

STAFF REPORT 5-12-2021 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 21-7223 (ASSOCIATED VIO. #21-488)

ADDRESS: 1791 BURNS AVENUE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: SEBASTIAN JACKSON

PROPERTY OWNER: SEBASTIAN JACKSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: 4-19-2021

DATE OF STAFF SITE VISIT: 4-23-2021

SCOPE: REMOVE BUILDING-INTEGRATED DECORATIVE CAST-STONE FLOWER BOXES; SANDBLAST PAINT OFF EXISTING STUCCO – WORK COMPLETED WITHOUT APPROVAL; PAINT STUCCO EXTERIOR

EXISTING CONDITIONS

The building located at 1791 Burns is a 2 ½ - story single-family residence constructed ca. 1916. The building is clad in stucco and features stone, carved wood, and metal details. The asymmetrical front (east) façade includes multiple bays and projections with the front entrance flanked by carved wood columns and accessed via a single step. The multi-gabled roof appears to be covered in dark gray asphalt shingles and includes three chimneys – two large chimneys at each end (north and south) of the roof and a small chimney at the rear north wing. The building retains the majority of its historic architectural details including its windows, ornate carved wood details including columns, bargeboards, rafter tails, and corbels. Decorative cast-stone flower boxes which were integrated into the building at the first floor of the front façade and at the second floor balcony of the front façade contributed to the complex layering of architectural details on this structure but were removed without approval. A large stucco garage exists at the rear northwest corner of the lot and is accessed via a driveway off Burns running along the north side of the house.



1791 Burns. View from Burns Avenue looking southwest. Photo taken by HDC staff, April 23, 2021.

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to paint the exterior and to retain work completed without approval including the removal of building-integrated cast-stone flower boxes and sandblasting paint off existing stucco per the attached application.** Included in the proposal are the following scope items:

- **Paint Exterior (work not yet started)**

- Body (Stucco) – C:4
- Body (Half Timbering) – B:14
- Body (Shingles) – B:6
- Trim – B:14
- Sash – B:14

- **Retain Work Completed without Approval**

- Remove all existing flower boxes and steel supports located at first floor of the front façade and at the small exterior balcony at the second floor of the front facade in their entirety, repair the areas once removed. Finish face of repairs to be flush with the existing stucco façade.
- Repair cracks in stucco. The materials used for the repairs included sand, lime, Portland cement, and a bonding agent. According to the applicant, the contractor “used a barrel and drill mixer and applied materials to our home by spackling.”
- Sandblast existing paint off of the exterior stucco surface.

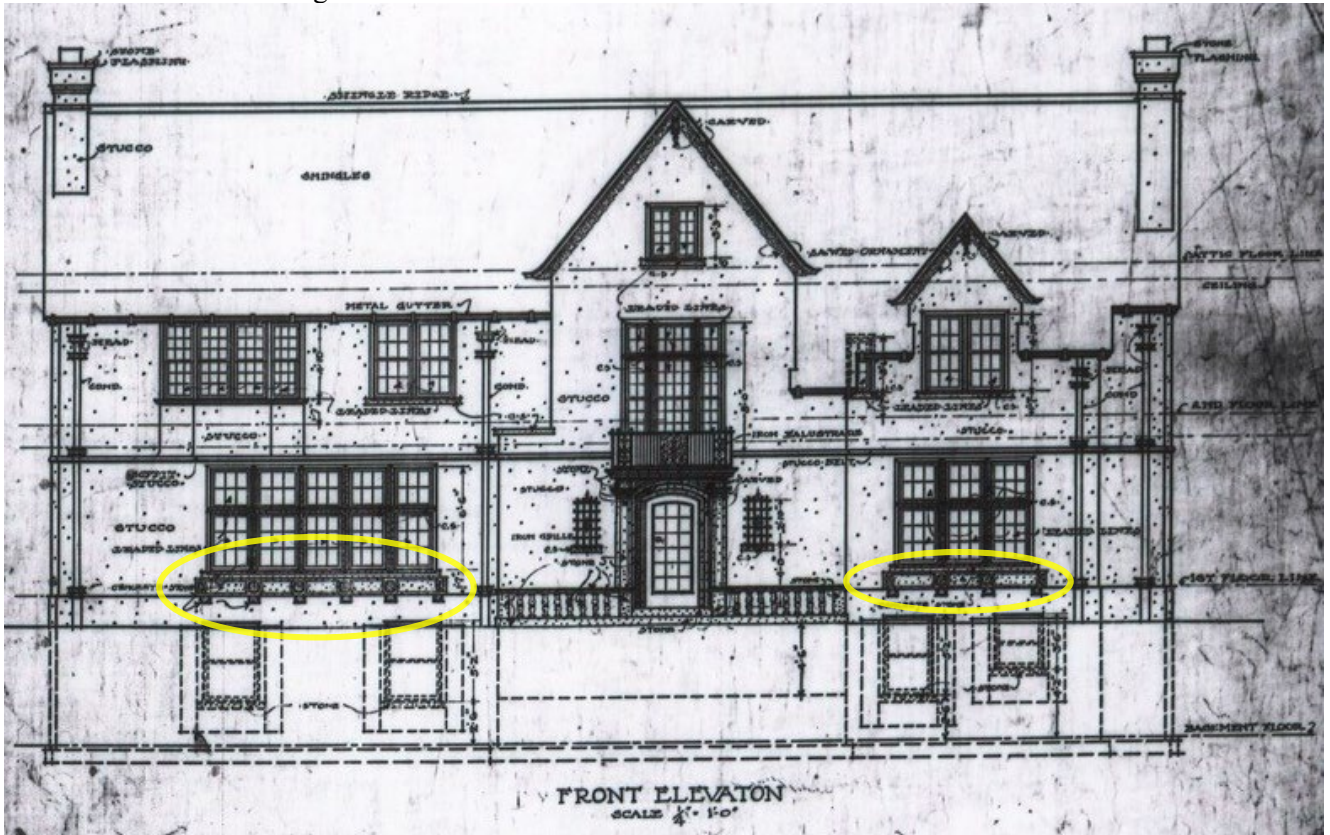
STAFF OBSERVATIONS & RESEARCH

- Indian Village Historic District was designated in 1970.
- Designation slide (ca. 1971)

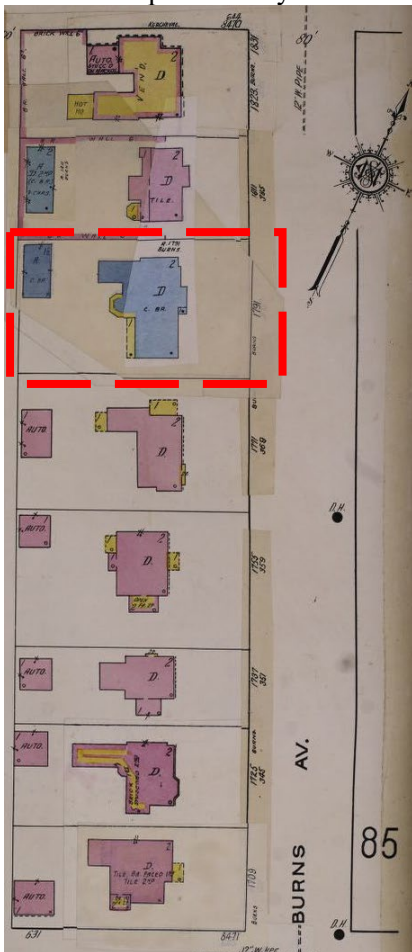


Flower boxes circled in yellow.

- Historic Elevation Drawing



- Sanborn Map of vicinity – ca. 1950



ISSUES

- **Regarding the work completed without approval:**

- **Flower boxes:** The building-integrated cast-stone flower boxes are distinctive and important character-defining features of the property. Their removal does not meet the Secretary of the Interior's Standards for Rehabilitation nor the Elements of Design for this district. Specifically, the following excerpted Indian Village Elements of Design:
 - **10. Relationship of architectural details.** *These generally relate to style. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.*
 - **19. Degree of complexity within the façade.** *The degree of complexity has been determined by what is typical and appropriate for a given style. Other styles, such as Queen Anne and those of Medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, porches, and occasionally turrets.*
- **Repair of cracks in stucco:** Without knowing the specifications related to the proportions of the stucco mix used for repair or the specific details of the application method, staff is unable to determine if the repairs completed were compatible. Incompatible repairs may cause additional deterioration and failure of the stucco. See *National Park Service Preservation Brief 22: The Preservation and Repair of Historic Stucco* for more information.
- **Sandblasting of loose paint:** Sandblasting does not meet the Secretary of the Interior Standard's for Rehabilitation, Standard #7 which states, "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentles means possible." Additionally, according to the National Park Service, "In preparation for repainting, all loose or peeling paint or other coating material not firmly adhered to the stucco must be removed by hand-scraping or natural bristle brushes." Sandblasting as a method to remove loose paint is too aggressive for stucco and will likely end up further damaging the material. Although the work that has already been completed does not meet the Standards, there is no way to "undo" the sandblasting. Staff can only recommend that any future paint removal be performed according to the standards set forth by NPS, that the existing sandblasted areas be monitored for unexpected deterioration caused by the inappropriate treatment, and that the home owner be proactive in returning to the HDC if additional repair measures are considered.

- **Regarding the work proposed (not yet started):**

- **Painting the exterior:** The applicant states in their application, "It appears our home has only been painted one time in its 105-year history..." It should be noted that this statement could very well be true as it is common for stucco to not be painted but to, instead, get its color naturally from the aggregate used in the stucco or to have only a light limewash coating allowing the natural color of the stucco to show through. However, painting the house will likely be required to conceal the repairs done without approval. See excerpt from NPS Preservation Brief 22 below regarding the chemical/mineral composition of appropriate coatings for stucco:

Many stucco buildings have been painted over the years and will require repainting after the stucco repairs have been made. Limewash or cement-based paint, latex paint, or oil-based paint are appropriate coatings for stucco buildings. The most important factor to consider when repainting a previously painted or coated surface is that the new paint be compatible with any coating already on the surface. In preparation for repainting, all loose or peeling paint or other coating material not firmly adhered to the stucco must be removed by hand-scraping or natural bristle brushes. The surface should then be cleaned.

Cement-based paints, most of which today contain some portland cement and are really a type of limewash, have traditionally been used on stucco buildings. The ingredients were easily obtainable. Furthermore, the lime in such paints actually bonded or joined with the stucco and provided a very durable coating. In many regions, whitewash was applied annually during spring cleaning. Modern, commercially available premixed masonry and mineral-based paints may also be used on historic stucco buildings.

If the structure must be painted for the first time to conceal repairs, almost any of these coatings may be acceptable depending on the situation. Latex paint, for example, may be applied to slightly damp walls or where there is an excess of moisture, but latex paint will not stick to chalky or powdery areas. Oil-based, or

alkyd paints must be applied only to dry walls; new stucco must cure up to a year before it can be painted with oil-based paint.

- **Paint Colors:** Staff has no issue with the colors proposed.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission (Removal of flower boxes & Sandblasting)

It is staff's opinion the proposal to remove all three (3) existing building-integrated decorative cast-stone flower boxes and sandblasting the existing paint off the existing stucco is inappropriate with respect to the character of this property and its environment. Staff therefore recommends that the Commission issue a Denial for the proposed work because it does not meet the Secretary of the Interior's Standards for Rehabilitation and the Indian Village Elements of Design, especially 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 the property shall be avoided.

(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 shall be undertaken using the gentles means possible.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Section 21-2-78, Determinations of Historic District Commission (Painting and repair of cracks in stucco)

It is staff's opinion that the proposal to paint and repair the cracks in the stucco should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Indian Village Historic District's Elements of Design, with the conditions that:

- The areas where the cracks in the stucco have been repaired are to be monitored by the property owner for any future deterioration caused by the potentially incompatible repairs and return to the HDC if additional repair measures are considered.



81

SEMINOLE AV.

3

IROQUOIS AV.

ST. PAUL

6" W. PIPE AV.

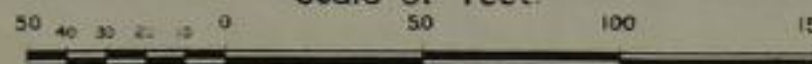
BURNS AV.

85

1791 BURNS

84

Scale of Feet.

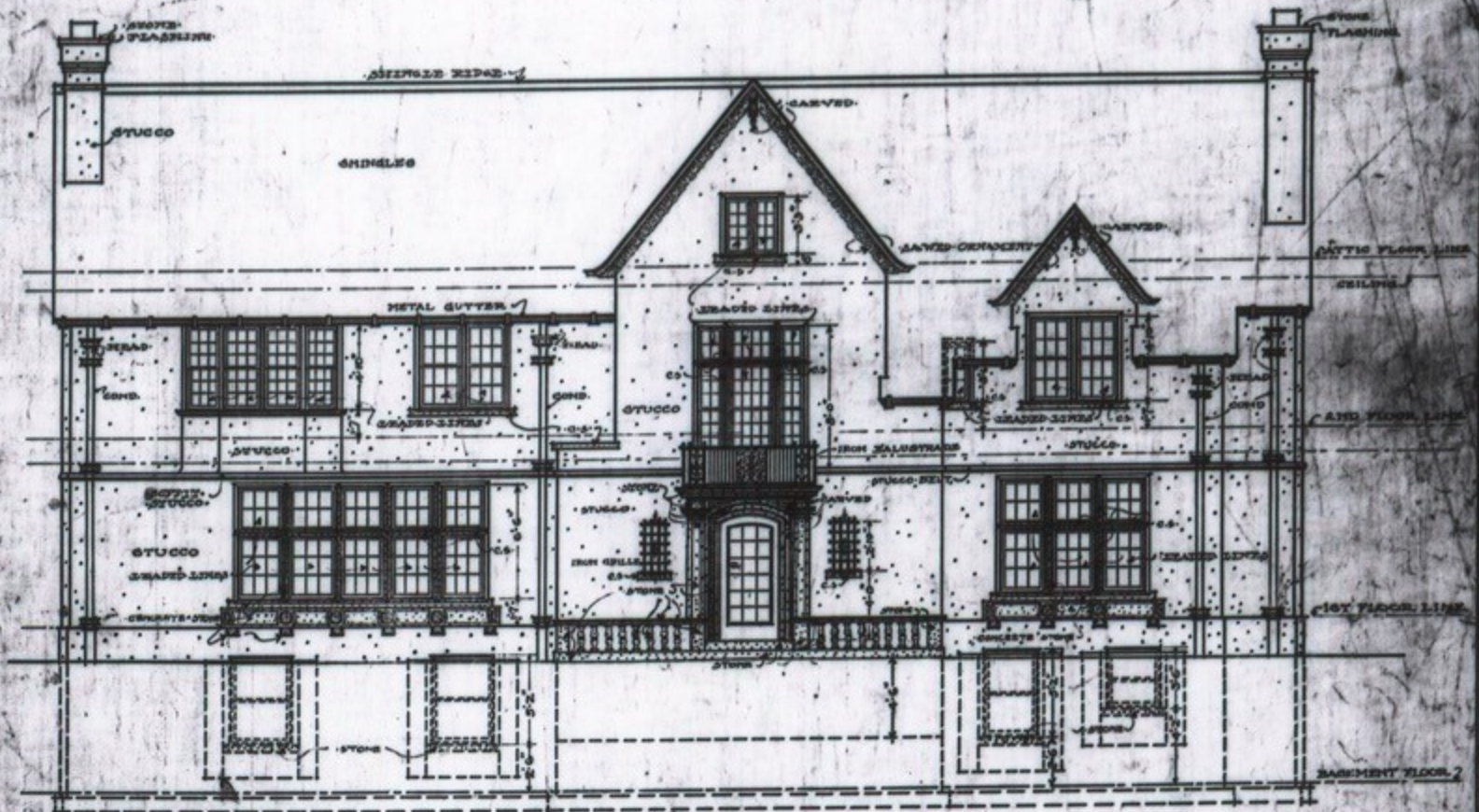


Fire Insurance Map Collection
Geography and Map Division
Library of Congress



1791 BURNS





FRONT ELEVATION
SCALE 1/4" = 1'-0"



858 EDISON DESIGNATION SLIDE - 1971



STAFF SITE VISIT 4/23/2021



INDIAN VILLAGE
ON TOUR

STAFF SITE VISIT 4/23/2021



STAFF SITE VISIT 4/23/2021

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ Zoning Grant(s): _____
 Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____













Photographs

Front



Back



Right Side



Left Side



Detailed Photos

Flower Boxes











Description of Existing Condition

The flower boxes are in disrepair. Due to the current condition and mold of the flower boxes, they cannot be recreated. To make matters worse, the steel support beams meant to structurally support the flower boxes are rusted and could not support new flower boxes. Lastly, the flower boxes created significant water damage to the structure of the home as the boxes held water over the years, allowing it to seep into the house. That said, the 300lbs flower boxes are compromising the integrity of the house and there is no forward path properly replacing the boxes.

Additionally, when we bought our home in 2018, the paint was badly chipping. We even got a citation from the city urging us to repair our exterior. However, the family that lived in the home

prior to us acquiring it had it for 42 years and some things had been neglected inside of the home. We explained to the presiding judge that we hadn't been in the home for more than 3 months before receiving a citation and she made it clear that she'd give us a reasonable amount of time to fix the exterior. It appears that our home has only been painted one time in its 105 year history and we're very much looking forward to bringing her back to her glory days. We sandblasted all of the old peeling paint and huge paint chips off of the home and now are just looking for your approval to execute of painting the house this spring.

Description of Project

We plan to remove the flower boxes and repair the structural damage compromising our home. We will then repair the area where the flower boxes were, to be flush with the rest of the exterior. Once the Stucco is repaired, we are also planning on painting the house.

Detailed Scope of Project

- Repair Cracks in Stucco
- Remove Flower Boxes and repair to a flush surface
- Paint Exterior
 - Body: Stucco: C:4
 - Body: Half Timbering: B:14
 - Body: Shingles: B:6
 - Trim: B:14
 - Sash: B:14