Outlook

[EXTERNAL] Re: 4252 Cortland

From Mignon Padilla <mignonpadilla@yahoo.com>
Date Tue 9/29/2026 2:04 PM
To Ellen Thackery <ellen.thackery@detroitmi.gov>

9 attachments (21 MB)

EZ_Glaze_US_Installation_Guide_093025_EZOC.pdf; Aria-Baluster-Railing-Install-Instructions-EN.pdf; TDS-USA-Masonry-Flat_03-22-2019-3.pdf; IMG_3693.jpeg; IMG_3691.jpeg; IMG_3686.jpeg; IMG_3696.jpeg; IMG_9726.jpg; IMG_2863.jpg;

Hi Ellen,

--Regarding the Aria black aluminum railings that were selected: the installation instructions provided don't indicate how much taller the posts are than the railing and they don't show clearly what the post caps will look like. Please provide these items.
I have attached the spec sheet/installation instructions, which should provide the information you are requesting, including what the caps will look like in Dia. 4

-- Regarding painting brick: Historic preservation standards and guidelines discourage painting unpainted historic brick because painting brick can trap moisture in the brick, damaging it.
I understand the concern about painting historic brick and the potential for moisture to become trapped. We're not going to use a conventional paint coating. We will be using a breathable mineral/silicate masonry coating specifically designed for brick and historic masonry that is appropriate and allows moisture vapor to escape. Attached is Technical Data for one of the proposed manufacturers of this product. They do custom colors as well.

Which brings me to my much-needed correction! The proposed color of paint is called Southern Breeze and not Summer Breeze. The color swatch I've submitted previously reflects Southern Breeze, but I believe I wrongly typed Summer Breeze in my written correspondence.

The reason behind the painting of the brick is that when we purchased the home from the landbank, there was already visible graffiti, old painted sections, significant discoloration, and areas where the brick does not match in color and appearance (please see additional attached photos). Because of these conditions, painting it would create a more consistent and historically appropriate appearance.

-- Regarding current soffits and fascia boards: are existing soffits and fascia wood? Please provide some photos showing current soffits and fascia.
The current soffits and fascia are wood covered in aluminum. See attachments.

-- Regarding the rear upper porch: what is the name of the color for the selected Trex flooring? On the proposed roof on that upstairs porch, do the Inner Profile Kits cover the wood 2x6s? When I look at the 3-part roofing system, I don't understand how the second and third parts will interact with the proposed painted wood structure of the roof.
The color for the Trex flooring is: Golden Hour
I've also attached the EZ Glaze installation guide to help answer your question.

-- Windows: Composite and vinyl windows are mentioned in the application materials, but vinyl looks like the selected material throughout the rest of the application. There is, however, a product page provided for clad wood windows for the casement windows on the front of the house.

- Are Windows 1-4 to be these clad wood windows? What is the cladding material?
- Are all windows proposed to be vinyl except Windows 1-4?
- Are other casements like Windows 11, 12, 5, and 6 for example to be wood windows with cladding also?
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- **We're dealing with a total of 69 windows, so for windows 1-4, we know the front of the home is the most visible and important elevation; we are proposing wood-clad windows there to better reflect the historic character of the original windows. The remaining 52 windows will be vinyl windows and 13 basement windows will be glass block, allowing us to focus the more historically appropriate materials on the front of the home while keeping the overall rehabilitation budget manageable.**
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-- Regarding fencing: the material is described as "composite." What specific material(s) is the proposed fence? Is the new gate proposed to match the proposed fencing? On your site plan, there is mention of "both parcels we own." Please explain. It looks to staff as if your rear yard is to be enclosed with fencing and a gate across the drive—is that correct?

The fence is a wood-plastic composite (WPC) and will enclose both our main parcel and the alley parcel we own. Yes, the gate will be located at the drive.

If you have any additional questions, please let me know.

Blessings,
Mignon' T. Padilla