

DENIAL

10/15/2024

NOTICE OF DENIAL

U I 23 LLC
10786 Grand River
Detroit, MI 48204

**RE: Application Number HDC2024-00538; 4881 Sturtevant; Russell Woods-Sullivan Historic District
Scope: Alter porch, construct deck (work completed without approval)**

Dear Applicant,

At the Regular Meeting that was held on October 9, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on October 15, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Alter porch, construct deck*

The Commission's reasons for denial are:

- *The former brick and concrete front porch is a distinctive character-defining feature of the house and district, and should be repaired or replaced to match*
- *The proposed deck is of a standard recreational/contemporary design built in an incompatible modern/utilitarian character, using outboard-baluster railings, raw dimensional lumber, modern railing heights, and x-cross latticework, and makes no effort to integrate into the historic design of the house and district.*

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically 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 historic 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 Elements of Design 6 and 8 of the Russell Woods-Sullivan Historic District.

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399.211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. 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
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg
Director of Historic Preservation, Staff to the Commission

Plan Review - Review Comments Report

Project Name: **RES2024-01996**

Workflow Started: **5/17/2024 1:13:13 PM**

Report Generated: **05/20/2024 10:21 AM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	Plan Review - Zoning Check Michelle Watkins 5/17/24 1:51 PM	Library Comment Please provide a Site Plan showing the location of work to be performed, required setbacks, dimensions, and location of PROPOSED PORCH.			Unresolved
2	1	Plan Review - Zoning Check Michelle Watkins 5/17/24 1:51 PM	Library Comment All exterior work in the historic district must be approved by HDC, (www.detroitmi.gov/hdc) (313) 224-1762) Please provide a Historic Certificate of Appropriateness			Unresolved
3	1	Plan Review - Zoning Check Michelle Watkins 5/17/24 1:55 PM	Comment Please fael free to contact me to discuss any questions you may have regarding the Checklist Items issued: Michelle Watkins, Building Inspector/Plan Reviewer, watkmsmhc@detroitmi.gov, 248-212-6600			Info Only
4	1	Structural James Novosad 5/17/24 2:00 PM	Comment James Novosad, Senior Associate Civil Engineer, Building Plan Reviewer James.Novosad@detroitmi.gov Connect via voice conference via email on Microsoft Teams 313-654-4245			Info Only
5	1	Structural James Novosad 5/17/24 2:01 PM	Library Comment Michigan Residential Code 2015, R106.1.1 INFORMATION ON CONSTRUCTION DOCUMENTS: Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code.			Unresolved
6	1	Structural James Novosad 5/17/24 2:03 PM	Library Comment Provide framing members wood size and dimensions. Provide a scope of work to indicate what is being done, for example, will there be posts in the ground and will the deck not be attached to the dwelling, and is the existing concrete steps and porch to remain as is.			Unresolved

Buildings, Safety Engineering and Environmental Department
Suite 402, Coleman A. Young Municipal Center
2 Woodward Avenue, Detroit, Michigan 48226



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Receipt No.: 1795821
Receipt Date: 05/17/2024

NOTICE-THIS IS NOT A PERMIT OR LICENSE

RECEIPT

RECORD & PAYER INFORMATION

Record ID: RES2024-01996
Record Type: Building Permit Residential 1 or 2 Family

PAYMENT DETAIL

Applicant:
U I 23 LLC
10786 grand river
Detroit, MI 48204

Property Address: 4881 STURTEVANT 48204

Payer: U I 23 LLC

Description of Work: TBD

Date	Payment Method	Reference	Cashier	Comments	Amount
05/17/2024	Other		ROBERTSK		\$373.70

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Building Permit Fee	6119265	373.70	\$373.70	\$373.70

BUILDINGS, SAFETY ENGINE
2 WOODWARD AVE SUITE 402
DETROIT MI 48226
313-224-3136

SALE

TID: 005
DID: 0001
Batch #: 000610
05/17/24
APPR CODE: 03927E
MASTERCARD
*****6207
REF#: 00000017
12:25:30
Chip
/

AMOUNT \$373.70

APPROVED

MASTERCARD
AID: A0000000041010
TVR: 00 00 00 80 00
TSI: E8 00

THANK YOU
PLEASE COME AGAIN

CUSTOMER COPY

\$373.70



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Licensing and Permits Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 402, Detroit, Michigan 48226
(313) 224-3202 and (313) 224-3168

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INVOICE

RECORD INFORMATION

Applicant: U I 23 LLC
10786 grand river
Detroit, MI 48204

Record ID: **RES2024-01996**
Record Type: Building Permit Residential 1 or 2 Family
Property Address: 4881 STURTEVANT 48204
Description of Work: TBD

Invoice No. : **6119265**
Invoice Date: **05/17/2024**
Due Date : **06/16/2024**

FEE DETAIL

Fee Description	Quantity	Fee Amount
Building Permit Fee	374	\$373.70
		\$373.70

Methods of Payment

1



Online with your eLAPS Citizen
Access Account
<https://aca-prod.accela.com/Detroit>

2



Online with Guest Pay
<https://detroitmi.gov/webapp/bseed-fee-payments>
Or scan the QR code above with your
smartphone

3



Bill Payment Kiosk
DivDat Kiosk Network at CAYMC
and other locations

4



Pay by Mail
BSEED Finance
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 402

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□ Photos of house 1

Porch - existing condition
- Previous from Google

□ bullet point list of
completed work and
any remaining work
items to be done

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Step 1: Design and Planning

1. **Define the Scope:** Determine the size, shape, and layout of your porch.
2. **Create a Blueprint:** Draw a detailed sketch or use design software to plan the structure, including dimensions and materials.

Step 2: Gather Materials and Tools

1. **Materials:**
 - Pressure-treated lumber for framing and decking
 - Concrete or gravel for footings
 - Fasteners (galvanized nails or screws)
 - Joist hangers and post anchors
 - Decking boards
 - Railings and balusters (if applicable)
2. **Tools:**
 - Circular saw
 - Power drill/driver
 - Level
 - Tape measure
 - Hammer
 - Shovel (for footings)
 - Safety gear (goggles, gloves)

Step 3: Prepare the Site

1. **Clear the Area:** Remove any plants, debris, or obstacles where the porch will be built.
2. **Mark Footings:** Use stakes and string to mark the layout of the porch and locate where footings will be dug.

Step 4: Install Footings and Framing

1. **Dig Footings:** Dig holes according to local codes and pour concrete or add gravel for footings.
2. **Install Posts and Beams:** Set posts in footings and attach beams to create the framework of the porch.
3. **Add Joists:** Install joists perpendicular to the beams, ensuring they are level and securely attached with joist hangers.

Step 5: Decking and Finishing

1. **Install Decking Boards:** Lay decking boards perpendicular to the joists, leaving appropriate gaps for drainage.

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2. **Trim and Railings:** Add fascia board to cover joists and install railings if desired, ensuring they meet safety codes.

Step 6: Finishing Touches

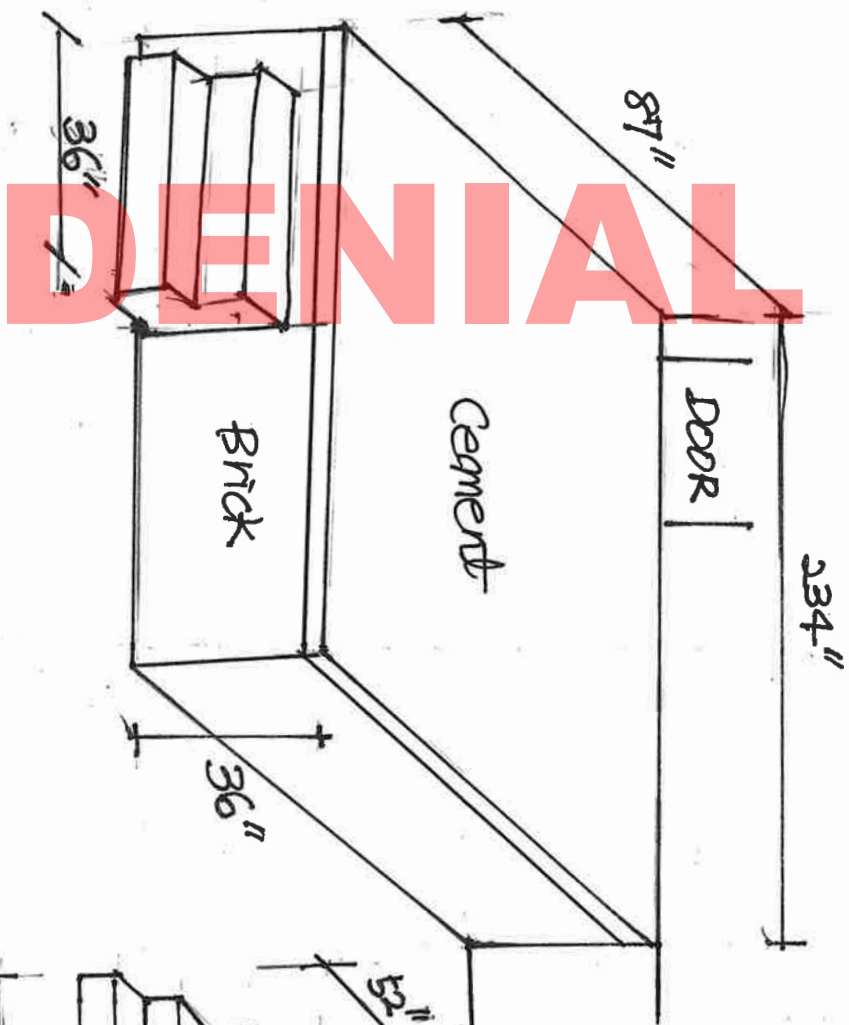
1. **Stain or Seal:** Apply a weatherproof stain or sealant to protect the wood from the elements.
2. **Add Decorative Elements:** Consider adding lights, benches, or decorative posts to enhance the porch's appearance and functionality.

Step 7: Inspect and Maintain

1. **Inspection:** Check the porch for structural integrity and ensure all safety measures are in place.
2. **Maintenance:** Regularly inspect and maintain the porch by cleaning debris and applying a new coat of sealant as needed.

Before

Project Name :
RES2024-01196



After

