

6/20/23

NOTICE OF DENIAL

Paul Shuert
2405 Burns St.
Detroit, MI 48214

RE: Application Number 23-8396; 2405 Burns St.; Indian Village Historic District

Dear Applicant,

At the Regular Meeting that was held on June 14, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on June 20, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Replacement of windows with newly constructed wood fixed windows***
- ***Installation of vinyl windows,***
- ***Replacement of the front door,***
- ***Removal of paint from the brick walls***

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- The newly constructed windows at the front and side elevations of the house are not compatible with historic architecture in the house in that they:
 - introduce a new operation, configuration, design, and scale,
 - and destroy the distinctive, character-defining features of the relationship to the original remaining windows, particularly the muntins and ribbon series of windows of the house.
- Vinyl is not an appropriate material for windows in the Indian Village Historic District.
- The application does not include photo documentation that the front door replaced without approval was deteriorated beyond repair to an extent that merited its replacement.
- The newly constructed front door replaced the wood paneling by introducing glazing that is not in scale with the house, thereby destroying the relationship between the door and windows which shared the same scale and configuration of divided light, which are historic character defining features of the building.
- Signs of abrasion and potential harm to the brick may be apparent and require further investigation.

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards:

- 2) ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- 4) ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.***
- 5) ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***
- 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.***
- 7) ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not***

be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399.211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 23-8396

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/20/23

CERTIFICATE OF APPROPRIATENESS

Paul Shuert
2405 Burns St.
Detroit, MI 48214

RE: Application Number 23-8396; 2405 Burns St.; Indian Village Historic District

Dear Applicant,

At the Regular Meeting that was held on June 14, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on June 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Replace vinyl windows with the house’s original wood windows,***
- ***Repaint house trim per attached description,***
- ***Installation of basement window well and window repair per attached description,***
- ***Tuckpointing of brick walls and chimneys,***
- ***Rebuilding front porch wingwalls,***
- ***Replacement of rear privacy fence and front yard metal fence per attached details,***
- ***Relay of front brick walkway with same bricks per attached description.***

The Certificate of Appropriateness is issued with the following conditions:

- ***The applicant provides staff with a clear window schedule of original windows to be replaced with photo documentation of each original window and their proposed location.***
- ***Documentation of the window restoration process from a qualified craftsman or architect***
- ***The applicant provides HDC staff with a review of the above items before installation.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden, Detroit Historic District Commission

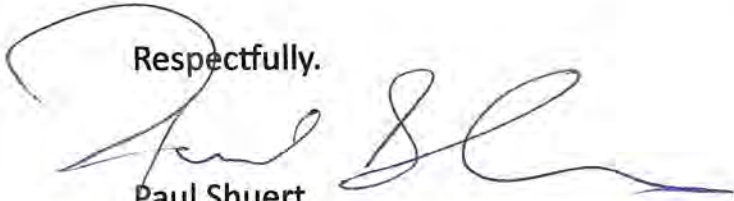
City of Detroit
Planning & Development Department
2 Woodward Avenue, Room 808
Detroit, Michigan 48226

Dear Sirs,

The following sheets describe the restoration projects at my home at 2405 Burns Street in Indian Village. This is in response to a letter sent on March 24, 2023 describing "Replaced Windows" and "Installed Fence" sent by Daniel Rieden. The fence work is described within, and has been partially completed. There have not been any windows replaced since my ownership in 2019. I have, however, been restoring original windows, which is described within. There are also several restorations described which have also been completed

Let me know if you need more information.

Respectfully.


Paul Shuert

248-765-8576

FENCES

The first 4 pictures (captioned Picture 1 through Picture 4) are of the backyard privacy fence. It has been completely removed and replaced exactly as it was with new cedar construction. The previous fence was falling down and rotting in many areas. The contractor was Kimberly Fence in Warren. They did exemplarily work and I would recommend even though they were not the lowest bid. This work was completed in January.

Pictures 5 through 8 are of the current iron fence on the front of the house. This is to be replaced as in Picture 7 and 8 which is an identical construction as originally put it. This work has not been started to date

FRONT PORCH AND CHIMNEY BRICKWORK

The front steps were falling backwards causing water to flow towards the house. This was due to the foundations had deteriorated. I hired a restoration concrete and brick contractor (Grunwell-Cashero) to do this work. The limestone steps were temporarily removed and the foundations were rebuilt. The limestone steps were placed back on the new foundations. This portion is complete. (Pictures 9 through 12)

What remains of this project is to rebuild the walkway from the sidewalk on the Vernor side to the steps. As you can see in Picture 13, the brick sidewalk is approximately 3 inches too low to the porch step. Also, years of settling and other things has left the bricks uneven and thus a trip hazard. Plans are for a contractor to dig up and reinstall this feature evenly and at the level to meet the lower step. (Picture 13).

There are 3 chimneys on the house and all three have had previous work done on them. All three (see Picture 14) have been done with different, unmatched materials and is not consistent with the original brickwork. All three of these chimneys will be faux painted to match the surrounding brickwork so as to hide the inconsistency in the brickwork.

Reiden, I will be eliminating one row of bricks, making the sidewalk approximately 8 inches narrower. This way I should have enough bricks to complete the rebuild.

WINDOWS

A basement window well on the Burns elevation was dug out and restored to original function. The walls had crumbled and fallen, the windows had been caged over and boarded up, and bricks had been layed in to cover the openings. The original windows were remarkably still in tact including the glass. All of the brickwork was repaired in both the house walls and the window pit surrounding the windows (Picture 15). Both windows were removed and completely restored. They now function normally (picture 16).

Many windows in the house have been replaced previously from the original window. Unfortunately, the choice of replacement windows was poorly executed. There is no consistency in the choice of windows and the quality is substandard. Fortunately, many of the original windows were discovered in the garage and attic of the house. These windows will be restored and put back in their original openings.

The remaining windows on the Vernor and Burns elevations are being removed for restoration and reinstalled (Picture 17). I am using a certified window restoration contractor. Some of the windows are complete at this time. The remaining windows on these two elevations will be done this year.

The last page is the credentials of the window restoration specialist. She does exemplary work.

General notes on Window Renovations, walkway repair, and chimney painting from last submission.

Many of the windows on the east and south elevations have been restored. The conditions of the original windows is remarkably excellent to my surprise. Only one broken pane of glass was discovered. Dimensions of the windows is not changing. None of the window openings have changed. In all cases, the old windows fit exactly where they once were. Fortunately, when the substandard vinyl windows were installed, they were made smaller than the original frames and no changes were made to the original openings.

Also shown on the next page is a pair of old windows that is currently being restored. Glass is de-glazed and removed, paint stripped, hardware removed and cleaned. Condition of the wood is excellent. It is my intention to have the window renovations completed by the end of this year on the East, West and South elevations. The north elevation may spill into next spring.

Originally there was a plan to paint the brick on the chimney repairs to match them to the rest of the brick work. After consulting with Mr. Reiden, and understanding the situation better, I have decided not to paint the brick. It will be left as it currently exists.

The walkway will be removed and all of the bricks will be cleaned. The substructure will be releveled and the bricks will be re-installed. There are currently several bricks that are broken and as discussed with Mr.

Reiden, I will be eliminating one row of bricks, making the sidewalk approximately 8 inches narrower. This way I should have enough bricks to complete the rebuild.

When I purchased the home in 2019, it was painted white. I have since power washed the paint from the brick to expose the original, as build, brickwork. In addition, I have tuck-pointed the entire home (every mortar joint using Grunwell-Cashera as my contractor). Care was taken to match the mortar with a special mix to match the original used. No chemicals were used so as to not damage the glazing of the bricks.

Window Renovation – East Elevation (one photo):

1,2 – basement, full size sash window pair. Found buried and intact. Removed, stripped, repaired and placed back into original openings.

3,6 – found in garage, stripped, repaired, reglazed. Replaced vinyl windows that was broken. Old replacement removed along with all breakmetal surrounding. Trim on outside cleaned and painted, inside frame from original installation still intact. Replaced brass insulating strips with identical new. Reglazed and stripped old window left in attic and rebuilt and reinstalled.

4,5 – replaced Vinyl window with windows from attic. **Windows are wood framed and 6 individual pains of glass. These were original windows from the attic.** Same process as previously explained. **Windows are operable.**

8-12 – **All are double hung, sash windows.** All are original windows that were removed from their frames, stripped and reglazed. All working hardware was reconditioned. Only new materials used in any of the rebuilds is the rope for the counterweights. All tracks were restored. No new glass was used.

13 – attic window will not be replaced

7 – Original window is currently being disassembled and reconditioned. **No work is being done now.**

*******Note******* In removing the vinyl replacement windows, and break metal surrounding the windows, it was remarkably discovered that the frames are in perfect condition as built originally. All the original windows are in near perfect condition once paint and glazing is removed.

****NOTE**** Only original windows are being used. These are all wood construction, some double hung and some fixed, and some operable as indicated. If approved where original windows are not found, I would like to custom construct the window with the configuration it was originally made to using hardwoods and period hardware to match the rest of the house.

Window Renovation – South Elevation (3 photos):

14 – Vinyl windows to be replaced with found windows from attic **which are wood framed and the exact configuration as vinyl. The windows are double hung sash windows that are being reinstalled. The condition of the old windows is excellent.** Same window configuration as show in the vinyl window. Same process of stripping and repairing.

15 – Original windows that were still installed in opening. Windows were removed and cleaned, repaired and reglazed.

16 – windows found in attic and are being restored as previously described. **These windows are a combination of operable (one swings from left and one from right on brass hinges). Left to right are fixed, operable, fixed, operable, fixed. Hinge locations still on frames indicating the original configuration.**

17- original window restored.

18 – 22 – currently showing the vinyl windows. Original windows to be installed after restoration.

23 – attic window vinyl, **not found in pile of old windows. I would like to have this window custom made to match the original windows in the house.**

****NOTE**** Only original windows are being used. These are all wood construction, some double hung and some fixed, and some operable as indicated. If approved where original windows are not found, I would like to custom construct the window with the configuration it was originally made to using hardwoods and period hardware to match the rest of the house.

Window Renovation – North and West Elevations (6 photos):

25, 26, 29, 38, 40, 41 – Original windows still installed, will be removed and renovated.

All remaining vinyl windows on these elevations will be left as is (see note below). All break metal trim will be removed and the trim underneath will be repaired and painted.

vinyl

****NOTE**** Only original windows are being used. These are all wood construction, some double hung and some fixed, and some operable as indicated. If approved where original windows are not found, I would like to custom construct the window with the configuration it was originally made to using hardwoods and period hardware to match the rest of the house.

From: [Paul Shuert](#)
To: [Dan Rieden](#); [Historic District Commission \(Staff\)](#)
Subject: [EXTERNAL] Update on 2405 Burns St, Indian Village
Date: Friday, May 26, 2023 8:33:57 AM

Hello Dan,

I have provided the update as I believe you wanted. It is kind of crude as I am trying to get this in as quick as possible. Call me if you need anything more.

I really want to thank you for spending the time with me on site and going over the process with me. I am very excited to get this house restored to as close to original as possible. I take great pride in doing this little part in preserving our great city. Your advice has been very helpful.

Sincerely,

Paul Shuert

 [TEST SCAN.pdf](#)

From: [Paul Shuert](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Update on 2405 Burns St, Indian Village
Date: Friday, May 26, 2023 2:00:28 PM
Attachments: [Window Renovation East.docx](#)
[General notes on Window Renovations.docx](#)
[Window Renovation North and West.docx](#)
[Window Renovation South.docx](#)

Hi Dan,

I have (hopefully) corrected any discrepancies in the paperwork. I am attaching the written descriptions showing the changes in RED.
Let me know if you have any questions.

Again thank you for your patience in getting this accomplished!

Paul

From: [Paul Shuert](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Update on 2405 Burns St, Indian Village
Date: Monday, June 12, 2023 11:32:44 AM

Hello Dan,

First, thank you for getting back to me so quickly. I think I have addressed your questions below.

Regarding the paint removed from the brick. I want to include this in the application. The paint was removed prior to tuck pointing the entire outside brick. I intend to leave the natural brick as this was the original configuration as built.

Regarding the trim colors, The green trim was discovered as the original paint (I have forensic samples scraped off the trim for comparison). The Paint is SW6187 Rosemary, from Sherwin Williams and was the closest match to the paint chip. The Black is also Sherwin Williams SW6258 Tricorn Black, and was also discovered in paint scrapings as the original color on the window frames.

Front door was custom built. White Oak, Mortise and tenon construction with tempered glass. Photo is attached.

I think this addresses the emails sent today, Let me know if you need any more information.

Respectfully

Paul Shuert

From: [Paul Shuert](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Update on 2405 Burns St, Indian Village
Date: Monday, June 12, 2023 11:55:41 AM

Hello Dan

I do not have it. The original door was broken and warped so that it was barely functional. It was difficult to secure, causing a safety concern. The door I had made was the same thickness as the original. The original door pieces were coming apart, contributing to the warping.

Paul

From: [Paul Shuert](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Update on 2405 Burns St, Indian Village
Date: Monday, June 12, 2023 1:47:22 PM

Dan,

Some of the brick was re-used. We found a small quantity of "new" brick that matched the original brick. The size was the critical component as I believe that brick dimensions have changed over the last 100 years. Color was as close as possible. Regarding the limestone caps and the steps, they were carefully removed and then put back in place on the new foundations. Therefore the steps and the caps are all original. And you are correct that the only area of the porch renovation was the steps, using original steps and caps, but new brick to augment the wing supports.

Paul



Greetings,

January 5, 2023

Re-Lite Restoration LLC specializes in wood window restoration in Southeast Michigan. The owner and lead craftsperson, Mary Bindas, holds a Master of Science in Historic Preservation from Eastern Michigan University. Re-Lite Restoration is EPA RRP certified and follows the Secretary of Interior's Standards for the Treatment of Historic Properties. It is also a member of the Window Preservation Alliance.

Before opening Re-Lite Restoration in 2021, Mary was the Assistant Architectural Conservator for Building Arts & Conservation, BAC, in the Metro Detroit area. Her experience with BAC allowed her to work on various preservation projects, including the restoration of Art Deco chandelier lights for Heritage Tower in Battle Creek, MI, and the Detroit Athletic Club Natatorium.

Mary honed her window restoration skills on the Window Woman of New England crew and at the Western Center for Historic Preservation in Grand Teton National Park. She also worked as a crew leader for HistoriCorps, a nonprofit organization that leads volunteers and students to restore historic structures on public lands.

Re-Lite Restoration is respected for its attention to detail and respect for the historical integrity of original windows. The window restoration work includes conserving as much original material as possible while repairing damage to the window sash and storms, replacing broken or missing glass, and improving window function- depending on client needs.

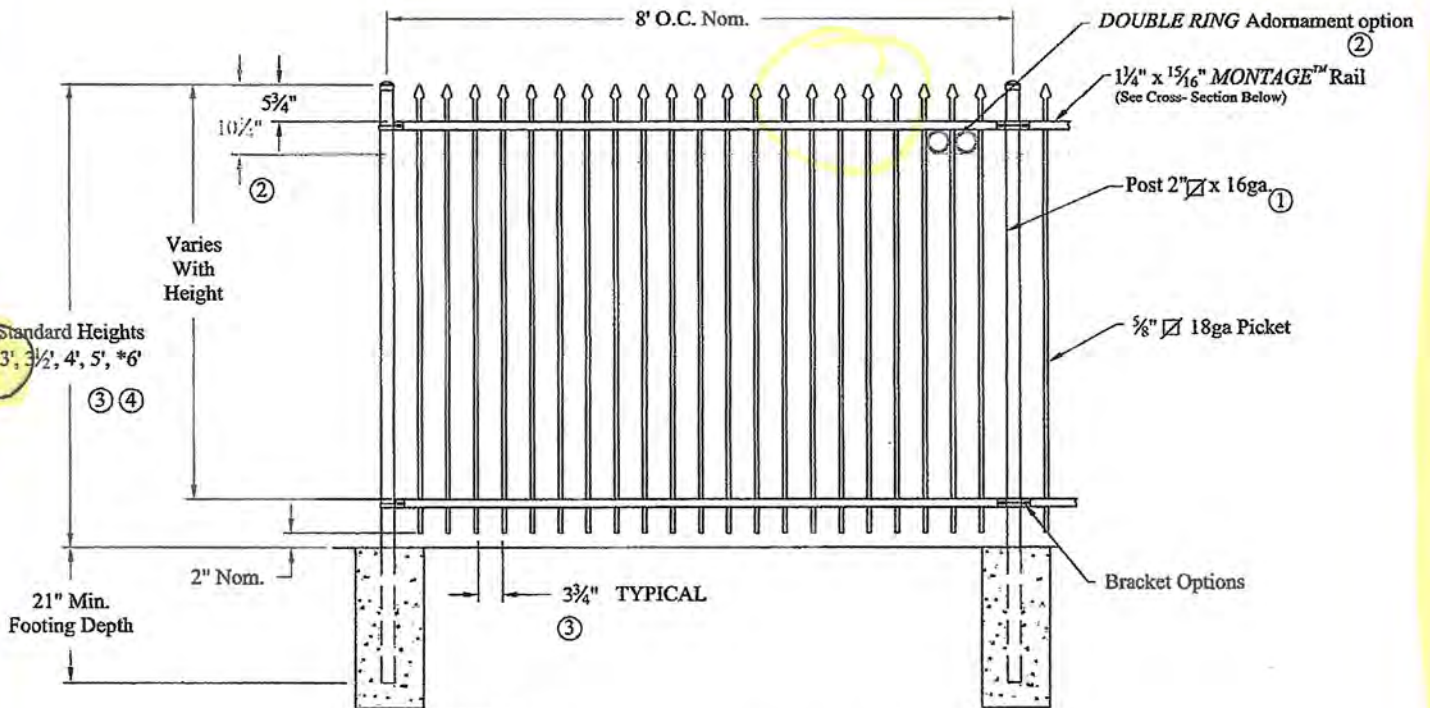
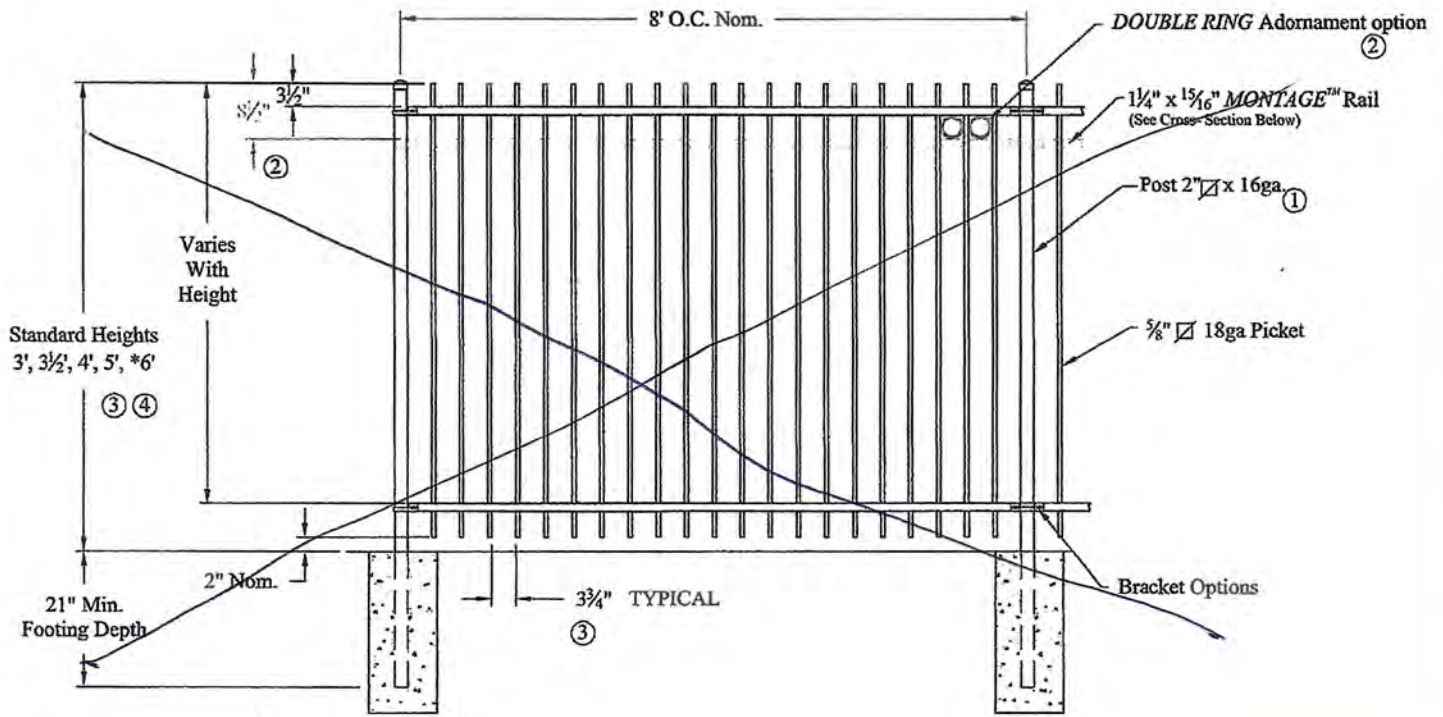
Sincerely,

Mary Bindas

Re-Lite Restoration LLC

4111 W 12 Mile RD
Berkley, MI 48072

Phone: 248-227-9357
E-mail: reliterestoration@gmail.com

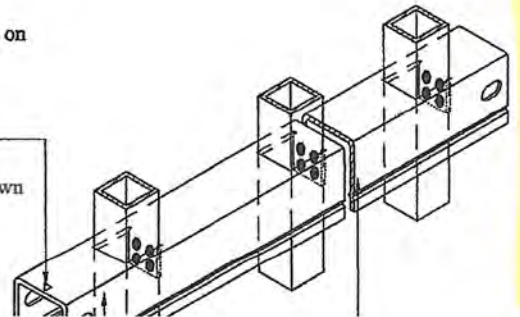
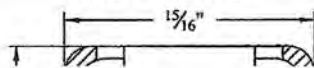


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW
 Welded panel can be raked 45° over 8' with arrow pointing down grade.

MONTAGE™ RAIL



Classic

Picture 7

KIMBERLY FENCE

KIMBERLY FENCE & SUPPLY INC.
WARREN, MI 48091
www.kimberlyfence.com

6470 E. 9 MILE RD.
OFFICE 586-920-2014 FAX 586-510-4939
sales@kimberlyfence.com

PROPOSAL/CONTRACT

Page 1
08/12/2022

Customer Information:

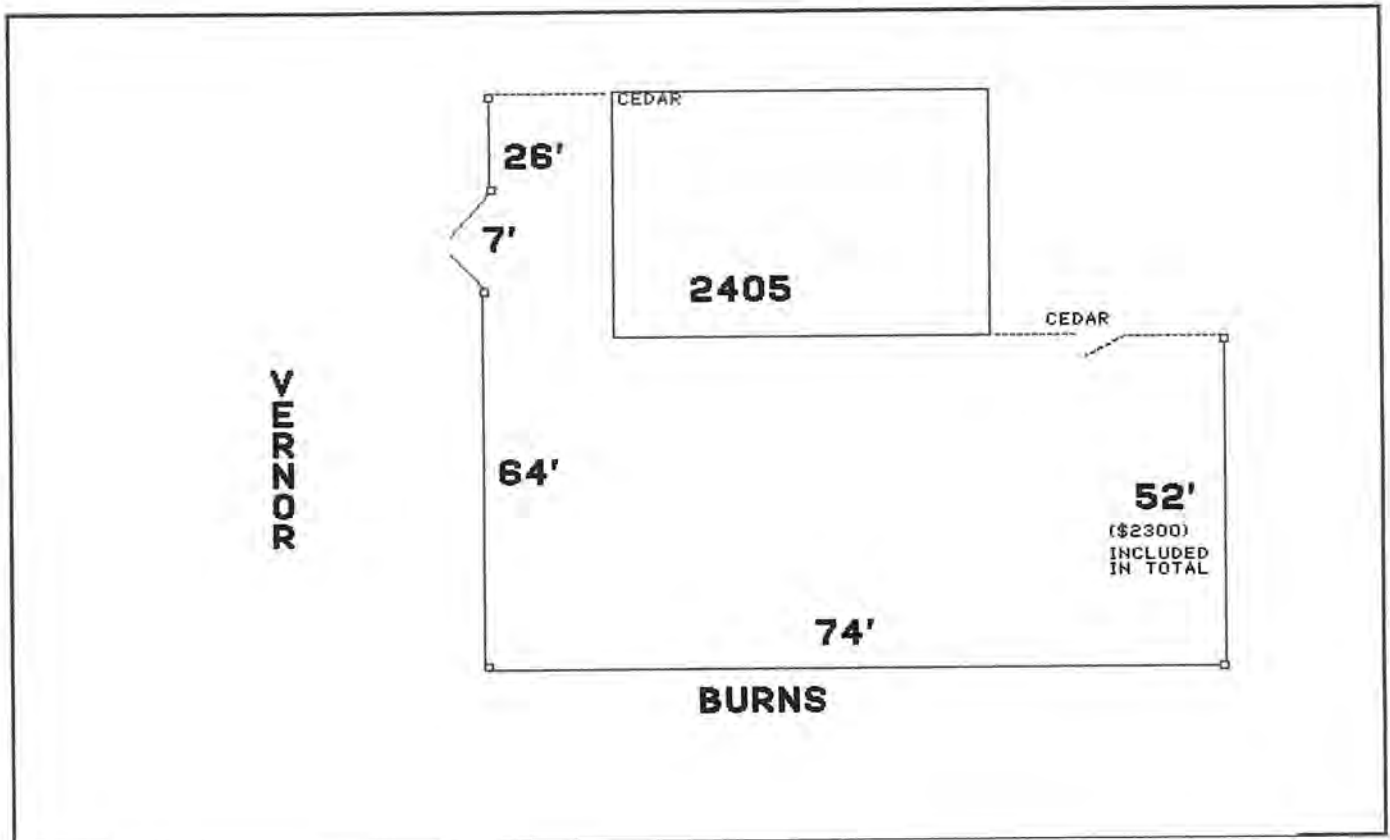
PAUL SHUERT
C-248-765-8576
2405 BURNS ST
DETROIT, MI 48214

Job Site Information:

E-PSHUERT@GMAIL.COM

Job Description:

REMOVE EXISTING 3' TALL IRON AND HAUL AWAY, FURNISH AND INSTALL 3' TALL MONTAGE CLASSIC 2 RAIL (SPEARTOP) OR GENESIS 2-RAIL (SQUARE NO POINT PICKET) BLACK ORNAMENTAL STEEL FENCE - AND DOUBLE GATE, ADD \$250 TO HAVE US HAUL AWAY DIGGING SPOILS.



Approved & Accepted for Customer:

Contract Amount: \$ 11154.01
Down Payment: \$ 5500.00
Balance Upon Completion: \$ 5654.01

Customer Date
Accepted for KIMBERLY FENCE & SUPPLY INC.:

Salesperson Date

Picture 8

6.1 (1) We suggest installing a spark arrester and rain cap on the chimneys. This helps prevent water and pest intrusion.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3

(2) The chimney at the rear left of the house has a slight lean to it, but it could have been this condition for an extended period of time. We did not see any issues at the time of inspection and recommend to monitor the area as needed.



6.1 Picture 4



6.1 Picture 5

(3) Due to the height of the chimney, slope of the property or steep roof, we could not observe the condition of the masonry or metal chimney cap. The cap performs the important function of keeping water out of the masonry or wood chimney structure, and must be kept maintained. - SUGGESTION: If there is any concern about the condition of the cap, the client is advised to have the condition evaluated by a qualified chimney sweep contractor.



6.1 Picture 6



6.1 Picture 7



6.1 Picture 8

Picture 17

39

40

41

WEST ELEVATION





OLD WINDOWS

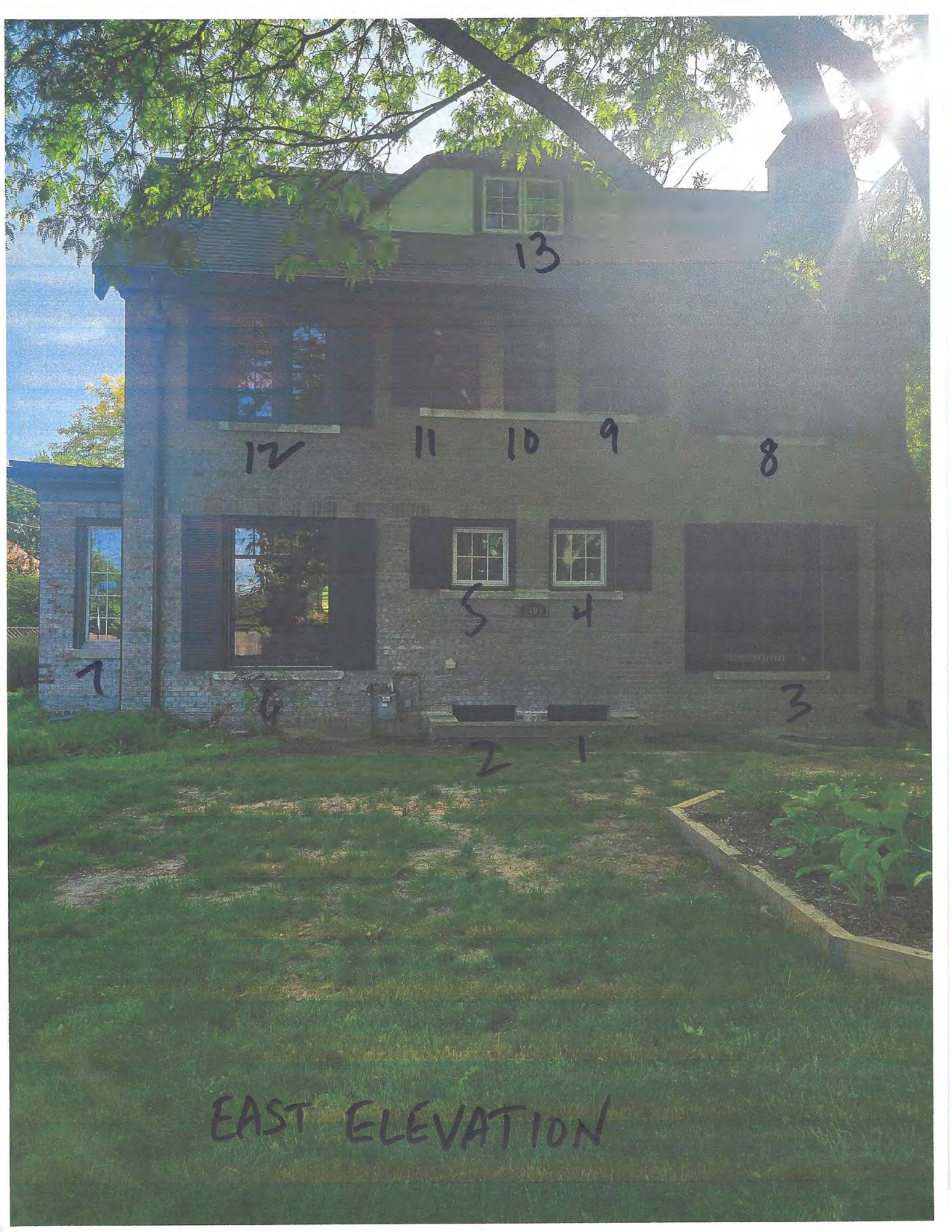


WOMEN'S RIGHTS
ARE HUMAN RIGHTS

KINDNESS

NH
R+D
NEW HIRE REGISTRATION

WALKWAY



13

12

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5

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6

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2

1

EAST ELEVATION

15

14

17

16

2405
BURNS

NH
R+D
NEW HOLE RESTORATION + DESIGN
ARCHITECTURE INTERIOR DESIGN LANDSCAPE DESIGN

SOUTH ELEVATION



20

19

15

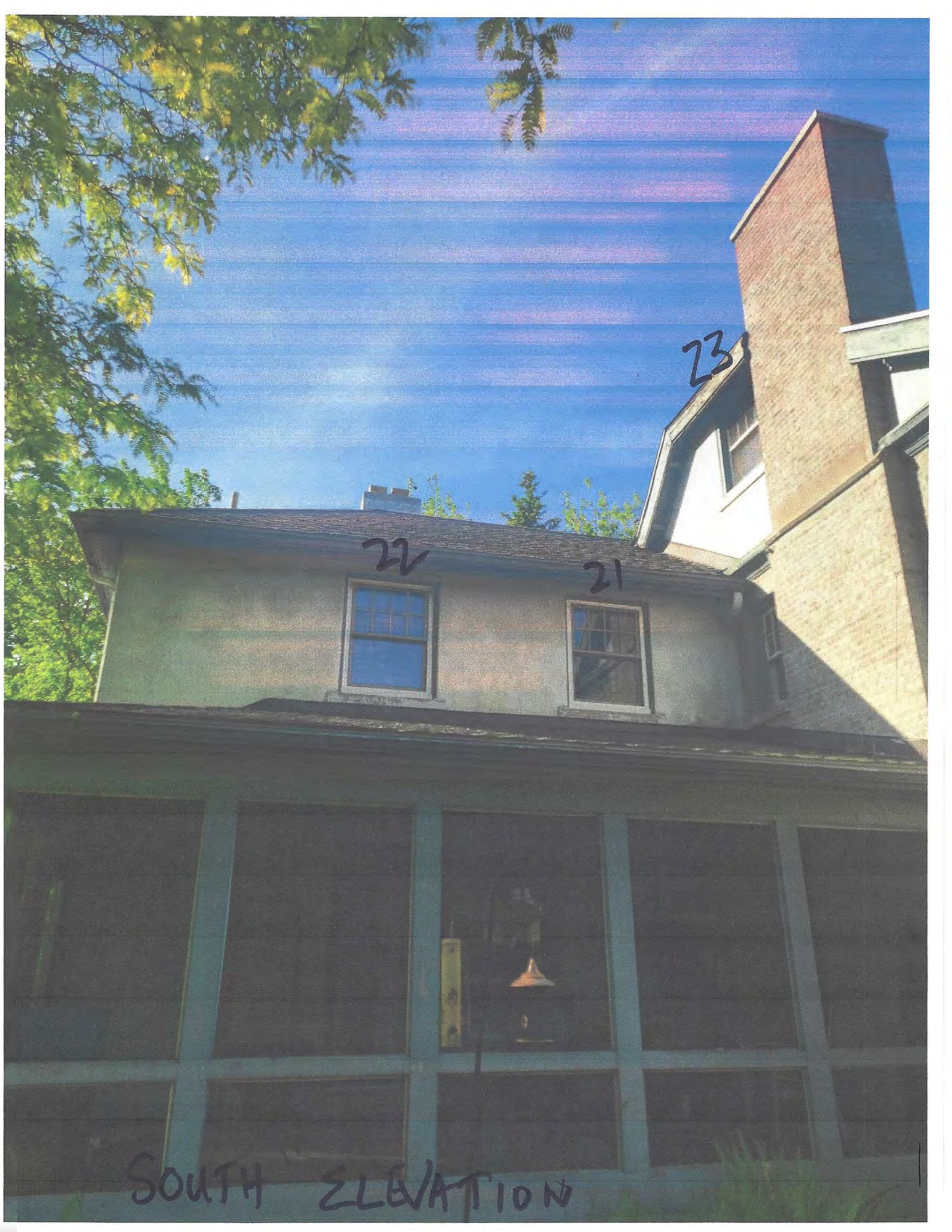
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17

WOMENS RIGHTS
ARE HUMAN RIGHTS
NO WOMEN'S RIGHTS
WITHOUT WOMEN'S
KINDNESS
IS EVERYTHING



SOUTH ELEVATION

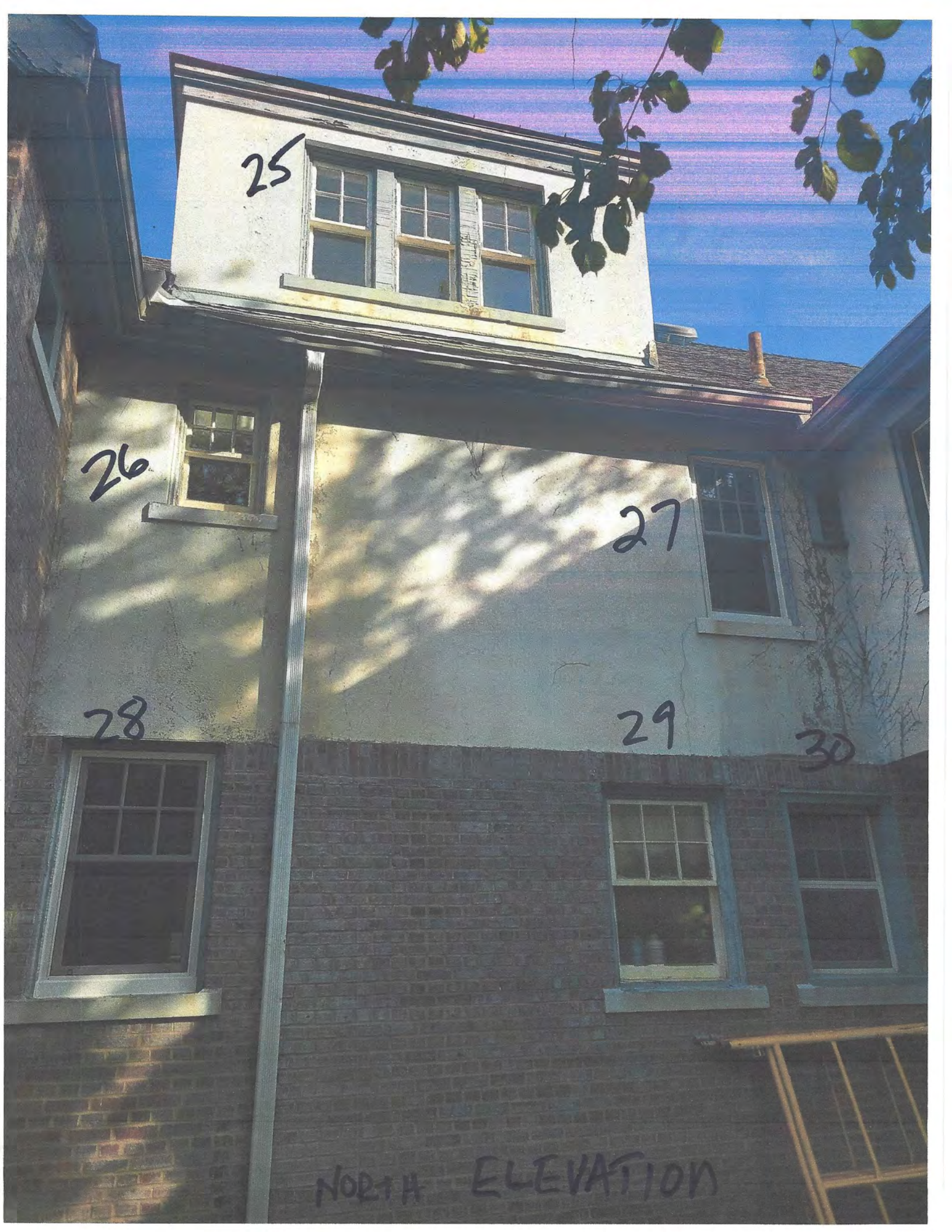


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SOUTH ELEVATION



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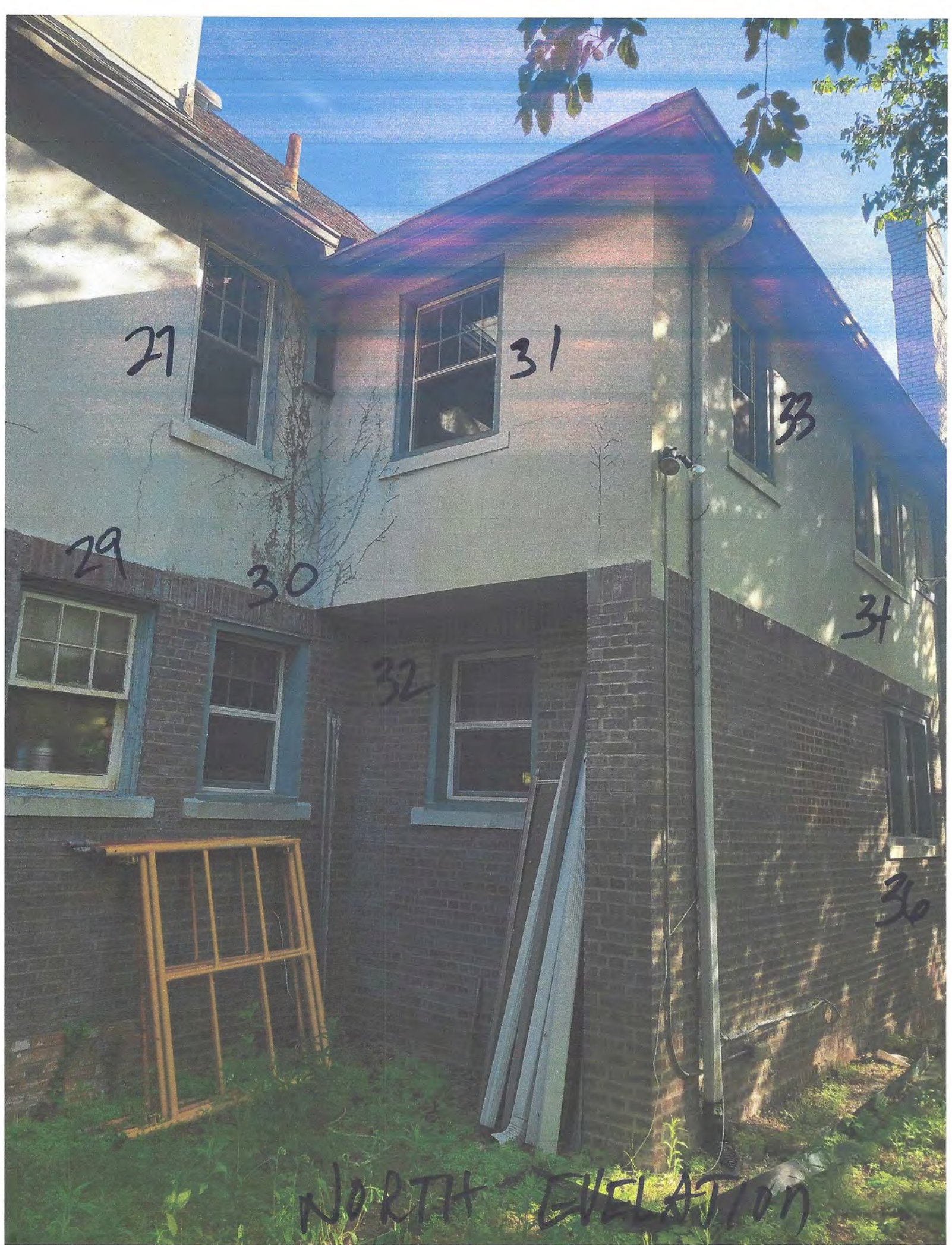
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NORTH ELEVATION



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NORTH ELEVATION

33

NORTH ELEVATION



34

35

36

NORTH ELEVATION

37

38

NORTH ELEVATION



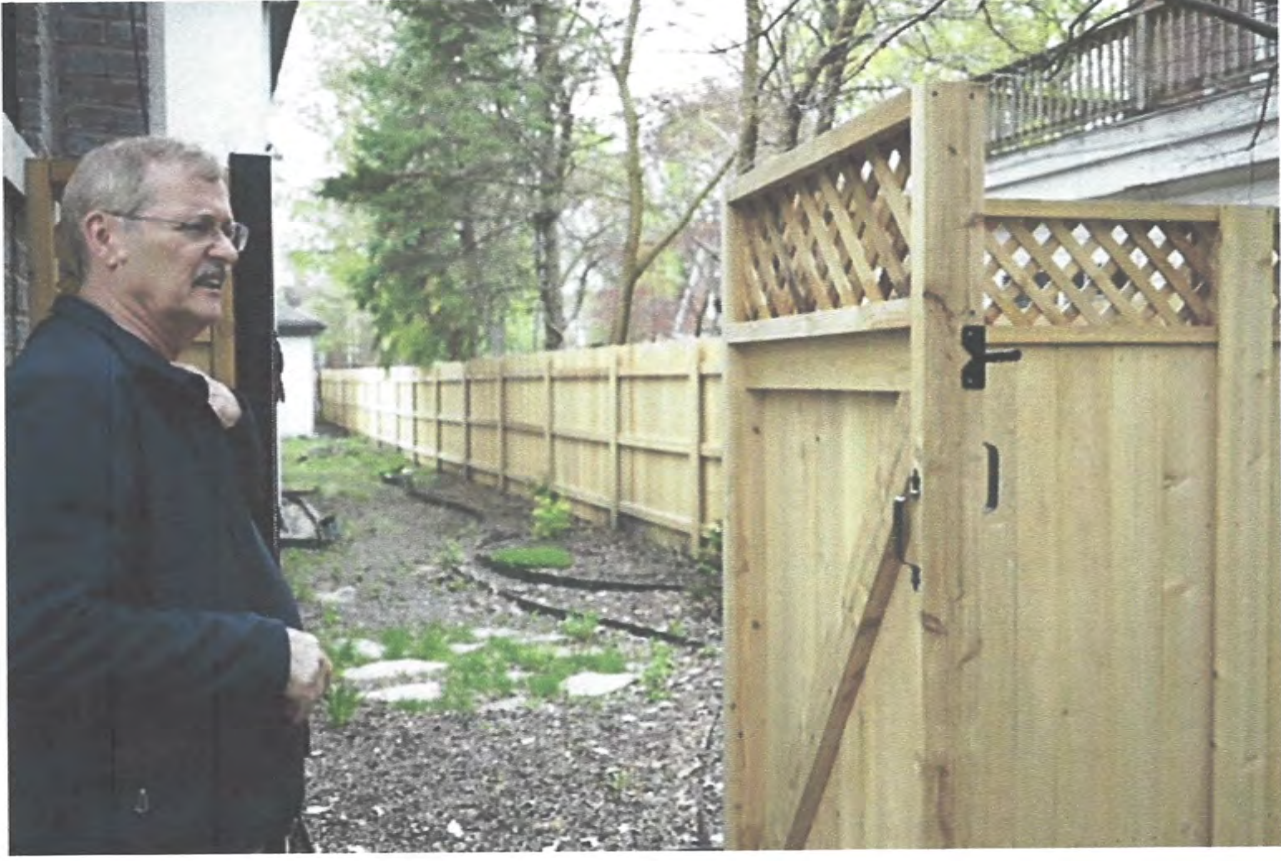
Picture 17



Picture 1: Backyard fence
facing Burns on Vernor
side of house.



Picture 2: Verner side
of fence



Picture 3 : Fence between
my yard and Neighbors



Picture 4: Same Section as
Picture 3 of old fence



Picture 5 Vernor Side
Iron fence



Picture 6. Verner Side
Iron fence



Picture 9

Picture 18





Picture 11



picture 12



Picture 13



Picture 15



Picture 16