

April 20, 2021

NOTICE OF DENIAL

Ms. Anne Calahan
2489 Atkinson
Detroit, MI 48206

RE: Application Number 21-7154; 2489 Atkinson; Atkinson Avenue Historic District

Dear Ms. Calahan:

At the regular meeting that was held on April 14, 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 April 20, 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 installation of horizontal lapped siding, window trim, soffit, and fascia.

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
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665
F: 517-335-3088
Email: 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

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: _____

PROPERTY INFORMATION

ADDRESS: 2489 Atkinson Street AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input 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: <u>Siding repairs</u>	

APPLICANT IDENTIFICATION

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

NAME: John McCarter Construction COMPANY NAME: John McCarter Construction

ADDRESS: 475 Washington CITY: South Lyon STATE: MI ZIP: 48178

PHONE: 248 446-1750 MOBILE: _____ EMAIL: James@johnmccarterconstruction.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: _____

PROPERTY INFORMATION

Address: 2489 Atkinson Floor: _____ Suite#: _____ Stories: _____
AKA: _____ Lot(s): _____ Subdivision: _____
Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: Residential 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: Repairs
[] Revision to Original Permit #: BLD 2021-00394 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
Repairs to siding & trim at rear of home

[] 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 \$ 7151.58 By Contractor \$ _____ By Department

Structure Use

[] Residential-Number of Units: _____ [] 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: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: John McCarter Company Name: John McCarter Construction

Address: 475 Washington City: South Lyon State: MI Zip: 48178

Phone: 248 446-1750 Mobile: _____ Email: john@johnmccarterconstruction.com

City of Detroit License #: LIC 2018-00360

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: _____ Signature: _____ Date: _____
(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: John McCarter Signature: [Signature] Date: 2-22-2021
(Permit Applicant)

Driver's License #: M 263 429 660 093 Expiration: 2-4-2023

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.



Description of Siding Repairs at 2489 Atkinson Street

Removed existing cedar shake siding at 2nd story wall above rear porch and replaced with new primed cedar lap siding, installing housewrap prior to siding install.

Replaced existing rotted window trim with new pine window trim.

Flashed and caulked per standard industry specs.

Additional Description of repairs completed at 2489 Atkinson Street for Historic District Commission review:

Description of the existing conditions prior to the repairs: wood trim around windows was rotted. Cedar shake siding was previously repaired by others incorrectly and was water-logged. Soffit and fascia was rotted above 1st story flat roof.

Description of repairs:

We replaced approximately 100 square feet of cedar shake siding with primed pine lap siding. We replaced approximately 14 linear feet of plywood soffit and 1x6 fascia board. These repairs we focused on one area- the wall above the 1st story flat roof in the rear of the home.

3 windows were trimmed with rough sawn pine

Description (specs) of material used for repairs; what kind of lumber was used: 6" primed pine lap siding, rough sawn pine for trim and fascia, smooth plywood for soffit.

Total linear feet of material for the trim and soffits: 90 linear feet of rough sawn pine for trim and fascia. 15 linear feet of soffit was replaced.

How was the material installed? Did we use nails or screws: Nailed with electro-galvanized nails all in accordance with Michigan Residential Builders Code

Additional Information Requested 3/3/2021
2489 Atkinson Street

Existing window trim: 1x4 pine trim, 1x6 pine trim
New window trim: 1x4 pine trim, 1x6 pine trim

Existing soffits: 3/8" plywood
New soffits: 3/8" plywood

Existing fascia: 1x6 pine
New fascia: 1x6 pine

New corner trim: 1x6 pine







ARTH
STRUCT
C-ES ESR-2496
EVER









Done by others











