

10/7/2020

CERTIFICATE OF APPROPRIATENESS

Gary Brownell
2108 Burns
Detroit, MI, 48214

RE: Application Number 20-6893; 2108 Burns; Indian Village Historic District

Gary:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of October 7, 2020.

Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation Standard 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Fence Replacement –

- Removal of existing deteriorated 6' wood fence along property lines at Kercheval (63LF) and alley behind Burns (125LF)
- Replace with new pressure treated wood "shadow box" fence
 - Height not to exceed 6' along Kercheval and 8' in alley
- Install to manufacturer specifications
- ...With the condition that, per HDC Resolution 19-04, *Unfinished wood is not historically appropriate and fences must be painted or stained and the color of the fence should complement the colors of the house.*
 - *Color chart D*

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at cagneyb@detroitmi.gov.

For the Commission:



Brendan Cagney
Staff
Detroit Historic District Commission

Photographs (included at the bottom with descriptions)

Description of Existing Conditions:

Current wooden fence is old and damaged. We have tried multiple times to make repairs but there are too many repairs needed to make it sturdy enough for a long-term solution. Each time it rains, we are met with new damages. We also worry about the safety of the old fence with our dog and would like a new fence to reinforce the property boundary.

Description of Project:

We will remove existing fence and set concrete for new fence. Once concrete dries, we will begin work on the posts, move to the side pickets, then end on reinforcements. The total project should not take more than one week. Pressure-treated wood panels will be used in a shadowbox style to match the existing fence that will remain untouched. The fence running along the back alley will be 8ft tall. The taller side will begin to step down to 6ft at the corner and the entire portion that runs along Kercheval will be 6ft tall.

Detailed Scope of Work:

- Remove the old wooden fence that runs along the alleyway of the back property (125') and the wooden fence along the Kercheval property line (63')
- Replace fence with newer replica of pressure-treated wood so that it is sturdy.
- Fence will be 8ft tall along back alleyway (125') and step down to 6ft tall starting at the corner and running along Kercheval portion. (63')
- Old fence will be disposed off-site.

Description of Material:

The fence will be a "shadow-box" style, as detailed in the picture below. It will be a pressure treated wood, in varying heights between 6' and 8' based on the detailed scope of work above. After installation, the fence will be stained.



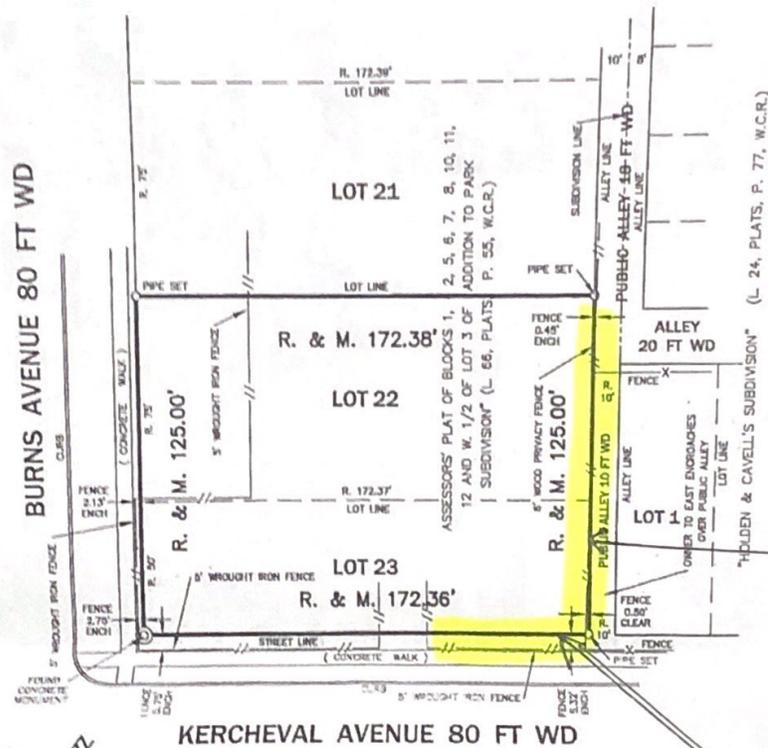
Certificate Of Survey

MS. NANCY GEORGE
2108 BURNS AVENUE
DETROIT, MICHIGAN 48214

JUNE 21, 2005
SURVEY NO. 19321

LOCATED ON THE NORTHEASTERLY CORNER OF BURNS AVENUE AND KERCHEVAL AVENUE,
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

LOTS 22 AND 23 OF THE "ASSESSOR'S PLAT OF BLOCKS 1, 2, 5, 6, 7, 8, 10, 11, 12 AND
W. 1/2 OF LOT 3 OF ADDITION TO PARK SUBDIVISION BEING SUBDIVISION OF THAT PART OF
THE COOK FARM, PRIVATE CLAIMS 27 AND 180, LYING BETWEEN ST. PAUL AND MACK
AVENUES," CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 66 OF
PLATS ON PAGE 55, WAYNE COUNTY RECORDS.



DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
25517 FIVE MILE ROAD • DETROIT, MICHIGAN 48239
PHONE: (313) 538-1222 - www.dcosurveys.com

SINCE 1936

0.08 ft. = 1"	0.42 ft. = 5"	0.75 ft. = 9"
0.17 ft. = 2"	0.50 ft. = 6"	0.83 ft. = 10"
0.25 ft. = 3"	0.58 ft. = 7"	0.92 ft. = 11"
0.33 ft. = 4"	0.67 ft. = 8"	1.00 ft. = 12"

R. means Recorded M. means Measured

DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.

IF THE SURVEYOR'S SIGNATURE IS NOT IN A CONTRASTING
COLOR, THIS PLAN IS A COPY THAT SHOULD BE ASSUMED
TO CONTAIN UNAUTHORIZED ALTERATIONS.

by: 
PAUL J. KRIETSCH
PROFESSIONAL LAND SURVEYOR NO. 30086

ARCHITECTURAL SURVEYS FACTORY SITE SURVEYS ALTA SURVEYS SUBDIVISIONS LOT SURVEYS

COLOR SYSTEM D

ASSOCIATED ARCHITECTURAL STYLES: (13) ENGLISH REVIVAL

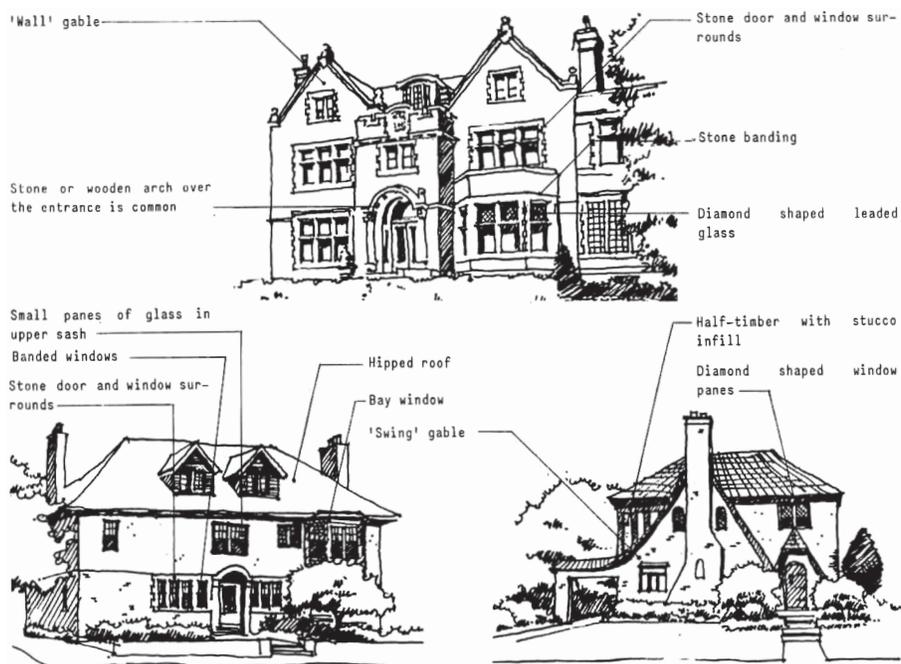
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. As a consequence, the colors used on these houses should reflect this concern for nature and an understanding of the original English prototypes on which the styles were based.

A particular problem is encountered with the half-timbering that is so typical of these styles. In the original medieval buildings, these exposed timbers were the structural supports of the frame and roof with spaces between filled with lime plaster or rough cast sand stucco, stone, or brick. With this in mind, these heavy frames should be painted to look like weathered English oak; black, dark brown, or, perhaps, dark green, or olive. When the infill is brick, that area is not a problem unless it has been painted, in which case the paint should be removed or repainted in dark red or dark brown to match the original brick color. If, however, the infill between the framing is stucco, it should be painted white, as so many English originals are, to suggest the lime rich plastering which is naturally white or one of the river sand stuccoes which are more nearly yellow or cream when left in their natural state. On rare occasions when the sand used was of a reddish cast, the stucco assumed a faint rose beige.

Normally, the window and door frames and the projecting cornices will be painted the color selected for the heavy timber frames or a gray, brown or greenish stone color to match the actual stone trim of the house if such exists, or, a dark color such as black, dark brown, or dark green to suggest the metal casement windows which were normally iron and lead set in oak, frames which, like the heavy framing, darkened with age.

The trim of such houses rarely looks well done in a color lighter than the stone trim and certainly not in light reds, blues, yellows or greens. Occasionally, these houses were trimmed in white, but this generally provides too great a contrast to the usual brick and stone construction; as a consequence it is not recommended.

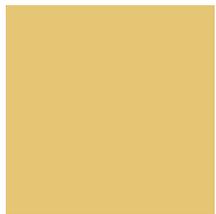
The more self-consciously Art and Crafts houses will hew closely to the guidelines set down above, stressing the darker browns, reds and greens and a concern for stucco that is natural in color and lighter than the dark framing of heavy wood and stone.



COLOR SYSTEM D

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

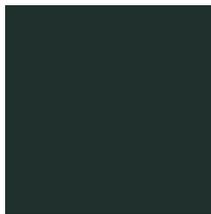
BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5, D:1, D:2	Match half-timbering color or match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18	Match trim color or A:9, B:18, B:19	Match trim color or match sash color
Half-timbering: A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19			
Shingles/Clapboard: B:6, B:8, B:11 (rare), B:12, B:13, B:14			
Existing brick or stone			



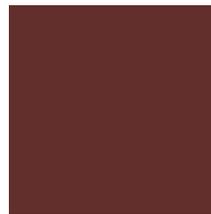
A:3 Light Yellow
MS: 5Y 8/6



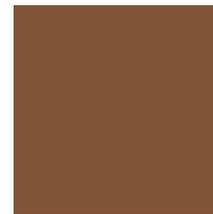
A:4 Pale Yellow
MS: 2.5Y 8.5/4



A:8 Blackish Green
MS: 2.5BG 2/2



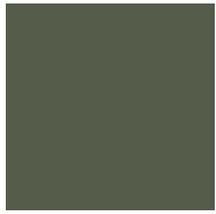
A:9 Moderate Reddish Brown
MS: 7.5R 3/6



B:6 Moderate Brown
MS: 7.5YR 4/4



B:8 Grayish Brown
MS: 5YR 3/2



B:11 Grayish Olive Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive Brown
MS: 2.5Y 4/4



B:14 Dark Grayish Olive
MS: 10Y 2/2



B:18 Dark Reddish Brown
MS: 2.5YR 2/4



B:19 Black
MS: N 0.5/



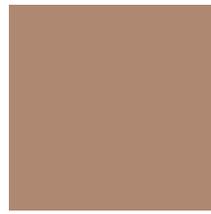
C:4 Yellowish White
MS: 5Y 9/1



C:5 Yellowish White
MS: 2.5Y 9/2



D:1 Brownish Pink
MS: 7.5YR 7/2



D:2 Light Brown
MS: 5YR 6/4

FIND OUT MORE! www.detroitmi.gov/hdc

SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov