

12/20/22

NOTICE OF DENIAL

Kagan Gursoy
4762 Cortland St.
Detroit, MI 48204

RE: Application Number 22-8159; 4762 Cortland.; Russell Woods-Sullivan Historic District

Dear Applicant,

At the Regular Meeting that was held on December 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on December 20, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The replacement of the original windows with vinyl windows,*
- *Installation of vinyl siding below the front elevation windows,*

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 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 historic 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.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC 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
Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.
For the Commission:



Daniel Rieden
Detroit Historic District Commission

DHDC 22-8159

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

12/20/22

CERTIFICATE OF APPROPRIATENESS

Kagan Gursoy
4762 Cortland St.
Detroit, MI 48204

RE: Application Number 22-8159; 4762 Cortland.; Russell Woods-Sullivan Historic District

Dear Applicant,

At the Regular Meeting that was held on December 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on December 20, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *The installation of the proposed front door and repair of front entrance sidelights*
- *The repair of lower panels of the front elevation windows*
- *The repair of the front porch*
- *The repair of the asphalt roofing with asphalt roofing*

The Certificate of Appropriateness is issued with the following conditions:

- *The Applicant supply HDC staff a wood door of similar design and style as the proposed door for approval.*
- *The Applicant supply HDC staff with a detail of the missing front entrance trim and should this be found by HDC staff as a necessary element to the front entrance composition, that this element be included in the entrance for review and approval by HDC staff.*
- *The Applicant supply HDC staff a drawing or detail product sheet that shows the proposed front porch roof’s dimensions, materiality, color, and design before installation*
- *The Applicant provide HDC staff with an appropriate design and material for the lower panels of the front elevation windows before installation.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden, Detroit Historic District Commission

From: [Kagan Gursoy](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Re: HDC Meeting - 4762 Cortland
Date: Friday, December 9, 2022 4:19:26 PM

This Message Is From an External Sender

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Mr. Reiden:

In addition to the job listed in the application, we will do below jobs listed on the Cortland property.

1. We will use the same material asphalt shingle that was there before, and we will replace the shingles. There is damaged woodwork underneath, we will change and redo the roof and fix broken or damaged rafters. This operation would not change the way the building looks because we will use old patterns and the same materials used.

2. Replacement of soffits and fascia around the roof will be plain white color painted wood, as seen in the picture. Please take a look at the sample picture I've attached.

3. For the porch, we will keep the original plan. This building has never had a front porch roof; you may easily figure it out by checking outside. The only job we will do for the porch there are some broken and missing bricks; we will replace the bricks with the same color and size bricks; please kindly see attached 2nd picture. There you will see what we are planning to fix.

Sincerely,
Kagan Gursoy

From: [Kagan Gursoy](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Re: HDC Meeting - 4762 Cortland
Date: Sunday, December 11, 2022 1:58:56 PM
Attachments: [Picture 1.png](#)

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Dear Dan,
I've included my answers below.

1. We purchased the property from Landbank on October 6th of, 2022.
2. The original wood panels under the first-floor windows are not present. They were removed way before we purchased the property in October 2022. We will use engineered siding material, as seen in the attached picture. This material looks the same as the original siding material used on the property. Please see the file named picture 1.
3. The sidelights of the entrance door are still present, and we are keeping those as they are.
4. Since we have never seen the attached pictures and have no evidence on the field about the porch roof, we didn't plan to manufacture one. However, to keep the original identity of the building, we are planning to build a roof for the property, as seen in picture 2. As a roofing material, we will use the same asphalt shingles (same color) we used on the roof.

Please kindly let us know if you would need any other information from us.

Best regards,
Kagan Gursoy
949 302 7381

From: [Kagan Gursoy](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Re: HDC Meeting - 4762 Cortland
Date: Monday, December 12, 2022 9:47:06 AM
Attachments: [Screenshot 2022-12-12 092932.png](#)
[Screenshot 2022-12-12 093041.png](#)

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Dear Dan,

It is SmartSide 76 Series Cedar Texture Panel 8 in. OC Engineered Treated Wood Siding, Application As 4 ft. x 8 ft.

Please see the two attached pictures. We will paint this material in white once we install it.

The front porch roof will be staying on two wooden posts, as can be seen in the picture. The original building had a metal or fabric awning then, but we cannot manufacture such a part, unfortunately. Instead, we will build a flat porch roof on two wooden posts, and as a roofing material, we will use the same material (asphalt shingles) we used on the roof. (please see sample pictures I found on the Internet)

I hope it will help you.

Best regards,

Kagan

From: [Kagan Gursoy](#)
To: [Dan Rieden](#)
Subject: Re: [EXTERNAL] Re: HDC Meeting - 4762 Cortland
Date: Monday, December 12, 2022 9:50:59 AM

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And of course, to match the color with trims, we will paint the facia, posts, and all other remaining material in white color with the flay front porch roof.

From: [Kagan Gursoy](#)
To: [Dan Rieden](#)
Cc: [Petar MOMCILOVIC](#)
Subject: Re: [EXTERNAL] Re: HDC Meeting - 4762 Cortland
Date: Tuesday, December 27, 2022 10:00:38 PM
Attachments: [Picture 2.png](#)
[picture 3.png](#)

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Dear Dan:

According to the certificate appropriateness issued with the conditions, we changed our proposal with the below commitments.

- 1) The similar design and style windows proposed for approval will be manufactured with wood instead of fiberglass. As suggested at the meeting.
- 2) The detail of the front entrance trim is seen in pictures 1 and 2. The trim will be rehabilitated and returned to its original condition.
- 3) The repair of the front porch will be carried out as I have explained and got the preapproval from the commission members at the Regular Meeting that was held on December 14, 2022. According to our proposal, we are planning to build a shed roof as seen in pictures 4 and 5. We will use the same asphalt shingles for the roof cover, and pillars and other elements will be painted in white to match the building color. We will use only wood material.
- 4) The design and material for the lower panels of the front elevation windows will be SmartSide 76 Series Cedar Texture Panel 8 in. OC Engineered Treated **Wood Siding**, Application As 4 ft. x 8 ft. The material will be painted white. See Picture 3
- 5) For the front door, we will refurbish the door; you may see its image attached in pictures 6 and 7.

<https://www.homedepot.com/p/LP-SmartSide-SmartSide-76-Series-Cedar-Texture-Panel-8-in-OC-Engineered-Treated-Wood-Siding-Application-As-4-ft-x-8-ft-42135/100043403#overlay>

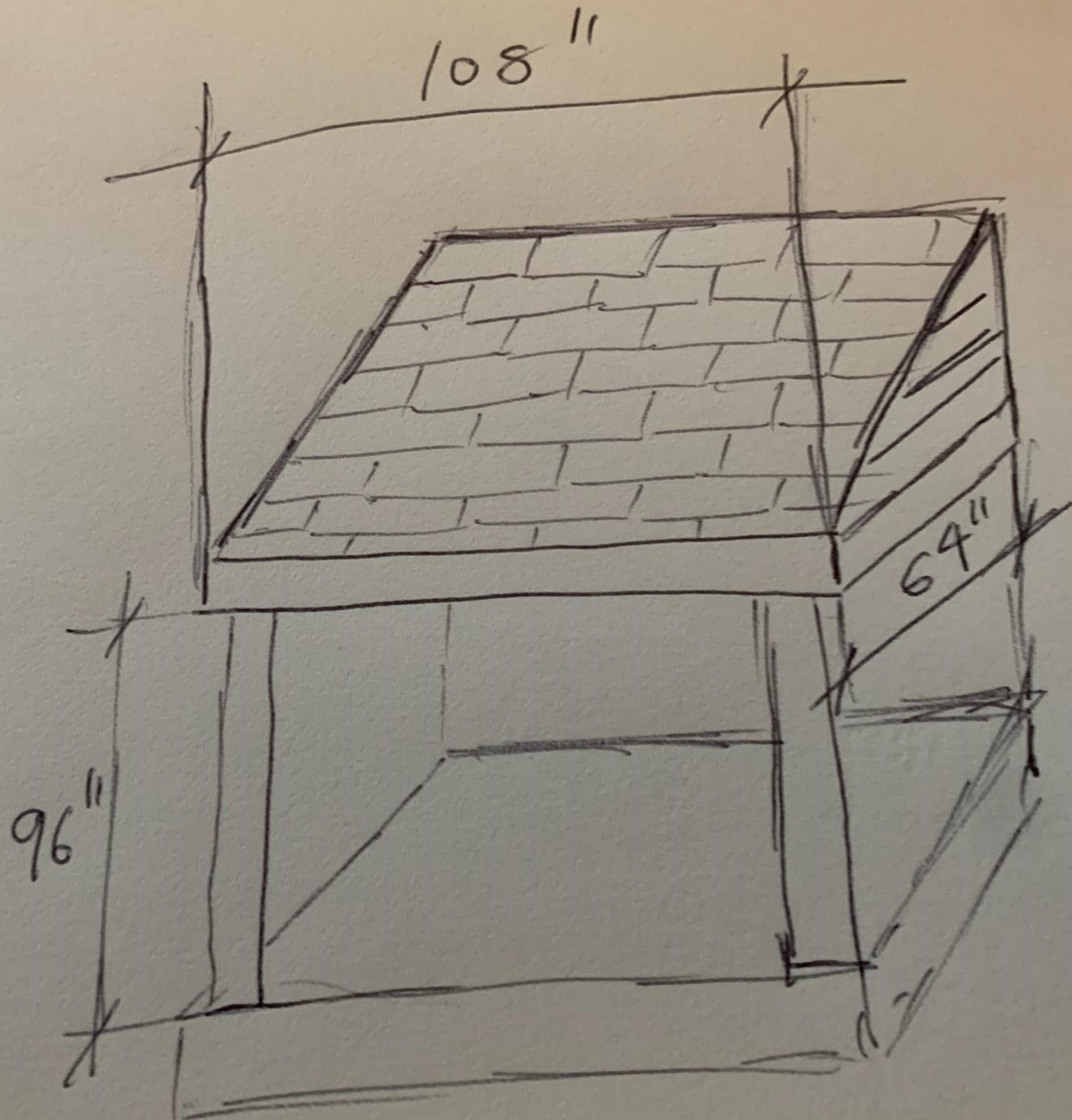


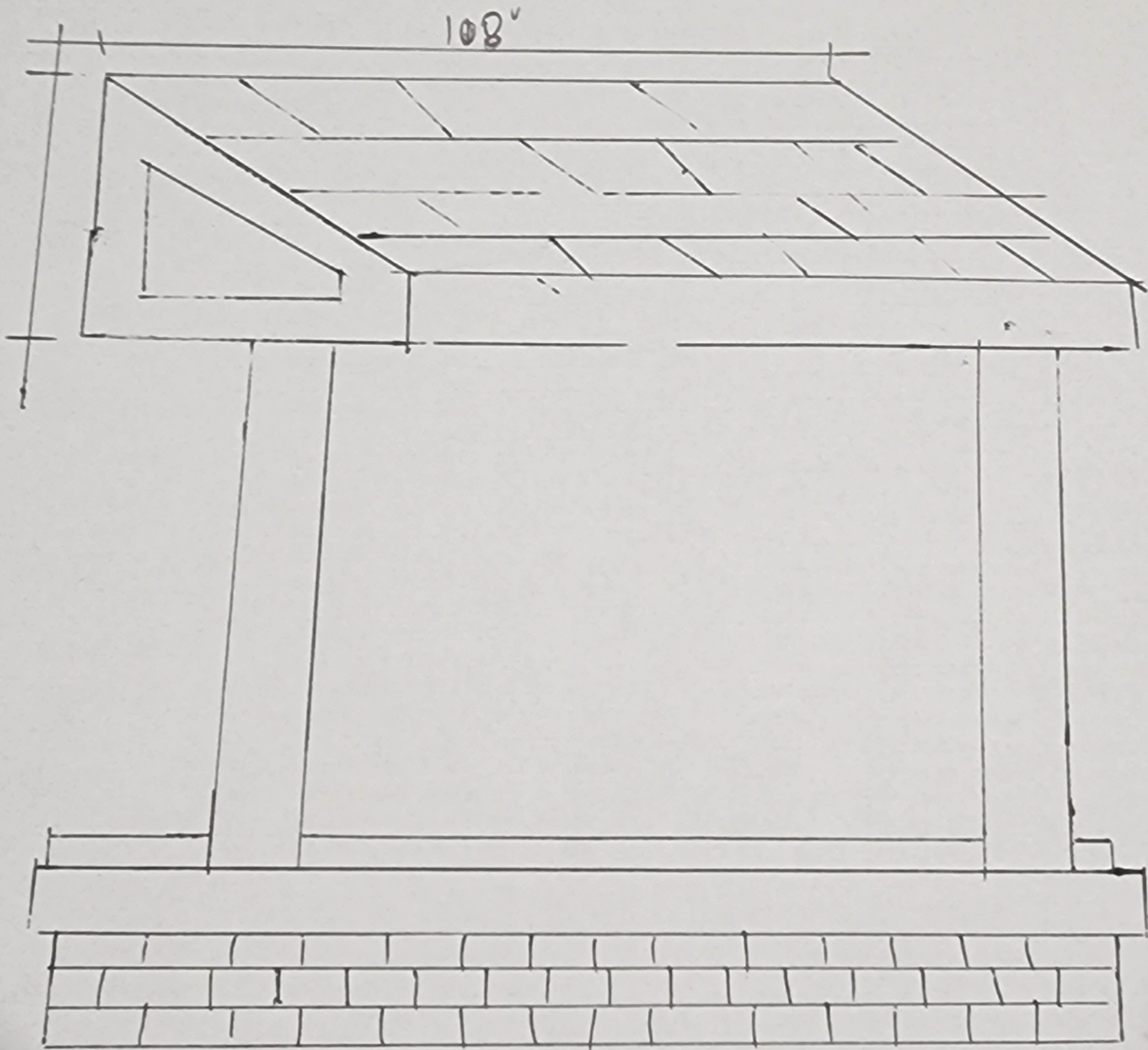


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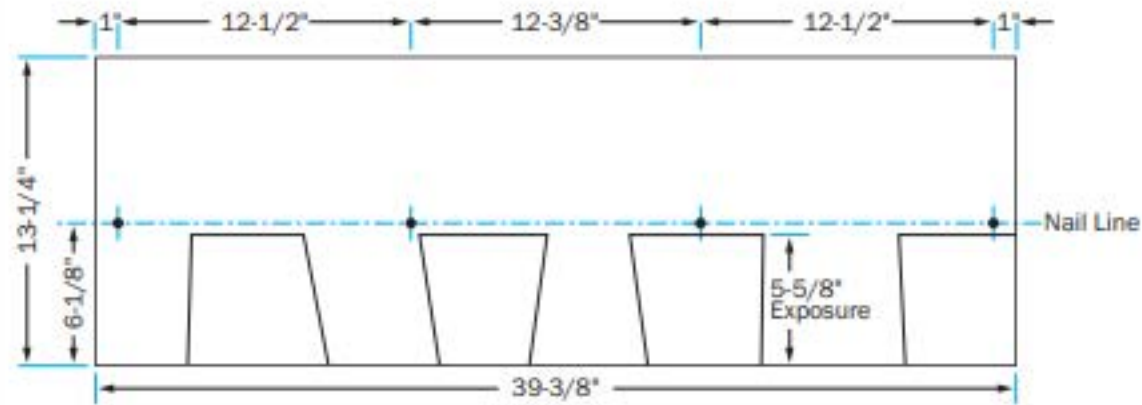
4762







PRODUCT DATA



Shingle size†	13-1/4" × 39-3/8"
Exposure	5-5/8"
Each bundle contains	Minimum of 20 shingles
20 shingles covers††	30.76 sq. ft.
One Sales Square covers††	98.4 sq. ft.
Bundles per Sales Square	3
Shingles per Sales Square	64 (1 bundle of 20 shingles and 2 bundles of 22 shingles)

† Subject to manufacturing variation

†† When applied according to application instructions

LP SmartSide

SmartSide 76 Series Cedar Texture Panel 8 in. OC Engineered Treated Wood Siding, Application As 4 ft. x 8 ft.

★★★★★ (146) [Questions & Answers \(36\)](#)

