

9/28/2021

NOTICE OF DENIAL

William Wroblewski
Candy Construction
11415 Brookfield
Livonia, MI 48150

RE: Application Number 21-7476; 4260 Fullerton Avenue, Russell Woods – Sullivan Historic District

Dear Mr. Wroblewski,

At the special meeting held virtually on September 22, 2021, 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 September 28, 2021. The Commission finds that the below described work *does not* qualify for a Certificate of Appropriateness.

The replacement of 26 windows with new vinyl windows and the replacement of four exterior doors, as proposed and completed, does not meet the defined elements of design for the historic district nor the Secretary of the Interior’s Standards for Rehabilitation, especially 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;* 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved;* 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;* 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:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665 F: 517-335-3088
Email: stuckeyj@michigan.gov

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 Pamela Parrish, Counsel for the Commission at (313) 686-6005.

For the Commission:


Ann Phillips

Staff

Detroit Historic District Commission

9/28/2021

CERTIFICATE OF APPROPRIATENESS

William Wroblewski
Candy Construction
11415 Brookfield
Livonia, MI 48150

RE: Application Number 21-7476; 4260 Fullerton Avenue, Russell Woods – Sullivan Historic District

Dear Mr. Wroblewski,

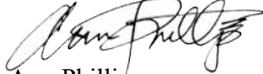
At the regularly scheduled meeting held virtually on September 22, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of September 28, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- Replacement of asphalt shingles at the roof, as completed.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips

Staff

Detroit Historic District Commission

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

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

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

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

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

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

NOTE:

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

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

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

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

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

MBC use change No MBC use change

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

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

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

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

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

Structure Use

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

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

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

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

For Building Department Use Only

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

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

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

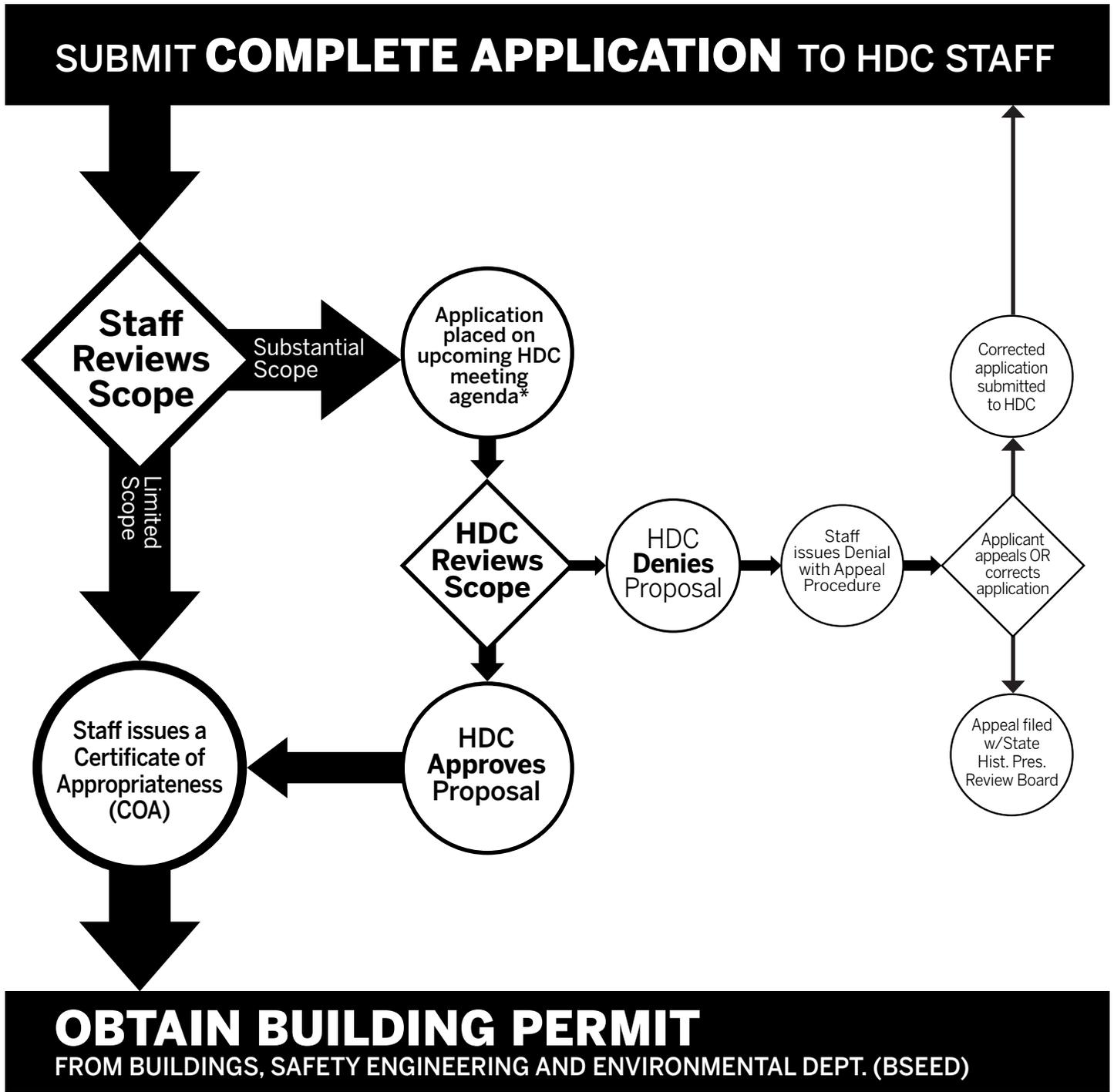
Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

CANDY CONSTRUCTION L.L.C.

11415 BROOKFIELD LIVONIA , MICHIGAN 48150

313-410-0680

July 22, 2021

Historic Preservation Staff
Planning & Development Department
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue , Suite 808
Detroit , Michigan 48226

Attention : Brenden Cagney
Email cagneyb@detroitmi.gov

Re : 4260 Fullerton : Description of project , Existing Conditions , Scope of Work.

Description of project / Scope of Work :

4260 Fullerton is an English Revival type Historic House. When the project started the house was in need of a new roof ,4 exterior doors , and 26 windows on the exterior of the house. The interior was in need of plaster repair , new cabinets , trim , flooring , paint , and general cleanup inside and out.

Existing Conditions / Scope of Work :

The house is close to being completed. The house has a new roof , new exterior doors, and new fiberglass windows . The interior of the house is close to completed. The plaster has been repaired throughout , new cabinets and trim have been installed , flooring and paint to be completed soon. All debris

has been cleaned up removed from the back yard and interior and disposed of properly.

Due to deteriorated existing conditions at start of the project the 26 new windows and 4 exterior doors along with the roof needed to be replaced very quickly for security reasons and to avoid further damage from the elements. The property owner was unaware that the property was in a historic district. We apologize for our mistake and have learned from it. We are looking forward to always properly restoring any Historic Property by the checking and following Historic preservation standards.

There is a Sister Property at 4290 Fullerton just a few houses away with virtually the same conditions that is under review from the Historic Commission. I am going to use this same letter almost exactly for that property.

The following are the specifications and colors for new roof , windows and entry doors.

The shingles will be GAF Timberline HDZ Laminated Architectural Roof Shingles in the color of Birchwood. The color will be Historic B:12 Greyish Green

Entry door will be Lowes Masonite 36" x 80" 6 panel Steel Primed Slab. The door will be painted historic color C5 Yellowish White.

The windows are Ultra Maxx , Ultra Premium Custom-Made Windows that will be painted historic color B:12 Moderate Reddish Brown.

See the coordinating pictures for each item.

William T. Wroblewski
State License No. 2101160504

CANDY CONSTRUCTION L.L.C.

11415 BROOKFIELD LIVONIA , MICHIGAN 48150

313-410-0680

June 17, 2021

Historic Preservation Staff
Planning & Development Department
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue , Suite 808
Detroit , Michigan 48226

Attention : Brenden Cagney
Email cagneyb@detroitmi.gov

Re : 4260 Fullerton Window , Door and Roof specifications

The following are the specifications and colors for new roof , windows and entry doors.

The shingles will be GAF Timberline HDZ Laminated Architectural Roof Shingles in the color of Birchwood. The color will be Historic B:12 Greyish Green

Entry door will be Lowes Masonite 36" x 80" 6 panel Steel Primed Slab. The door will be painted historic color C5 Yellowish White.

The windows are Ultra Maxx , Ultra Premium Custom-Made Windows that will be painted historic color B:12 Moderate Reddish Brown.

See the coordinating pictures for each item.

William T. Wroblewski

State License No. 2101160504



4260















CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT

ROOF REQUIREMENTS



DATE: 5-19-21

APPLICANT NAME: WILLIAM WROBLEWSKI

Check One: Home Owner Contractor

LOCATION ADDRESS: 4200 FULLERTON

YOU MUST ADHERE TO THE MICHIGAN RESIDENTIAL CODE

See Reverse Side For Additional Michigan Residential Code Requirements

1. Use felt paper (15 lb) on the entire roof.
(R905.2.3 Underlayment)
2. Install ice and water shield at the eaves extending from the edge to a point at least 24 inches inside the exterior wall line.
(R905.2.7.1 Ice Barrier or R905.8.3.1 Ice Barrier)
3. Maintain required attic ventilation not less than 1/150 of the area of the space ventilated.
(R806.2 Minimum Area)
4. Remove and replace any rotted wood.
5. Obtain final inspection.
6. Call 24 hours in advance (no later than 3:30 p.m.) for final inspection.

I understand the roofing requirements that are identified above.

Signature of Applicant: W. Wroblewski

FOR BUILDING DEPARTMENT USE ONLY BELOW THIS LINE



CITY OF DETROIT

MICHIGAN RESIDENTIAL CODE

BUILDINGS, SAFETY ENGINEERING & ENVIRONMENTAL DEPARTMENT



CITY OF DETROIT

SECTION R907 REROOFING **R907.3 Recovering versus Replacement**

New roof covering shall not be installed without first removing all existing layers of roof covering where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

SECTION R315 - CARBON MONOXIDE ALARMS

R315.2 Where required in existing dwellings.

Where work requiring a building permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with section R315.1 of the Michigan Residential Code.



Detroit

Buildings, Safety Engineering & Environmental Department

GENERAL SCOPE OF WORK FOR RESIDENTIAL REPAIRS

Address/Site Location: 4260 FULLERTON

Contact Person: WILLIAM WROBLEWSKI

Contact's Address: 11415 BROOKFIELD

Phone: 313-410-0680

LIVONIA

Cost of Construction/Work Estimate: \$15,000

Note: All trade work requires a separate permit. Do not install drywall until rough carpentry is approved.

List of Work to be Completed:

Kitchen: PAINT, CABINETS, FLOOR

Dining Room: PAINT, CABINETS, FLOOR

Living Room: PAINT, DRYWALL, FLOOR

Stairway/Hallway PAINT, FLOOR, DRYWALL

Basement:

CLEAN-UP

Bathroom:

PAINT,

Attic:

REPLACE ROOF OVER.

Bedroom:

PAINT, DRYWALL REPAIR.

Bedroom # 2:

PAINT, FLOORING.

Bedroom # 3:

PAINT, TRIM WORK.

EXTERIOR Work

Exterior Windows:

REPLACE MAJORITY OF
EXTERIOR WINDOW WITH NEW.

Back Porch/Front porch:

Special Note

REMOVE & REPLACE SHINGLES
PROVIDE NEW WINDOWS.



DEPARTMENT OF
Appeals & Hearings

APPLICATION FOR DAH BLIGHT CLEARANCE

PLEASE PRINT & COMPLETE IN FULL

Please send my clearance by: FAX MAIL EMAIL or I'll PICK-UP in Office

I am an Applicant for a Buildings Safety Engineering & Environmental (BSEED): (Pick One) → permit certificate variance
COMPLETE ONE APPLICATION FOR EACH ADDRESS other _____

FOR: Property Address: _____ Property Owner's Name: _____

Applicant's Name: _____ Applicant is: ___Property Owner ___Contractor ___Other: _____
(Person's name not Company name) First Last

Applicant's Address: _____ Phone: _____ Email: _____
Street Address, City & State & Zip (area code) xxx-xxxx

Applicant's Company Name & Address: _____

List ALL Property Addresses in the city of Detroit that are owned/have been owned by: APPLICANT, PROPERTY OWNER and related entities
(use a separate sheet if needed), IF GRANTED THE CLEARANCE WILL ONLY BE FOR THE ADDRESS ABOVE:

I certify that the information above is true to the best of my knowledge and understand that providing false information may deem me, my company AND the owner of the property ineligible for BSEED permit, certificate or variance.

Applicant Signature: _____ Date: _____

Return this form to DAH via: Email: dah_cs@detroitmi.gov Mail/In-Person: Department of Appeals & Hearings
Fax: 313 224-7923 2 Woodward Ave., Suite 1004, Detroit, MI 48226

DO NOT WRITE IN THIS SECTION - DAH STAFF ONLY

GRANTED Date/Time: _____

DENIED Reviewed by: _____ Date/Time: _____

By: _____