

**STAFF REPORT: 07/10/2024 REGULAR MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: HDC2024-00324**

**ADDRESS: 3434 BURNS**

**HISTORIC DISTRICT: INDIAN VILLAGE**

**APPLICANT/PROPERTY OWNER: ALVIN ALONZO SIMS**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/17/2024**

**DATES OF STAFF SITE VISIT: 06/26/2024**

**SCOPE: ERECT GARAGE**

### **EXISTING CONDITIONS**

Erected in 1913, the 2 ½ story English/Tudor Revival dwelling at 3434 Burns features a pyramid hipped roof with dormers that face the front and side elevations. The house features stucco, half-timbering, and brick cladding. A ribbon of double-hung windows sets over a series of 9/1 windows in the first-floor bay. The main entrance is recessed under a porch with brick columns and a brick wall surround with cast stone coping. Foundation evergreens and perennials line the front face of the porch. A concrete walkway forks the front lawn to the street. A concrete driveway leads to the empty flat area where a proposed two-car garage at the rear southeast corner of the property is sited. This is the topic of this application.



*Site Photo 1, by Staff June 26, 2024: (West) front elevation of house.*



*Site Photo 2, by Staff June 26, 2024: (West) front elevation of house.*

This property has the following previous HDC approvals (Certificates of Approval) found on record and has no violations for work done without approval.

- 2000 COA: install vinyl windows. No hard files were found or details on which windows were permitted at this time.



Site Photo 2, by Applicant: (facing east) rear east property line, showing location for the proposed garage.



Site Photo 3, by Applicant: (facing southeast) rear southeast corner of the property showing location for the proposed garage.

## PROPOSAL

The proposal consists of the following (See also submitted materials):

### CONSTRUCT NEW GARAGE

- Construct new, 22'x20' garage (440 SF) in location slightly moved within setback of property line (see site plan) over a 4" concrete slab per attached drawings.
- Garage features a 14' height, front-gabled roof, with cementitious (hardie) cladding, (no windows), fiberglass main entry door and man door with a panel pattern.
- Roof is GAF Timberline HDZ high-definition architectural asphalt shingle, color is "Appalachian Sky".
- All plank hardie siding is "Navajo Beige", which closely resembles HDC Color A1 Yellowish-Gray.
- All trim, edge detailing and doors painted HDC Color A-9 Moderate Reddish Brown.
- The main entry door (18'x7') is fiberglass with 8/4 infill panel pattern, where the top row is clear glass lights. The fiberglass man door is 1/3 infill pattern, where the top panel is clear glass.
- No exterior light fixtures.



Aerial 1, by Detroit Parcel Viewer of Parcel # 17006004 showing location of garage.

### SITE WORK

- The existing 11' wide driveway will remain as is.

## STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was established in 1970.
- Staff visited the site and observed similar garage designs in the immediate neighborhood as the one proposed here. While there is a rear alley behind the rear property line, access has been blocked by an existing fence. The existing driveway is planned to serve as the only access to the proposed garage. Staff observed no historic, character-defining features in the landscape that are effected by this proposed location for the garage.
- The Elements of Design for the Indian Village HD offer the following insights for this proposal:
  - *Proportion of buildings' front façade...* no proposed building or addition to create a front façade wider or narrower than those existing on the same block.
  - *Relationship of materials.* The majority of the buildings are faced with brick, while many are partially or totally stucco... Wood shingle is occasionally used as a wall covering... Roofing includes slate, tile, and wooden and asphalt shingles. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim.
  - *Relationship of textures...* Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
  - *Relationship of colors.* Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range...

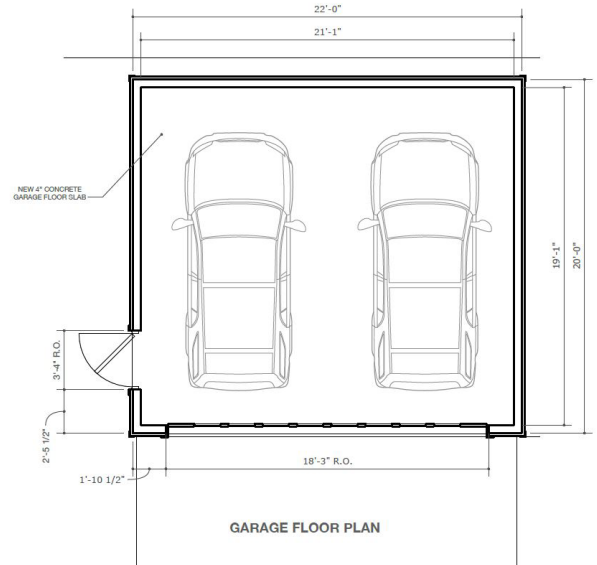


Figure 1, by Applicant: Proposed garage floor plan.

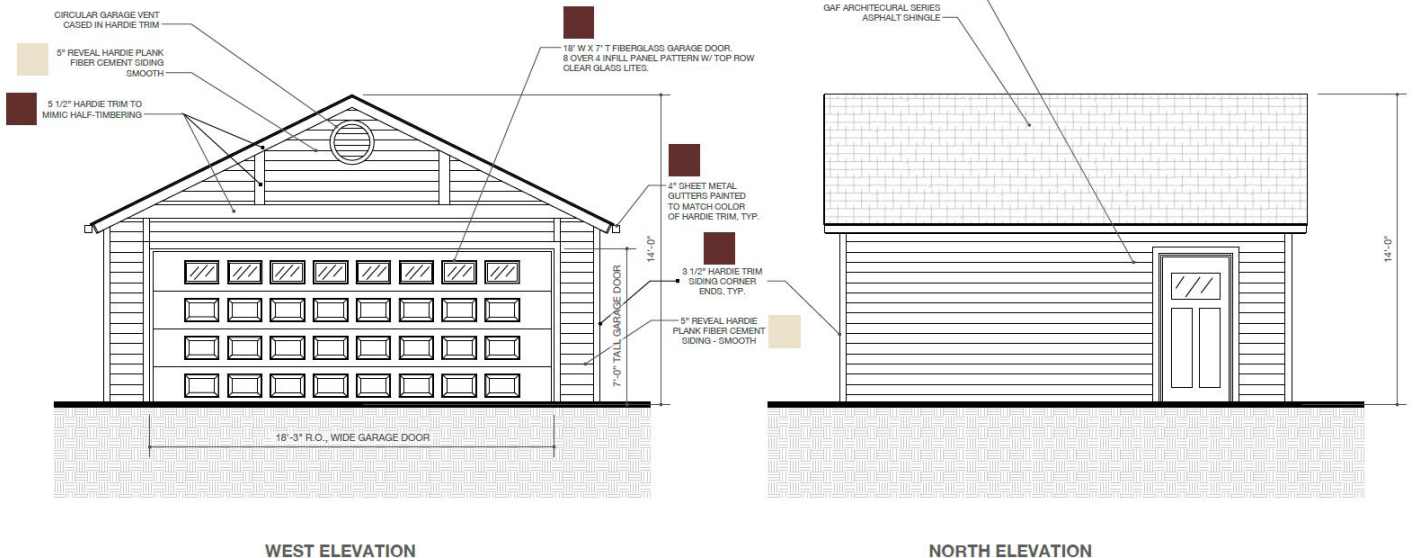


Figure 2., from Applicant, proposed North and West elevations of the garage.

Buildings of Medieval inspiration (notably Neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown.

- *Relationship of roof shapes.* Roofs with triangular gables and hip roofs predominate...
  - *Relationship of significant landscape features and surface treatment...* Driveway materials include concrete, brick and gravel...
  - *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the Neo-Tudor, are generally asymmetrical, but balanced compositions.
- It is staff's opinion that the proposed garage's scale, design, and materiality is appropriate and complements the English/Tudor Revival style of the house.
  - Contemporary materials such as cementitious siding are typically appropriate on new buildings in historic districts, especially accessory/utility buildings.

## **ISSUES**

- Staff has no issues with the proposal.

## **RECOMMENDATION**

Section 21-2-78, Determination of Historic District Commission

### Recommendation: Erect garage

It is staff's opinion that the construction of the new garage is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Indian Village Historic District Elements of Design.