

February 17, 2021

**NOTICE OF DENIAL**

Ms. Lidia Garcia-Perez  
4860 Cortland  
Detroit, MI 48204

**RE: Application Number 20-6857; 4860 Cortland; Russell Woods - Sullivan Historic District**

Dear Ms. Garcia-Perez:

At the regular meeting that was held on February 10, 2021, the Detroit Historic District (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial for the below outlined items** which is effective as of February 17, 2021. Specifically, the Commission reviewed the permit for **the below-described work**, and determined that it *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation, 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,* and #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:*

- The removal of wood frame windows without permit and/or approval of the Historic District Commission.

Please note that the above-described work associated with application #20-6857 represents a violation of Detroit City Code. If you have not submitted a proposal and application to the Detroit Historic Commission to correct the violation in a matter that meets the above-outlined Secretary of the Interior Standards for Rehabilitation on or before February 17, 2022, the Detroit Buildings, Safety Engineering and Environmental Department (BSEED) will resume enforcement action on the denied work items.

Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the Michigan Department of Attorney General. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey  
Michigan Department of Attorney General  
2<sup>nd</sup> Floor G. Mennen Williams Building  
525 West Ottawa Street

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-1762

P.O. Box 30754  
Lansing, MI 48909  
P: 517-335-0665  
F: 517-335-3088  
Email: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Daniel Rieden  
Staff  
Detroit Historic District Commission

February 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

Ms. Lidia Garcia-Perez  
4860 Cortland  
Detroit, MI 48204

**RE: Application Number 20-6857; 4860 Cortland; Russell Woods - Sullivan Historic District**

Dear Ms. Garcia-Perez:

At the regularly scheduled meeting held virtually on February 10, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of February 16, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Per the attached documents, the project consists of the following components:

- 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.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Daniel Rieden  
Staff, Detroit Historic District Commission



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](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: 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](http://detroitmi.gov/bseed/elaps) for more information.











48681

48661

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4860

485





4856

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

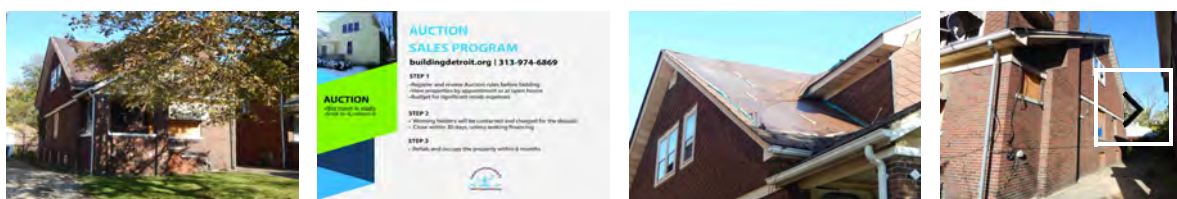
[BIDDING HISTORY \(JAVASCRIPT:VOID\(0\);\)](#)

### Documents

**HISTORIC HOME GUIDELINES** ([https://s3.us-east-2.amazonaws.com/dlba-production-bucket/property\\_documents/9423675/historic\\_home\\_guidelines.pdf](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](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](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**

PROPERTY OWNED BY THE DETROIT LAND BANK IS NOT OPEN TO THE PUBLIC. ACCESS TO OR ENTRANCE UPON SUCH PROPERTY WITHOUT THE WRITTEN CONSENT OF THE DETROIT LAND BANK AUTHORITY CONSTITUTES TRESPASS, AND IS A VIOLATION OF MICHIGAN LAW. TRESPASSERS MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.

**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)  
 (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>)

**Equal Housing Opportunity**

The Detroit Land Bank is an Equal Housing Opportunity Provider and does not discriminate in the sale, rental, and financing of housing, or in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, age, height, weight, or disability



/openhouse/)

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**ETHICS HOTLINE**

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

APPLICANT PHOTOS- EXISTING CONDITIONS

















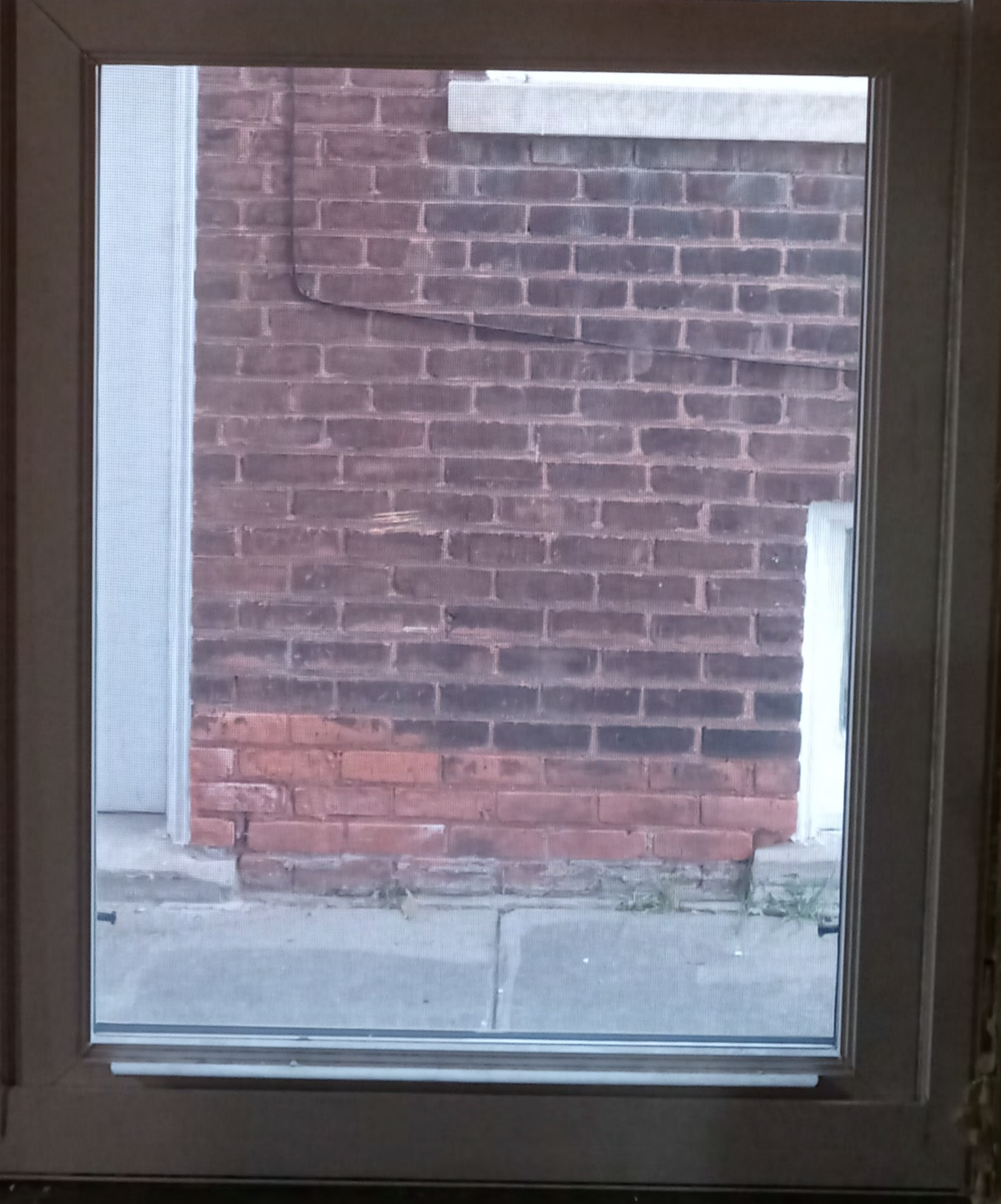


**Masonite 36 in. x 80 in. Provid...**  
Center Arch Left Hand Inswing  
Painted Steel Prehung Front Exterior

★★★★☆ (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)



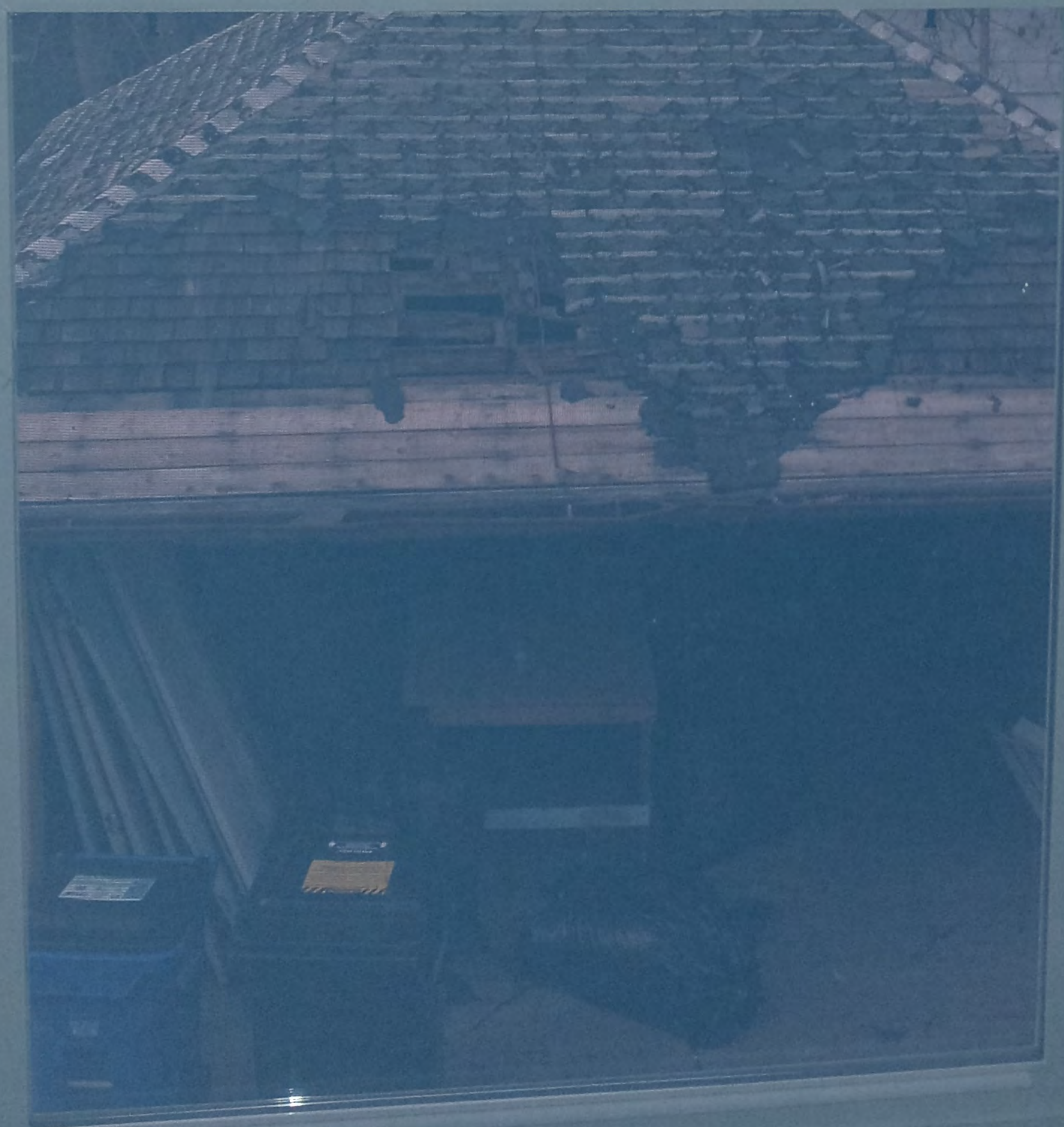






















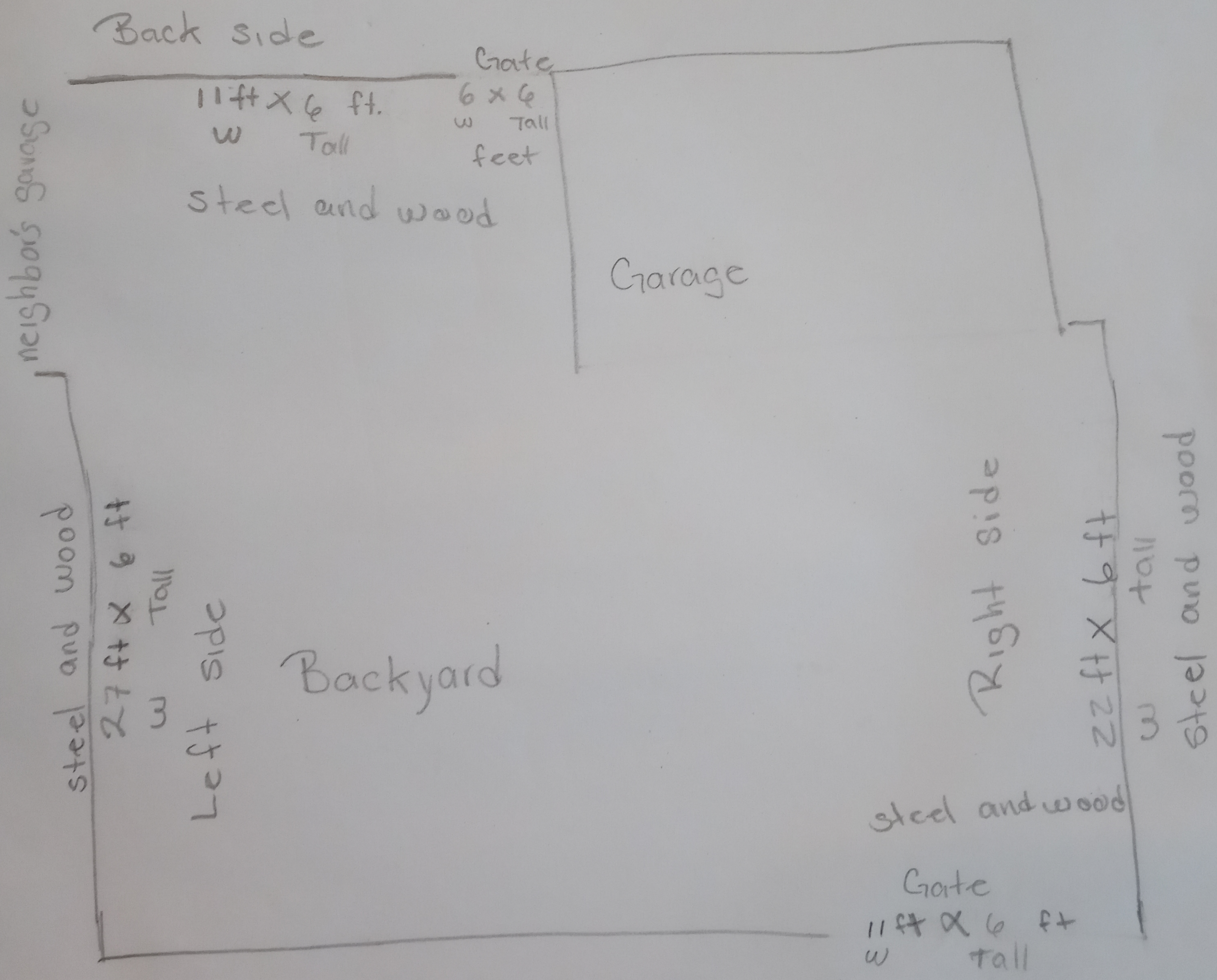


21 Wx 43 Hx



APPLICANT SITE PLAN FOR BACKYARD FENCE







APPLICANT IMAGES FROM DLBA SALE/ BEFORE PHOTOS

























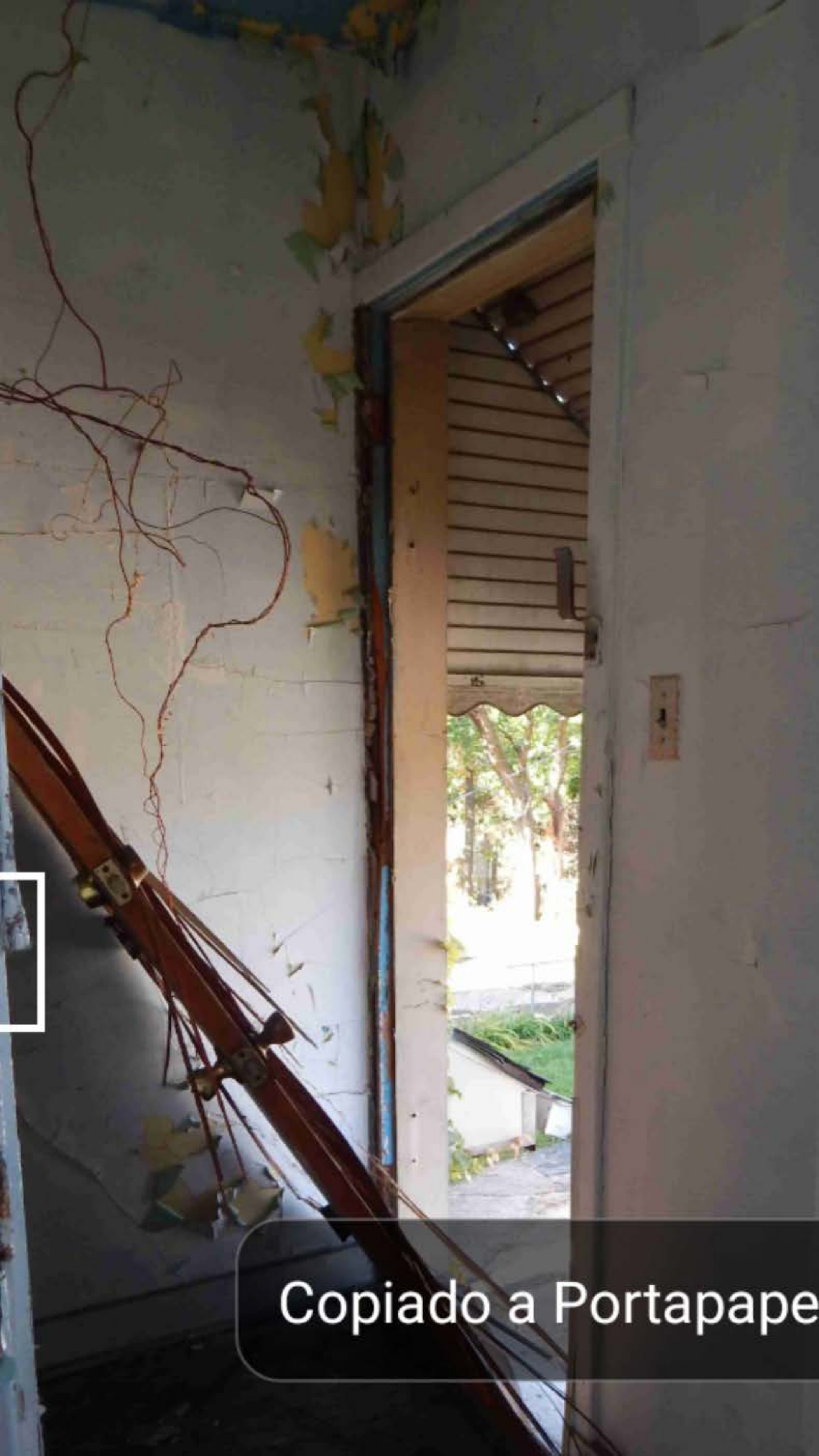












Copiado a Portapape







