

STAFF REPORT: 2/10/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #20-6857 (BLD2020-03833)

ADDRESS: 4860 CORTLAND

HISTORIC DISTRICT: RUSSELL WOODS – SULLIVAN

APPLICANT: LIDIA GARCIA

PROPERTY OWNER: LIDIA GARCIA

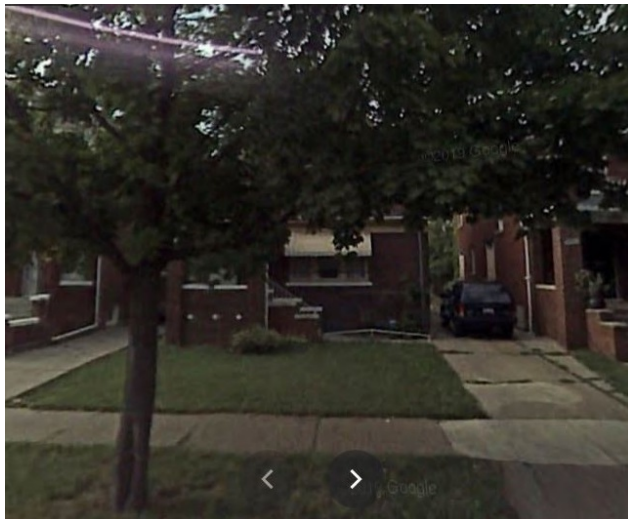
DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/23/2020

DATE OF STAFF SITE VISIT: 2/2/2021

SCOPE: DOORS/WINDOWS, ROOF (WORK DONE WITHOUT APPROVAL) AND FENCE

EXISTING CONDITIONS

This house, constructed in 1925, is located at 4860 Cortland. The 2-story single-family bungalow stands central to the 1/10-acre lot. The structure is brown brick and features white-painted masonry sills and porch capstones. Brick columns with diamond-shaped masonry detailing support the roof-covered porch. The side-gabled roof has a 3 window dormer clad with asphalt shingle siding and is centered over the awned-covered 3 window set on the first floor. The asphalt shingle siding also covers the second story side elevations. The concrete driveway leads to the rear fenced-in backyard, which contains a hipped pyramid roof, two-car garage.



Site Photo 1, Google 2007: Preceding image. (South) front side



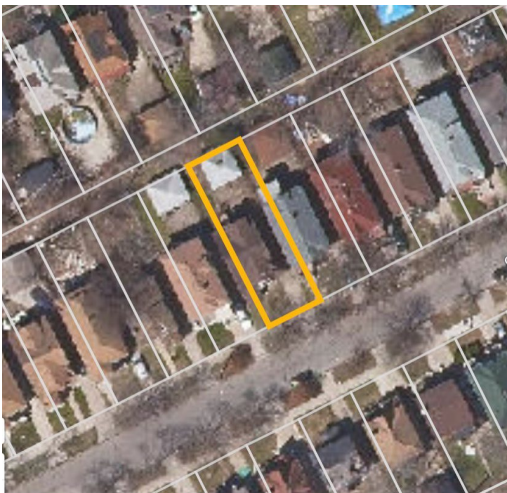
Site Photo 2 by Staff February 2, 2021: (South) front side.

After purchasing the property from the Detroit Land Bank Authority (DLBA) in January 2020, the applicant applied for a BSEED permit (BLD2020-03833) in September 2020 to complete the following work: windows, doors, walls, roof, flooring, plumbing and electricity. Staff received this application in November 2020. The applicant has commenced work without securing approval from the HDC. Since 2009, a Certificate of Appropriateness was issued for another application. As staff currently does not have access to some of the previous paper applications and approval letters, the abbreviated scopes of work listed within the Detroit Property Index (listed below) is the only available information on the property:

08/10/2009 COA issued: Reconstruct porch with existing brick, rebuild one column, replace wall coping and cap, replace concrete steps and base, paint to match existing, install gutters, replace handrail.



Sanborn Map, Vol. 16, P070



Aerial of Parcel 14004578. 4860 Cortland

PROPOSAL

The current owner purchased the house in January 2020 as a general rehab home from the DLBA with several items requiring repair/replacement. The proposed work is actually work already completed without approval. Photos provided by the applicant from the auction show the following existing conditions:

- Double hung, wood windows with damaged glass and wood, where only 3 over 1 windows were present in the front elevation
- Entrance doors were damaged (front and rear)
- Upper rear door missing
- Roof was deteriorated, covered in tarp

See attached detailed photos from auction provided by the applicant.

Detailed Scope of Work *(Work done without approval)*

A. Doors

- Install (1) front door, (1) lower rear door and (1) upper rear door

B. Windows

- 19 double hung windows replaced with double hung vinyl windows and 2 casement windows replaced with vinyl windows as follows:
 - Front: (3) double hung, 1st story; (3) double hung 2nd story
 - Side 1: (Chimney): (3) double hung + (2) casement, 1st story; (2) double hung, 2nd story
 - Side 2: (2) double hung, 1st story; (3) double hung 2nd story
 - Rear: (2) double hung, 1st story; (1) double hung 2nd story
- Add trim around all windows (19), except the two windows facing the driveway first floor.

C. Roof and Gutters

- Roof already replaced with new asphalt shingle roof, black / dark grey
- New gutters were installed as needed

D. Site Improvements

- Six-foot wood privacy gate already installed
- Additional six-foot tall wood privacy fencing in the backyard is proposed.

STAFF OBSERVATIONS AND RESEARCH

- Upon receipt of the application, Staff called with assistance from the applicant's translator to further understand the applicant's scope of work. Staff has applied to CRIO's resources for translation services for the HDC Meeting. However, the applicant confirmed that their translator will be present for this meeting on February 10, 2021.
- Staff was told that the DLBA's auction seller or translator did not inform the applicant that the property was in a historic district. However, there is a notice on the DLBA website that states that the property is in the Russell Woods – Sullivan District. See attached website page. Additional photos from the DLBA sale are located here: <https://buildingdetroit.org/properties/4860-cortland>
- Staff requested additional details regarding the material of the replaced windows, doors, roof and location of the proposed fence dimensions and material. Staff requested locations and material information of the proposed window trim.
- All windows appear to be white vinyl. Windows on the second floor were vinyl upon purchase by the applicant from the DLBA, remaining windows, especially on the front elevation were wood framed windows.
- Staff confirmed with the applicant that the original windows and doors have been disposed.
- Staff visited the site on February 2, 2021. Staff photographed the property from the public right-of-way and observed that the following work has already been complete: front and side elevation doors, windows and roof, and 6' privacy wood gate in the driveway, located at the rear side of the house.
- ~~As of the date of this application, staff has not yet received a drawing that~~ **Staff obtained backyard fence location, dimensions and material description in the afternoon of 2/10/21. This plan** indicates the location of the backyard fence, which upon calling the applicant, staff learned that this would be a wood paneled, sixfoot privacy fence to match the existing wood gate.
- The roof appears to be dark grey asphalt shingle, which matches closely to the Elements of Design for Russell Woods – Sullivan Historic District *“Roofs are in natural colors (tile and slate colors, and natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range.”* (Section 21-2-168-d (9))
- The door material was not visible from the public right of way. However, the photos from the applicant show that they were replaced.

- The original material of the second floor dormer siding and second floor siding is unknown under the current asphalt siding. However the Elements of Design states that “*The majority of houses are faced with brick, often combined with wood, stone or stucco*” (Section 21-2-168-d (7))
- The masonry window sills, diamond shaped masonry in the brick columns and wall, and the coping of the front porch appear to be freshly painted white.
- As per the Secretary of the Interior Standards, “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance” ***is not recommended*** <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>

ISSUES

- Staff identifies that both the removal of wood windows and the installation of vinyl windows are inappropriate as they introduce a material and design that destroys the historic character of the property (Standard 2), does not match the old character-defining feature (the windows removed without permit) in design, texture, and other visual properties (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).
- Staff identifies that the original 3 over 1 windows of the front elevation especially contribute to the character defining features of the house and were recognized in the Elements of Design, “*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.*” (Section 21-2-168-d (8)) This character is lost in the current vinyl windows now installed.
- Asphalt shingled roofs are recognized in the Elements of Design as an acceptable material and color as shown in this application.
- Wood privacy fence in the backyard at 6 ft or lower height is appropriate use and location of materials.
- Staff has no preceding images or description of the doors to compare against the newly installed doors.
- Although paint was not a part of this application, staff recognized new painting of masonry surfaces. Preceding images show that some of the masonry surfaces were previously painted white. Current conditions show that remaining masonry was also painted on the front elevation of the house. (The east elevation still shows the natural masonry of the sills.) The Elements of Design recognize that natural stone and concrete exist in wall surfaces and usually remain in their natural state or painted in a shade of cream. (Section 21-2-168-d (9)). This work will remain a violation until an application is received or added to an existing application.

RECOMMENDATION

Staff finds that the removal of historic wood windows destroys the historic character of this property and removes distinctive features. The proposed vinyl replacement units are inappropriate, as they alter features that characterize a property, introduce a material and design that does not retain the historic character of the property, do not match the removed character-defining feature in design, texture, and other visual properties, and are incompatible with the historic character of the property.

Staff therefore recommends that the Commission issue a Denial for the proposed application, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically 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.

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.

HDC staff therefore recommends that the Commission issue a denial for the following work items as they do not meet the Secretary of the Interior's Standards for Rehabilitation, nor do they conform to the Elements of Design for the Russell Woods - Sullivan Historic District:

- The unapproved installation of 19 double hung windows replaced with double hung vinyl windows and 2 casement windows replaced with vinyl windows
- Additional window sills

HDC staff recommends the Commission issue an approval for the below work items because they meet the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the Russell Woods - Sullivan Historic District:

- Roof replacement with new asphalt shingle roof, black / dark grey
- Installation of new gutters
- Installation of doors at front, side and rear elevations
- Six-foot tall wood paneled backyard privacy fence and gate.

~~However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:~~

- ~~• The applicant shall provide HDC Staff with the final location and material for the backyard fence. Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.~~

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: 11/06/2020

PROPERTY INFORMATION

ADDRESS: 2029 ferdinand st AKA:

HISTORIC DISTRICT: Russell woods sullivan

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Roof/Gutters/ Chimney	<input 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: Lidia Garcia-Perez COMPANY NAME:

ADDRESS: 2029 ferdinand st CITY: Detroit STATE: Mi ZIP: 48209

PHONE: 313 471 1976 MOBILE: EMAIL: lidiagarcia139@gmail.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 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: 11/06/2020

PROPERTY INFORMATION

Address: 4960 cortland st Detroit Mi.48204 Floor: Suite#: Stories:

AKA: Lot(s): Subdivision:

Parcel ID#(s): 14004578 Total Acres: Lot Width: Lot Depth:

Current Legal Use of Property: Residential Proposed Use: For living

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

PROJECT INFORMATION

Permit Type: [] New [] Alteration [] Addition [] Demolition [] Correct Violations

[] Foundation Only [] Change of Use [] Temporary Use [] Other: Land bank

[] 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)

Change of windows. doors.walls.floor.roof.plumbing.electricty.hvac/mechanical.fire alatr

[] 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 [X] Existing Structure [] Tenant Space [] Garage/Accessory Building

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

Construction involves changes to the floor plan? [X] 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 \$ 6000.00 By Contractor \$ By Department

Structure Use

[X] Residential-Number of Units: 1 [] 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: Lidia Garcia-Perez Company Name: _____
Address: 2029 Ferdinand st City: Detroit State: Mi Zip: 48209
Phone: 313 471 1976 Mobile: _____
Driver's License #: 205048277 Email: Lidiagarcia139@gmail.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: Lidia Garcia-Perez Signature: *Lidia Garcia-Perez* Date: 11/06/2020
(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: Lidia Garcia-Perez Signature: *Lidia Garcia-Perez* Date: 11/06/2020
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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 for more information.







4868

4866

4867

4854

4852



4866

4860

485



4866

4854

DLBA WEBSITE SALE PAGE- 4860 CORTLAND

🏠 (<https://buildingdetroit.org/>) Login (Javascript:void(0);)

Create Account (<https://buildingdetroit.org/customer/account/create/>) English

📘 (<https://www.facebook.com/buildingdetroit>) 🐦 (<https://twitter.com/buildingdet>)

📷 (<https://www.instagram.com/buildingdet/>)

Auction Property Details

Previous Listing (<https://buildingdetroit.org/properties/12503-greiner>)

Next Listing (<https://buildingdetroit.org/properties/17601-asbury-park-6880064>)



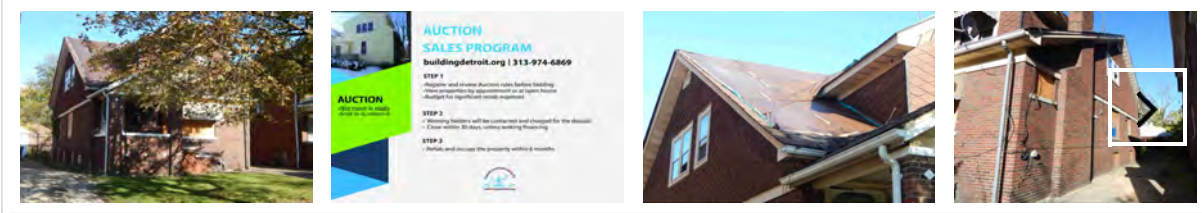
Auction Information

Sale Date	11/19/2019
Starting Price	\$1,000
Ending Price	\$6,000

[BIDDING HISTORY \(JAVASCRIPT:VOID\(0\);\)](#)

Documents

- HISTORIC HOME GUIDELINES** (https://s3.us-east-2.amazonaws.com/dlba-production-bucket/property_documents/9423675/historic_home_guidelines.pdf)
- MINIMUM COST OF REPAIRS** (https://s3.us-east-2.amazonaws.com/dlba-production-bucket/property_documents/9423675/4860_cortland_scope_11-1-2019.pdf)
- PROPERTY CONDITION REPORT** (https://s3.us-east-2.amazonaws.com/dlba-production-bucket/property_documents/9423675/4860_cortland_property_condition_report.pdf)



4860 Cortland,
 Detroit, MI 48204
 (Javascript:void(0);)
District: 7
Area: 1440Sq. Ft
Year Built: 1925
Water Line Cut: No
 3 Beds
 2 Baths

Neighborhood: Russell Woods

Purchasers should plan on making a range of repairs to the property, and bidders are strongly encouraged to review the attached Inspection/Condition Report for more detail. Please also note that at closing the purchaser will be responsible for paying all properly-assessed property taxes not otherwise exempt pursuant to the statutory authority of the Detroit Land Bank.

Finally, please note that any discounts on the purchase (i.e. the city employee discount) will be granted at the time of closing on the sale. The purchaser will be

charged \$1,000.00 upon winning the bid, regardless of any discounts.

This property is in the local Russell Woods-Sullivan Historic District. Purchasers will need to obtain Detroit Historic District Commission approval for all major exterior improvements. Please see this link for more information: <http://www.detroitmi.gov/Government/Boards/Detroit-Historic-Commission-FAQs> (<http://www.detroitmi.gov/Government/Boards/Detroit-Historic-Commission-FAQs>)

An aerial image of the parcel for sale can be found at this link: [https://cityofdetroit.github.io/parcel-viewer/14004578./](https://cityofdetroit.github.io/parcel-viewer/14004578/) (<https://cityofdetroit.github.io/parcel-viewer/14004578./>)

MORE INFORMATION

- MAP +
- FAQ +

Open House

SAVE THIS PROPERTY

Remember

Please note that the rehab cost will often cost more than the winning bid price. Failure to bring a property up to code within 6 months will result in forfeiture of property (9 months for historic properties). Auction dates are subject to change. Check the site regularly to be aware of any schedule changes.

Public Notice

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Related Properties



Auction COMING SOON

965 E Golden Gate Detroit
 (<https://buildingdetroit.org/properties/965-e-golden-gate/>)
 MI 48203

Area: 860 Sq ft

3 1



Auction

8061 E Grixdale Detroit
 (<https://buildingdetroit.org/properties/8061-e-grixdale/>)
 MI 48234

Area: 1008 Sq ft

4 1



Auction COMING SOON

15457 San Juan Detroit
 (<https://buildingdetroit.org/properties/15457-san-juan/>)
 MI 48238

Area: 960 Sq ft

3 1

Contact details

Detroit Land Bank Authority
 500 Griswold Street
 Suite 1200
 Detroit , MI 48226

Phone: 1-844-BUY-DLBA (TTY: 711)

Hours: M-F 9am - 5pm

Mail: communityrelations@detroitlandbank.org
 (mailto:communityrelations@detroitlandbank.org)

Employment

Careers
 (<https://buildingdetroit.org/careers/career>)

Resources

- Financing (<https://buildingdetroit.org/financing>)
- FAQ (<https://buildingdetroit.org/faq>)
- Helpful Links (<https://buildingdetroit.org/resources-helpful-links>)
- Open House (<https://buildingdetroit.org/properties>)

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/openhouse/)

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ETHICS HOTLINE

(<https://buildingdetroit.org/ethics-hotline/>)

APPLICANT PHOTOS- EXISTING CONDITIONS





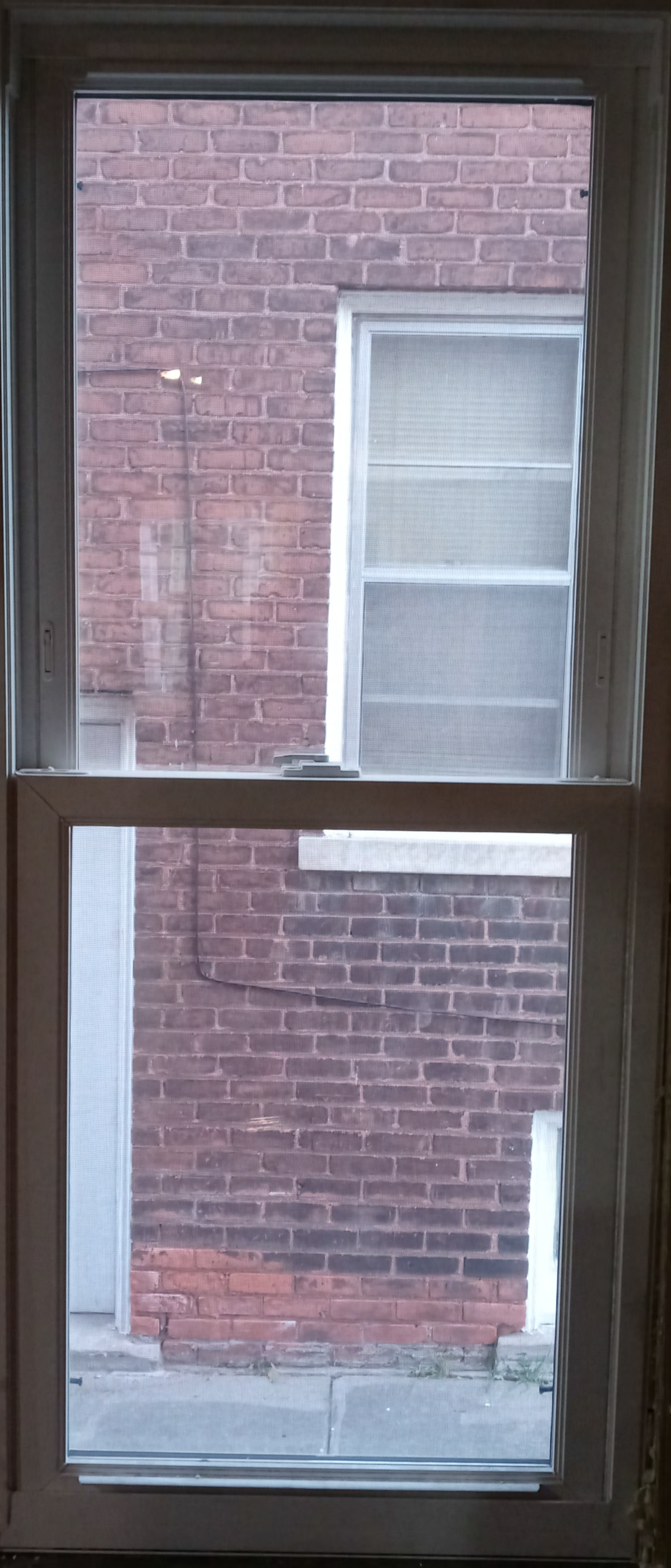




Masonite 36 in. x 80 in. Provid...
Center Arch Left Hand Inswing
Painted Steel Prehung Front Exterior

★★★★☆ (27)



















JELD-WEN 32 in. x 80 in. Fan Li... Primed Steel Prehung Left-Hand Inswing Front Door w/Brickmould

★★★★☆ (67)





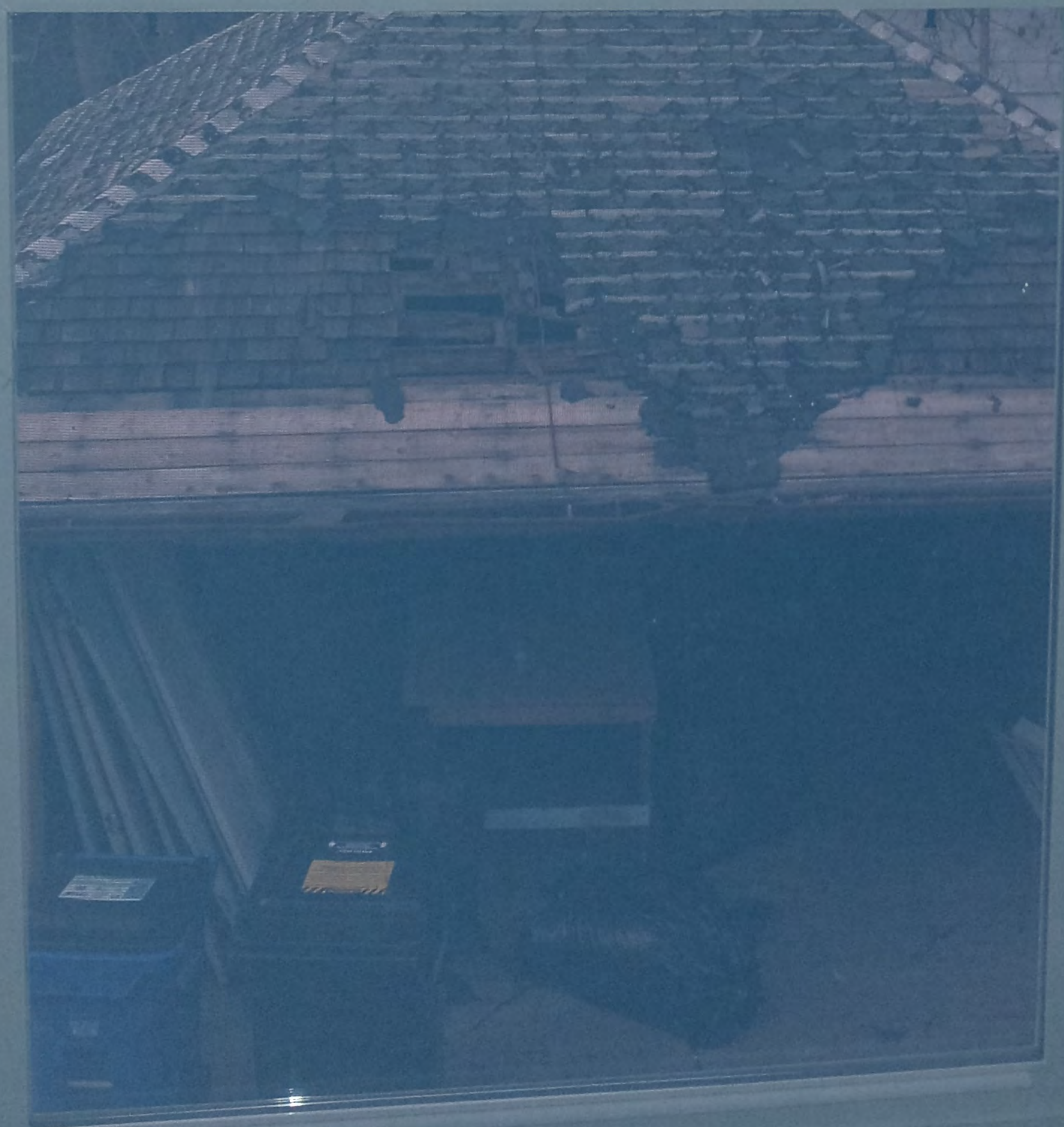
Masonite 32 in. x 80 in. 9 Lit...
Hand Inswing Primed Steel Prehung
Front Exterior Door No Brickmold

★★★★☆ (8)







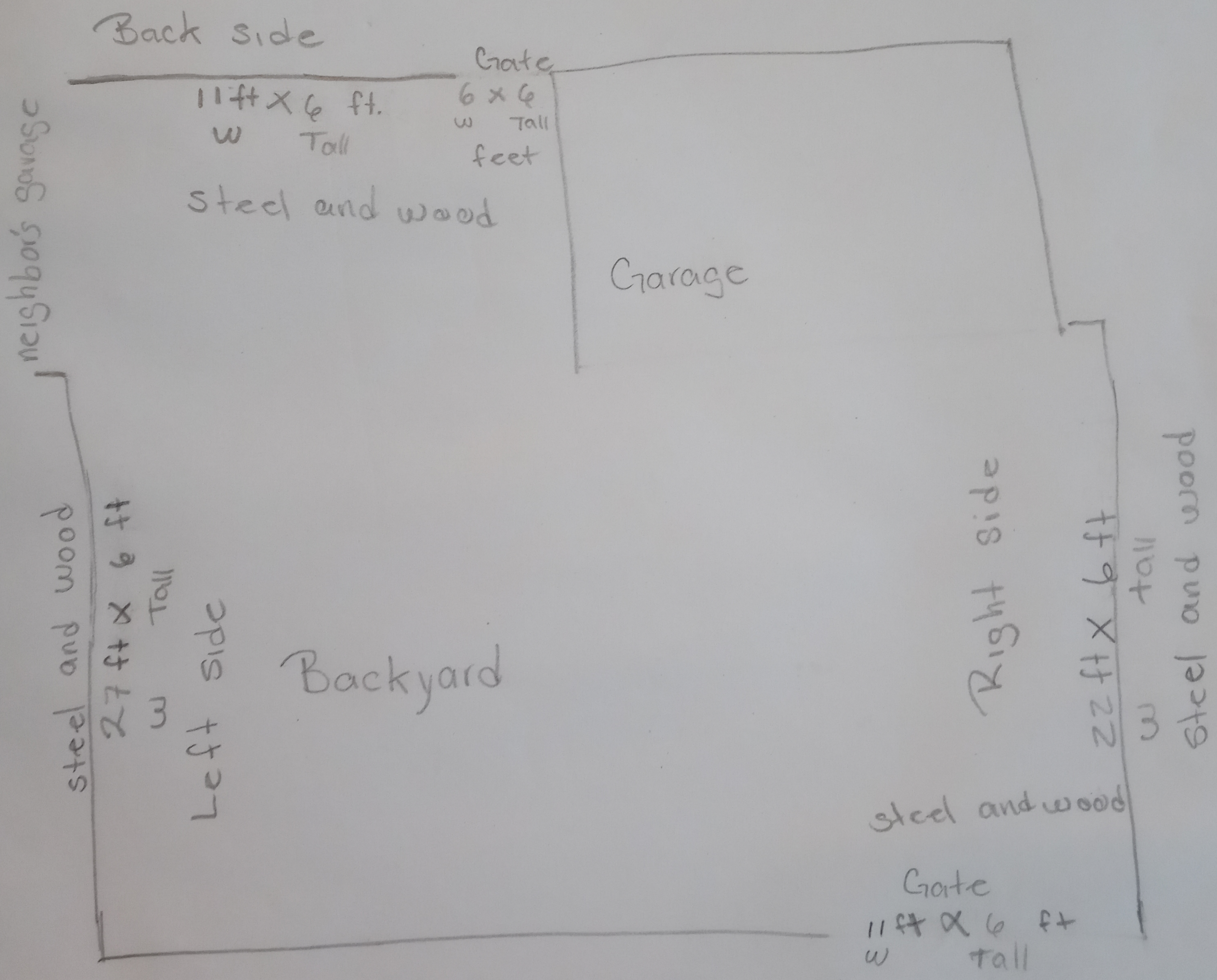








APPLICANT SITE PLAN FOR BACKYARD FENCE



APPLICANT IMAGES FROM DLBA SALE/ BEFORE PHOTOS







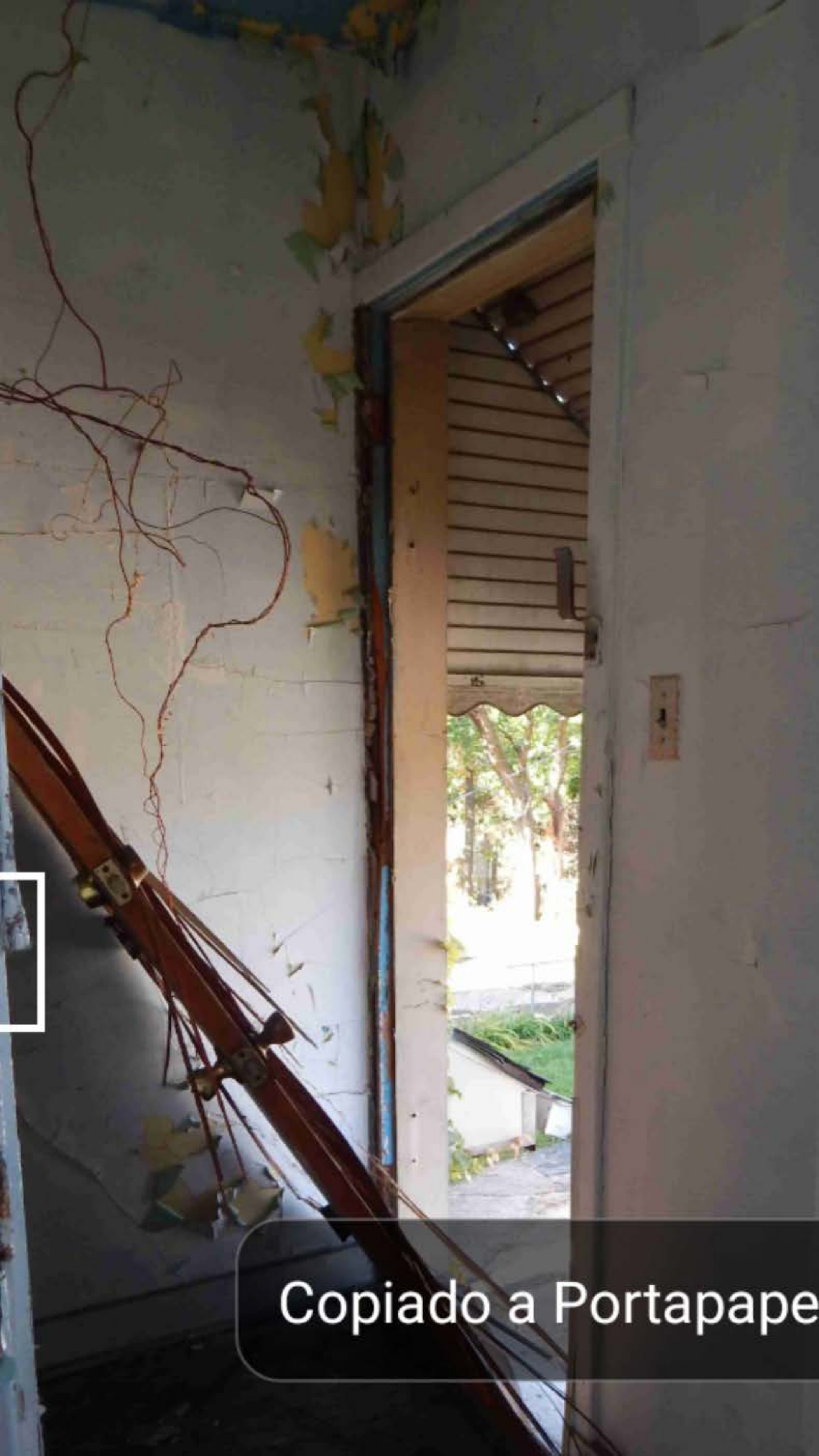












Copiado a Portapape



