



Fw: 4291 Cortland - Window Replacement

From Jennifer Ross <rossj@detroitmi.gov>
Date Tue 3/17/2026 2:49 PM
To Audra Dye <dyea@detroitmi.gov>

Jennifer Ross

Deputy Director, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc


rossj@detroitmi.gov

Mary Sheffield, Mayor


From: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>
Sent: Tuesday, March 17, 2026 10:49 AM
To: Jennifer Ross <rossj@detroitmi.gov>
Subject: [EXTERNAL] Re: 4291 Cortland - Window Replacement

Any chance you have some time to talk?


- Do you have time to talk about the windows at 4291 Cortland? I want to explain our argument for switching to replacement windows.
- Do we need to go in front of the Commission for the siding material we want to use at 4221 Cortland?



Robert Saxon Jr.
 Construction Manager, Property Rehabilitation,
 Detroit Land Bank Authority



rsaxon@detroitlandbank.org
 +1 313 261 9978 direct
 Visit our website
 +1 313 974 6869 main



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inquire@detroitlandbank.org. Please check the DLBA's website for updates and closures.

From: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>
Sent: Wednesday, March 11, 2026 5:23 PM
To: Jennifer Ross <rossj@detroitmi.gov>
Subject: Re: 4291 Cortland - Window Replacement

Refer to attached.

Robert Saxon Jr.
 Construction Manager, Property Rehabilitation,
 Detroit Land Bank Authority

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From: Jennifer Ross <rossj@detroitmi.gov>
Sent: Wednesday, March 11, 2026 5:17 PM
To: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>
Subject: Re: 4291 Cortland - Window Replacement

Hi Rob,

Can you resend the photos? I don't see that they attached to your email.

Thanks!

Jennifer Ross

Deputy Director, Historic Preservation | Planning & Development | City of Detroit

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www.detroitmi.gov/hdc

rossj@detroitmi.gov

Mary Sheffield, Mayor

From: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>
Sent: Wednesday, March 11, 2026 5:14 PM

To: Jennifer Ross <rossj@detroitmi.gov>

Subject: [EXTERNAL] Re: 4291 Cortland - Window Replacement

Yes, when you have some time, give me a call and I can explain the full story. We've burned through two window restoration contractors. We really don't want to take a chance with a third contractor.

I have another question. Referring to the photos below taken at 4221 Cortland, after the vinyl siding was removed from the 1st floor bump-out, the condition of the wall was so deteriorated that we were forced to rebuild. We'd like to use a product called LP SmartSide which is a composite material that mimics the look of the original lap siding (see [LP SmartSide Brushed Smooth Sales Sheet 1.pdf](#)). As stated in the COA (attached), the siding color will match the "Light Brown" from HDC color system D (D2). The trim, soffits and fascia will be "Yellowish White" per HDC Color System D (C4). Can staff approve use of the product, or do I need to go to the full commission?

Before vinyl siding was removed:




After the vinyl siding was removed:





The rebuilt rear wall waiting to receive new siding:








Robert Saxon Jr.
 Construction Manager, Property Rehabilitation,
Detroit Land Bank Authority





 rsaxon@detroitlandbank.org

 +1 313 261 9978 *direct*

 [Visit our website](#)

 +1 313 974 6869 *main*



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From: Jennifer Ross <rossj@detroitmi.gov>
Sent: Thursday, March 5, 2026 7:56 AM
To: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>; Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: 4291 Cortland - Window Replacement

Hi Rob,

Thanks for reaching out. Any wood window replacement proposal would have to reviewed by the Commission. I'd note that they typically do not approve window replacement, so you would need to present a pretty strong, well documented case in order to prevail. We can discuss further next week if you'd like.

Sincerely,

Jennifer Ross

Deputy Director, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 www.detroitmi.gov/hdc

✉️ rossj@detroitmi.gov

Mary Sheffield, Mayor

From: Robert Saxon, Jr. <rsaxon@detroitlandbank.org>
Sent: Wednesday, March 4, 2026 7:09 PM
To: Jennifer Ross <rossj@detroitmi.gov>
Subject: [EXTERNAL] 4291 Cortland - Window Replacement

Quick question...

We completed restoring the wood windows on the front of 4291 Cortland. But for budget reasons, we'd like to install wood clad windows on the rear and sides. If I submit the window we are proposing to use for review, is this something that staff can approve?

Robert Saxon Jr.
Construction Manager, Property Rehabilitation,
Detroit Land Bank Authority

rsaxon@detroitlandbank.org
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