

757 BAICK

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 6/15/22

PROPERTY INFORMATION

ADDRESS: 757 COVINGTON AKA: _____

HISTORIC DISTRICT: _____

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: _____

APPLICANT IDENTIFICATION

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

NAME: KIRK RAMSEY COMPANY NAME: UC 757 COVINGTON LP

ADDRESS: 17437 3RD ST CITY: DETROIT STATE: MI ZIP: 48203

PHONE: 313-296-9480 MOBILE: _____ EMAIL: KIRKRAMSEY@URBANCOMMUNITIES.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



6/15/22

To. City Of Detroit Historic District Commission

Re: Brick/Demo/Window application for 757 Covington

We have inspected this rear yard landscape feature and the rear upper brick gable and found the Landscape feature to require removal for the following reasons.'

1. Broken and missing structural corners and posts.
2. Replacement Brick is no longer available
3. Crime issue's and complaints in the rear of this building is an ongoing problem. This feature provides cover to criminals and is a safety concern for our building residents

The upper gable is cracked and leaning potentially creating a falling brick safety issue during high winds and storms. Our plan is to save as many bricks for re-use as we can from both the landscape and gable removal to allow for the rebuilding of the gable with matching original bricks. In addition, there are 3 basement windows in the rear of the building that are original instead of the glass bock ones on the balance of the rear of the building. We request to remove those and replace with glass block that matches the remaining basement windows on the rear of the building.

Thank You for your consideration of our application


Kirk Ramsey

**Appointment of Agent
Palmer Park Properties of
Urban Communities Great Lakes, LLC**

Urban Communities Great Lakes, LLC, a Delaware limited liability company ("UCGL"), is the General Partner of the entities listed below (each, a "Property Owner").

Each of the Property Owners listed below owns the property at the address set forth in the table below.

Kirk Ramsey is an employee of an affiliate of UCGL charged with managing ongoing renovation, construction, and maintenance projects on behalf of each Property Owner.

UCGL, in its capacity as General Partner of each of the Property Owners hereby appoints **Kirk Ramsey** as the agent of each Property Owner for purposes of design, renovation, construction, and maintenance.

Property Address	Property Owner
825 Whitmore	UC 825 Whitmore, LP
850 Whitmore	UC 850 Whitmore, LP
900 Whitmore	UC 900 Whitmore, LP
950 Whitmore	UC 950 Whitmore, LP
1000 Whitmore	UC 1000 Whitmore, LP
17725 Manderson	UC 17725 Manderson, LP
831 Covington	UC 831 Covington, LP
851 Covington	UC 851 Covington, LP
361 Covington	UC 361 Covington, LP
381 Covington	UC 381 Covington, LP
641 Covington	UC 641 Covington, LP
661 Covington	UC 641 Covington, LP
681 Covington	UC 641 Covington, LP
691 Covington	UC 641 Covington, LP
701 Covington	UC 641 Covington, LP
711 Covington	UC 641 Covington, LP
300 Whitmore	UC 300 Whitmore, LP
843 Whitmore	UC 843 Whitmore, LP
250 Merton	UC 250 Merton, LP
700 Whitmore	UC 700 Whitmore, LP
361 Merton	UC 361 Merton, LP
17111 2nd Ave	UC 17111 2nd Ave, LP
672 Merton	UC 672 Merton, LP
951 Whitmore	UC Palmer Park 951 Whitmore, LP
980 Whitmore	UC 980 Whitmore, LP
757 Covington	UC 757 Covington, LP
731 Covington	UC 731 Covington, LP
17655 Manderson	UC 17655 Manderson, LP

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**Appointment of Agent
Palmer Park Properties of
Urban Communities Great Lakes, LLC**

**URBAN COMMUNITIES GREAT LAKES, LLC, a
Delaware limited liability company**

By: Urban Communities, LLC its sole Member

By: 

Name: Kirk S. Howell

Title: COO and General Counsel

STATE OF)Arizona
) ss.:
COUNTY OF)Maricopa

On May 27, 2022 before me, Heidi Cerepanya, a Notary Public for said state, personally appeared Kirk Howell, personally known to me OR proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he executed the same and that his signature on the instrument binds the person, or the entity upon behalf of which the person acted.


Notary Public

State of Arizona

My commission expires:

6/16/2024



P2 - BUILDING PERMIT APPLICATION

Date: 6/15/22

PROPERTY INFORMATION

Address: 757 COVINGTON 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)

DEMO LANDSCAPE FEATURE, RECLAIM BRICK
INSTALL BRICK @ 4TH STORY REAR GABLE

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 \$ 4,600.00 \$
By Contractor By Department

Structure Use

Residential-Number of Units: 24 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: UC 757 COVINGTON LP Company Name: KIRK RAMSEY
 Address: 17437 3RD ST City: DETROIT State: Mi Zip: 48203
 Phone: 313-635-2063 Mobile: 313-296-9480
 Driver's License #: _____ Email: KIRK.RAMSEY@URBANDCOMMUNITES.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: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(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 renewed.

Print Name: KIRK RAMSEY Signature: [Signature] Date: 6/17/22
(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.

FRONT AND WEST SIDE



FRONT AND EAST SIDE



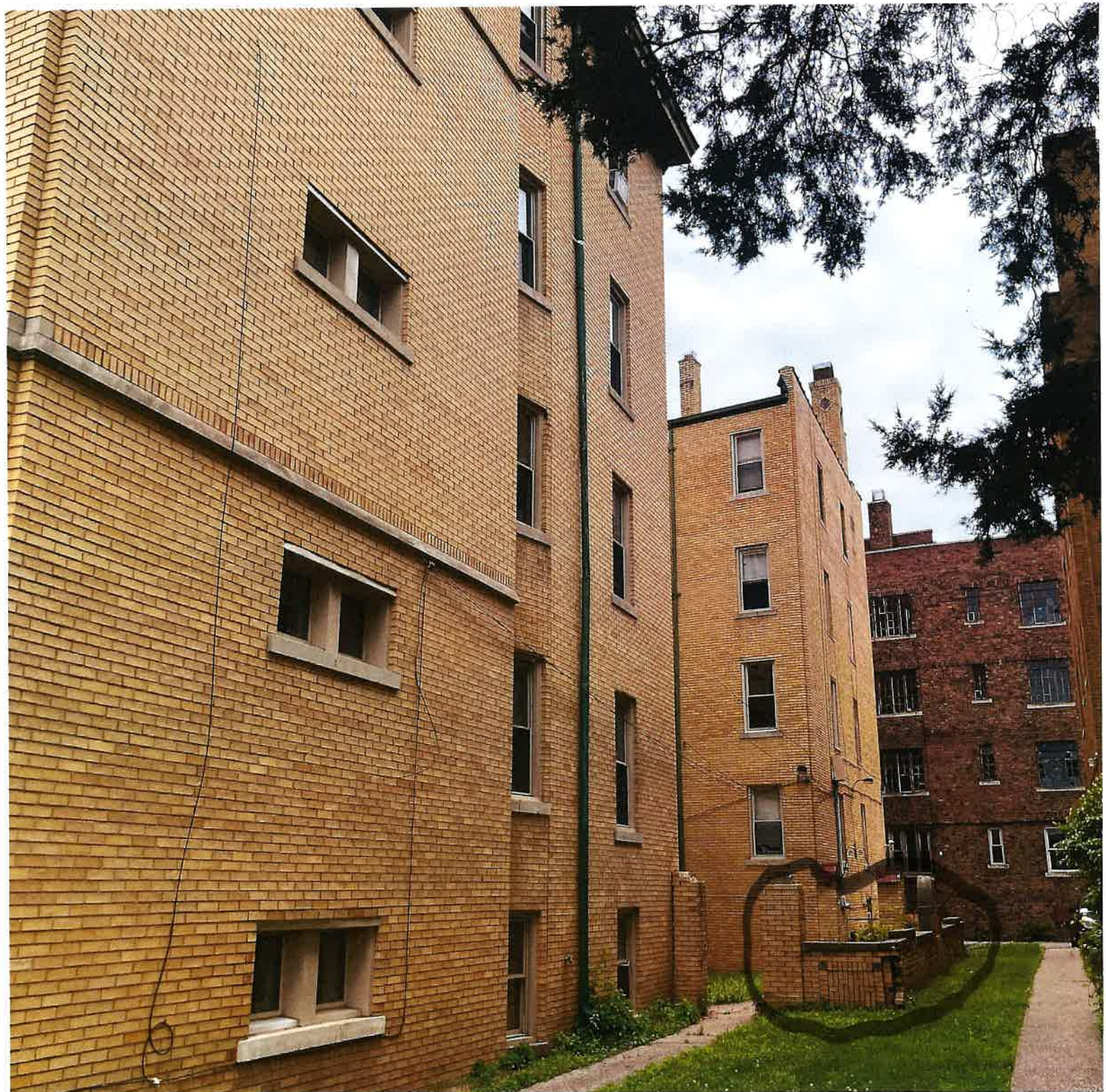
NORTH (FRONT VIEW)



SOUTH SIDE REAR OF BUILDING

REMOVE AND REPLACE
USING BRICK FROM
LANDSCAPE FEATURE





SOUTH
SIDE
REAR

REMOVE
& RE-USE
BRICK





REMOVE



GLASS
BLOCK

RENT