

OLD BUISNESS: 2-12-2020 MEETING  
APPLICATION NUMBER 19-6464  
VIOLATION NUMBER 19-322  
ADDRESS: 4801 STURTEVANT  
HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN  
APPLICANT: WAYNE GROLEAU  
DATE OF APPLICATION: 9-23-2019  
DATE OF VIOLATION: 9-26-2019

PREPARED BY: B. CAGNEY



*Staff Photo: 11-6-2019*

### **CASE SUMMARY**

On August 23, 2019, the applicant had applied to repair the front porch by “salvaging existing materials.” The violation at this address was discovered when staff reviewed a proposal to rehab the front porch. Upon review of the photos received from the applicant, staff compared the current conditions with a previous proposal to replace the asphalt shingle roof, submitted in October of 2018. From these images, it was determined that significant exterior alterations occurred at the rear of the home. Additionally, upon further inspection of the photos, it was discovered that a majority of the windows had been altered and the window openings at the rear of the home had been reconfigured.

On October 4<sup>th</sup>, 2019, The building department issued a stop work order for work completed without a permit and reported the following violations:

- Removal of wood shakes at rear and replacement with painted horizontal siding at 1<sup>st</sup> story and painted half-timbering / stucco at second story
- Reconfiguration, and elimination of, window openings / door at rear
- Removal of, and alterations to, windows

## **HDC Violations**

### **Exterior Siding at rear**

- The removal of wood shake siding and replacement with synthetic lap siding with simulated wood grain pattern on first floor
- The removal of wood shake siding and replacement with stucco and half-timbering on second floor

### **Window / Door Reconfiguration at rear**

- *First Floor:* (2) West facing, double-hung windows removed
- *First Floor:* (3) South facing double-hung windows replaced with (1) double-hung window.
- *Second Floor:* (2) South facing double-hung windows replaced with (1) double-hung window at body of home
- *Second Floor:* (2) South facing double-hung windows replaced with (1) double-hung window at second story “bump-out”
- *Second Floor:* The removal of door that led to the roof of the lower story room.

### **Window Replacement- excluding rear portion of home**

- Front façade- windows have been altered with the removal of frame & mullions. “Reinstallation” of sash was done within rough carpentry.
  - (7) double-hung windows
  - (1) casement window
- West façade, main body of home- windows have been replaced but not completely “installed”
  - (4) double-hung windows
  - (2) casement windows
- East façade, main body of home- windows have been replaced but not completely “installed”
  - (4) double-hung windows
  - (2) casement windows

## **11-13-2019 MEETING**

On November 13<sup>th</sup>, 2019 Historic District Commission Regular meeting, the commission denied the work as completed on 4801 Sturtevant per the Secretary of the Interior’s Standards for Rehabilitation, Numbers 2, 5, 6 and 9.

The commission requested that the applicant return in three months (February) with a new application that addresses the work done without permit.

## **2-12-2020 MEETING**

The applicant submitted a package of information to the Historic District Commission January 25<sup>th</sup> with additional narrative and context around the work completed. The applicant did not submit a specific proposal as to how the existing violations would be corrected. It was stated that “If commission and staff succeed in having Detroit Circuit Court Jury Members order our premium historically correct material and workmanship in back of the house demolished, your applicants will exercise their right to stop trying to give the home a purpose. We will conform to the minimum obligation of putting the house back the way it was in 2018 so it can be sold without any stop order burden. This means rotted english cottage shakes with moulin rouge paint, rotted trim with moulin rouge paint, broken aluminum storms, and rotted white windows that do not move.”

The applicant’s full submittal for the February 12th meeting is attached (pages 4-38) along with the full staff report from the November meeting (pages 39-88).

11/19/2019

**NOTICE OF DENIAL**

Wayne Groleau  
17965 Kirkshire  
Beverly Hills, MI 48025

**RE: Application Number 19-6464; 4801 Sturtevant; Russell Woods-Sullivan Historic District**

Dear Mr. Groleau:

At the regularly scheduled meeting that was held on November 13, 2019, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of November 19, 2019. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

The work that was completed on 4801 Sturtevant was denied as inappropriate exterior alterations. This includes: the removal of wood shake siding and its replacement with horizontal siding and stucco / half-timbering; the modification of window and door openings at the rear of the home; and the removal and replacement of windows throughout the home.

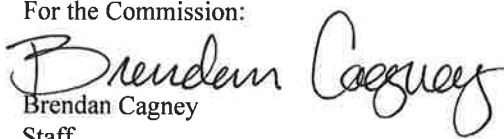
This work is not appropriate based on the following Secretary of the Interior's Standards for Rehabilitation: Number 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;* Number 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;* Number 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;* and Number 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.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application 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:

Brian D. Conway  
State Historic Preservation Officer  
Michigan Historical Center  
717 W. Allegan Street  
Lansing, Michigan 48918-1800

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:

  
Brendan Cagney  
Staff

Detroit Historic District Commission

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: 1-25-20

## PROPERTY INFORMATION

ADDRESS: 4801 Sturtevant AKA: \_\_\_\_\_

HISTORIC DISTRICT: Russell Woods

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: Rear Elevation Siding Windows

## APPLICANT IDENTIFICATION

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

NAME: Wayne & Brenda Grob COMPANY NAME: NA

ADDRESS: 17965 Kirkshire CITY: Beverly Hills STATE: MI ZIP: 48025

PHONE: \_\_\_\_\_ MOBILE: 248-431-9611 EMAIL: anush2112@yahoo.com

## 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](http://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: 1-25-20

## PROPERTY INFORMATION

Address: 4801 Sturtevant Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: \_\_\_\_\_ Lot#: \_\_\_\_\_ 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: Rear Windows, Siding  
☐ 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

Rear Elevation Windows - Wood with AL Cladding  
Siding - Wood Lap Lower, Half-Timbered  
☐ MBC use change ☐ No MBC use change Stucco Upper

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 (sq. ft.) \_\_\_\_\_ 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 MDT) \_\_\_\_\_

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: \_\_\_\_\_ Orig/Blf? ☐ No

Permit Description:

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 (separate permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_



**IDENTIFICATION (All Fields Required)****Property Owner/Homeowner** ☒ Property Owner/Homeowner is Permit ApplicantName: Wayne & Brenda Grodzinski Name: \_\_\_\_\_Address: 17445 Yorkshire City: Beverly Hills State: MI Zip: 48025Phone: \_\_\_\_\_ Mobile: 248-431-9611Driver's License #: C64084658557 Email: ihrush211@yahoo.com**Contractor** ☐ Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT** ☐ Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT** ☐ Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Wayne Grodzinski Signature: Wayne Grodzinski Date: 1-25-20

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner's authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Wayne Grodzinski Signature: Wayne Grodzinski Date: 1-25-20Driver's License #: C64084658557 Expiration: 10/01/23

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1323A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

This application can also be completed online. Visit [detroit.gov/build/olap](http://detroit.gov/build/olap) for more information.

## Background

Our 4801 Sturtevant home was visited on or about October 4<sup>th</sup> 2019 by BSEED and a stop work order was “stickered” to the front door. Applicants then asked for a list of reason(s) for the stop work order so that they could prepare a proper response before the October 28<sup>th</sup> 2019 commission hearing application submittal deadline. The stop order reasons were finally provided by staff after the submittal deadline in an email dated October 30<sup>th</sup> 2019 (below).



● **Garrick Landsberg** <landsbergg@detroitmi.gov>

To: Wayne Groleau

Cc: Brendan Cagney



Oct 30 at 3:51 PM ★

Mr. Groleau:

The following exterior alterations at 4801 Sturtevant were performed without a permit, in violation of Section 21-2-71 of the 2019 Detroit City Code. Please note that Stop Work orders are issued by the Buildings (BSEED) Department, not our staff.

- *Removal of wood shakes at rear and replacement with painted horizontal siding at the 1<sup>st</sup> story and painted half-timbering/stucco at 2<sup>nd</sup> story*
- *Reconfiguration, and elimination of, window openings/door at rear*
- *Removal of, and alterations to windows*

Since you submitted a Project Review Request package on 9/27/2019, and that form lists Windows/Doors and Siding as scope of work, it appears you are already familiar with the violating scope of work. Except for ordinary maintenance, all work to the exterior of a property in a historic district needs a permit.

Your other outstanding application, for the porch and dated 9/23/2019, will be canceled per your request.

The HDC meeting was scheduled for Wednesday November 13<sup>th</sup> 2019. The staff issued their final report 2 business days before the hearing. In this final report, the staff added new information to this list of “non conformances” provided to the applicants on October 30, 2019. This shows that the applicants were not provided sufficient time react to staff’s report. This is a contributing factor as to why this re-application prior to appeal hearing contains so much new information from applicants. The staff stated that the windows in the main portion of the house were installed “incorrectly” as though this were somehow a reflection of the applicants’ work. They further suggested that applicants hire a window expert. The applicants have demonstrated their expertise in installing windows in the rear elevation. A window expert is a waste of applicants’ money in this case. The applicants explained that when the windows were removed to address the rotted rough opening, they were stolen from the home. The applicants found a makeshift temporary solution for the windows. The applicants would like to replace these temporary windows closer to the completion of the house so that they are less likely to be stolen again. The applicants also need to have an ultimate decision on the extent any re-work of the back of the home to see if they can even afford main body windows after that. In addition to adding these main body windows to the non conformance list, the commission said that they need these windows replaced right away as evidenced by the violation notice (below).





Buildings, Safety Engineering  
& Environmental Department

Buildings, Safety Engineering and Environmental Department  
Building Division  
Coleman A. Young Municipal Center  
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226  
(313) 224-3202

### VIOLATION NOTICE

Brenda Holler  
17965 Kirkshire  
Beverly Hills MI, 48025

Permit Number: SPL2019-01755  
Location: 4801 Sturtevant  
Inspector: Timothy Vestrand  
Inspection Type: Complaint Inspection  
Inspection Status: \*\*\*Failed Insp  
Type of Construction:  
Telephone: 313-224-3202

Telephone inquiries may be made between  
8:30 am and 3:30 pm Monday - Friday.

The Building Division inspected the above premises on **11/14/2019** as required by law. Violations of the Building Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

**Compliance Date: 12/14/2019**

**NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.**

#### Violations

##### BUILDING PERMIT

1 BUILDING PERMIT

Additional Violation

HISTORIC RESIDENTIAL WDWP  
In accordance with the Michigan Residential Code, City of Detroit Ordinances, and Historic District Commission regulations, submit an application with plans and specifications to the Historic District Commission and to the Buildings, Safety Engineering and Environmental Department for review, in order to obtain the required Certificate of Appropriateness and Building Permit for exterior alterations.  
Detroit Zoning Ordinance, Sec. 61-2-151  
MRC 2015 Sec. R105.1, Chapter 8, Article VII, Sec. 8-7-5,  
2019 Detroit City Code

NON-COMPLIANT

Please notify Building Division upon compliance of this violation.

The applicant asked the staff in an email if the commision was trying to take the home from us? The answer to this question is shown in the violation notice above. The staff claimed that it would be BSDEE to take the matter to Detroit Circuit Court. They would seek an order authorizing them to enter the property, perform the repairs, and when applicants could not

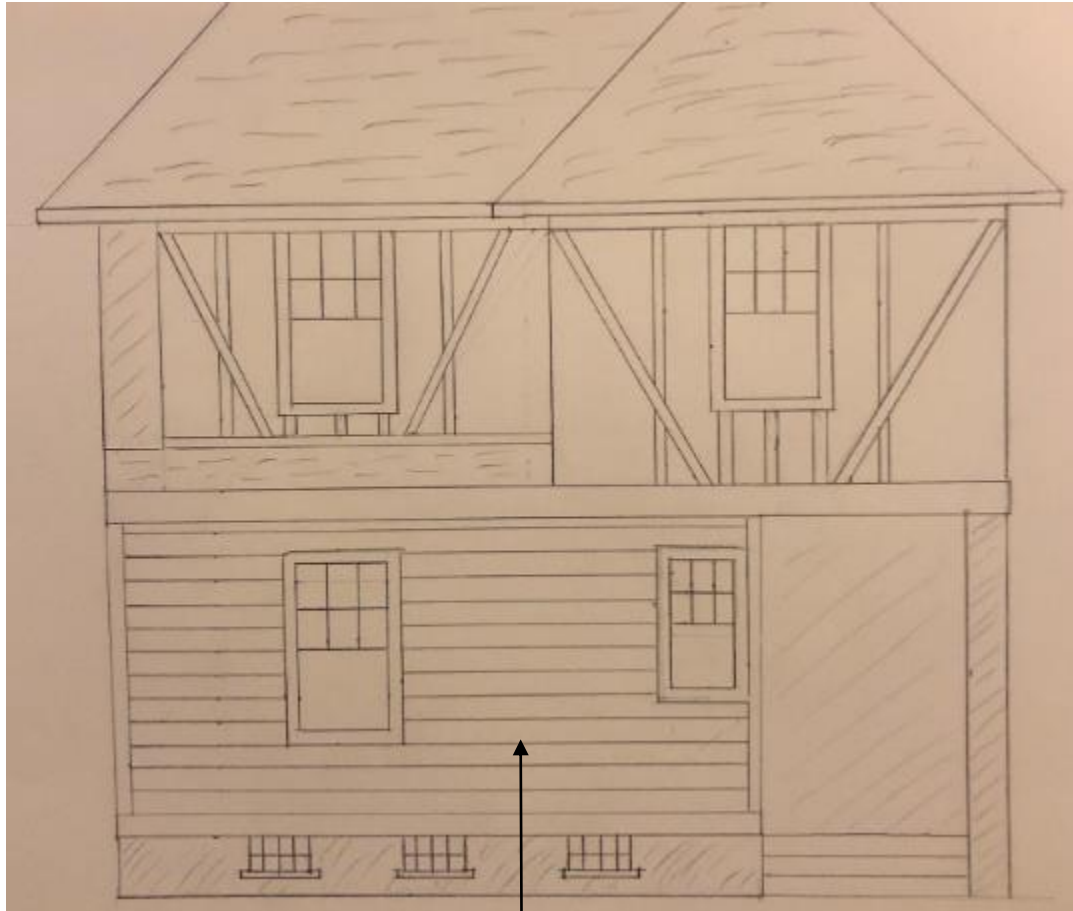
afford, place a lien on the home so that they owned at least a portion of it. The staff and commission were so anxious to take over this home that they ignored applicants' 60 day right of appeal and sent BSDEE to the Sturtevant house the day after the hearing which was 11/14/19. The notice stated to take legal action if the repairs are not made by 12/14/19. They have a stop work order on our home. In the 11/13/19 meeting, the commission had said that they wanted a new proposal at the February 2020 meeting. These actions of the staff, commission, and BSEED are inconsistent with the law and their authority. According to MCL 399.205 (5) "the commission shall attempt to establish with the owner of the resource an economically feasible plan for the preservation of the resource." There is no plan for the back of the home from the 11/13/19 meeting be it economically feasible or otherwise. There is also a stop work order on the home. What document was issued to authorize the applicants to work on the home and complete something by 12/14/19? These actions by staff, commission, and BSEED show no regard for applicants' right to due process. By issuing the violation notice one day after the HDC meeting, they seek control of the Sturtevant home after 12/14/19. This home sat desolate and destroyed by water a year ago. Applicants cared enough to purchase it in the Wayne County Tax Auction for more than anyone else in the world. Any member of the staff or commission was free to purchase it then if they wanted it.

#### New Information – Treatment of applicants relative to VIOLATION NOTICE

The 11/14/19 VIOLATION NOTICE claimed that we had not submitted an application to HDC. This is factually incorrect as we had submitted an application to HDC prior to the 10/28/19 deadline. The VIOLATION NOTICE threatened COURT ACTION by 12/14/19.

According to Wikipedia definition, “Legal threats take many forms. Common to all is that the party making the threat will take form of action of a legal nature. Most common is the threatened initiation of a lawsuit against the second party. This VIOLATION NOTICE was and is an illegal legal threat. According to MCL 399.205 (12), “The commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness.” The pre-conditions of this legal threat were not met by the commission. Your applicants have made this aware to all parties in writing. The VIOLATION NOTICE and associated legal threat has not been retracted or updated in any way.

A very recent example of how VIOLATION NOTICES were treated is from the last HDC meeting on 1/22/20 regarding application 20-6605. “The violation was reported to HDC staff on February 25, 2019 and the Buildings, Safety Engineering & Environmental Department (BSEED) issued a Violation Notice in early March 2019 with compliance required by March 30, 2019. The applicant submitted the required documentation to resolve the violation in December 2019.” The precedent has therefore been established that applications associated with VIOLATION NOTICES can be submitted nine months past the deadline without COURT ACTION being initiated. Your applicants submitted their application prior to the VIOLATION NOTICE.



Rear Elevation - Siding at Rear

New Information – Treatment of applicants relative to Siding at Rear

Applicants put in the application that the lap siding was wood. The staff represented to the commission that applicants had applied “synthetic siding.” If staff is not certain what the siding is, they should just admit it. Applicants’ credibility is maintained because the lap siding is wood and the physical evidence will be brought to the HDC meeting (see below).





Top – Allura Textured Fiber cement lap siding approved by HDC for 2215 W. Boston 5/08/19

Bottom – Wood lap siding used on 4801 Sturtevant

A most recent example of how this will make a difference in approval is from the last HDC meeting on 1/22/20 regarding application 19-6592. “However staff recommends the Commission issue the COA with the following conditions: the exterior siding will be lapped wood or fiber-cement board” (as opposed to the proposed vinyl siding which was rejected).

Applicants' credibility is further maintained because the cottage shakes covering the stucco are not original (see below).



Remaining piece of rotted cottage shake from 4801 Sturtevant. This shows the extent of the rot and the the moulin rouge paint was the only coat of paint ever placed on this cottage shake. This is the sample that had the paint scraped off by Accurate Labs on 12/30/19.



30105 Beverly Road  
Romulus, MI 48174  
Ph: 734-629-8161; Fax: 734-629-8431

**Certificate of Analysis: Lead In Paint by EPA SW-846 7420 and 3050B\***

<b>Client :</b> Wayne Groleau 17965 Kirkshire Beverly Hills, MI 48025	<b>AAT Project :</b> 540545
<b>Attn :</b> Wayne Groleau <b>Phone :</b> 248-431-9611	<b>Sampling Date :</b> <b>Date Received :</b> 12/30/2019 <b>Date Analyzed :</b> 12/30/2019 <b>Date Reported :</b> 12/30/2019 3:59:22PM
<b>Email :</b> inrush2112@yahoo.com <b>Fax :</b>	
<b>Client Project :</b> 4801 STURTEVANT DETROIT	
<b>Project Location :</b> 4801 STURTEVANT DETROIT	

Lab Sample ID	Client Code	Sample Description	PPM	Result Lead (% by weight)	Calculated R L (% by weight)
5203773	1	4801 STURTEVANT DETROIT	3987	0.3987	0.0005

Analyst Signature

Norman Cyr

This is the report on the moulin rouge paint sample from the rotted cottage shake completed 12/30/19. Since this was the only coat of paint, applicants' claim that these shakes were not original is backed by certified laboratory evidence. This paint is not from the year 1925. The amount of lead is already below the current standard for lead paint classification. It is also less than half the amount of lead that was allowed after Public Law 91-695 from January 13, 1971.

We want commission to know the truth before any court order to enter the property and demolish the rear of house house at applicants' expense. Our siding was rejected on the basis of U.S. Secretary of Interior § 67.7(b)(6) "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary, pictorial, and physical evidence." Your applicants have attended all recent HDC meetings and researched the cases within the last year. We have provided the most extensive documentary, pictorial, and physical evidence of anyone. We are the only applicants to provide certified laboratory evidence that dated the physical samples.

There is a relevant precedent set at 2215 West Boston application 19-6174. The deteriorated historic features were not repaired. The new building did not match the old in design. The justification for demolition was not substantiated by a single shred of evidence. There was never even an application for demolition or pouring of a new slab. There was never a stop work order issued due to this. There was never a VIOLATION NOTICE due to this. This was placed on the HDC agenda in the regular section as though nothing had been done without HDC approval. The new garage was built on a new slab that we have yet to find an application and building permit for. The applicants were given access to U.S. Secretary of Interior § 67.7(b)(10) as if these alterations to the original design were some sort of virtue. Even under U.S. Secretary of Interior § 67.7(b)(10), this fails because the historic half-timbering and high pitched roof to match the historic tudor home are now gone. The following pictures show what happened to the neighborhood as a result.





These properties at 2405 Chicago and 2341 W. Boston are also highly visible corner lots in the same district. Both have half timbered gables with high pitched roofs to match the home as described by staff in report for 2215 W. Boston.

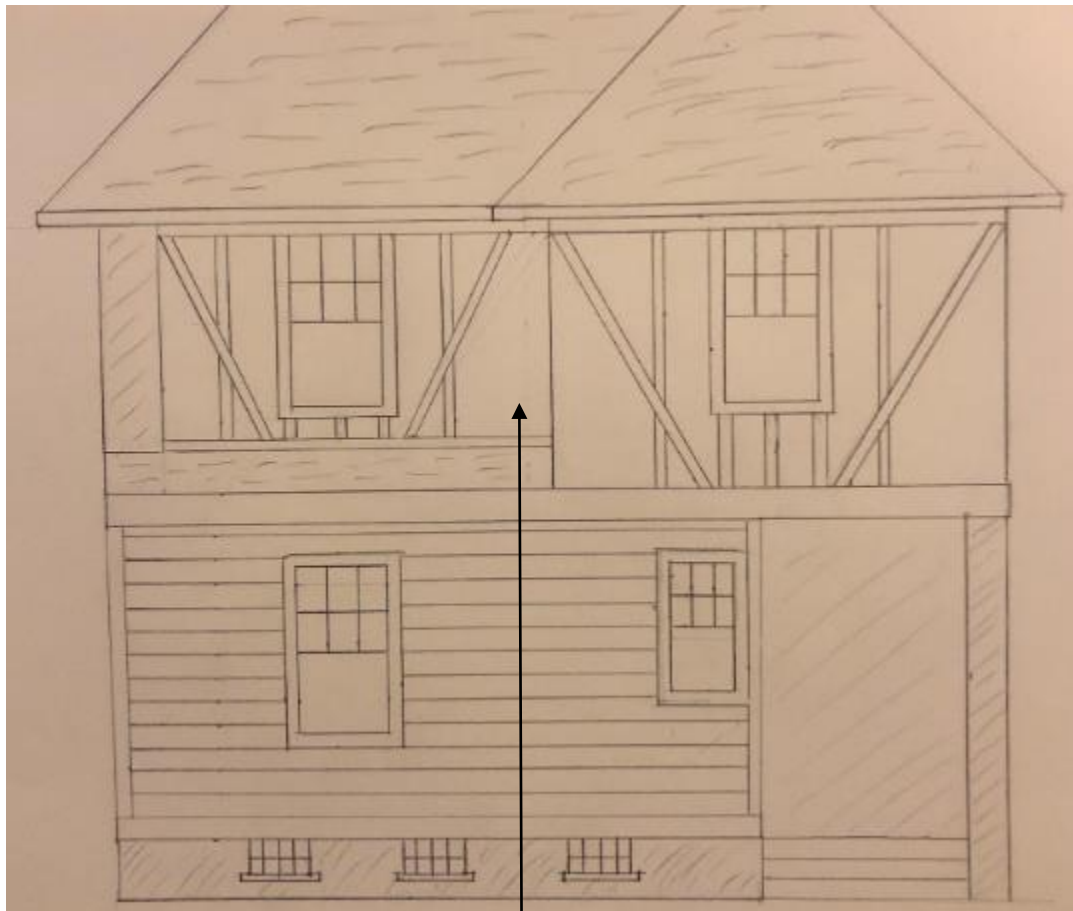


The staff and commission approved lap siding to replace the original half timbering at 2215 W. Boston. The high pitched roof and matching tudor style was not preserved.

Knowing that the Russell Woods district has many non-historic siding materials and non-historic siding designs, the staff offered “many homes have installed siding of non-historic materials prior to the historic designation of the Russell Woods Sullivan neighborhood in 1999.” This is different than commission’s 1999 document which does not mention anything about these many homes. “The majority of houses are faced with brick, often combined with wood, stone, or stucco.” Per U.S. Secretary of Interior § 67.7(b)(3), “Each property shall be characterized as a physical record of it’s time, place, and use.” The 1999 documentation is the only record and it does not account for this widespread use of non-historic materials throughout the district. Most of the siding in the district has therefore lost its historic value. MCL § 399.205(3)(a) provides “The commission shall consider the historic or architectural value and significance of the resource and its relationship to the surrounding area.” The staff did not cite this law and the commission did not consider the law. The staff’s comment about time period of the extensive



non-historic alterations to the district is irrelevant to MCL § 399.205(3)(a). This Michigan law does not say “and its relationship to the surrounding area before extensive non-historic alterations were performed.”



Rear Elevation - Stucco at Rear

New Information – Treatment of applicants relative to Stucco at Rear

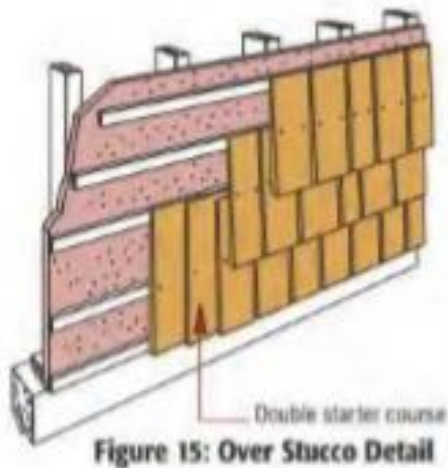
Dragomir Cosanici and Nicholas Bozon from the State Historic Preservation Office wrote a paper titled Economic Hardship, Feasibility and Related Standards in Historic Preservation Law. This report happened to talk about stucco and wood siding. “An example of the lack of feasibility would involve a house sided with a unique circa 1920s stucco, when there was no longer any company in the state doing repair work on stucco homes. In such a case, siding the home with another historically correct material, such as wood, might be considered economically and technically feasible, whereas using stucco might not be viewed as feasible.” This shows that both stucco and wood siding are historically correct solutions. We went the extra mile to do the original stucco with half timbering at a greater cost and higher level workmanship. In addition to the previous documentation showing the cottage shakes on upper rear elevation were not original, we have the following additional documentation for the stucco.





4220 Sturtevant where the original stucco was sided over

Your applicant found that wood strips were attached to the stucco to nail the shakes to. This is a practice shown below. The bottom shakes were placed directly over the lap. The second floor door was not original.

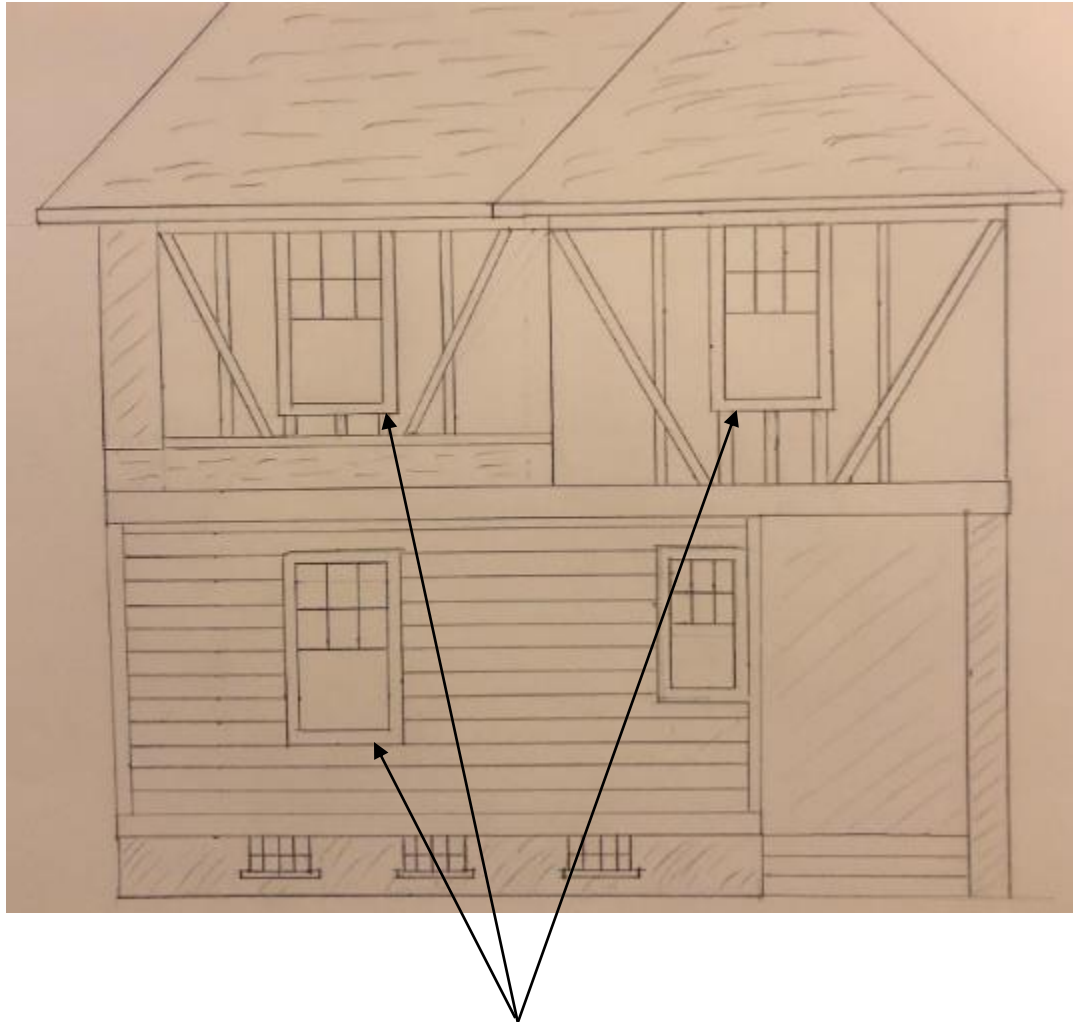


Additional proof for applicant's position on rear of house.

Staff represented applicants as uncredible to the commission by mocking with quotes. One example of such statement made by staff was "Mr. Groleau feels that this is an appropriate expression of the tudor style that is present throughout the Russell Woods neighborhood." This is in reference to Applicants' statement "All you have to do is look to see that the home is a tudor and all tudors in the neighborhood had stucco uppers."

Applicants are able to use the following to prove their statement. (A) "a historic district to be known as the Russell Woods-Sullivan historic district is hereby established in accordance with the provisions of this article." (E) "The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows". "Characteristic elements and details displayed on vernacular english revival- influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering". Cottage shakes are not mentioned in conjunction with tudor revival homes. Applicant's english tudor home is full brick

on front and sides. The characteristic element and detail of 1925 stucco with wood half timbering is in the rear of the home. Per U.S. Secretary of Interior § 67.7(b)(5), distinctive features, finishes, and construction techniques or examples of craftsmanship that characterized a property shall be preserved. Per U.S. Secretary of Interior § 67.7(b)(3), each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural from other buildings, shall not be undertaken. Staff provided examples of non tudor homes and tudor homes that were not bricked all the way to the top on front and sides. If our home were clad like a non-tudor, the historical record would show it to be a classical style except that tudors are not classical style. “Residential buildings derived from classical styles display modest detail, mostly in wood”.



Rear Elevation – Windows and Openings

New Information – Treatment of applicants relative to Window Openings and Windows at Rear

On April 10, 2019, commission voted to approve the replacement of historic wood windows in rear elevation of 709 Chicago and replace them with vinyl. This was replacement of historical materials with non historical materials (below).



709 Chicago - Historic Wood Windows replaced with Vinly at rear elevation.

This was done under MCL § 399.205(6)(d) “Retaining the resource is not in the interest of the majority of the community.” Applicants cite that this same broad statute as it is even more justified in our case because all of our materials are historically correct and we are still considering a rear elevation that is not visible from the street.

On February 7, 2019, commission voted to alter the window opening in the rear elevation on 4114 Trumbull by cutting into the historical brick. If Trumbull house has any historic material it would be the brick. It is most certainly from 1900 and it is clearly still standing. This was done under U.S. Secretarty of Interior § 67.7(b)(1)(6), and (9). The approved Trumbull plan called for cutting into the brick to expand the window openings for doors. “It is staff’s opinion that the proposed conversion of the home from a duplex to a four unit condo is appropriate and will not effect any of the defining historical features. The proposed modifications in the rear of the property will not be visible from Trumbull and will not detract from the building’s historic appearance.” The state manual stresses that fairness exist for all property owners. Apartment

developers and private individuals are both property owners. “It is the role of the commission to ensure that due process is fairly and equitably applied to all property owners living in a historic district.” We see that the staff and commission have ruled in Trumbull that any window opening changes to the rear of the property will not detract from the building’s historical appearance and they will not be visible from the street (see below).



4114/4116 Trumbull Alteration of window opening by cutting into brick





4801 Sturtevant Wood windows per color chart, wood siding lower, and stucco upper

The building at 1690 Virginia Park was built in 1912. The brick is original and historic. It is in good shape and has not been painted over. There are historical window and door openings in the back of the home (see below).





historically significant feature of the property.” We see that the staff and commission have ruled in Virginia Park that any window and door opening demolitions to the rear of the property are permitted because these original openings are not historically significant features of the property. We also see that the staff and commission have ruled in Virginia Park that new additional window openings placed on the sides and back of the home can be unique in window opening space ratio, window opening size, window grid pattern, amount of windows. and window opening height to width proportions. The staff and commission have ruled that the additional window openings placed on sides and back “retain and preserve the historic character of the building.”

The building at 660 East Boston was approved by commission on December 12, 2018. This was done under U.S. Secretary of Interior § 67.7(b)(9). The new addition is comprised of new window and door openings. The ratio of openings to space in the addition is not seen elsewhere in the home. The size and proportion of the window openings in the addition is different than the rest of the home (see below).





660 E. Boston new additional window openings placed on the sides and back of the home were approved to be unique in window opening space ratio, window opening size, window grid pattern, and window opening height to width proportions.

The commission has ruled that new additional window openings placed on the sides and back of the home can be unique in window opening space ratio, window opening size, window grid pattern, amount of windows, and window opening height to width proportions.

In their report for 4801 Sturtevant, staff provided pictorial evidence of a 4 homes with various window configurations (see below).



In their report for 4801 Sturtevant, staff provided pictorial evidence of the 4 homes above with these window configurations. If the unique low windows on the second floor are not at

least 18 inches from the floor, MCL § 399.205(6)a is not met. MCL § 399.205(3)a, c, and d are also relevant to staff's comparison of these 4 Russell Woods homes to 4801 Sturtevant.

We have seen that it just takes one of the laws to get commission approvals. In addition to the windows and openings being a match for the originals, we now have U.S. Secretary of Interior § 67.7(b)(2), (6), (9), MCL § 399.205(3)a, c, and d, and MCL § 399.205(6)a, and d.



Rear Iso Elevation – Removal of Door

New Information – Treatment of applicants relative to Removal of Door at Rear



On September 11, 2019, staff proposed and commission voted to remove the historical Saint Ann Covenant 2630 W. Lafayette divided light door and fill it (see below).



St Ann Original 1924 Historic Divided Light Door



4801 Sturtevant Non Original Door



Queen Ann Fill Solution

4801 Sturtevant Seamless Fill Solution

Color and texture mismatch

No sign a door was ever there

Limestone sill still in place indicating opening was there



**NEW EXTERIOR INFILL WALL. 6" STUD WITH 5/8" DENSGLASS SHEATHING,  
MATCH EXISTING SIDING AND PAINT**

There is no siding, it is multi-colored historical brick

This was done under U.S. Secretary of Interior § 67.7(b)(6),(9), and (10). Applicants' also had provided documentary evidence of the safety violation in their original 4801 Sturtevant application. Applicants rest their case on the 4801 Sturtevant door by citing these same U.S. Secretary of Interior § 67.7(b)(6),(9), and (10) statutes and preserve their claim to MCL § 399.205(6)a.

The trim and half timbering match the color chart below. The body color was approved for 4220 Sturtevant except it was made one shade lighter. This is to fit tudor style where field is to be lighter than trim.



4801 Sturtevant – Applicants demonstrated the finest roofing workmanship in all of Russell Woods. The rotted roof structure was made perfectly flat, roof was properly vented, and chimney protected by cricket. Per color chart, new wood trim (facia) was painted to match the roof. The vents, chimney, flashing, and cricket were chosen to match the roof as well.

# TRIM

Match half-timbering color  
or match existing stone trim  
color or match shingle color

Similar to the home next door to the west side that is no longer there, the 4801 Sturtevant historic purpose of a single family dwelling was erased by water damage to the point of being uninhabitable. The applicants advanced the home toward historic purpose viability. The applicants secured a building permit for the roof. This permit also gave applicants authority to replace any rotted wood that occurred as a result of lack of roof. The water had gotten everywhere. The house rotted from the inside out so the inner and outer walls were gutted. The exterior wood rotted from the inside out. The trusses and walls of the home are now solid. This is done by replacing rotted elements and leaving sound elements. The applicants could not climb on the 12/12 pitch roof and support the weight of all the shingle packs without first addressing the rotted wall and truss structure. Applicants do not have the time and money to unnecessarily replace wood that is not rotted. Applicants transformed the roof from the worst in the district to the finest in the district. We have received several compliments from the neighbors. The roof is perfectly flat and it is the only one in the district that is properly vented and chimney protected by a cricket.

If commission and staff succeed in having Detroit Circuit Court Jury Members order our premium historically correct material and workmanship in back of the house demolished, your applicants will exercise their right to stop trying to give the home a purpose. We will conform to

the minimum obligation of putting the house back the way it was in 2018 so it can be sold without any stop order burden. This means rotted english cottage shakes with moulin rouge paint, rotted trim with moulin rouge paint, broken aluminum storms, and rotted white windows that do not move. This was a time when the house had death of purpose but we owed the commission and staff nothing. The commission could not walk into our home and take control. We had applied for permit to fix the porch. We pulled the application in time. With this action, we are no longer obligated to fix the porch.

## W-2500™ Clad-Wood Window: Standard Double-Hung



### Explore the options

*On-screen colors/finishes vary from actual products.*

#### Grille Designs



Colonial Grille



No Grille

#### Interior Finish Options ▾

Paint Brilliant White



#### Exterior Colors ▾

Black



[See all options and features >](#)

## Commission approved for 4220 Sturtevant



### Simulated Divided Lites (SDL)

To achieve an authentic look, select our simulated divided lites (SDL). They feature grilles that are permanently attached to the exterior glass (aluminum for clad-wood exteriors, wood for primed wood exteriors), wood grilles adhered to the interior glass, and optional Light Brown or Silver shadow bars that are placed between the two panes of insulating glass. Grilles are available in 7/8", 1-1/8" and 1-3/8" sizes.



STAFF REPORT 11-13-2019 MEETING  
APPLICATION NUMBER 19-6464  
ADDRESS: 4801 STURTEVANT  
HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN  
APPLICANT: WAYNE GROLEAU  
DATE OF APPLICATION: 9-23-2019  
DATE OF VIOLATION: 9-26-2019  
DATE OF STAFF VISIT: 11-6-2019

PREPARED BY: B. CAGNEY



*Staff Photo: 11-6-2019*

### **Existing Conditions**

The 2.5-story, single-family home at 4801 Sturtevant was built in 1925. While the home is located midblock on Sturtevant, between Livernois and Broadstreet, the adjacent parcel to the west is vacant, allowing views of the full side of 4801 Sturtevant from the right of way. It is an English Tudor Revival, clad in an orange / brown brick. The brick work is detailed and intricate, featuring **rough bricks dispersed among a “wobbly” stretcher course**. The balanced, asymmetrical front façade is dominated by a steeply pitched gable that extends outward from the hipped roof. A smaller gable that contains the front entrance projects forward from the larger gable. The front door features a rounded arch with ornamental brick trim. A bay of (3) windows with an arched brick lintel looks on to the uncovered front porch at the lower level. The porch is bordered by a decorative, black, metal fence. Photos provided by the applicant **show deterioration to the concrete cap and missing coping around the perimeter of the porch**. Brick wing walls extend down the steps that show **deterioration in the mortar**.

All window openings feature limestone sills. Staff is unclear as to the exact design or condition of the windows installed in the home prior to the recent changes. Photo documentation shows that windows at the front façade were covered in aluminum storms. If the windows were original to the home, it is likely that the sashes were wood and the windows at the front façade displayed some leaded glass detailing, as noted in the Russell Woods-Sullivan Elements of Design. The applicant stated that these windows were

stolen from the home while it was vacant. However, the existing sash appears consistent in size and character with the original windows.

The rear of the home features two rooms that project from the main body of the home. The second floor room is asymmetrically balanced on the first floor, creating a void that allows a doorway to a walk-out deck on to the roof of the first floor room. Prior to work completed by the applicant, the rear of the home was clad in wood shake. The shake was installed in such a style that creates a distinctively staggered, “saw-tooth” pattern, observed on several homes on Sturtevant street and throughout the Russell Woods neighborhood.

## Violation

On September 23, 2019, the applicant had applied to repair the front porch by “salvaging existing materials.” The violation at this address was discovered when staff reviewed a proposal to rehab the front porch. Upon review of the photos received from the applicant, staff compared the current conditions with a previous proposal to replace the asphalt shingle roof, submitted in October of 2018. From these images, it was determined that significant exterior alterations occurred at the rear of the home. Additionally, upon further inspection of the photos, it was discovered that a majority of the windows had been altered and the window openings at the rear of the home had been reconfigured. The building department was notified that work had taken place without a permit and a stop work order was issued for the following violations:

- Removal of wood shakes at rear and replacement with painted horizontal siding at 1<sup>st</sup> story and painted half-timbering / stucco at second story
- Reconfiguration, and elimination of, window openings / door at rear
- Removal of, and alterations to, windows

The applicant contends that the home was “restored to the original 1925 condition.” Further, he states that “the pictures will show that the back of this home was restored to have the greatest aesthetic value and historical significance in all of Russell Woods.”

As mentioned previously, the applicant reports that the original windows were stolen while the house was vacant. The applicant asserts that the replacement windows currently installed in the main body of the house were “found in the trash down the street” and “they are rotted and nailed in sideways.” It is unclear to staff if this is how he intends the windows to remain.

Regarding the reconfiguration of the window openings in the rear, the property owner has stated “the aluminum storms are a product of the 1950’s. The window openings in the back were reconfigured at about the same time that the storms were put in. The single windows is a match for the brick side bedroom wall where there is one window.” Staff is unable to verify these claims based on the limited documentation provided. The applicant contends that the new windows that were installed in the reconfigured rear portion of the home are Jeld-Wen W-3500 aluminum clad windows (6/1). While specs for these windows were not provided the staff, the homeowner states that these windows “were already approved by the commission for 4220 Sturtevant.”

Additionally, the applicant states that, “The second floor door was not original.” It is not clear if he is referring to the door itself or the door frame that opened onto the first floor roof. The applicant does offer insight to the elimination of the doorway, “In addition to the flat roof door not being original, safety requirements are not met due to lack of railing, lack of flat support structure, and the fact that the previously approved flat roof material is not rated for this type of use.”

As per the modification to the siding at the rear of the home, the applicant states that the original condition of the rear was clad in stucco. He provided a construction **detail** showing his position on how the non-original wood shake cladding was installed, over the stucco. He states that the wood shake removed was “non-original and rotted”. Because no detailed photo documentation was submitted prior to the removal of the wood shake, the condition of the siding cannot be determined.

The current exterior finish at the rear of the home is stucco with wood trim and decorative “half-timbering”. The trim and decorative elements were painted grey while the stucco is a greenish- yellow. Mr. Groleau feels that this is an appropriate expression of the tudor style that is present throughout the Russell Woods neighborhood. “All you have to do is look to see that the home is a tudor and all tudors in the neighborhood had stucco uppers.”

With the current proposal, the applicant is seeking the Commission’s approval to resolve the following work associated with the exterior modifications of the home **as per the stop work order:**

#### **Exterior Siding at rear**

- The removal of wood shake siding and replacement with synthetic lap siding with simulated wood grain pattern on first floor
- The removal of wood shake siding and replacement with stucco and half-timbering on second floor

#### **Window / Door Reconfiguration at rear**

- *First Floor:* (2) West facing, double-hung windows removed
- *First Floor:* (3) South facing double-hung windows replaced with (1) double-hung window.
- *Second Floor:* (2) South facing double-hung windows replaced with (1) double-hung window at body of home
- *Second Floor:* (2) South facing double-hung windows replaced with (1) double-hung window at second story “bump-out”
- *Second Floor:* The removal of door that led to the roof of the lower story room.

#### **Window Replacement- excluding rear portion of home**

- Front façade- windows have been altered with the removal of frame & mullions. “Reinstallation” of sash was done within rough carpentry.
  - (7) double-hung windows
  - (1) casement window
- West façade, main body of home- windows have been replaced but not completely “installed”
  - (4) double-hung windows
  - (2) casement windows
- East façade, main body of home- windows have been replaced but not completely “installed”
  - (4) double-hung windows
  - (2) casement windows

#### **Staff Observations:**

##### *Window Alteration:*

While many of the window sash now extant in the main body of the house may be appropriate for the home and within the context of Russell Woods (15/1 light pattern with leaded glass uppers), the current method of installation must be corrected. The **window bay on the second floor no longer have muntins**

separating the three double-hung sashes and are framed in with lumber and plywood. It does appear that one of these windows is installed sideways. This condition should be corrected with three identical windows that maintain the style of the historic designation photo, with a 15/1 light pattern, separated with appropriately sized mullions and trim. The bay of windows installed on the first floor maintain the design of the designation photo, but do not seem to be properly installed. The trim and muntions should be restored to properly secure the window sashes.

The windows on the west elevation are clearly visible from the right of way. While the three non-operational casement windows maintain the wood and leaded glass indicative of what may have been originally installed, there are three double hung windows that do not maintain a consistent design across the elevation; 1/1, 15/15 and 1/15. Staff is unable to comment on the windows on the east elevation, as we did not venture on to the property and were unable to get detailed photos of the current windows and installation. However, they seem to be installed in the same manner, in the current state with rough lumber framing.

#### *Rear Siding Replacement:*

The applicant has stated that the wood shake siding on the rear was not original to the home and had deteriorated beyond repair. Staff walked around the block and found that the particular style of wood shake is a character defining feature on several homes in the neighborhood. While staff did find evidence of the tudor-style half timbering present on the front facades of homes in the neighborhood, we did not find evidence of stucco or half timbering on any rear projections from the body of the home. Due to the designation of the neighborhood in 1999, it is not uncommon to see homes have had historic wood cladding wrapped in horizontal vinyl or aluminum siding. It is staff's opinion, however, that this is not an appropriate material treatment for historic homes in this district.

#### *Rear Window Replacement:*

Based on the rear photos of the home taken prior to the exterior modifications, staff is unable to determine what the light configuration of the windows on the second floor before they were removed. The lower windows have 15/1 divided lights. The Jeld-Wen replacement windows maintain a 6/1 design, staff is unable to determine if the mullions are between glass or there are storm windows installed.

## **STAFF RECOMMENDATIONS**

### *1. Window replacement: "Salvaged Windows" - Main body of home.*

Per Standard 6 of the Interior Standards for Rehab, *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.*

Unfortunately, staff has limited documentation of the previous windows and is not able to verify that the windows that are currently installed replicate the "stolen" windows. However, there does seem to be evidence in the designation photo that the front windows did have the leaded glass in a 15/1 design. The current windows may be appropriate in some instances, however, all of these windows must be installed properly. Staff defers on offering a specific instruction on installation, as an experienced window contractor should be consulted before further work occurs. It is also staffs opinion that all windows must have a uniform look, especially at the front sets of windows, particularly, on the second floor. These windows should be identical in design, material, operation and color. Staff recommends that the applicant consult with a historic window specialist to craft a proposal as to how the "historic" windows will be installed properly and maintain a consistent look across the home. This proposal should be reviewed and approved by staff.



## 2. Window opening alterations: rear of home.

Per Standard 6 of the Interior Standards for Rehab, *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.*

The alteration of the number and distribution of openings do change the historic character of the rear of the house. Staff finds that the work is inappropriate per Secretary of Interior 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;* and 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.* Due to a lack of documentation on the previous windows, **it is unclear if the current windows installed at the rear of the home maintain a faithful design of the existing windows.** The Jeld-Wen units are **aluminum-clad wood windows that display a 6/1 grid pattern.** The windows were indeed previously approved as replacements (with external mullions) for a home down the street, 4220 Sturtevant.

## 3. Siding replacement: Rear of home.

Per Standard 6 of the Interior Standards for Rehab, *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.*

It is staff's opinion that the removal of the shake siding was not appropriate as there was no documentation of deterioration that indicated that all of the siding must be removed and replaced instead of repaired. Additionally, because of the particular style of installation, the wood shake siding is a character defining feature on this and **many homes in the neighborhood.** Additionally, while there may be tudor-style stucco and half timbering on some of the front facades, staff was unable to find an example of this on the rear facades of homes in the neighborhood. **Generally, the rear elevations lack complex façade detailing.** Additionally, while the horizontal siding installed may not be an appropriate material for replacement of the cedar shake, the Elements of Design notes under section (8) Relationship of textures, "horizontal elements" are listed. **Many homes have installed horizontal siding of non-historic materials prior to the Historic Designation of the Russell Woods-Sullivan neighborhood in 1999.**

It is staff's opinion that the shake siding should be restored on the back of the home, in the original "staggered" style that was removed. **This can be achieved by a tradesman experienced in historic home restoration.** Further, should the commission decide the exterior siding be removed or may remain, it should be painted a color appropriate to the architectural style of the home, from **Color Chart: D.**





1999 Historic Designation Photo- Front Elevation

**SEC. 25-2-130. RUSSELL WOODS-SULLIVAN HISTORIC DISTRICT.**

- (A) a historic district to be known as the Russell Woods-Sullivan historic district is hereby established in accordance with the provisions of this article.
- (B) this historic district designation is hereby certified as being consistent with the Detroit master plan.
- (C) the boundaries of the Russell Woods-Sullivan Historic District are as shown on the map on file in the office of the city clerk, and shall be: on the north, a line beginning at a point at the intersection of the centerline of Waverly Avenue and the centerline extended northward of the north-south alley between Livernois Avenue and Broadstreet Boulevard; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Broadstreet Boulevard; thence north along the centerline of Broadstreet Boulevard to its intersection with the centerline of West Davison Avenue, thence east along said centerline of West Davison Avenue to its intersection with the centerline extended northward of the north-south alley between Broadstreet Boulevard and Petoskey Avenue; thence south along the centerline of said alley to its intersection with the centerline of the east-west alley between West Davison and Waverly Avenue; thence east along the centerline of said alley to its intersection with the centerline of Petoskey Avenue; thence south along the centerline of Petoskey Avenue to its intersection with the centerline of Waverly Avenue; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Holmur avenue; thence north along centerline of Holmur avenue to its intersection with the centerline of West Davison Avenue; thence east along said centerline of West Davison Avenue to its intersection with the centerline of Dexter Boulevard; thence south along said centerline of Dexter Boulevard to its intersection with the centerline of Waverly Avenue; thence east along said centerline of Waverly Avenue to its intersection with the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the east, the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the south, a line beginning at a point, that point being the intersection of the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue with the southern boundary, extended eastward and westward, of lot 36 of Linwood Heights subdivision (l.35, p.6); thence westerly along said southern boundary of lot 36 to its intersection with the centerline of Dexter Boulevard; thence north along the centerline of Dexter Boulevard to its intersection with the southern boundary of the Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53); thence westerly along the southern boundary of Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53) and continuing along the southern boundary of the Russell Woods subdivision (l.34, p.3) to its intersection with the centerline of the north-south alley between Broadstreet Boulevard and Martindale avenue; thence south along the centerline of said alley to its intersection with the south line of lot 336, extended east and west, of Brown and Babcock's subdivision (l.16, p.15); thence west along said lot line as extended to its intersection with the centerline of Broadstreet Avenue; thence north along said centerline of Broadstreet Boulevard to its intersection with the south lot line of lot 20 of Brown and Babcock's subdivision (l.16, p.15), as extended east and west; thence west along said south line of lot 20 to its intersection with the centerline of the north-south alley between Cascade Avenue and Broadstreet Boulevard; thence north along the centerline of said alley to its intersection with the centerline of the east-west alley lying between Cortland Avenue and Elmhurst Avenue and adjacent to the northwest corner of lot 17 of Brown and Babcock's subdivision (l. 16, p.15); thence west along said alley to its intersection with a line 192 feet west of the east lot line of out lot 8 of Joseph Yerkes subdivision of the northerly part of fractional 1/4

sec. 30, t.t.a.t. (L.3, p.38) as extended north and south; thence north along said line to its intersection with the southern boundary of the Russell Woods Subdivision (l.34, p.3); thence westerly along the southern boundary of the Russell Woods Subdivision (l.34, p.3) to its intersection with the centerline of the north-south alley lying between Livernois Avenue and Broadstreet Boulevard and immediately adjacent to the rear of the lots fronting on the east side of Livernois Avenue. On the west, the centerline of the north-south alley directly south of Livernois Avenue. (The property included within these boundaries includes lots 1-443 and lots 445-620 of the Russell Woods Subdivision, liber 34 page 3; lots 1-20 and 336-350 of Brown & Babcocks subdivision, liber 16 page 15; lots 1-4, 67-73, and 136-142 of Lathrup's Dexter Boulevard Subdivision, liber 32 page 15; lots 36-66 of the Linwood Heights Subdivision, liber 35 page 6; lots 10-14 of Sullivan's Dexter Boulevard Subdivision, liber 46 page 30; lots 74-571 of Sullivan's Dexter Boulevard Subdivision no. 1, liber 55 page 53; out lot 7 of Joseph Yerkes subdivision of the northerly part of part of the fractional quarter section 30, ten thousand acre tract, liber 3 page 36; and all that part of quarter section 12, ten thousand acre tract, lying between Davison Avenue and Waverly Avenue and between Dexter Boulevard and vacated Holmur Avenue.

- (D) The design treatment level of the Russell Woods-Sullivan Historic District shall be conservation as provided for in section 25-2-2(3) of this code.
- (E) The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows:

- (1) Height. The dominant residential structures in the Russell woods-Sullivan historic district range from one-and-a-half (1½) to two-and-a-half (2½) stories tall, with those of two (2) to two-and-a-half (2½) forming a substantial majority. One-and-a-half (1½) story houses typically have a very steep roof pitch, increasing the overall height. A few one (1) story houses exist but are not characteristic. Additions to existing buildings shall be related to the existing structure. Commercial and institutional structures on dexter boulevard and one (1) apartment building adjacent to dexter boulevard depart from these norms, ranging in height from one to four stories. New single family and two family residences shall meet the following standards:

- (i) Eight (8) adjoining houses on the same block face, excluding any one-story houses, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one (1) or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. The main roof of any new building must have a height of at least eighty percent (80%) of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.

- (ii) The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the process in Subsection (E)(1)(i) of this section described, again excluding one-story houses. The proposed new structure shall have a height at the eaves or cornice of not less than ninety percent (90%) of the average determined from existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest eave or cornice.
- (2) Proportion of buildings front facades. The typical front facade of a single or two-unit house in the Russell Woods-Sullivan Historic District is approximately as tall to its eaves as it is wide. One-and-a-half (1½) story houses sometimes have facades wider than tall, but balanced by a steeply pitched roof resulting in a balanced overall composition. The two terrace buildings are wider than tall along Petoskey; multi-story apartment buildings are taller than wide. Commercial buildings that contribute to the historic district on Dexter Boulevard, where they exist adjacent to similar buildings, form a horizontal row.
- (3) Proportion of openings within the facades. In residential buildings, openings amount to between twenty (20) and thirty-five (35) percent of the front facade, with the majority ranging from twenty-five (25) to thirty (30) percent. Buildings of the “moderne” and “Art deco” styles will have a percentage of openings in the upper portion of the general range. Typical openings are taller than wide. It is not uncommon for several windows which are taller than wide to fill a single opening which is wider than tall. Houses built later in the period of development sometimes have individual windows which are balanced or somewhat wider than tall; such a window is often the main opening of the first floor front facade.
- (4) Rhythm of solids to voids in front facades. In four-square style buildings and buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English medieval inspiration, voids are arranged with more freedom, but usually result in a balanced composition. On Dexter boulevard, the repetitive flow of storefront openings, where they exist, create a rhythm along the commercial frontage.
- (5) Rhythm of spacing of buildings on streets. In the Russell Woods-Sullivan Historic District, the spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another. The residential lots generally range from thirty-five to forty (40) feet wide, with the exception of Broadstreet Boulevard, where the majority of lots range from forty-eight (48) feet to sixty-eight (68) feet in width, the larger being the corner lots. Also with the exception of Broadstreet Boulevard, houses are usually situated close to the western lot line, allowing for just enough space for a side driveway along the eastern lot line.
- (6) Rhythm of entrance and/or porch projections. Porch types relate to the type and style of the building. Buildings with an upper and lower unit, primarily on

Cortland Avenue, Buena Vista Avenue, Tyler Avenue and Waverly Avenue, often have two story porches that project from the main wall surface. One common entrance arrangement on vernacular english revival single-family houses is that of a slightly projecting, steeply gabled vestibule, either enclosed or open, entered through an arched opening. The first floor wall surface of the front facade is sometimes extended to contain either a narrow arched opening for pedestrians to pass or a car-width sized opening serving as an entrance over the driveway for a car to pass through. Another common arrangement, predominantly at the eastern end of the district in the Sullivan Subdivision, is the open porch with metal awning frames overhead. In general, a variety of residential porch types exist in the district; most tend to be shallow, are not always covered, and vary in placement on the front facade. They create an interesting rhythm along the streetscape, especially where a number of any one kind exist in a row.

- (7) *Relationship of materials.* The majority of houses are faced with brick, often combined with wood, stone or stucco. Some houses on Glendale and Waverly Avenues in the Russell Woods Subdivision are entirely of wood; very few houses are entirely stucco. Stone trim is common, and wood is almost universally used for window frames and other functional trim. Windows are commonly either metal casements or wooden sash. Original metal awning shades and balustrades exist. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, whereas many were likely originally shingled in wood. Only two apartment buildings on Broadstreet Boulevard and the Broadstreet Presbyterian church retain their slate roofs.
- (8) *Relationship of textures.* The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate and wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neo-classical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings or vernacular english revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. Tile, mosaics, and stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.
- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from classical styles display modest detail, mostly in wood. Porches, shutters,



window frames, cornices, and dormer windows are commonly, although not always, treated. Characteristic elements and details displayed on vernacular english revival- influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering . Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration.

Bungalows and arts and crafts style buildings feature wide porches and overhangs. Commercial buildings along dexter avenue range in style from neo-georgian to art deco and art moderne. Institutional buildings on dexter boulevard are art moderne or modern in appearance. Broadstreet presbyterian church is vernacular late neo-gothic in style. In general, the district is rich in early to mid-twentieth century architectural styles.

- (11) *Relationship of roof shapes.* The Russell Woods-Sullivan Historic District is primarily composed of houses displaying a variety of roof shapes relating to style. Common are the multiple steeply sloped gables and substantial chimneys present on vernacular english revival-influenced houses. Typical houses built in the 1930s in the Sullivan Subdivision often have turrets and gables projection above the roof line. Classically-inspired buildings display pitched roofs, with or without dormers; some have front or side-facing gambrels. Roofs of houses built later in the period of development of the district tend to have significantly lower slopes. Commercial buildings on dexter have flat roofs that are not visible from the street
- (12) *Walls of continuity.* The common setbacks of the houses on the residential streets and the placement of commercial buildings on dexter at the front lot line create very strong walls of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat front lawn area in grass turf, subdivided by a straight or curving walk leading to the front entrance and a single width side driveway leading to a garage at the rear of the lot. Recent front yard steel lamp posts with round globes are common on some blocks. Foundation plantings, often of a deciduous nature and characteristic of the period 1920-1960, are present virtually without exception. Large evergreen trees shield some houses from view. There is variety in the landscape treatment of individual properties. Hedges and fencing between properties are not common, although rear yards are commonly fenced. There is a wide range in the type of fencing, with chain-link common. The placement of trees on the tree lawn between the public sidewalk and curb varies from block to block or street to street, and is not consistent, although rows of maple trees have been planted to replace the mature maples on Cortland. Lack of street trees in some blocks likely reflects loss through disease of the american elms once common in Detroit. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If American elm is planted, it should be disease resistant. Street lighting throughout the district is mounted on wooden utility poles, except around Russell Woods Park, where tall steel standards are located on the periphery of the park. On corner lots, garages and driveways face the side streets. Alleys have been vacated.
- (14) *Relationship of open space to structures.* The Russell Woods-Sullivan Historic District has as its main open space Russell Woods Park, bounded by Old Mill Place, Fullerton Avenue, Broadstreet Boulevard and Leslie Avenue. Another public recreational area exists at the northeast corner of the district between

- Waverly Avenue and West Davison Avenue. All houses have rear yards as well as front yards. Additional open space on Dexter Boulevard and West Davison Avenue is a result of building demolition and the existence of parking lots.
- (15) *Scale of facades and facade elements.* The Russell Woods-Sullivan Historic District comprises a neighborhood of moderately scaled houses and multi-unit buildings and a low-scale commercial strip along Dexter Avenue. Single-family houses on Broadstreet Boulevard are generally larger in scale than houses elsewhere in the district, with the exception of some comparably-scaled houses on corner lots. Elements and details within are appropriately scaled, dependent on the style of the building. Broadstreet Presbyterian Church is a small-scale religious institution.
  - (16) *Directional expression of front elevations.* Most single family houses in the Russell Woods-Sullivan Historic District are neutral in directional expression, with the exception of a few of the neo-tudor revival houses on Broadstreet and more recent houses in the ranch and tri-level styles, which express themselves horizontally. Multi-story apartment buildings are vertical in directional expression; institutional buildings and commercial buildings, especially where they exist in rows, are horizontal in directional expression.
  - (17) *Rhythm of building setbacks.* Front and side yard setbacks are consistent on each residential street in the Russell Woods-Sullivan Historic District; the contributing commercial buildings on Dexter Boulevard are set at the front lot line and have no front or side yard setback. Setbacks for institutional buildings vary.
  - (18) *Relationship of lot coverages.* The lot coverage for the single and two-family residential structures ranges generally from twenty-five (25) per cent to thirty-five (35) per cent, including the usual freestanding garage. The multi-unit structures adjacent to Petoskey Street have about sixty (60) percent lot coverage, while the apartment building at Dexter Boulevard and Tyler Avenue has a lot coverage of approximately eighty (80) per cent. Commercial buildings on Dexter Boulevard have a range of lot coverages from approximately twenty (20) per cent to one hundred (100) per cent, with contributing structures ranging generally from sixty (60) percent to eighty (80) percent. They are typically placed at the front lot line, but may not fill the lot at the rear. The commercial structures on Dexter Boulevard that have a lot coverage as low as twenty (20) percent are usually the more recent structures which provide paved areas on the property; lot coverage for institutional buildings in the district varies considerably. Broadstreet Presbyterian Church occupies approximately forty (40) per cent of its property; its siting at the rear lot line with an addition at its south end creates a substantial green space in front.
  - (19) *Degree of complexity within the facades.* The facades within the Russell Woods-Sullivan Historic District range from very simple to quite complex, depending on style, but are straightforward in its arrangement of elements and details; overall, there is a low degree of complexity.
  - (20) *Orientation, vistas, overviews.* The orientations of buildings and streets were created by the subdivision plans, which place the largest lots and houses on a north-south street, Broadstreet Boulevard, and adjacent to a park, and assign smaller lot sizes and houses to adjacent east-west streets. Individual houses are oriented toward the street, almost without exception; even the multiple unit buildings located on Buena Vista Street and Tyler Street at Petoskey Street have been given more fully developed facades facing the main residential streets. The

residential neighborhood is sandwiched between two major commercial thoroughfares, Dexter Boulevard on the east and Livernois Avenue on the west.

- (21) *Symmetric or asymmetric appearance.* Front facades of buildings range from completely symmetrical to asymmetrical but balanced.
- (22) *General environmental character.* The Russell Woods-Sullivan Historic District is a fully-developed middle-class residential area of the second quarter of the twentieth century, with a planned hierarchy of housing stock ranging from the largest houses on Broadstreet and adjacent to the park to the smaller, including double houses, located on the east-west streets. Its straight streets and the consistent lot sizes on each street create a comfortable and handsome urban residential environment.

4801 Sturtevant

Description of Work: Remove Stop Order – details received from commission 10/30/19

Stop Work order reads:

- *Removal of wood shakes at rear and replacement with painted horizontal siding at the 1<sup>st</sup> story and painted half-timbering/stucco at 2<sup>nd</sup> story*
- *Reconfiguration, and elimination of, window openings/door at rear*
- *Removal of, and alterations to windows*

We don't agree on whether the wood shakes at rear were salvageable

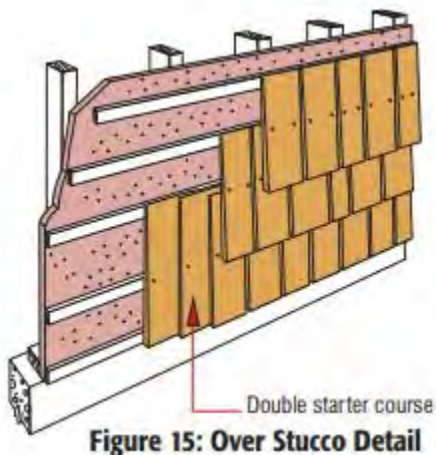
Why would I spend all this money and time if I could just paint the existing shakes?

It is also true that the appearance is important according to section 5.(3)(d) "Other factors, such as aesthetic value, that the commission finds relevant." The aesthetic value of a non original rotted shake is not too good.

We don't agree on the original 1925 condition of the house

Your applicant maintains the back of the home was restored to the original 1925 condition. The aluminum storms are a product of the 1950s. The window openings in the back were reconfigured at about the same time that the storms were put in. The single window is a match for the brick side bedroom wall where there is one window. This relates to 5.(3)(d) "The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."

Your applicant found that wood strips were attached to the stucco to nail the shakes to. This is a practice shown below. The bottom shakes were placed directly over the lap. The second floor door was not original.



Additional proof for applicant's position on rear of house.

If this application is rejected, your applicant may hire a 3 party expert to date the remaining samples and have this available in the appeals stage.

Section 5.(6)(a) "The resource constitutes a hazard to the safety of the public or to the structure's occupants." In addition to the flat roof door not being original, safety requirements are not met due to lack of railing, lack of flat support structure, and the fact that the previously approved flat roof material is not rated for this type of use.

Section 5.(3) (a) "The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area." The pictures will show that the back of this home was restored to have the greatest aesthetic value and historical significance in all of Russell Woods.

Section 5.(3)(c) "The general compatibility of the design, arrangement, texture, and materials proposed to be used." Half timbered stucco upper is the hallmark of a tudor. Cedar lap is a period correct siding and material for lower. Jeld-Wen W-3500 aluminum clad windows were already approved by the commission for 4220 Sturtevant.







4801 Sturtevant

Request for permission to repair porch by salvaging existing materials

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 9-23-19

## PROPERTY INFORMATION

ADDRESS: 4801 Sturtevant, Detroit AKA: \_\_\_\_\_

HISTORIC DISTRICT: Russell Woods

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

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

NAME: Wayne Groleau / Brenda Holler COMPANY NAME: \_\_\_\_\_

ADDRESS: 17965 Kirkshire CITY: Beverly Hills STATE: MI ZIP: 48025

PHONE: \_\_\_\_\_ MOBILE: 248-431-9611 EMAIL: inrush2112@yahoo..

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- ☐ 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](http://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](mailto:HDC@DETROITMI.GOV)**



1. Photos:



























2. Existing conditions – per photos, porch is falling apart.
3. Project – re-build porch with existing bricks
4. Details
  - Remove existing brick
  - Clean off old mortar
  - Rebuild walls with this same salvaged brick
  - Use existing footprint
  - Concrete Cap repaired as necessary
5. Brochures – NA (attempting to salvage original brick)



# BUILDING PERMIT APPLICATION

CITY OF DETROIT  
BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT  
2 WOODWARD AVENUE, ROOM 409, DETROIT, MICHIGAN 48226

☐ Expedited Plan Review Request (subject to additional fees)

Date: 10/08/18

## Property Information

Address: 4801 Sturtevant 48024 Floor: Suite#: Stories: 2  
AKA: Lot(s): Subdivision:  
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:  
Current Use of Property: Proposed Use of Property:  
Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

## Project Information

### Permit Type

☐ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations ☐ Foundation Only ☐ Temporary Use  
☐ Change of Use ☒ Other: Repair Roof  
☐ 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)

Roof is leaking in several places. 1. Remove Shingles 2. Replace Rotted wood 3. Place water/ice and synthetic felt 4. New Shingles 20 Square

### 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 feet  
Construction involves changes to the floor plan? (e.g. interior demolition or constructing new walls) ☐ Yes ☐ No  
Use Group: Type of Construction (per current MI Bldg Code Table 601):

### Estimated Cost of Construction

\$ 6,000

\$

### Structure Use

By Contractor

By Department

☐ 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: NA List materials to be stored in the building: NA

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

Current Legal Land 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:

PERMIT #

# BUILDING PERMIT APPLICATION

CITY OF DETROIT BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT Page 2

## Identification (All Fields Required)

Property Owner / Homeowner

☒ Property Owner/Homeowner is Permit Applicant

Name: Brenda Holler

Company Name: \_\_\_\_\_

Address: 17965 Kirkshire

City: Beverly Hills State: MI Zip: 48025

Phone: \_\_\_\_\_

Mobile: 586-668-0072

Driver's License#: 46D 09B 564 77

Email: brenda.holler@yahoo.com

Contractor

☐ Contractor is Permit Applicant

Representative Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

City of Detroit License#: \_\_\_\_\_

Tenant or Business Occupant

☐ Tenant is Permit Applicant

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Architect/Engineer/Consultant

☐ Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_

State Registration#: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

## Homeowner Affidavit

(Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Brenda Holler

Signature: Brenda Holler

Date: 10-8-18

Subscribed and sworn to before me this

8

day of

Oct.

20 18

A.D.

Macomb

County, Michigan

Signature: [Signature]

Notary Public

My commission expires:

Nov 4, 2023

## \* Permit Applicant Signature

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I AWARE THAT A PERMIT WILL EXPIRE WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN 180 DAYS OF THE DATE OF ISSUANCE OR THE DATE OF THE PREVIOUS INSPECTION AND THAT EXPIRED PERMITS CANNOT BE REFUNDED.

Print Name: Brenda Holler

Signature: Brenda Holler

Date: 10-8-18

Subscribed and sworn to before me this

8

day of

Oct.

20 18

A.D.

Macomb

County, Michigan

Signature: [Signature]

Notary Public

My commission expires:

Nov 4, 2023

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.























801

STOP WORK



































4790

























# 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			



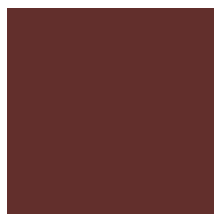
**A:3 Light Yellow**  
MS: 5Y 8/6



**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



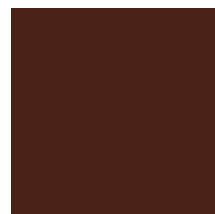
**B:12 Grayish Green**  
MS: 10G 4/2



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



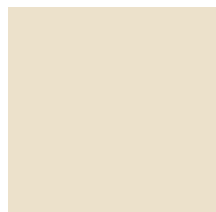
**B:14 Dark Grayish Olive**  
MS: 10Y 2/2



**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

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**SUBMIT ALL DOCUMENTATION TO:** [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)