

**STAFF REPORT: 2/9/2022 MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #22-7673**

**VIOLATION NUMBER: #382**

**ADDRESS: 1219 HUBBARD**

**HISTORIC DISTRICT: HUBBARD FARMS**

**APPLICANT/ PROPERTY OWNER: LETICIA PATINO**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/11/2022**

**DATE OF STAFF SITE VISIT: 1/25/2022**

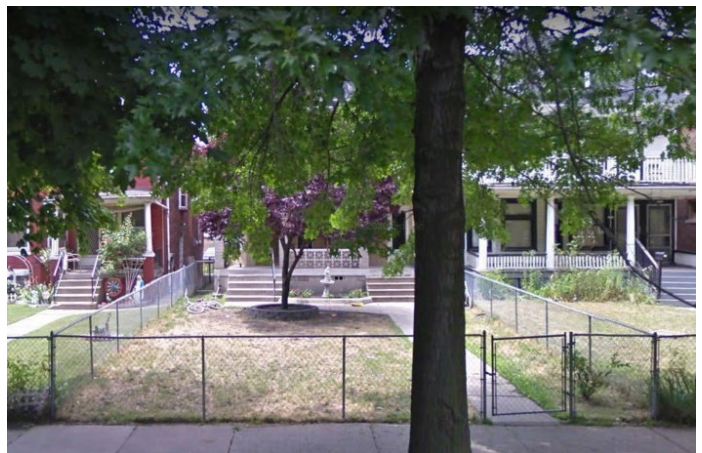
**SCOPE: INSTALLATION OF SIDING, ARBOR, RAISED GARDEN BEDS AND PAVERS, AND REMOVAL OF TREE WORK COMPLETED WITHOUT APPROVAL**

### **EXISTING CONDITIONS**

Built in 1912, the property at 1219 Hubbard is a 2 ½ story, two-family house facing northeast. The hip roof features a single dormer centrally located on the front of the roof. The front elevation also has a second-floor bay window, two front entrances, and a two-story porch extending the full width of the house. June 2009 - 2015 Google street view photos show red, insul-brick siding, a green front lawn, an ornamental tree placed central to the yard surrounded by a chain-link fence. Since 2015, a wood arbor was placed over the front yard gate, raised beds were added around the perimeter of the yard, the central tree was removed and lawn was replaced with cement pavers without approval. Also, grey painted wood-panel siding was applied to the exterior of the house without approval. The front porch did receive a COA from the Commission in 2017, where staff observed a missing railing on the second floor.



*Site Photo 1, by Staff January 25, 2022: (Northeast) front elevation, showing arbor, removed tree, and new installed siding.*



*Site Photo 2, by Google July 2009: (Northeast) front elevation, showing front yard tree, no arbor, and front lawn.*

This property has the following HDC approvals on Detroit Property Information System (DPI).

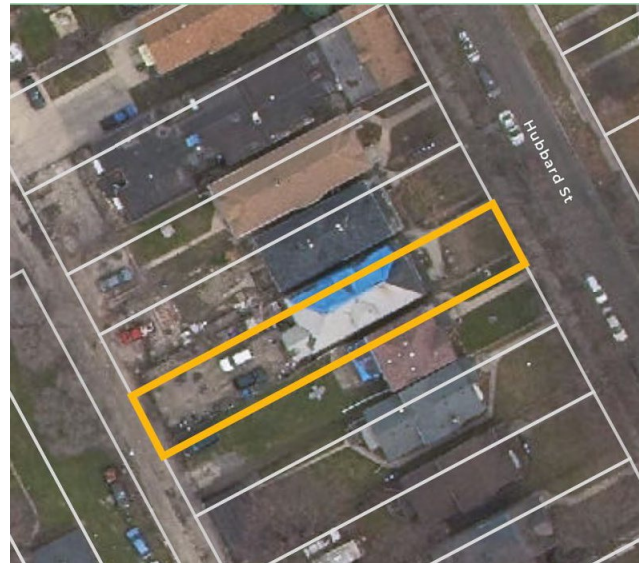
- April 2007, Certificate of Appropriateness (COA): Replace front porch to match in existing style, material and color.

There is are outstanding violations for work done without approval, which this application addresses:

- May 2021, Notice of Work Observed Letter: installation of pavers, roof work
- July 2021, Building Safety Engineering & Environment Dept (BSEED) inspection: failed inspection for installation of siding without approval.
- December 2021, Notice of Work Observed Letter, second notice: installation of pavers, roof work



Site Photo 3, by Google Aug. 2015: (Northeast) front elevation showing front lawn (center of photo) before installation of pavers, garden beds, arbor and siding.



Aerial of Parcel # 14009459



Site Photo 4, by Applicant: (Northeast) front yard showing installation of pavers, raised garden beds, and arbor.



Site Photo 5, by Applicant Jan 2022: (Southwest) rear elevation showing previous insul-brick siding and new wood panel siding.



Site Photo 6, by Staff Aug 2020: (Northeast) front elevation showing previous insul-brick siding and front yard tree.



Site Photo 7, by Staff Aug 2020: (Northeast) front elevation showing front yard paving and garden beds.

## PROPOSAL

Staff pulled excerpts from the applicant's narrative to identify individual scope items found within the application. All scope items are work complete unless noted as "Proposed". Repair of the roof shingles are typically considered ordinary maintenance and is considered to match the scale of ordinary maintenance. See also attached photos and narrative.

### Repair Roof Shingles

- Replaced asphalt roof shingles in areas to cover holes in the roof.

### Install Siding (All elevations)

- Installed wood paneling on top of insul-brick siding, painted grey.

### Front yard

- Removed dead tree in front yard
- Installed perimeter garden bed with wood and paver edging.
  - Garden beds are 4½" above the surface, 4FT wide and have lengths of 15FT, 4FT and 24FT in length.
  - Planted with boxwood, bulbs, roses and evergreens.
- Installed arbor at front gate: applicant would like to remove this arbor, as it was installed by the previous owner.
- Installed concrete pavers with a pattern form and concrete mix with two shades of grey.



Site Photos 8-9, by Applicant: (Southwest) rear elevation showing wood clapboard beneath insul-brick and application of wood paneling



Site Photo 10, by Applicant: (Northeast) front elevation showing before conditions, dead lawn.

## STAFF OBSERVATIONS AND RESEARCH

- Hubbard Farms Historic District was established in 1992.
- Staff did not have access to the hard copy files for this property to produce a copy of the COA issued in 2007, nor the designation photo for this location. However, the Detroit Property Information system did confirm the generation of this COA.
- Although, not part of this application, Staff observed that some elements of the front porch, such as the ceiling, fascia and soffits appear to be covered with the same paneling material as the house siding. This does not follow the 2007 COA to replace with in-kind material/design.



Site Photo 10, by Applicant: (Northeast) front elevation showing front porch ceiling and soffit details.

- Staff observed a mismatch of asphalt shingle colors: the south side of the roof has a lighter grey shingle to the dark charcoal grey roof (*See site photo 11*).
- Staff observed that the original siding is wood lap siding, covered by red insul-brick and then covered again by grey-painted, wood panel by the applicant.
- It is staff's opinion that the original wood lap siding is a character-defining feature of the house. Insul-brick may have been present at the time of designation of this neighborhood.
- Staff observed that the arbor was in poor repair and learned from the applicant that the former owner had installed it. The applicant stated that she would like to remove it.



*Site Photo 11, by Staff January 25, 2022: (Northeast) front elevation showing roof shingles two shades of grey.*

- The applicant did not know the species of tree removed, but it appears to be a small ornamental tree.
- Staff confirmed with the applicant that the installed paving is solid, with no drains nor pervious materials.
- Staff observed that the adjacent neighborhood lawns, many enclosed by chain link fence have been largely open green lawn spaces that contribute to the overall character of the Hubbard Farms Historic District. (See site photo 3 and aerial image, above) The Elements of Design describe the following:  
*“The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curved concrete walk leading to the front entrance. Foundation plantings are of the evergreen and/or deciduous nature; a tree or two are usually planted in the front yard as well.”* (Section 21-2-157 (d)13)
- It is staff's opinion that the replacement of the front lawn with concrete paving and pavers is inappropriate in material and scale and destroys character defining features.
- Staff offers the opinion that the 4-inch high, raised garden beds are consistent with the scale, design, and material of the historic character of the property.

## ISSUES

- It is staff's opinion that the mismatch of asphalt shingle roof material is not an appropriate repair.
- It is staff's opinion that the installation of wood-panel siding has destroyed the original *scale, design, and materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- It is staff's opinion that the full replacement of the front yard lawn with impervious concrete paving has altered the historic character of the property by destroying the original *scale, design, and materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- Staff found no issue with the proposal to remove the arbor, which was not approved for installation.
- Staff found no issues with the proposed raised garden beds.
- Staff found no issue with removal of the dead tree in the front yard.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation #1: Siding repair, front yard paver installation:

Staff finds that the application of wood panel siding and the replacement of the front lawn with concrete paving destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the

Secretary of the Interior's Standards for Rehabilitation, 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 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.*

Recommendation #2: Repair of asphalt shingles, removal of dead tree and arbor, installation of planting beds:

It is staff's opinion that the proposed repair and re-shingling of the roof, removal of the dead tree and arbor, and the addition of garden beds retain and preserve the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

*Staff recommends the COA be issued with the following conditions:*

- The replacement of asphalt shingles is consistent in color and matches the existing color of the roof.
- The applicant provide HDC staff a repair plan with asphalt type and color for review.











Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone: 313.224.1762  
[hdviolations@detroitmi.gov](mailto:hdviolations@detroitmi.gov)  
[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

May 21, 2021

**Gerardo and Leticia Patino**  
**1219 Hubbard St.**  
**Detroit, MI 48209**

**RE: Property at 1219 Hubbard St.; Hubbard Farms Historic District**

**NOTICE OF WORK OBSERVED**

Dear Property Owner,

According to the City of Detroit's records, you are the owner of **1219 Hubbard St.** which is located in the **Hubbard Farms** Historic District. While recently performing routine fieldwork, Historic District Commission staff observed that the following modifications have been made to the exterior of the property, which according to our records, was performed without approval of the Historic District Commission ("Commission"):

- **Roof installation**
- **Front yard pavers installation**

If this work was approved by the Commission, please provide us a copy of the decision letter associated with the work listed above as soon as you are able but no later than **June 21, 2021**.

If this work was not approved by the Commission, you must submit an application so that the Commission will address the work. Please complete and submit the attached Project Review Request form (including all check-list items) along with the supporting documents listed in the enclosed brochure for the above-listed exterior modifications.

If neither a copy of the decision letter nor a completed form and supporting documentation has not been received by the date above, additional enforcement activity will be initiated.

If you are no longer the owner of the property or have questions, please contact HDC staff at [HDviolations@detroitmi.gov](mailto:HDviolations@detroitmi.gov).

For the Commission:

Daniel Rieden,  
Staff

Detroit Historic District Commission



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2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

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[hdviolations@detroitmi.gov](mailto:hdviolations@detroitmi.gov)  
[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

December 14, 2021

**Gerardo and Leticia Patino**  
**1219 Hubbard St.**  
**Detroit, MI 48209**

**RE: Property at 1219 Hubbard St.; Hubbard Farms Historic District**

**2<sup>nd</sup> NOTICE OF WORK OBSERVED**

Dear Property Owner,

According to the City of Detroit's records, you are the owner of **1219 Hubbard St.** which is located in the **Hubbard Farms** Historic District. While recently performing routine fieldwork, Historic District Commission staff observed that the following modifications have been made to the exterior of the property, which according to our records, was performed without approval of the Historic District Commission ("Commission"):

- **Roof installation**
- **Front yard pavers installation**

If this work was approved by the Commission, please provide us a copy of the decision letter associated with the work listed above as soon as you are able but no later than **January 14, 2022**. Please note that this is a second mailing notice. The first was sent May 21, 2021. To avoid further enforcement please contact us prior to this due date.

If this work was not approved by the Commission, you must submit an application so that the Commission will address the work. Please complete and submit the attached Project Review Request form (including all check-list items) along with the supporting documents listed in the enclosed brochure for the above-listed exterior modifications.

If neither a copy of the decision letter nor a completed form and supporting documentation has not been received by the date above, additional enforcement activity will be initiated.

If you are no longer the owner of the property or have questions, please contact HDC staff at [HDviolations@detroitmi.gov](mailto:HDviolations@detroitmi.gov).

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: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS(ES): \_\_\_\_\_ AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration <i>(3+ scope items)</i>	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## 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)

**Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by  
the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

**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 (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ 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: \_\_\_\_\_

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)

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** \$ \_\_\_\_\_ 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: \_\_\_\_\_ 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

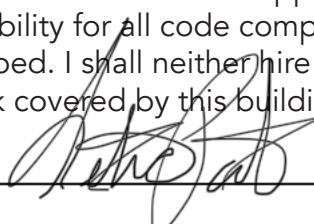
Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

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.

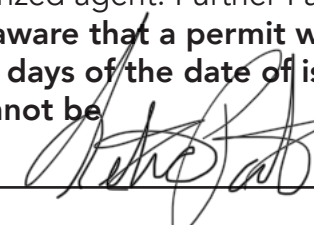
Print Name: \_\_\_\_\_ Signature:  Date: \_\_\_\_\_  
(Homeowner)

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: \_\_\_\_\_ Signature:  Date: \_\_\_\_\_  
(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.



# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 12-21-21

## PROPERTY INFORMATION

ADDRESS: 1219 Hubbard AKA: \_\_\_\_\_  
HISTORIC DISTRICT: \_\_\_\_\_

## APPLICANT IDENTIFICATION

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

NAME: Leticia Patino COMPANY NAME: \_\_\_\_\_  
ADDRESS: 1219 Hubbard St CITY: Detroit STATE: MI ZIP: 48209  
PHONE: 313-828-0033 MOBILE: \_\_\_\_\_ EMAIL: ltp89swd@gmail.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- 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**

On Tue, Dec 28, 2021 at 6:46 PM Leticia Patino <[lettyx3gto@gmail.com](mailto:lettyx3gto@gmail.com)> wrote:

On Thu, Dec 23, 2021 at 6:29 PM Leticia Patino <[lettyx3gto@gmail.com](mailto:lettyx3gto@gmail.com)> wrote:

Hi to who this may concern my name is leticia Patino owner of property 1219 Hubbard Detroit Michigan the reason for this email is because I received a letter of notice of work observed stating That I have done ✎ roof installation which it's negative all i did was cover some spots were water was coming into my home my top roof is falling apart I currently am unemployed and I'm not able to fix my roof this house needs a lot of work but when I do start working on it I will make sure to get a permit for it I did not know I need a permit to fix my own home and now that I'm aware that once you own a historical home you have to ask for permits for certain renovations. And for the ✎ front yard pavers installation Which again I did not know I had to get permission for some reason we cannot make grass grow in our front yard i have Tried so many ways to make the grass grow but we just cannot manage to make grass grow in our yard so it was always full of Mud And that gave a ugly look at my home for my neighborhood as well and I had a lot of compliments from most of my neighbors that it looked really nice And so my kids can play in our front yard as well and to not be full of dirt all the time that's why I really want to get it approved because I want my home to look decent because i love my neighborhood. There was a lot of money spent there so I really hope you guys consider the work time the money the effort i did when I was working back then before Covid happened to get this done once again I did not know or was aware that I needed permits I truly am sorry but From now on I already know what I have to do before making any work here in my home. The pictures attached would be the before and after. as you can see the only grass that would grow and the mud would go to sidewalk as well an wen it was really windy dirt would go flying everywhere cars people Etc. and now we dont have that problem.

On Thu, Jan 6, 2022 at 5:34 PM Leticia Patino <[lettyx3gto@gmail.com](mailto:lettyx3gto@gmail.com)> wrote:

thats all i used to put the concrete and i dint go over any were just were the dirt was at since we dint have no grass growing its really important to me to fix this issue i dont like to be in any type of problem i just feel its Necessary to keep for many reasons mainly to keep my kids in yard i feel there more safe in our yard then on sidewalks, and play without dirt all over the yard, this pavers made my home look so Beautiful i had many complements i dint know anything about having to get permirts to do this or to see if it was allowed. this was my fathers house but left it under my name and pass-away this is the first time i do anything to this home im trying to help my mother fix it little by little i lost my job due to covid so now my plans are on pause. If there's anything else i need to do please let me know. This is my contact number

313-828-0033

thank you so much.

sincerely Leticia Patino

a Proud Hubbard st home owner!







5:36

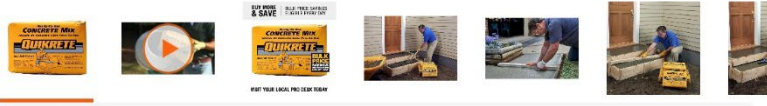


Back



### Quikrete 80 lb. Concrete Mix

★★★★★ (4,014)



**From:** [Leticia Patino](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: HDC MEETING UPDATE: 1219 Hubbard  
**Date:** Thursday, January 27, 2022 12:39:01 PM

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hello good afternoon regarding this email as soon as I can I'll try to take pictures of the paver because there's no I'm a try to see if I can shovel it so you guys can see the image the reason for the paver was because my grass died and it was making my house look bad and the only thing I found to make it look better was just put pepper and it's not even thick is like about 3 inches thick put it on top of dirt that's all we did.

Reason for the tree removed

Three died it dried I'm not sure what kind of tree was it and It was my loss As much it hurted me to take it out since it was here since before my dad died And just to show you how much of an important meeting that we had we still have part of the tree even if it's dead we have it in our front yard because it was that meaningful but like I say the tree died it dried just like my grass did as well Everything we plant dies in that areas.

I will get back in touch with you today with the pictures so you guys can see  
Thank you so much for your time and hopefully we can get this all sorted out thank you.

**From:** [Leticia Patino](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: HDC MEETING UPDATE: 1219 Hubbard  
**Date:** Thursday, January 27, 2022 1:19:46 PM

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hi its me again here are the pictures  
this is all it was use for the paver that we did our selfs



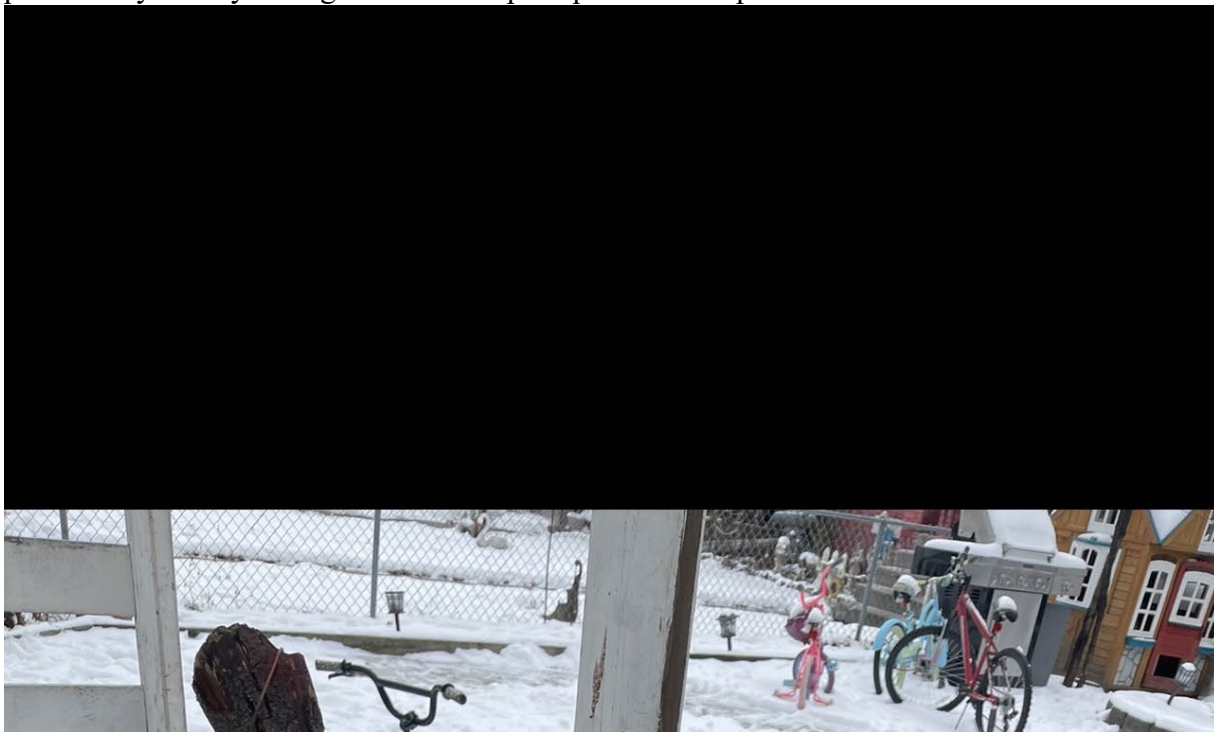




no drains all water goes through the sidewalk side...

we dint pass no more then what were the grass was at!.

and for the tree im not sure whats the name of it but like i said we kept the trunk of the tree because it had a meaning to our home and the tree died so what i did with the trunk of tree i put it in my front yard dig a hole to keep it up here is the picture





**From:** [Leticia Patino](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]1219 hubbard Leticia patino  
**Date:** Monday, January 31, 2022 4:20:51 PM

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I would also like to include the street it's in my application  
gate arbor, raised garden beds and  
about the tree removal

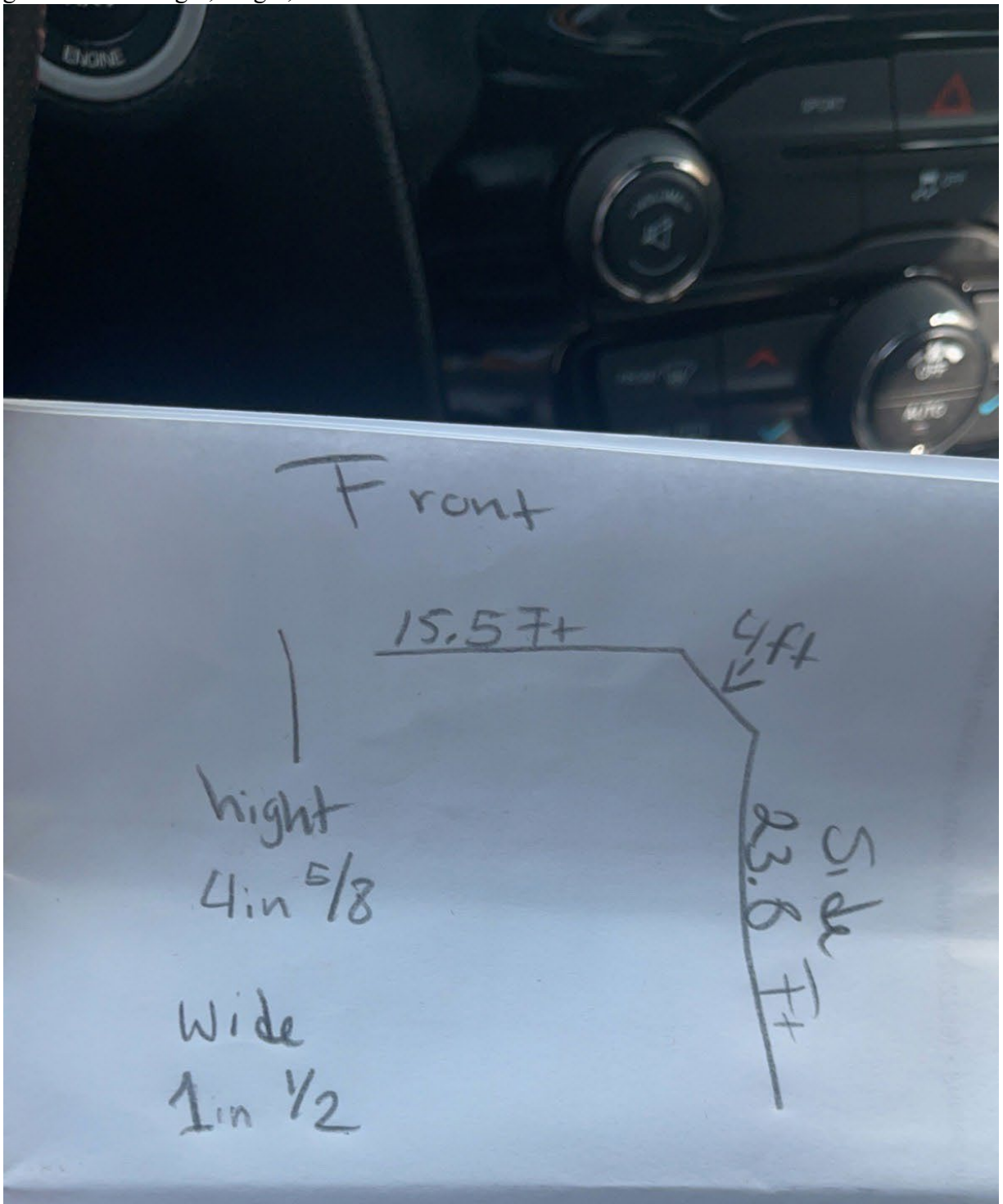


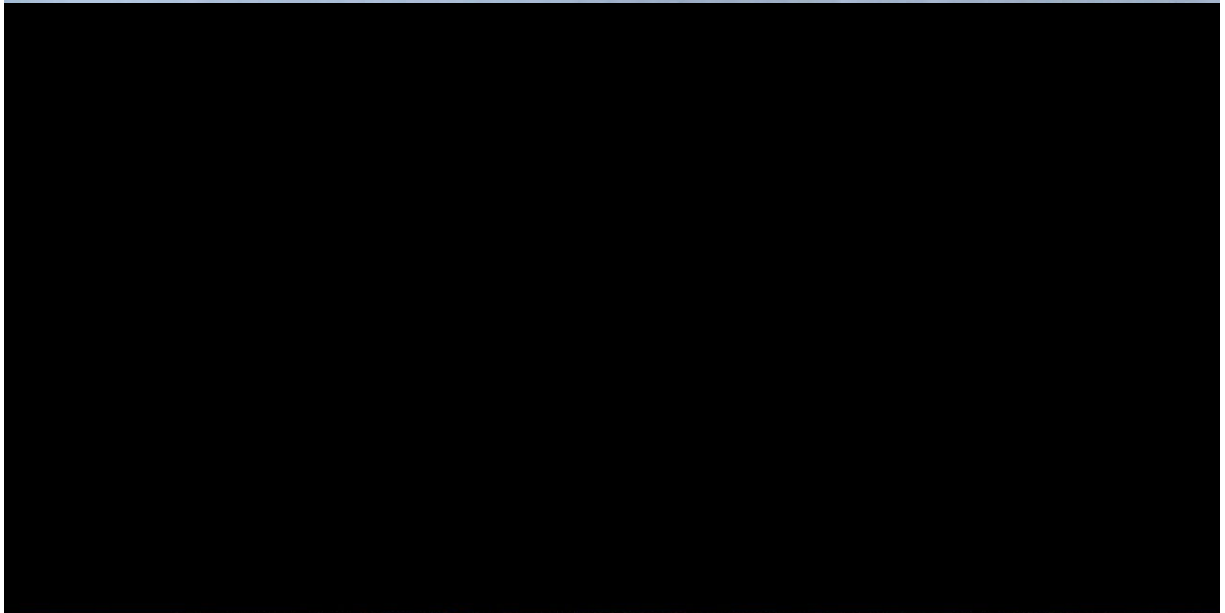
**From:** [Leticia Patino](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]1219 hubbard Leticia patino  
**Date:** Monday, January 31, 2022 2:36:02 PM

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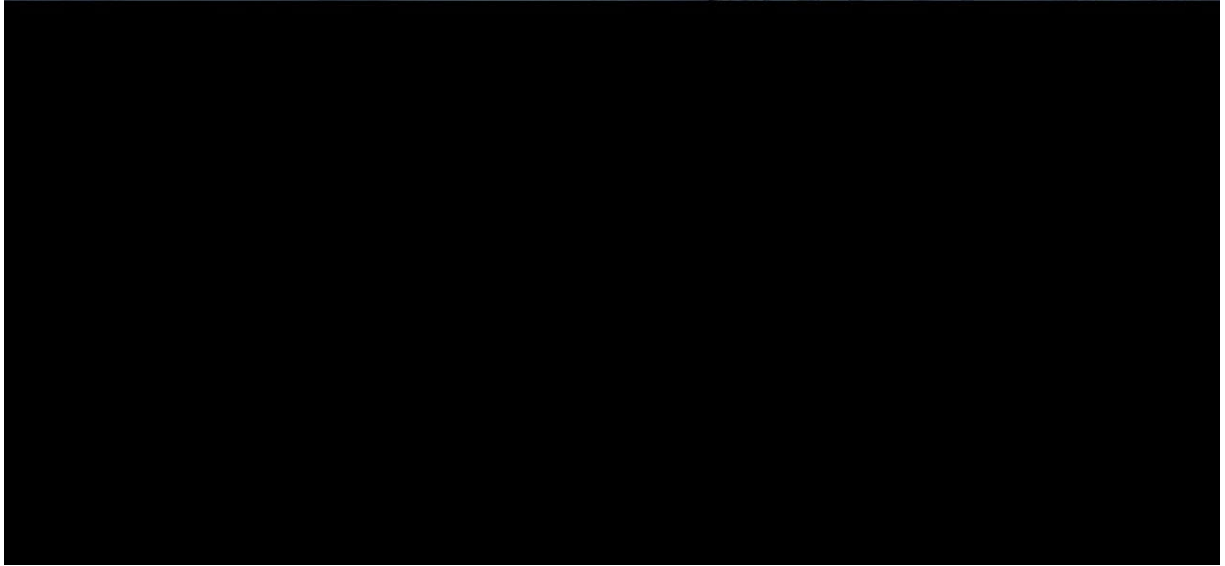
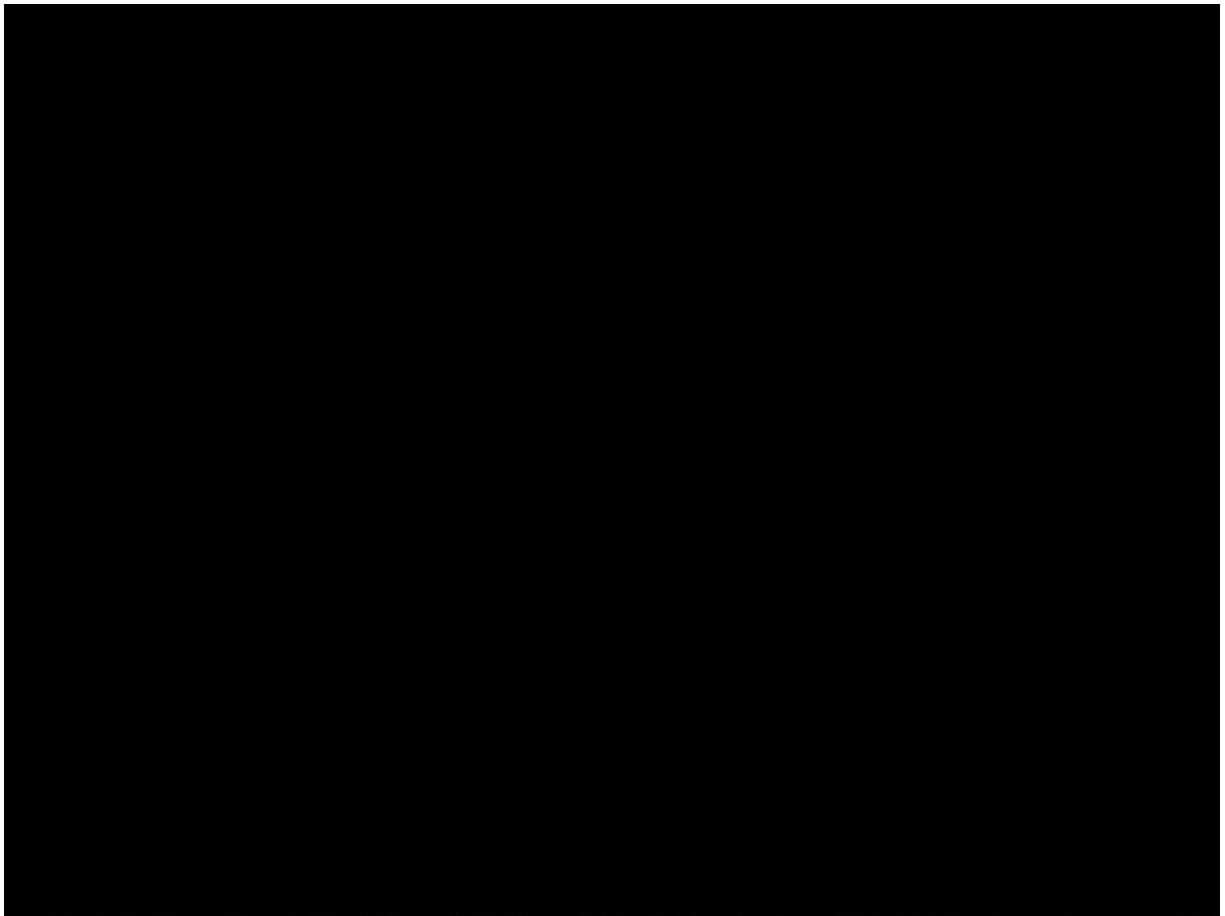
hi

yes im going to remove the arbor from front gate  
i never Approve of that and it was made with out my consent... and the Measurements of the garden beds: length, height,

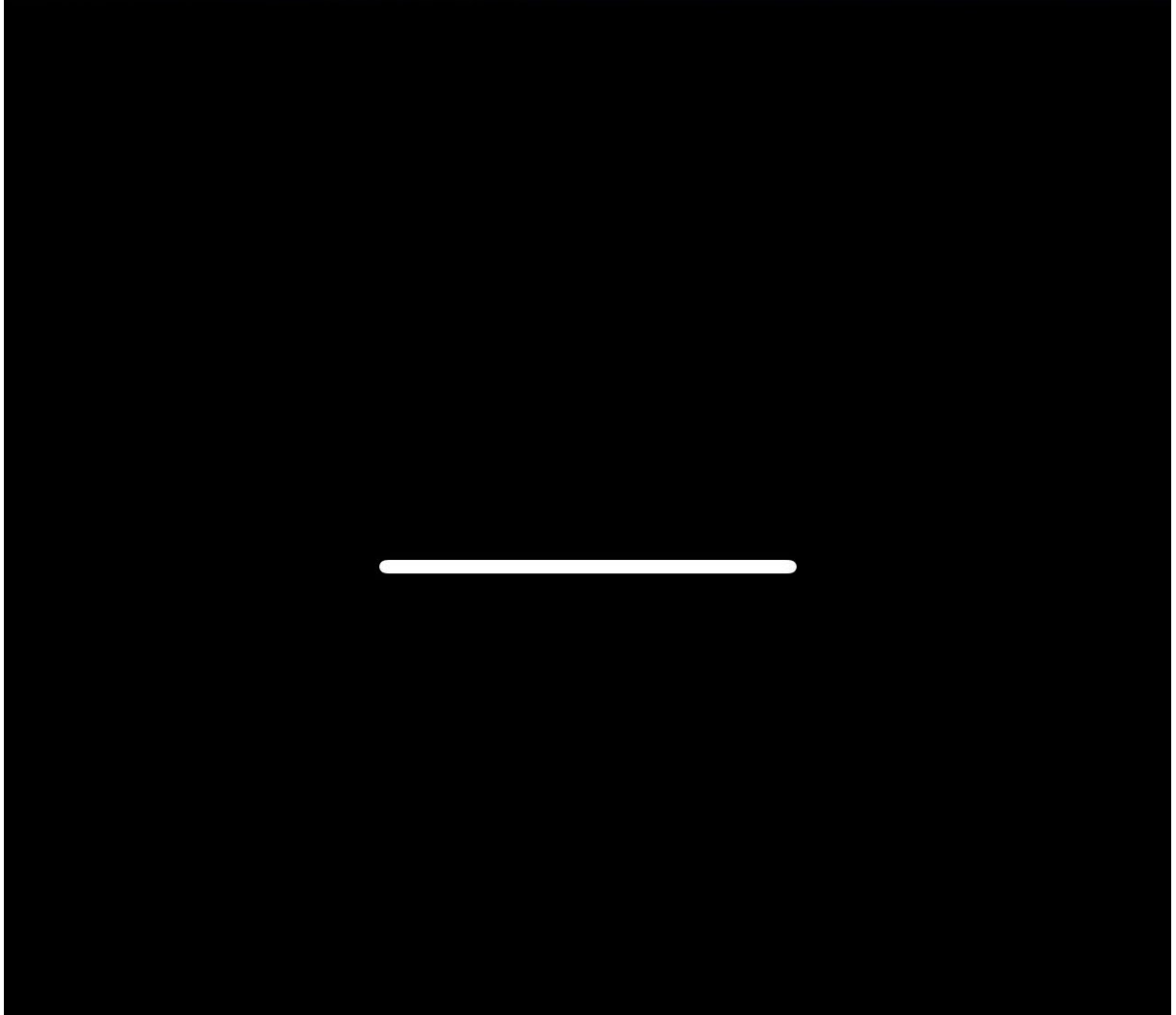




















i would just try to plant roses but they die... so im not sure if im planting anything.

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**From:** [Leticia Patino](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]1219 hubbard Leticia patino  
**Date:** Tuesday, February 1, 2022 1:47:06 PM

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hi

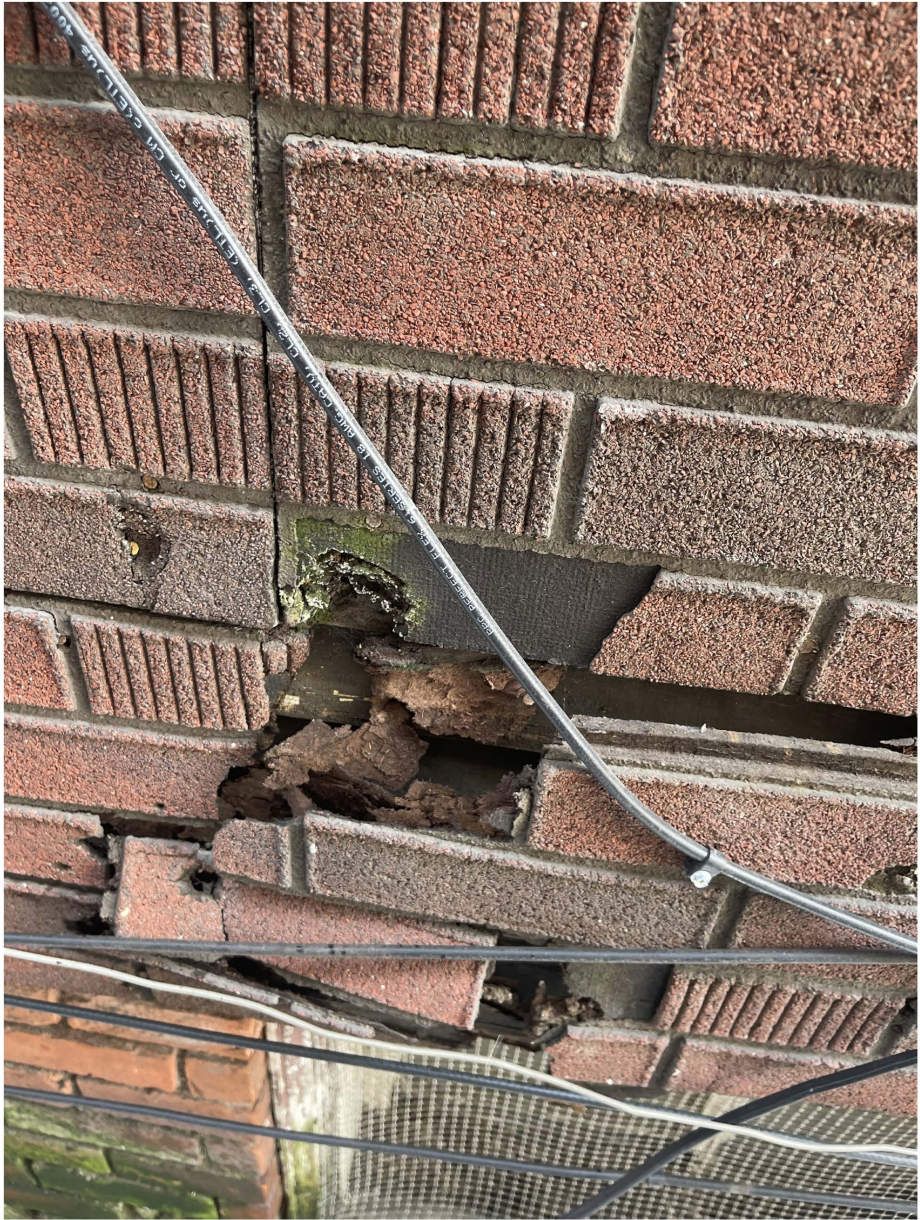
i would like to add to my application about the

- The second floor railing missing my father had got the permit but got cancer and had got sick and he was Unable to finish work.
- as of the front siding he had put the non brick siding the house was not mine at the time till he sold it to me after work was done on August 2008.

so all the siding from the house is falling apart and it's the reason

Which they were already installed in this house so I it was easy for me to grab the same sheets . I hope you guys understand the reason for it and if any other further questions please feel free to contact me at 313-828-0033 thank you.





















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DIRECTV

dish

dish

dish

STATE OF MICHIGAN  
BWN 052