

**STAFF REPORT: DECEMBER 9, 2020 MEETING**  
**APPLICATION NUMBER: 20-6969**  
**ADDRESS: 3839 LESLIE**  
**HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN**  
**APPLICANT: INA ORUBIBI**  
**PROPERTY OWNER: MABLE DIXON**  
**SCOPE OF WORK: ERECT NEW GARAGE AND DRIVEWAY**  
**DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/23/2020**  
**DATE OF STAFF VISIT: 12/3/2020**

PREPARED BY: B. CAGNEY



3839 Leslie, staff photo.



3839 Leslie, aerial image, Google 2020.

### Existing Conditions

Erected in 1951, 3839 Leslie Street is a 2-story, single-family home and is located on the corner of Leslie and Holmur Streets in the Russell Woods-Sullivan Historic District. The north-facing, front facade displays symmetrically balanced fenestration, with a slight projection on the east side of the front door. A hipped roof is covered in green asphalt shingles. The home exhibits several character defining features that are common in post-World War II construction; a buff-brick façade, steel-casement windows and a streamlined awning that covers the centrally located front door and the bay windows to terminate at the east façade. The rear of the home features a single-story, covered porch and a dormer that projects from the hipped roof. Many historic-age windows remain intact on the rear elevation, although one window on the west elevation has been replaced with glass block. The rear of the property is well landscaped with trees, shrubs, a hedge row along Holmur Street and a black chain-link fence surrounding the perimeter of the yard.

HDC archives do not indicate that any previous COA's have been issued for this address; a search of the BSEED permit database did not yield any results.

**Proposed Scope of Work:** With the current proposal, the applicant is seeking the Commission's approval to construct a new 2-car garage and concrete driveway, as proposed in the following scope of work:

- Construct a new, 20'x22' garage, with 4" concrete pad, set back (3') three feet from the rear (north) property line, with the following features:

- An 8” wide, reinforced concrete foundation, extending 42” below grade. The concrete foundation is connected CMU with continuous rebar above grade. Full construction details are provided in a **section drawing**.
- The applicant proposes to install horizontal wood or vinyl siding on the garage with 1”x4” vertical trim at the corners.
  - The applicant has included information about **Paulownia wood**. The applicant has stated that the wood siding will be 4” exposed and 1” lap.
  - The applicant proposes to paint the exterior in “**Tawny Birch**.”
  - The applicant has also included information about **Ply Gem “Mastic” vinyl siding**, although the exact selection, including color, dimensions of reveal, profile and installation method / style were not specifically selected.
- The proposed roof of the garage is hipped with 1’ overhangs on all sides.
  - The roof will be clad in “**Rustic Green**” Dimensional shingles by *Timko*.
  - The roof features metal gutters, although the exact specifications have not been provided.
- The proposed overhead garage door is a typical, 4-panel metal door, with wood grain finish, located on the west side (Holmur Street). The elevation drawings indicate that the garage door is 7’ and is wide enough for two cars, although the width and manufacturer have not been specified.
- The proposed driveway is **18’ long x 22’ wide concrete driveway**, inside of sidewalk (4” slab).
  - Driveway flares out to 28’ at the right of way (6” slab).
- The applicant has proposed to install “**lantern style” mounted lighting**, in a dark bronze color.
  - The quantity and location of these elements have not been specified in the application.
- A 3’x6-8” metal pedestrian door is proposed on the north elevation of the garage, the applicant states that it will be a 6- panel wood door, painted white (exact product not specified).

### **Staff Observations and Research:**

- Russell Woods Historic District was designated in 1999.
- It appears that the rear dormer has been covered with metal louvers.
- Sanborn maps were unavailable for this location.
- Looking at an **aerial view of of Leslie street**, most homes feature a detached garage located near the rear property line of similar size.
- The garage will features a hipped roof with a green, dimensional asphalt shingle that will match the style and color of the existing home on site.
- The proposed color swatch for the Sherwin Williams “Tawny Birch” seems to complement the buff brick color.
- It is staff’s opinion that, with wood cladding, the materials, size, colors are appropriate for the existing context of the Russell Woods-Sullivan Historic District.

### **Issues:**

- The application states that the fence will be removed and reinstalled, however it is unclear how the fence will be reinstalled. As the garage is setback 16’ from the sidewalk, it is unclear if the applicant proposes a gate, or whether the fence will be reinstalled along the north side of the driveway.
- Vinyl siding is not an appropriate material for this historic district.

**Recommendation:**

- It is HDC staff's opinion that the erection of a new garage and driveway at 3839 Leslie street is appropriate to the defined Elements of Design for the Russell Woods Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the application with the following conditions:
  - The applicant clarify how the fence will be reinstalled and where the lighting will be mounted.
  - The applicant submits manufacturer specifications for proposed gutters, the overhead garage door and the steel pedestrian door.



*4839 Leslie, view from Holmur street, staff photo.*



*4839 Leslie, rear yard, view from Holmur street, staff photo.*



*4839 Leslie, rear yard, view from Holmur street, staff photo.*

3839 Leslie, Designation Photo



# **BIDC, INC**

6331 Grand River  
Detroit, MI. 48208

[bidci@sbcglobal.net](mailto:bidci@sbcglobal.net)

313 899-2099

313 575 5407

Date: November 23, 2020

## **RE: Answer to your questions at 3839 Lesile, Detroit new garage.**

Dear Mr. Cagney:

1. The current photo of the existing home has been forwarded to you, see email.
2. The photo of the existing yard has also been forwarded to you, please check email.
3. The materials to be used have also been emailed to you.
4. Description of the existing condition – There is no existing garage at the site. It is a vacant lot. The existing home is a brick sided two story structure at a corner lot with an addition. The pictures of the existing home have been emailed to you.
5. Description of the project – The project is a two-car garage structure next to the existing alley like all the garages on the block. Its wood sided but if permitted a vinyl siding will be preferred due to low maintenance. Details are shown on the submitted blueprints.
6. Scope of Work – The scope of work includes new foundation, new framing and new siding. Others works are new roofing and cement floor and driveway.

Please email if you have any questions.

Thanks

Ina Orubibi



3839

3839









3831  
LESLIE







**LESSIE MABLE DIXON, OWNER**

**GARAGE BUILDING**

**3839 LESILE**

**DETROIT, MI. 48209**

**ARCHITECT**

**BIDC**  
6331 W. GRAND RIVER  
DETROIT, MI. 48208  
313-575-5407

**CONTRACTOR**

**APPLEWOOD BUILDER LLC**  
7009 ELMHURST  
DETROIT, MI. 48209  
313-933-3309

**CODE**

2015 MICHIGAN RESIDENTIAL CODE  
CONSTRUCTION TYPE  
TYPE VB  
BASEMENT AREA 1,184 SQFT  
BUILDING HEIGHT  
2- STORY

**LEGAL DESCRIPTION**

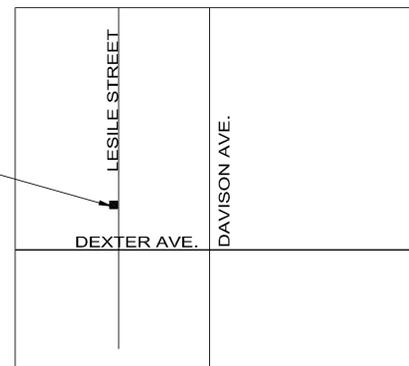
**PROJECT DESCRIPTION**

TO FINISH AN EXISTING BASEMENT  
PROJECT INCLUDES INSTALLING NEW WALL PARTITION,  
NEW CEILING, PAINTING, ELECTRICAL AND PLUMBING

**INDEX OF DRAWINGS:**

T-101 TITLE SHEET  
A-1 SITE PLAN, FLOOR PLAN & ROOF PLAN  
A-2 SECTION, ELEVATIONS & DETAIL

**PROJECT SITE**  
3839 LESILE  
DETROIT, MI. 48209



**LOCATION MAP**



**NORTH**

CONSULTANTS

**BIDC**

**BUILDING  
INFRASTRUCTURE  
DESIGN  
CONSTRUCTION**

6331 W. GRAND RIVER  
DETROIT, MI 48208  
TEL. 313-899-2099  
email bidci@sbcdglobal.net

No.	Revision/Issue	Date

Sheet

**T-101**

**BIDC**  
 6331 GRAND RIVER  
 DETROIT, MI. 48208

313-899-2099  
 bidci@sbcglobal.net

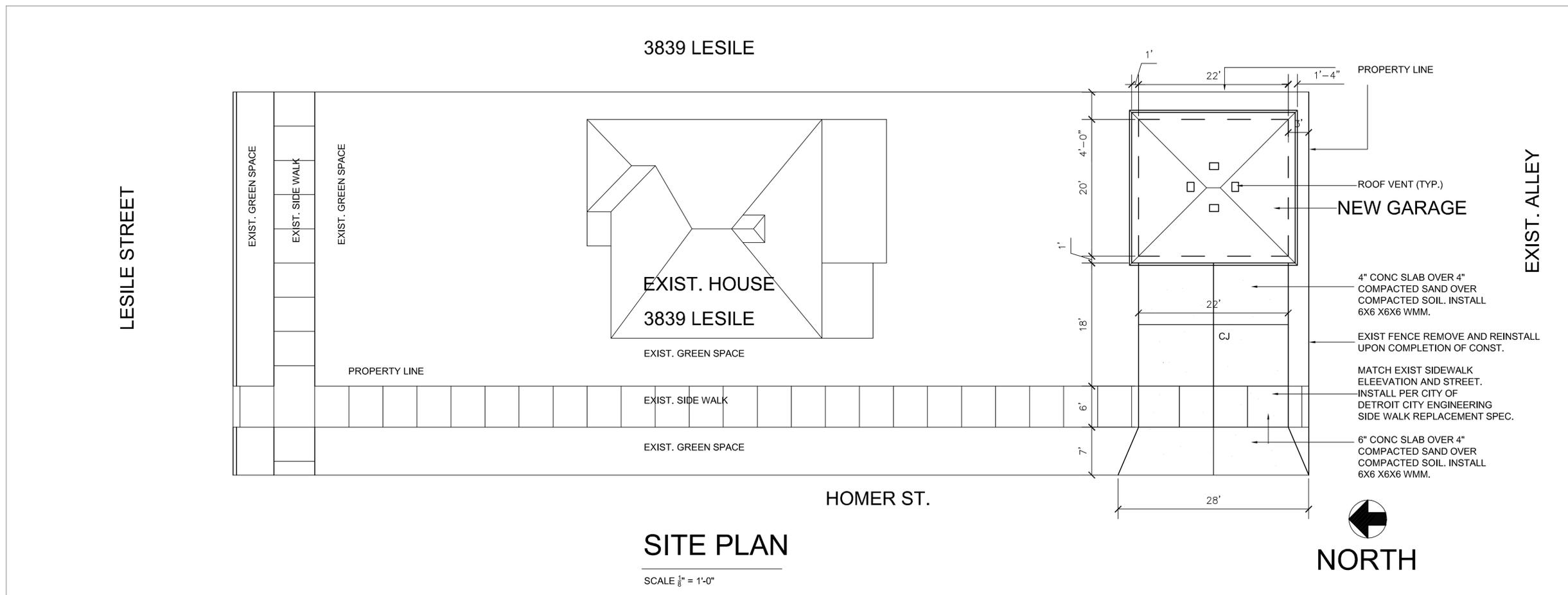
**NEW GARAGE BUILDING**  
 3839 LESILE  
 DETROIT, MI. 48209

APPLEWOOD BUILDERS LLC  
 7009 ELMHURST  
 DETROIT, MI. 48209

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DRAWN	CHECKED

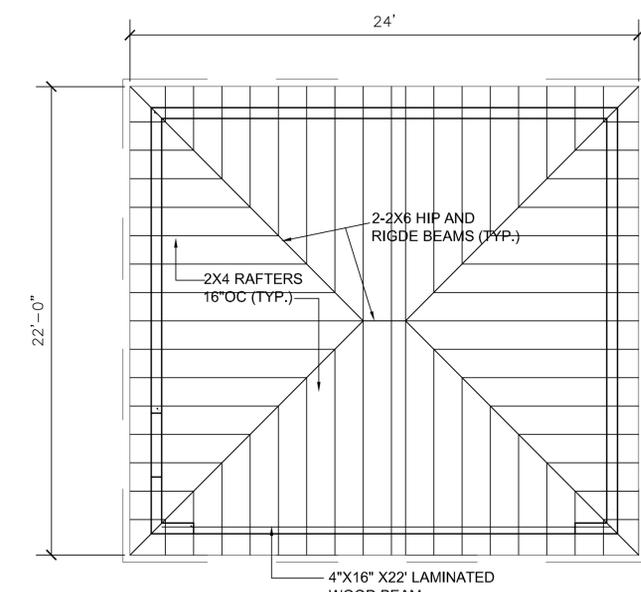
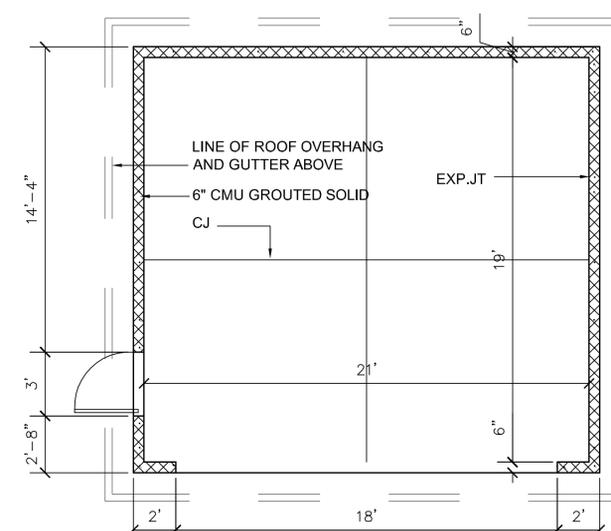
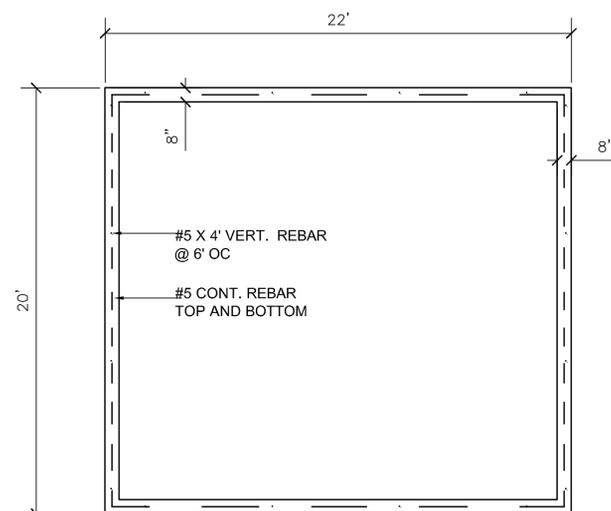
SITE PLAN  
 FOUNDATION PLAN  
 FLOOR PLAN  
 ROOF STRUCTURE PLAN

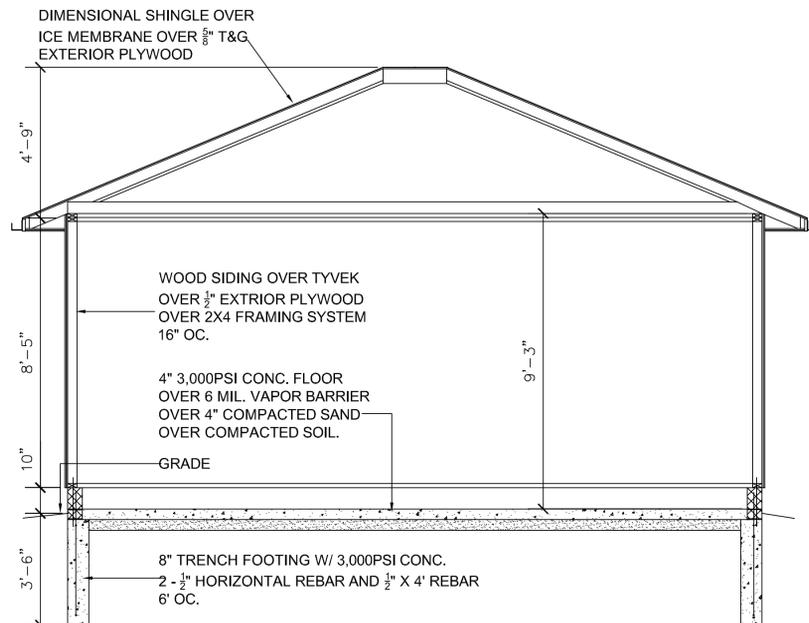
A-1



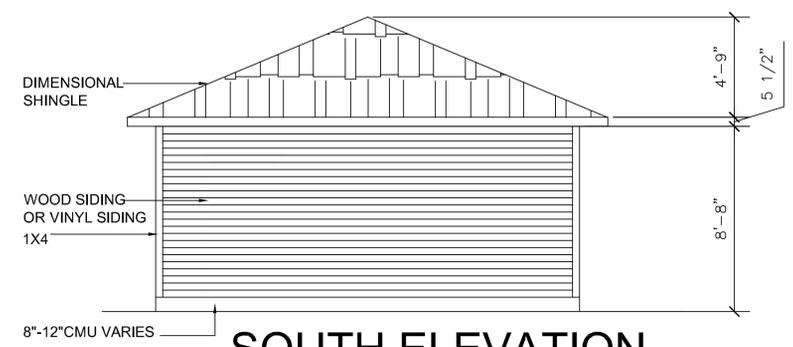
**EXTERIOR BUILDING MATERIAL**

EXTERIOR PAINT TAWNY BIRCH SPECITY #30YY 65 / 171 SHERWIN WILLIAMS	ROOFING MATERIALS RUSTIC GREEN DIMENSIONAL SHINGLE BY TIMKO ROOFING CO.	LIGHTING PROGRESS LIGHTING P6077 - XX30 K9
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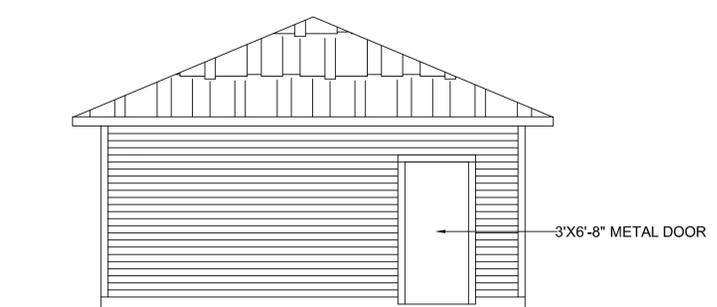




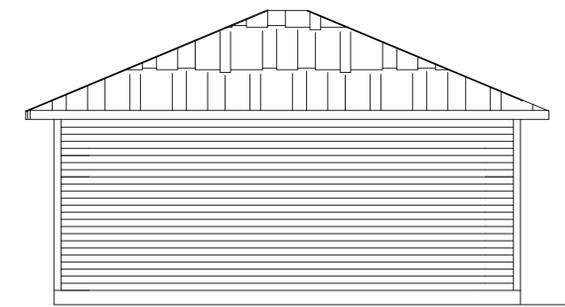
**SECTION A-A**  
SCALE  $\frac{3}{8}$ " = 1'-0"



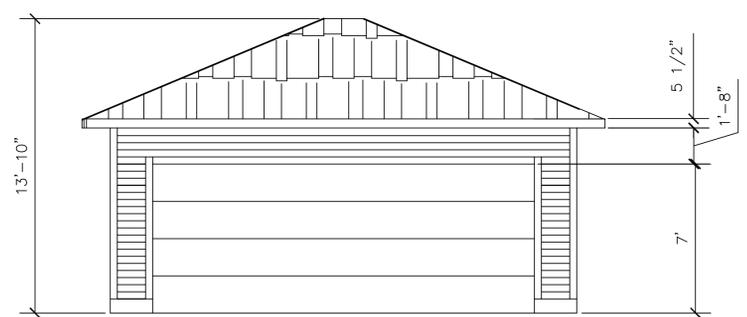
**SOUTH ELEVATION**  
SCALE  $\frac{1}{4}$ " = 1'-0"



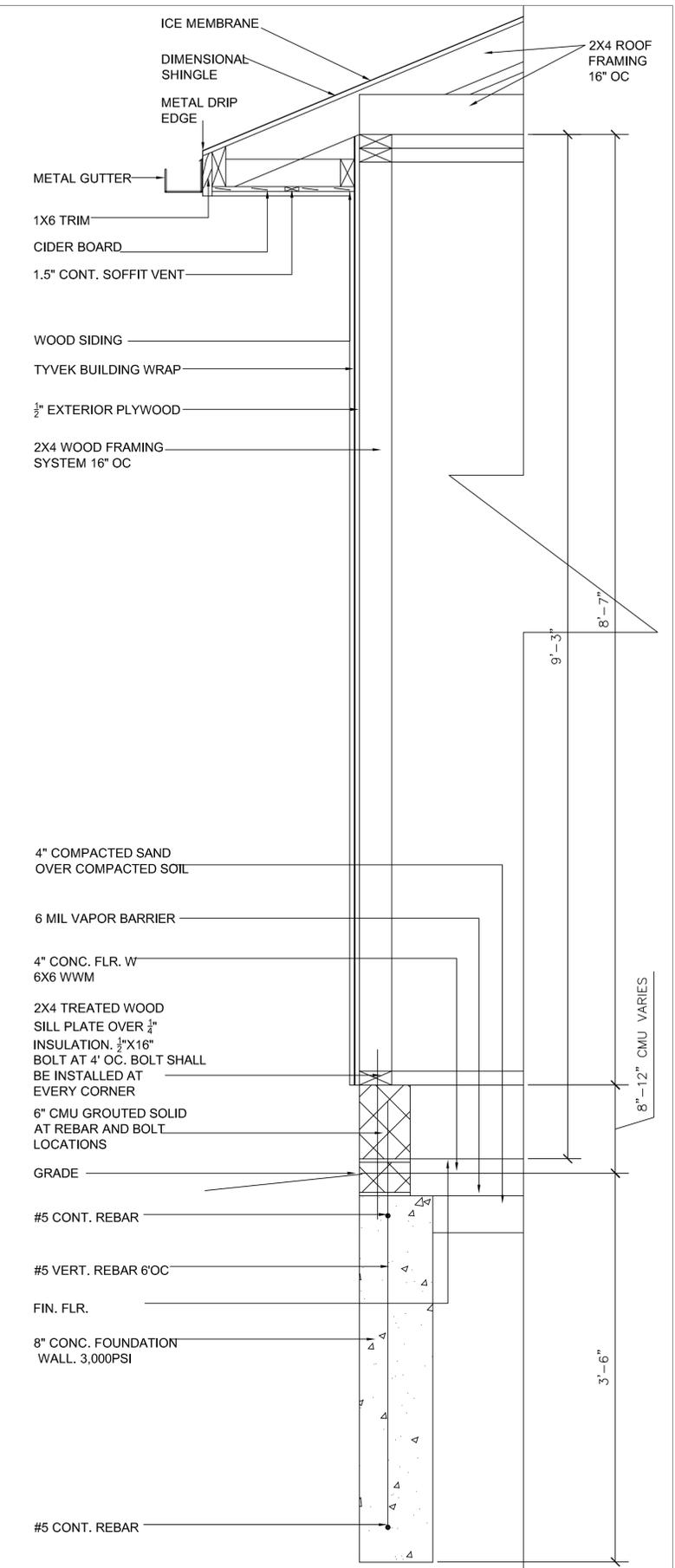
**NORTH ELEVATION**  
SCALE  $\frac{1}{4}$ " = 1'-0"



**EAST ELEVATION**  
SCALE  $\frac{1}{4}$ " = 1'-0"



**WEST ELEVATION**  
SCALE  $\frac{1}{4}$ " = 1'-0"





Call us on: +44 (0)203 2827178 | Or request a call back

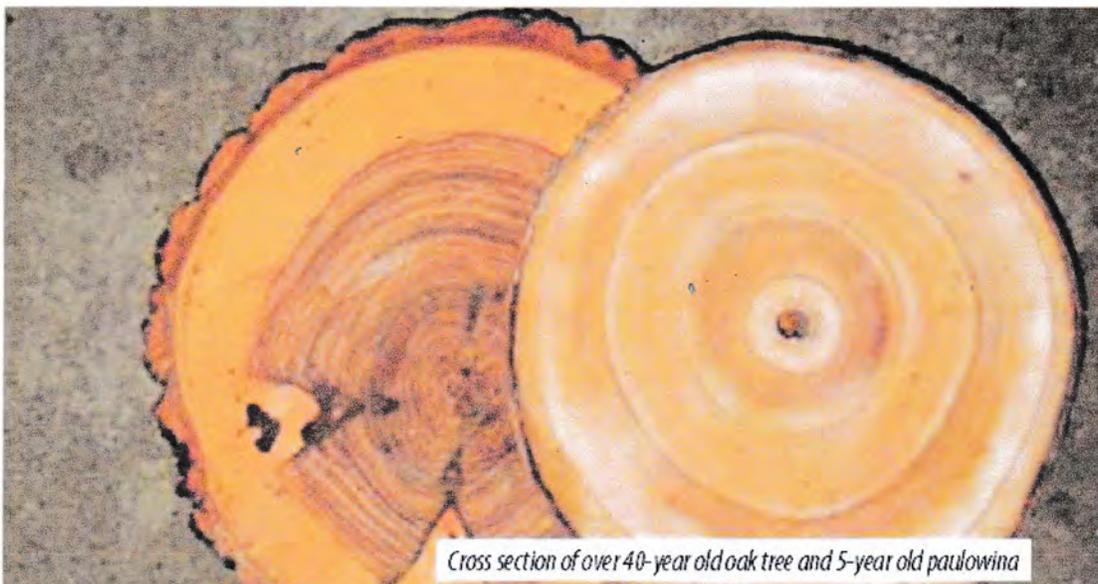
Menu

## About Paulownia Tree

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### Introduction to Paulownia

Paulownia tree is by far the **fastest growing hardwood tree in the world**, allowing commercial returns within three years.



*Cross section of over 40-year old oak tree and 5-year old paulownia*



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**PREMIUM .042 THICKNESS**  
 Greater strength, greater rigidity and a panel that hangs straighter.

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**WIND SPEED — RATED UP TO 195 MPH\***  
 Mastic's proprietary design and engineering delivers a panel that achieves superior wind resistance.

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 Grips tight so panels lock securely and stay put — even in high winds.

**ROLLOVER, REINFORCED NAIL HEM\***  
 Easier installation — more precise and secure fastening.

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 (See warranty for complete details).

**HANG-TOUGH™ TECHNOLOGY**  
 Boosts durability so panels are more resistant to cracking, impact and thermal distortion.

**DURANYL 5000® PROTECTION SYSTEM**  
 Protects our Premium colors against harsh elements and maximizes long-term weatherability.



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TRIPLE 3" SMOOTH

DOUBLE 5" WOODGRAIN

DOUBLE 4-1/2" DUTCH LAP WOODGRAIN

SINGLE 6-1/2" TRADITIONAL BEADED WOODGRAIN

**Home Innovation**  
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 RESOURCE EFFICIENCY

**THIS PRODUCT HAS BEEN CERTIFIED BY HOME INNOVATION RESEARCH LABS.**  
 This means you can be assured that this product complies with specific green practice criteria in the National Green Building Standard (NGBS). Visit [www.HomeInnovation.com/GreenProducts](http://www.HomeInnovation.com/GreenProducts) for more details.

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 No need for paint or stain, so harmful VOCs aren't released into the atmosphere.

**CLASS 1(A) FIRE RATING**

MIAMI-DADE COUNTY APPROVED

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BEST IN CLASS

V.I.P. LIMITED LIFETIME WARRANTY

NO FADE NO DISTORTION PROMISE

\*Traditional Beaded panels are wind speed rated up to 165 MPH and feature their own unique advanced locking system and nail hem. (Refer to [mastic.com](http://mastic.com) for more details.)

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With our visualizer tool, you can see what's possible for your home by applying different combinations of colors and products. Bring your vision to life at [mastic.com/getstarted](http://mastic.com/getstarted).



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LIGHTING™



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 10.20.20

## PROPERTY INFORMATION

ADDRESS: 3839 Leslie AKA: \_\_\_\_\_

HISTORIC DISTRICT: Russel Wood

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: Garage

## APPLICANT IDENTIFICATION

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

NAME: Ina Orubibi COMPANY NAME: BIDC

ADDRESS: 7611 Greene farm CITY: Ypsilanti STATE: MI ZIP: 48197

PHONE: 313 899 2099 MOBILE: 313 575 5407 EMAIL: bidci@sbcglobal.net

## 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](mailto:HDC@DETROITMI.GOV)**

P2 - BUILDING PERMIT APPLICATION

Date: 10/20/20

PROPERTY INFORMATION

Address: 3839 Leslie 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: Garage
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)

To construct a new 2-car garage

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:



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: Lessie Mable Dixon Company Name: \_\_\_\_\_

Address: 3839 Leslie City: Detroit State: MI Zip: 48209

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

Driver's License #: D 250 511 569 045 Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: Silas Williams Company Name: Applewood Build LLC

Address: 7009 Elmhurst City: Detroit State: MI Zip: 48209

Phone: 913 933 3309 Mobile: \_\_\_\_\_ Email: applewoodbuild707@yahoo.com

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: Ina D. Orubibi State Registration#: 13010 Expiration Date: 10/30/21

Address: 7611 Greene Farm City: Ypsilanti State: MI Zip: 48197

Phone: 313 899 2099 Mobile: 313 575 5407 Email: bidci@stcglobal.net

**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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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: Ina Orubibi Signature: Ina Orubibi Date: 10/20/20  
(Permit Applicant)

Driver's License #: 061339149477 Expiration: 06.22.2024

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 125.1523A, 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. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.

