

2108 Burns Summary

Our request here is a small alteration of our ongoing project that received HDC approval in May of 2021. The main six points of approval from the 2021 COA are included below for quick reference. There are two items we are requesting approval for that are in deviation to the original approval:

- 1) We have removed the carriage house as an intended use, and instead will use the previously allocated space as a workshop. In doing so, we have also made the decision to create a single building instead of two separate buildings as previously shown (and approved). To do so, a new hallway has been introduced connecting the two buildings. Nearly all elements of design on each building, material selections and angles have remained the same to the original project that was unanimously approved.
- 2) We have updated our landscaping plan in a few key areas pointed out in the original issued COA for compliance.

The original COA did also call for a new color for the main house. However, that new color has been selected, submitted to the HDC for review, and a COA was issued in July of 2022. That new color will be incorporated into this construction and is included in the 3D renderings shown below.

Originally approved project elements for reference:

- *Install new patio with attached hot tub and fireplace*
- *Install new pool with cabana and sunken lounge*
- *Install landscape plantings, walking path and patio*
- *Construct 2 parking space, parking lot with driveway*
- *Construct new conservatory building, also called "four seasons room"*
- *Construct carriage house with garage*

Gary Brownell

Gabby Brown

2108 Burns

The City of Detroit Historic District Commission Hearing
for a new structure, pool, and landscaping at:

2108 Burns Avenue
Detroit, MI 48214

Three lots at the northeast corner of Burns Avenue & Kercheval
Avenue

Property Owners:
Gary Brownell & Gabby Brown

Architect:
ad|ROOM architecture + design
kevin@adroomarch.com

Project Description:
The proposed project includes no work to the existing residence. Removal of an existing two car garage is included with this application. The garage is in disrepair and has structural damage due to a tree growing into the side of it, and years of water damage.
To the east of the existing residence, a new one story, 1,748 SF, accessory structure is proposed.
Near the center of the rear yard, a new 270 SF open-air Cabana is proposed adjacent to a new in-ground pool.
At the rear of the existing house, a new 560 SF raised patio is proposed.

Zoning = R1H

Lot size = 172.3' x 200' = 34,460 SF

Existing residence (no work) footprint = 1,092 SF





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2108 BURNS AVENUE

Existing photos

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Existing photos

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Existing view from Kercheval Avenue

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Proposed view from Kercheval Avenue

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Existing view from rear yard / Burns Avenue

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Proposed view from rear yard / Burns Avenue

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Proposed view from rear yard

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Existing Canopy at Entry Door

Precedent Images

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EXISTING CANOPY & PRECEDENT IMAGES

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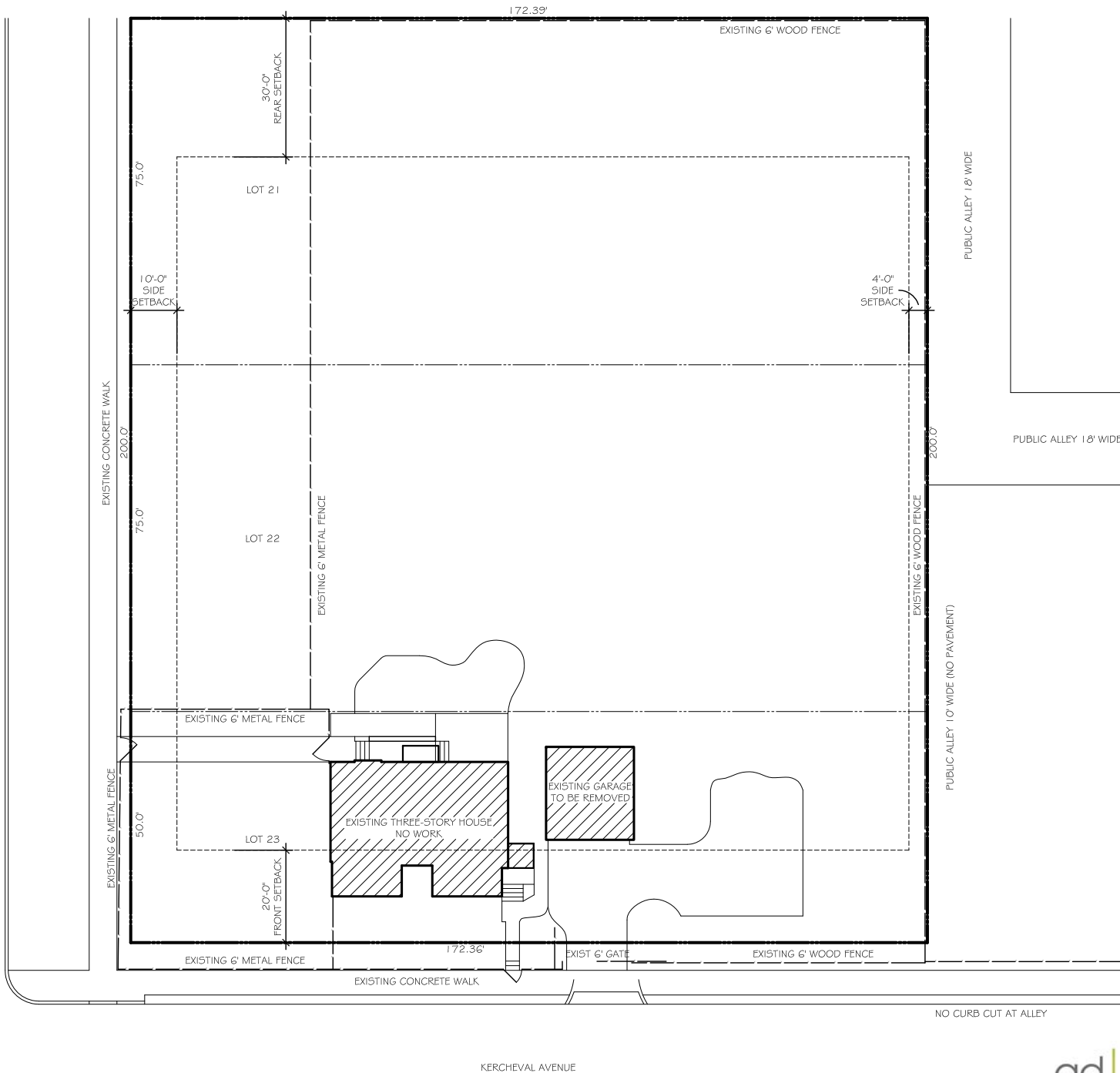


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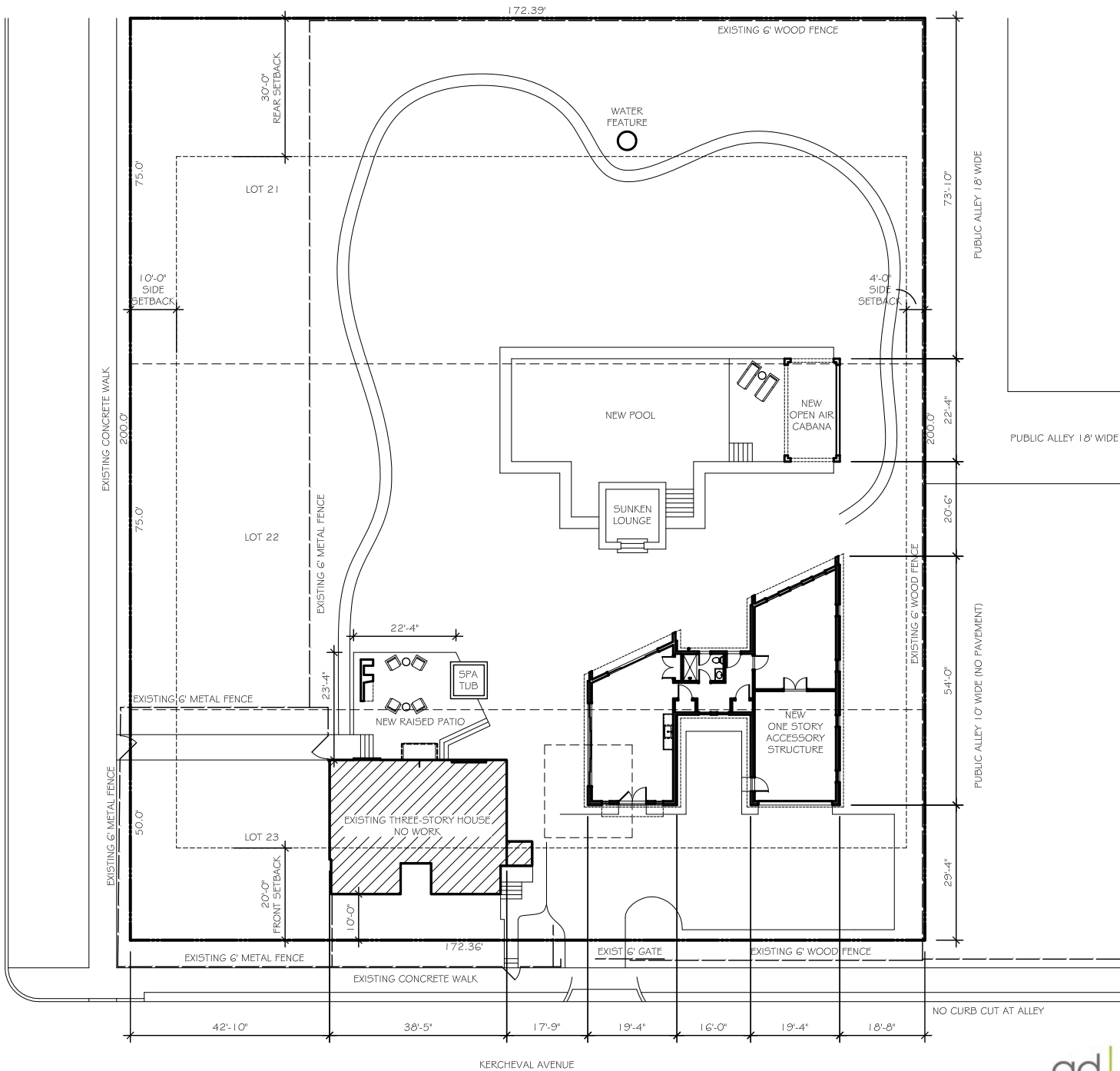
POOL SIDE GABLE END PRECEDENT IMAGES

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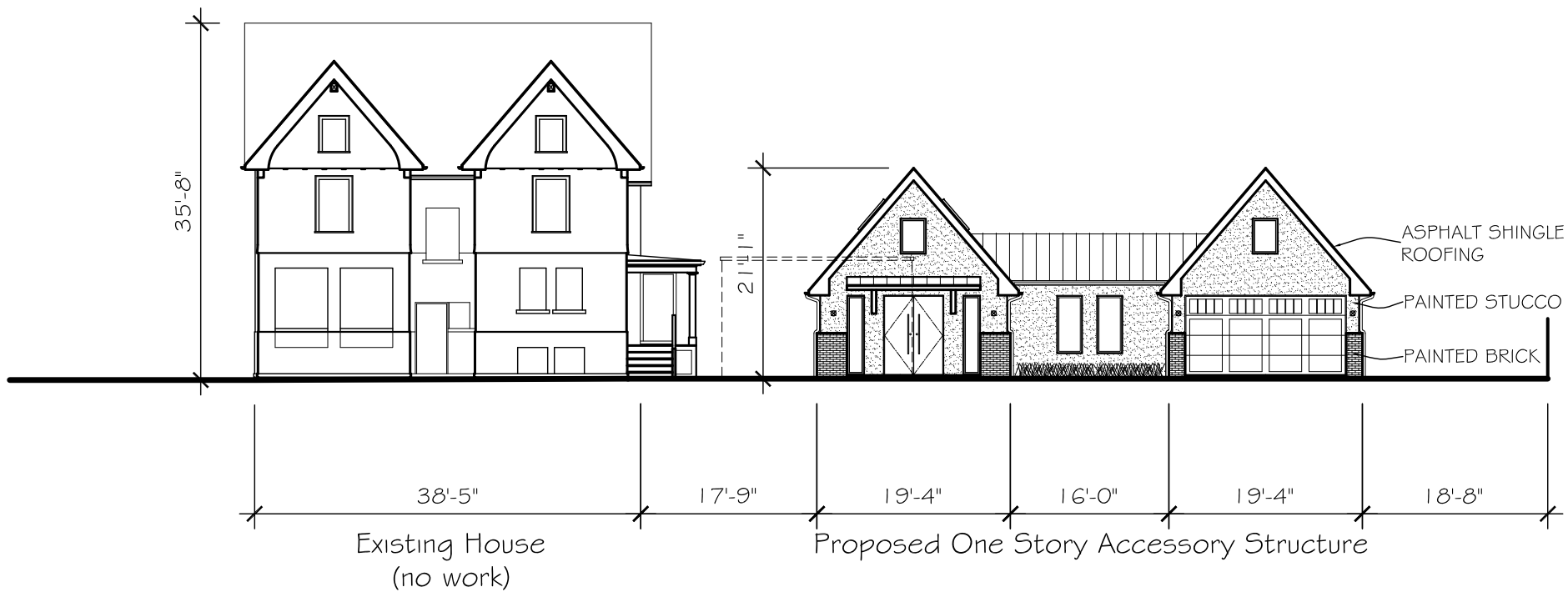
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EXISTING SITE PLAN



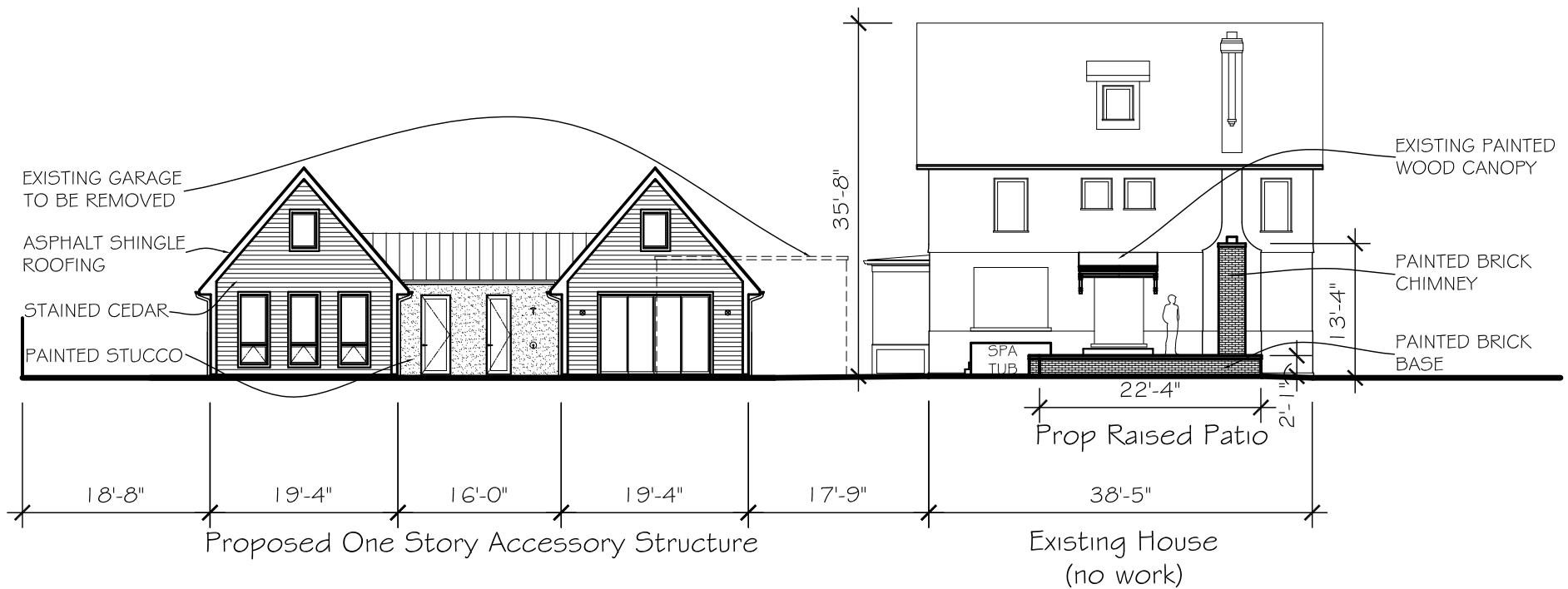
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PROPOSED SITE PLAN



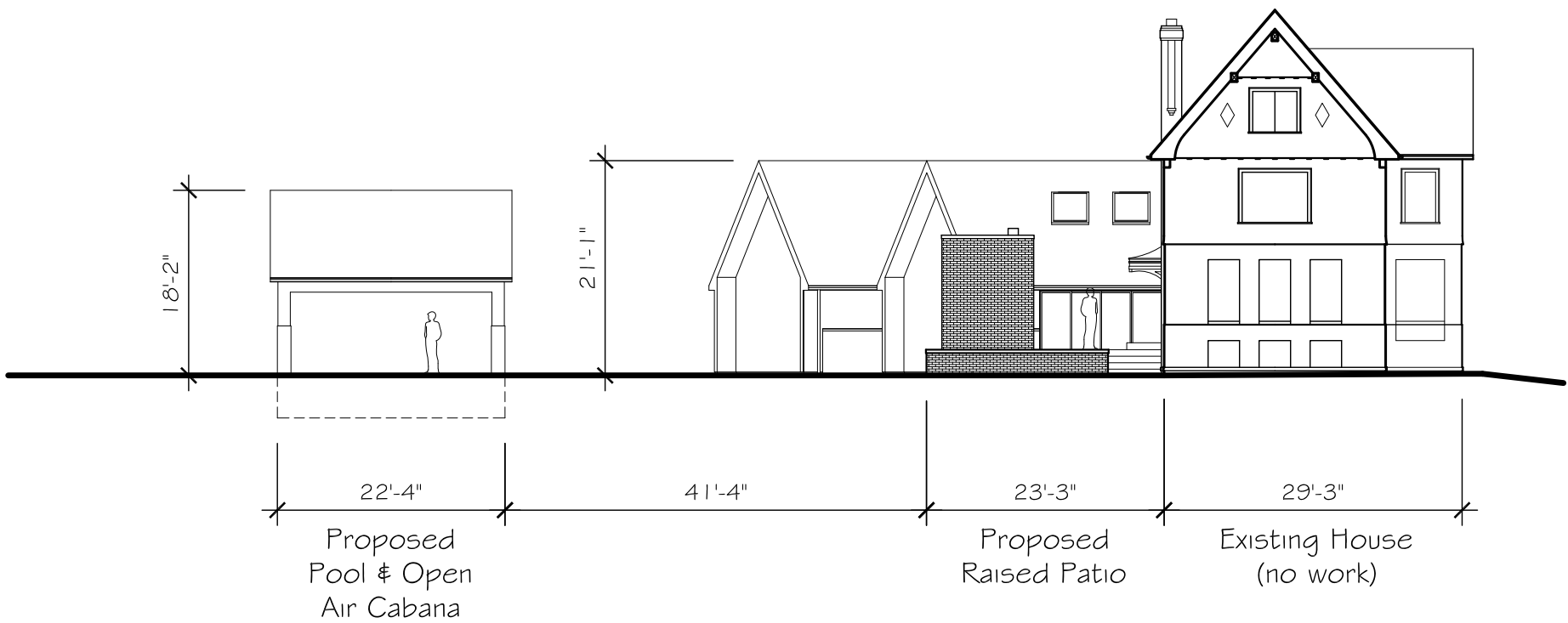
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VIEW FROM KERCHEVAL



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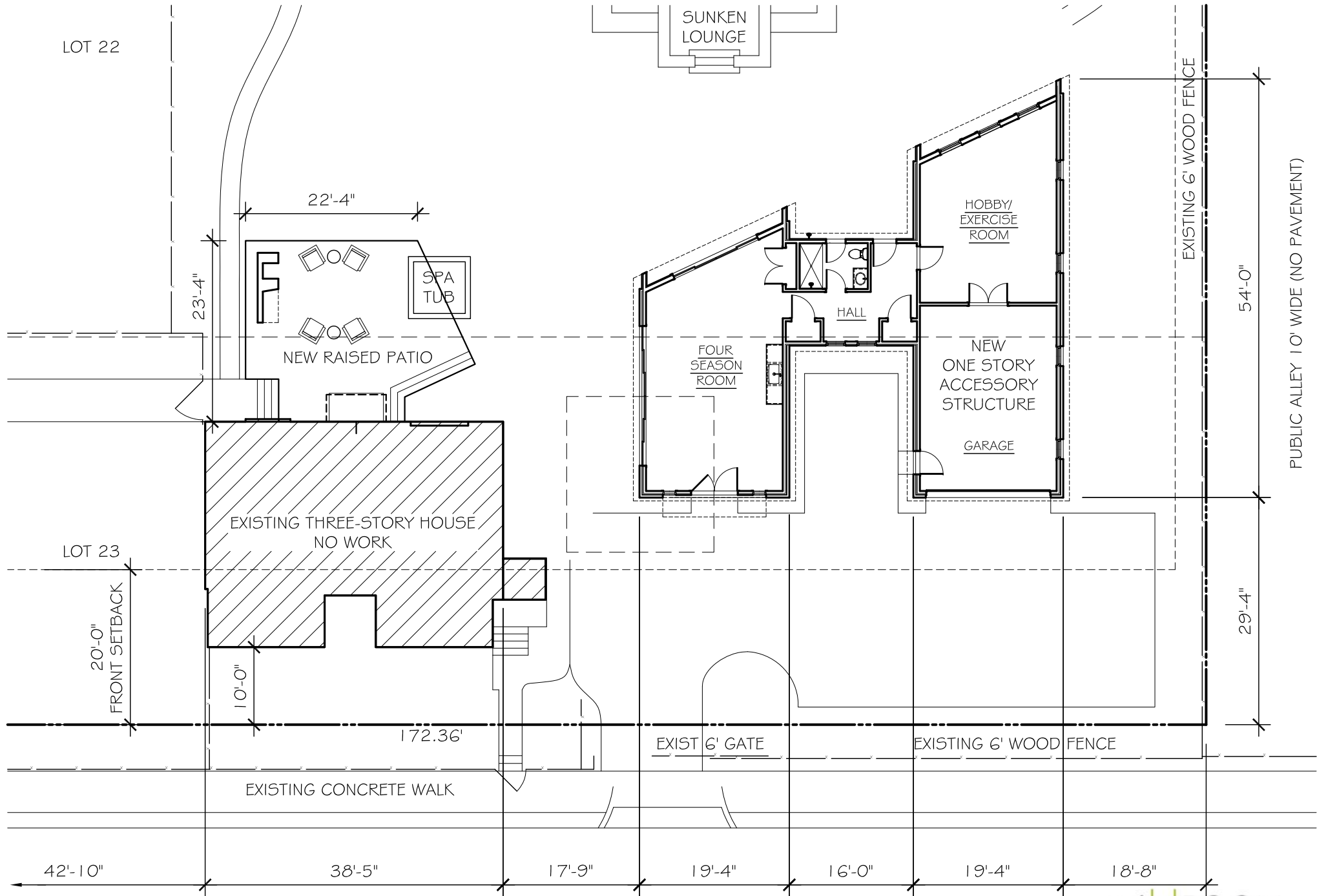
VIEW FROM REAR YARD



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VIEW FROM BURNS AVENUE

LOT 22



LOT 23

20'-0"
FRONT SETBACK

EXISTING THREE-STORY HOUSE
NO WORK

NEW RAISED PATIO

SPA
TUB

FOUR
SEASON
ROOM

HALL

HOBBY/
EXERCISE
ROOM

NEW
ONE STORY
ACCESSORY
STRUCTURE

GARAGE

EXISTING 6' WOOD FENCE

54'-0"

29'-4"

PUBLIC ALLEY 10' WIDE (NO PAVEMENT)

172.36'

EXIST 6' GATE

EXISTING 6' WOOD FENCE

EXISTING CONCRETE WALK

42'-10"

38'-5"

17'-9"

19'-4"

16'-0"

19'-4"

18'-8"

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PARTIAL SITE PLAN

BLACK ASPHALT SHINGLE ROOFING
 ROOF PITCH 14:12, TO
 MATCH EXISTING HOUSE

B19 BLACK PAINTED TRIM

B19 BLACK PAINTED WOOD
 CANOPY WITH BLACK METAL
 ROOF

D1 PAINTED STUCCO

OAK DOORS

D1 PAINTED BRICK



South Elevation

BLACK METAL ROOF

D1 PAINTED STUCCO

21'-1"

8'-10"

B19 BLACK GARAGE
 DOOR WITH WINDOWS
 AT TOP

BLACK ASPHALT SHINGLE ROOFING
 ROOF PITCH 14:12, TO
 MATCH EXISTING HOUSE

D1 PAINTED TRIM

STAINED CEDAR SIDING

STAINED CEDAR TRIM



North Elevation

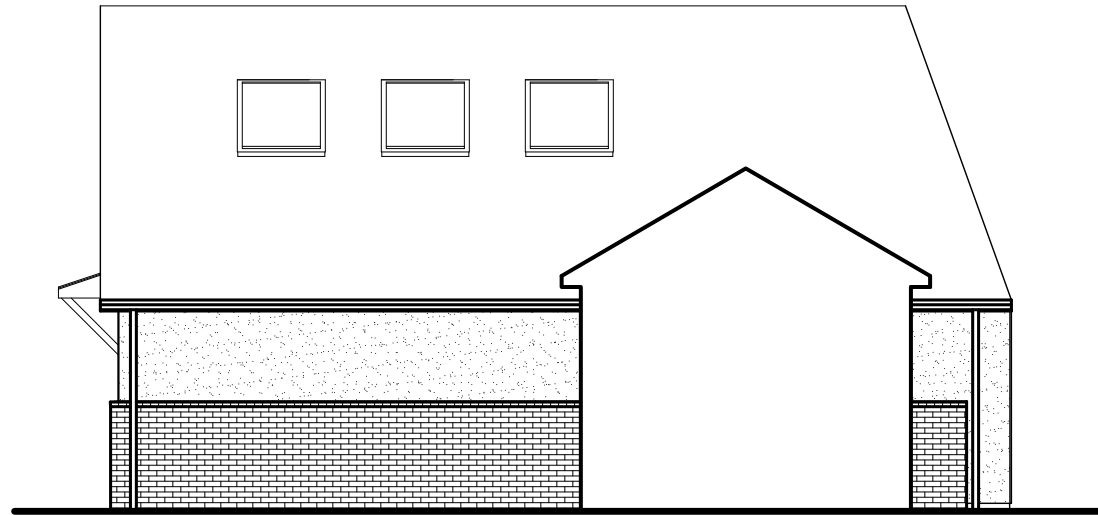
BLACK METAL ROOF

D1 PAINTED STUCCO

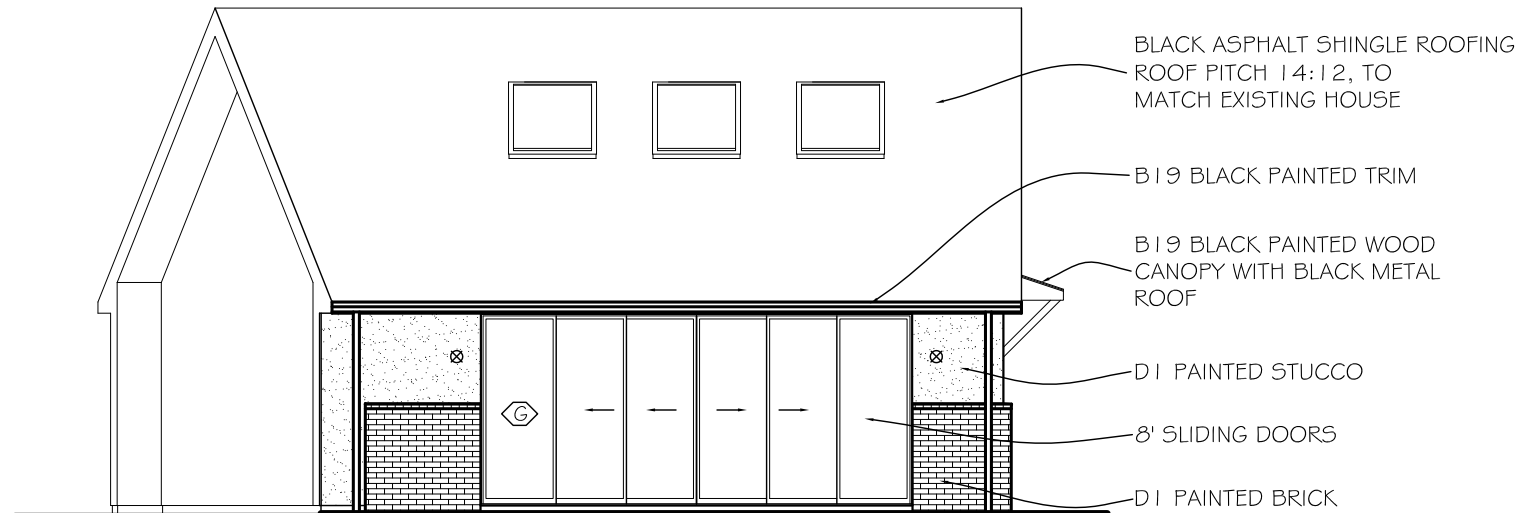
8' SLIDING DOORS

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PROPOSED ACCESSORY STRUCTURE ELEVATIONS



East Elevation



West Elevation

BLACK ASPHALT SHINGLE ROOFING
ROOF PITCH 14:12, TO
MATCH EXISTING HOUSE

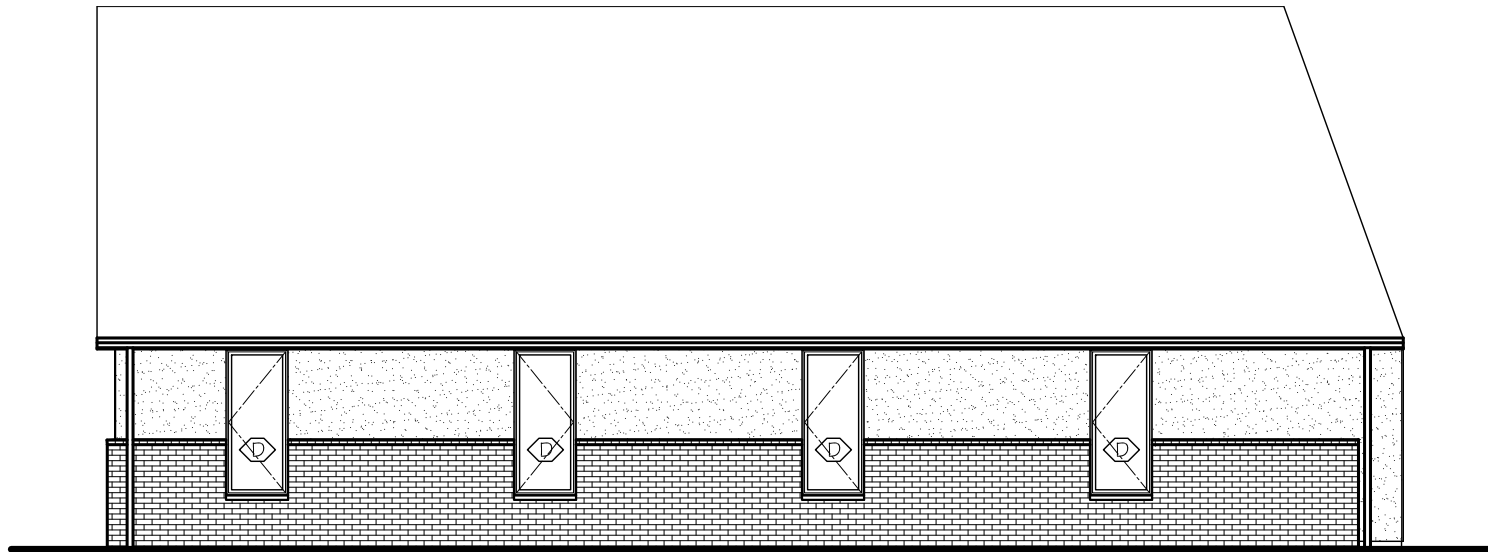
B19 BLACK PAINTED TRIM

B19 BLACK PAINTED WOOD
CANOPY WITH BLACK METAL
ROOF

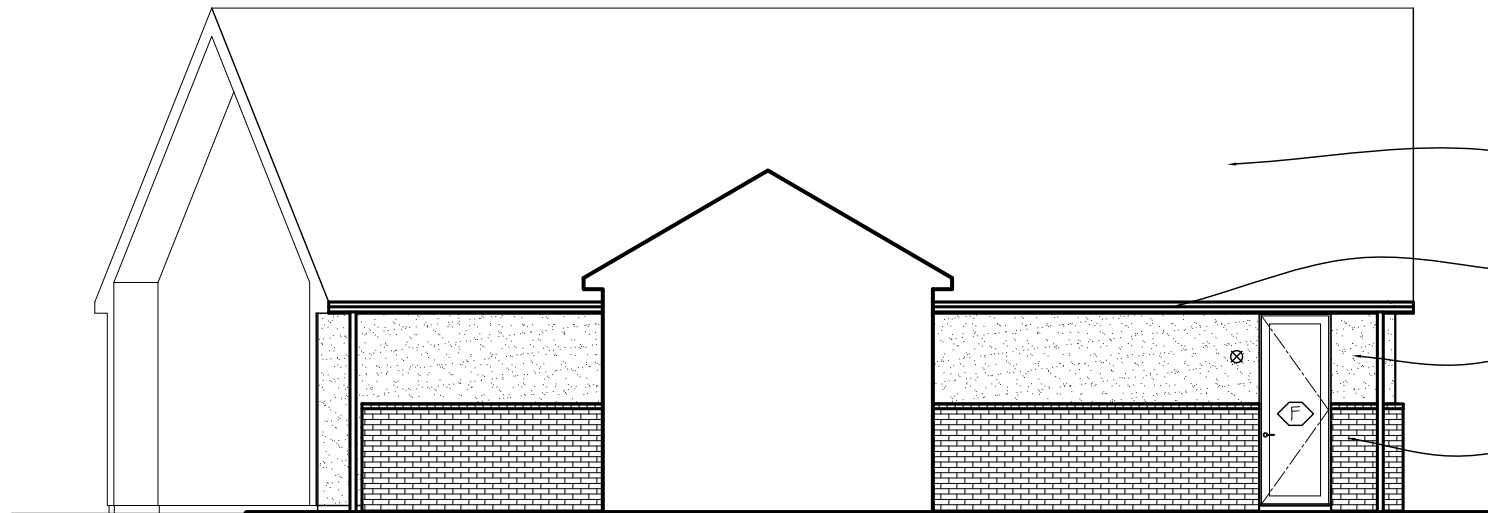
D1 PAINTED STUCCO

8' SLIDING DOORS

D1 PAINTED BRICK



East Elevation



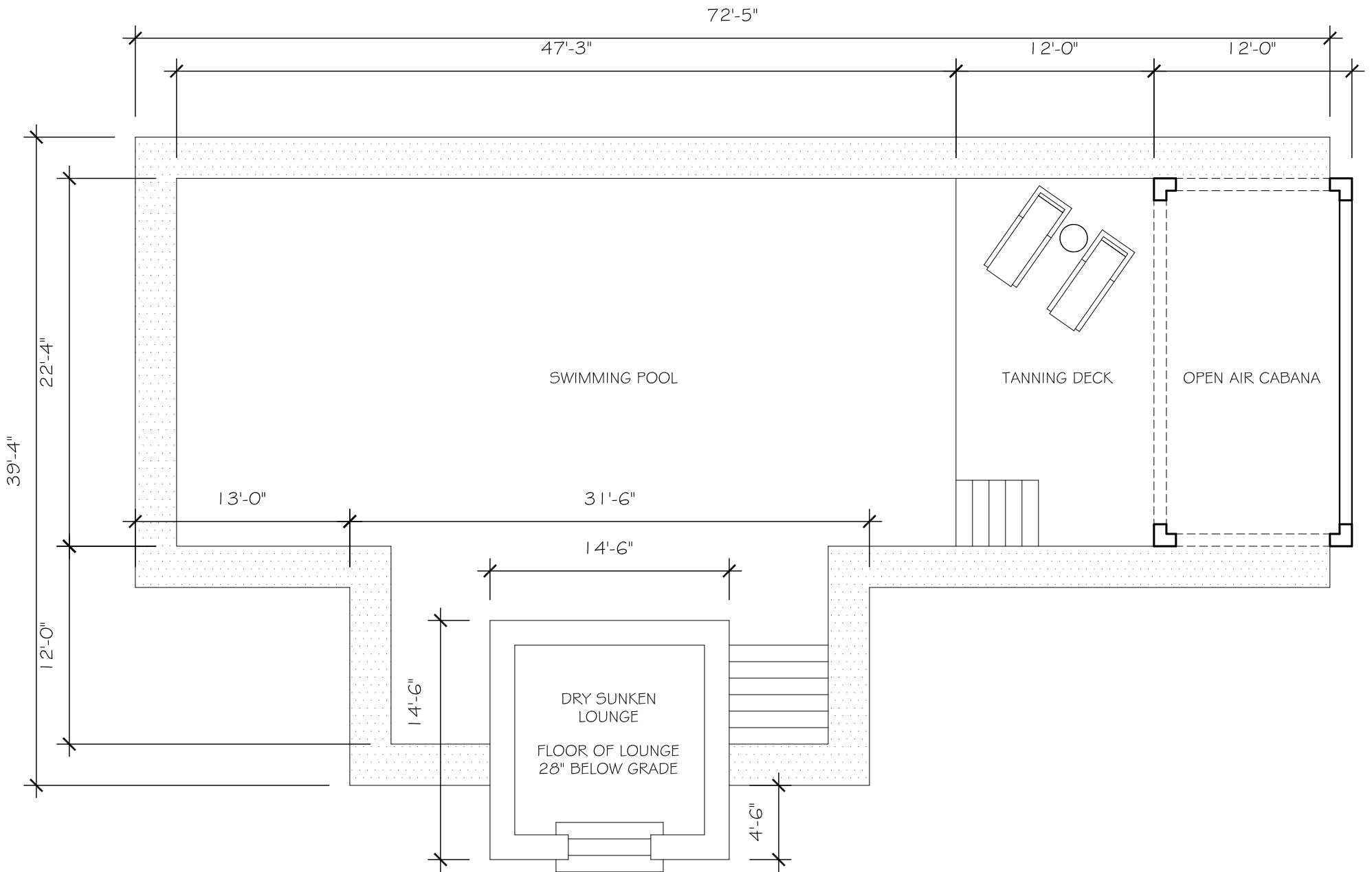
West Elevation

BLACK ASPHALT SHINGLE ROOFING
ROOF PITCH 14:12, TO
MATCH EXISTING HOUSE

B19 BLACK PAINTED TRIM

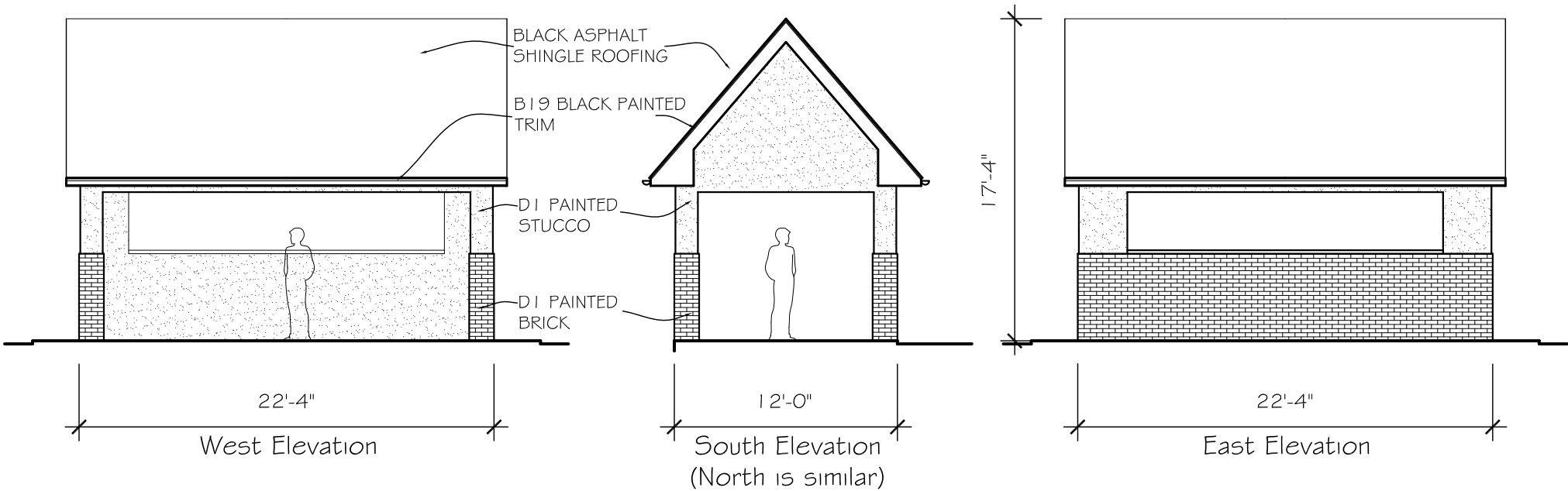
D1 PAINTED STUCCO

D1 PAINTED BRICK

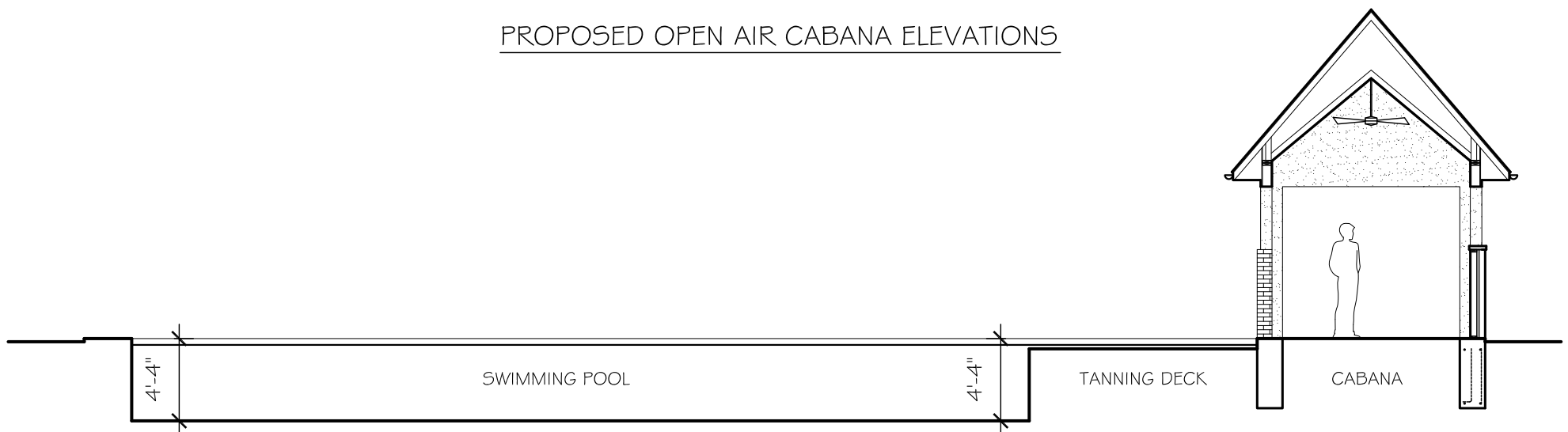


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PROPOSED POOL & OPEN AIR CABANA PLAN



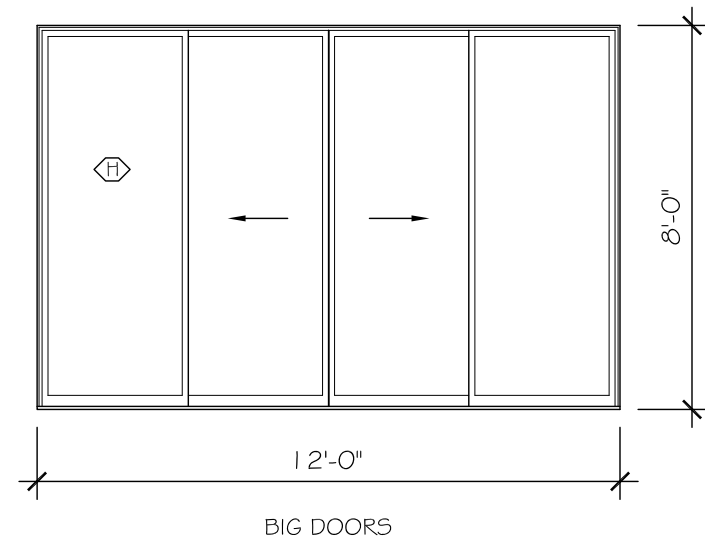
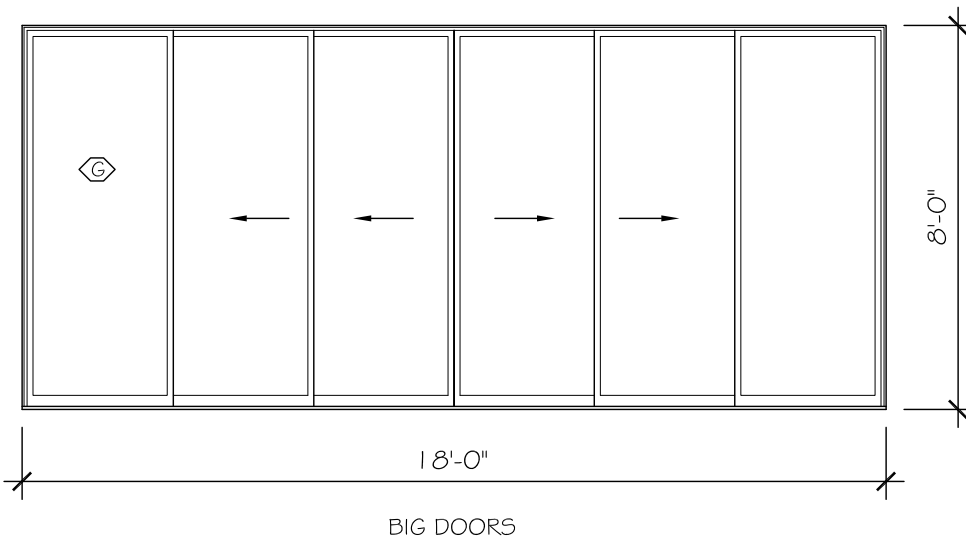
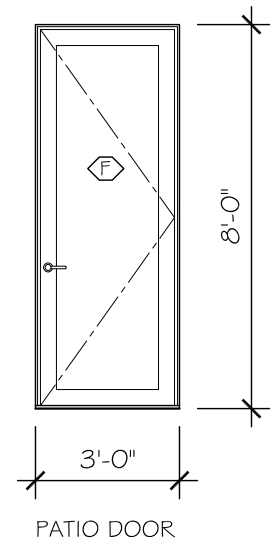
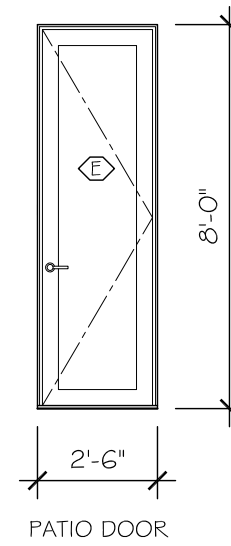
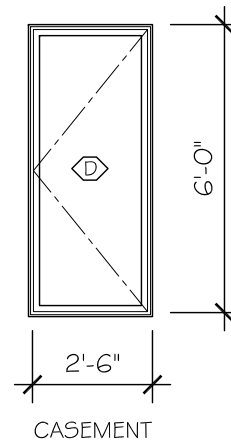
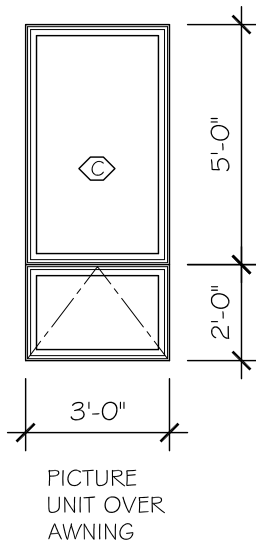
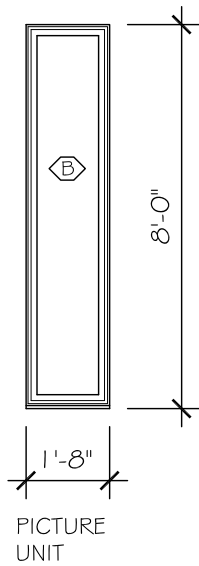
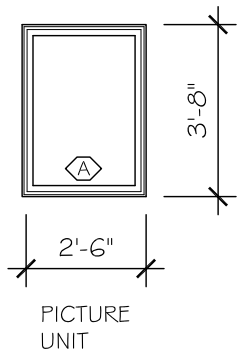
PROPOSED OPEN AIR CABANA ELEVATIONS



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PROPOSED POOL & OPEN AIR CABANA SECTION

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West Elevation



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ASPHALT ROOF SHINGLES



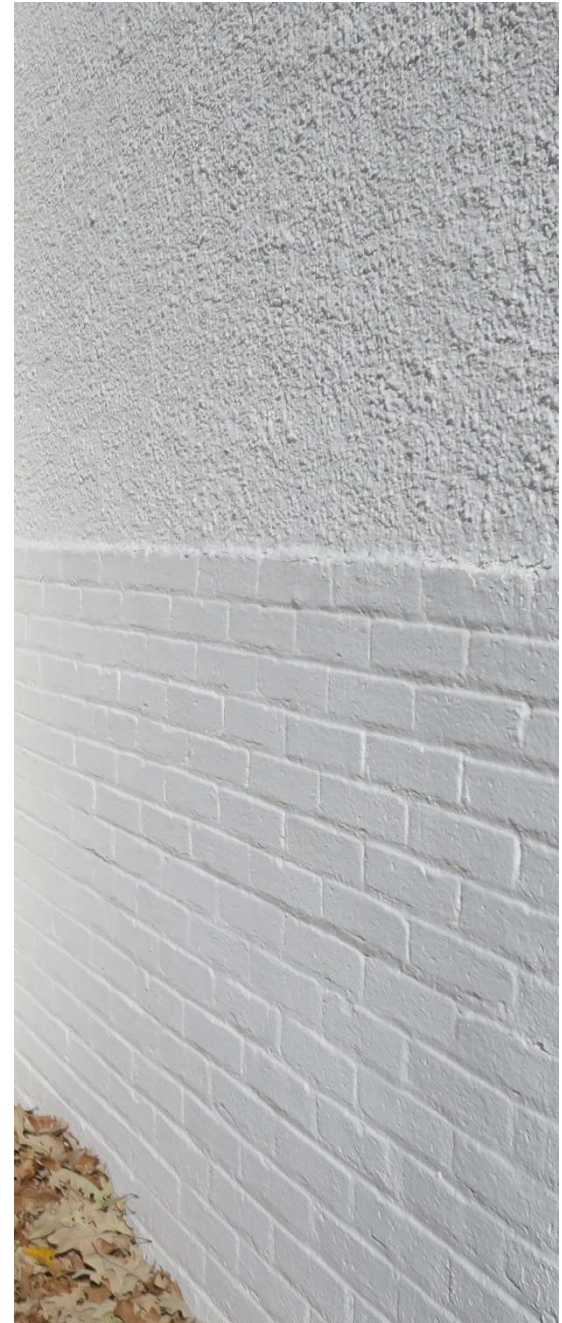
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STANDING SEAM METAL ROOFING at AWNING and CENTER HALL

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STAINED CEDAR SIDING - PAINTED BRICK & STUCCO

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COLOR SYSTEM D

ASSOCIATED ARCHITECTURAL STYLES: (13) ENGLISH REVIVAL

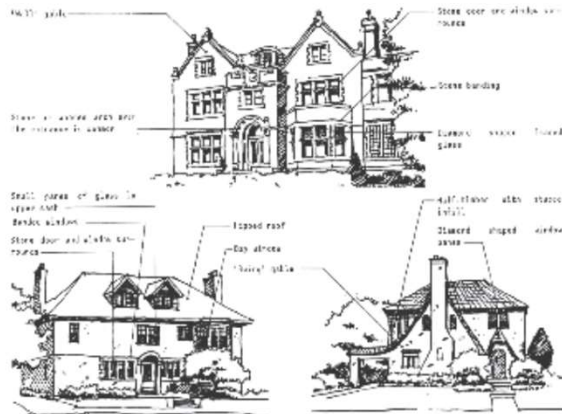
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. 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 = MUNSSELL 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			



FIND OUT MORE! www.detroitmi.gov/hdc
SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov



decomposed granite walking path with stabilizer



thermal cut bluestone hardscape

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WALKING PATH - HARDSCAPE

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100 SERIES WINDOWS & DOORS

DELIVER BEAUTY, PERFORMANCE & DURABILITY.

ATTRACTIVE CORNER SEAMS.

100 Series products feature **low-visibility corner seams** for a cleaner and more contemporary look.

COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and **won't fade, flake, blister or peel,** even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, Sandstone, dark bronze and black.*

ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material **blocks thermal transfer nearly 700 times better** than aluminum.



EASY OPERATION FOR YEARS TO COME.

All 100 Series products are **tested to the extreme** to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction **seals out drafts, wind and water** so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner** for real added value.



DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states! See pages 103-104 for details.

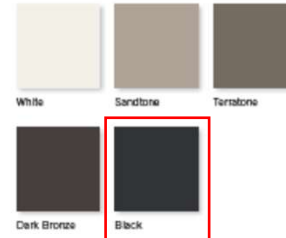


* Visit andersenwindows.com/warranty for details.
 ** Units with black, dark bronze or Sandstone interiors have matching exteriors.
 † See your local code official for code requirements in your area.
 †† 100SH54066, DPUP, IG, 45050, GAAM, WINDMAICSA, 101A, S, 201440, 08 & -11). Optional PG50 Performance Upgrade is available for most sizes.
 For more information, visit andersenwindows.com/100series.

COLOR OPTIONS

EXTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows.



INTERIOR COLORS

100 Series windows and patio doors feature a premium matte finish inside for an attractive appearance.



* Products with dark bronze, black and Sandstone interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.







UNMATCHED FREEDOM

Whether you're looking for traditional styling or a more contemporary look – if it's possible, it's possible with E-Series windows and patio doors. With custom colors, unlimited interior options and dynamic sizes and shapes, every E-Series product is made to your exact specifications. Giving you unmatched flexibility and design freedom.



- Virtually maintenance-free exteriors never need painting and won't peel, blister or flake*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum
- Weather-resistant construction for greater comfort and energy efficiency
- Many E-Series windows and patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S. 
- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more
- Available with Stormwatch® Protection for coastal areas 

PRODUCT TYPES

- Hinged inswing patio doors
- Hinged arch inswing patio doors: single-, double- and triple-panel configurations available
- Hinged outswing patio doors
- Hinged arch outswing patio doors: single-, double- and triple-panel configurations available
- Gliding patio doors
- French gliding patio doors



*Visit andersenwindows.com/warranty for details.

E-SERIES Patio Doors

PRODUCT OPTIONS

EXTERIOR COLORS



Anodized Finishes



INTERIOR OPTIONS

Wood Species All interior finish options are shown on pine.

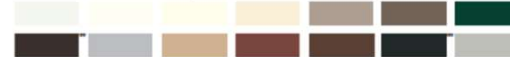


Factory-Finished Interiors



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors Available on pine.



HARDWARE OPTIONS^{††}



Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware is available in a black anodized aluminum or satin stainless steel finish.



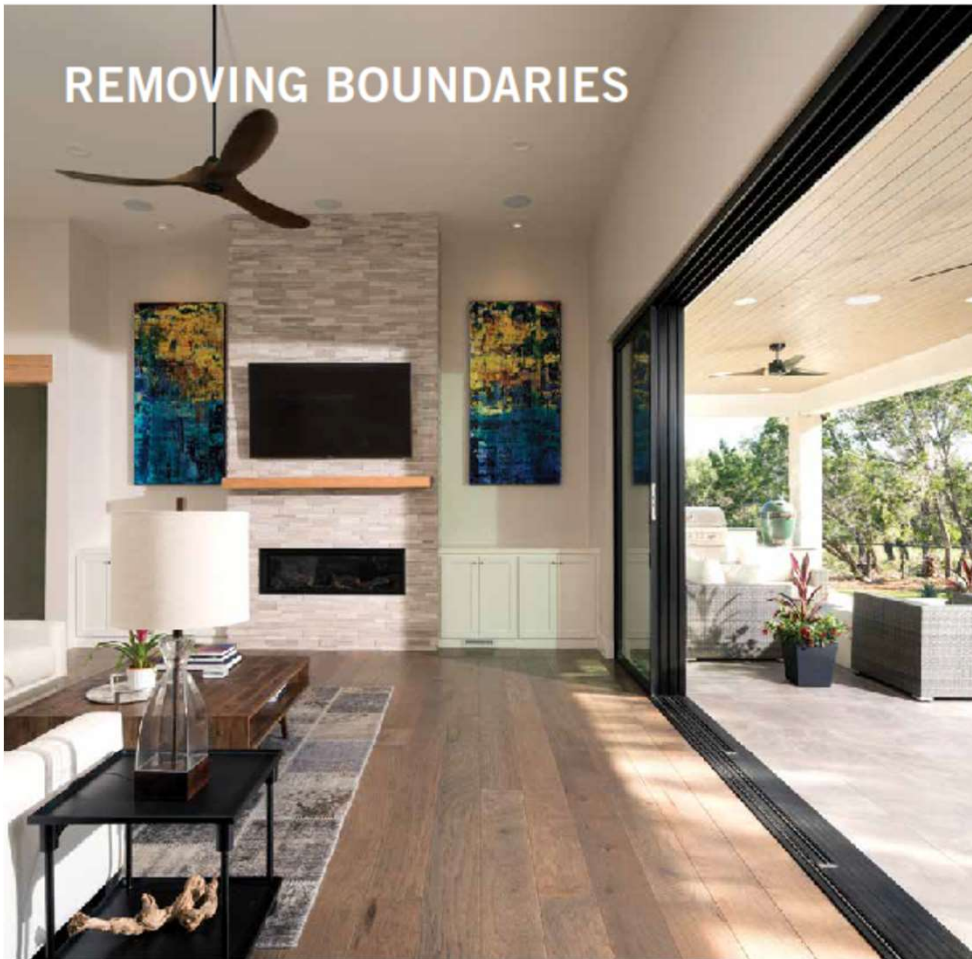
See all hardware finishes on andersenwindows.com.



For more information, visit andersenwindows.com/e-series

* Actual wood species is either Sapelle or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. ** Dark Bronze and black are also available on maple. † Anodized silver available on maple only. †† Hardware is sold separately. FSB style 1102 is not available in black anodized aluminum.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples. All trademarks where denoted are marks of their respective owners. ©2020 Andersen Corporation. All rights reserved. 10/20



2019-20 PRODUCT GUIDE FOR PROFESSIONALS – MULTIGLIDE™ & FOLDING OUTSWING DOORS

MULTIGLIDE™ DOORS

ALUMINUM-CLAD WOOD DOOR EXTERIOR



ANODIZED FINISH OPTIONS



INTERIOR

WOOD SPECIES



FACTORY-FINISHED INTERIORS



PAINTED OPTIONS Available on pine:



ALUMINUM DOOR EXTERIOR & INTERIOR

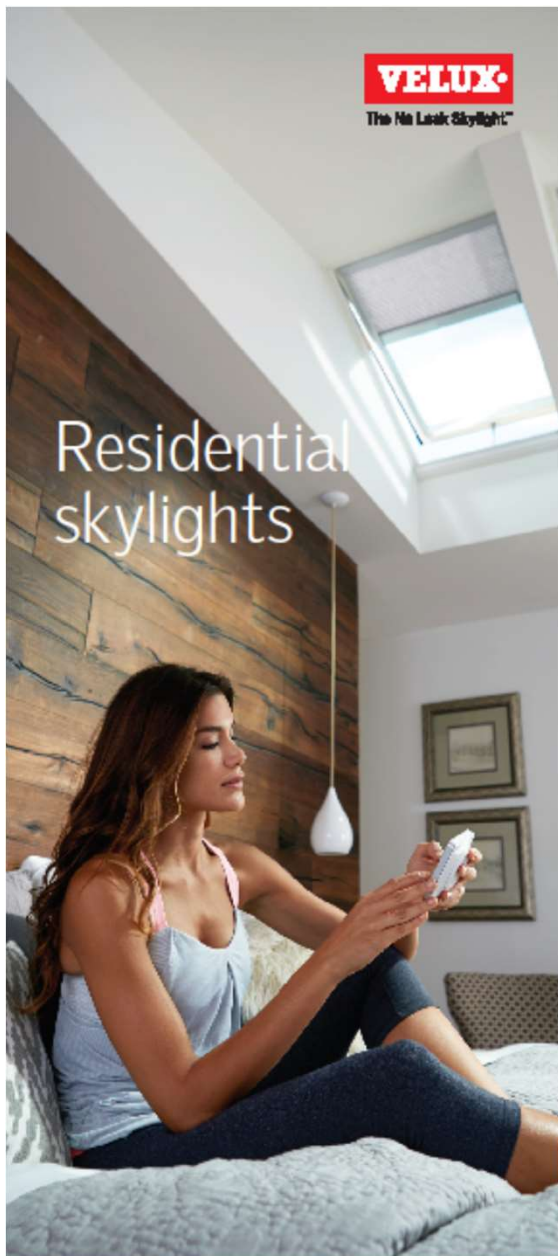


* Actual wood species is either Sapelo or Sipe, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

** Dark bronze and black also available on maple.

† Anodized silver available on maple only.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.



Skylight types



30%*
Federal tax credit on skylights

Deck-mounted - Model VSS
Curb-mounted - Model VCS

*For more information visit veluxusa.com/taxcredits

Solar-powered "Fresh Air" skylights

- Features a solar panel to recharge battery-powered operator and control system.
- Integrated rain sensor closes the skylight automatically, in case of inclement weather.
- Remote control included.



Deck-mounted - Model VSE
Curb-mounted - Model VCE

Electric "Fresh Air" skylights

- Single hard wire connects into a standard junction box.
- Integrated rain sensor closes the skylight automatically, in case of inclement weather.
- Remote control included.



Deck-mounted - Model VVS
Curb-mounted - Model VVM

Manual "Fresh Air" skylights

- Opens and closes manually with VELUX control rods for out-of-reach applications and smooth turning handle for in-reach applications. (Sold separately)
- **Go Solar model available.**



Deck-mounted - Model FS
Curb-mounted - Model FCM
Self-flashed - Model QFF

Fixed skylights

- Economical choice to transform dark spaces with natural light.
- **Go Solar model available.**

10 VELUX



*30% tax credit (in effect through 2021) (Credit tapering to 26% in 2020, 22% in 2021. For more information visit veluxusa.com/go-solar

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VELUX ELECTRIC VENTING SKYLIGHTS

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CANYON RIDGE[®]

— garage doors —



CARRIAGE HOUSE ■ LOUVER ■ MODERN

CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer faux-wood doors with Intellicore[®] polyurethane insulation. 18.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 20 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket[®] prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 21 for details.

All door designs shown in Medium Finish with Clear Cypress overlay.



Design 11



Design 23



Design 35

WINDOW/TOP SECTIONS



Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.
Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 12'0", 12'2", 8'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 8'0", 18'2", 20'0", 20'2".
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopay.com

MATERIAL DESIGN OPTIONS

STEEL BASE DOOR MATERIALS



Ultra-Grain[®] Finish Clear Cypress or Solid Color Steel (N)

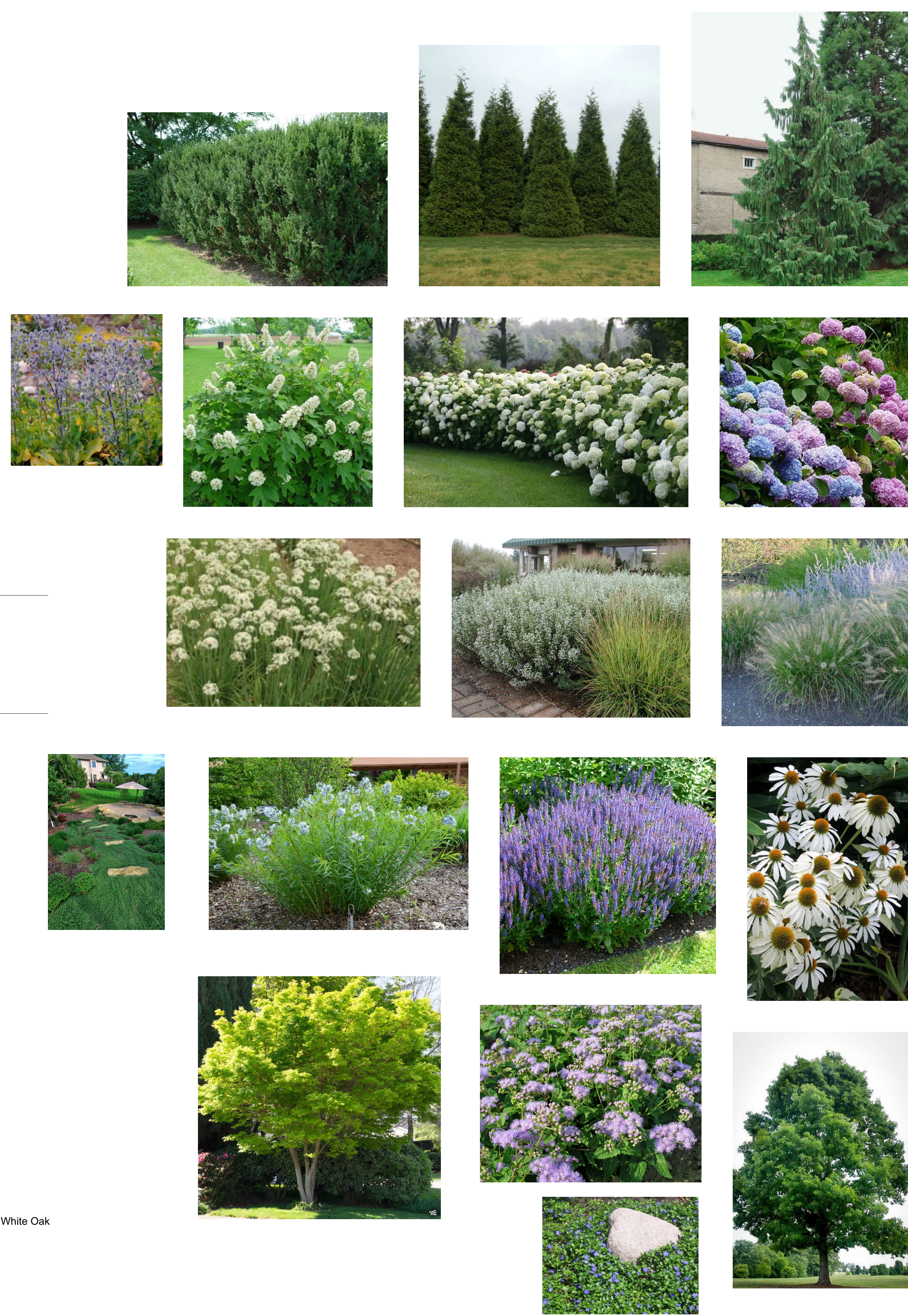
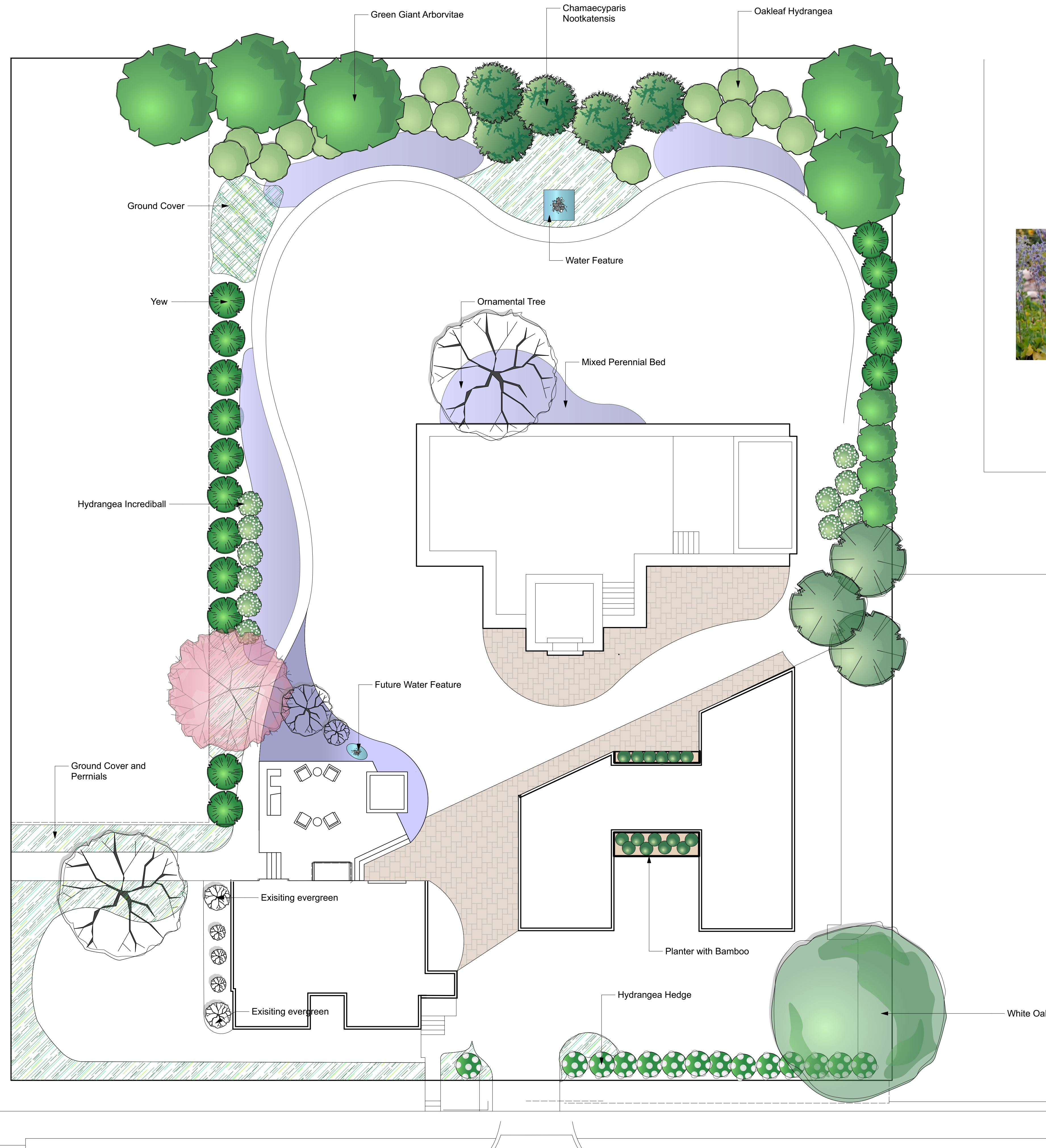
COMPOSITE OVERLAY MATERIALS



Mahogany (M)

Clear Cypress (C)

Composite cladding is not present on Carriage House 4-layer doors.



1 Brown Landscape Concept
Scale: 3/32" = 1'-0"



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PROJECT
Brown Landscape
PURPOSE:
Concept
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SHEET:
Sh-1