

**STAFF REPORT:** 4/13/2022 MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #22-7737

**ADDRESS:** 391-393 W. GRAND BLVD., 3821-3823 SHADY LN.

**HISTORIC DISTRICT:** HUBBARD FARMS

**APPLICANTS:** THEODORE E. DAPKUS/ KESTUTIS MISKINIS

**PROPERTY OWNER:** NAPOLEONAS MISKINIS LIVING TRUST/MKD PROPERTIES

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 2/28/2022

**DATES OF STAFF SITE VISIT:** 3/24/22

**SCOPE:** REPLACE WINDOWS WITH VINYL AND GLASS BLOCK, APPLY MURAL (WORK COMPLETED WITHOUT APPROVAL), INSTALL GLASS BLOCK WINDOWS AT BASEMENT

### EXISTING CONDITIONS

Built in 1908, the property at 391-393 West Grand Boulevard and 3821-3823 Shady Lane are two residential duplexes on a .12 acre corner lot. Each of these 2-story buildings faces their respective street, hence the two addresses for one parcel. Each red-bricked building is flat roofed, with a brick parapet and running cornice that ties the two buildings together architecturally. The corner building at 391-393 W. Grand has a grand neo-classical front porch with a large pediment roof over a second story balcony featuring geometric-patterned railings and a first-floor porch with cast stone brick walls supporting four large columns. Asymmetrically placed steps lead to the two front doors of the apartments. The windows with limestone sills and molding on the first and second floors have all been replaced with vinyl windows. The applicant proposes to replace the basement windows, highly visible to the public at this corner location, to match those that have been replaced at 3821-3823 Shady Lane with glass block windows without approval. This adjacent duplex faces Shady Lane and carries many of the design features from its neighbor, including a pair of two-story bays, the limestone and cast stone detailing for the windows and front porch. Here the covered front porch is supported by four (4) columns on a brick wall. The symmetrically placed front doors share the common front porch space and the set of concrete steps that leads to the sidewalk. Here, all windows have been replaced with vinyl and glassblock basement windows without approval. The southwest brick wall faces the adjacent alley where a mural has been painted without approval. This property has no former HDC approvals on Detroit Property Information System (DPI) and received HDC Staff's Notice of Work Observed letters that were issued in May and December 2021. The applicant is responding to these letters with this proposal.



*Site Photo 1, by Staff March 24, 2022: (Northeast) front elevation of 391-393 W. Grand Blvd.*



*Site Photo 2, by Staff March 24, 2022: (Northwest) front elevation of 3821-3823 Shady Ln.*



Sanborn Map Vol 1., P070



Aerial 1 of Parcel # 14008331 (in gold) by Detroit Parcel Viewer.

## PROPOSAL

The proposed work consists of two projects for both buildings: replacement of all windows with vinyl for the first and second floors of both buildings (work completed) and the replacement of all basement windows with glass block (work completed at 3821-3823 Shady Lane), and the installation of a mural on the alley brick wall of 3821-3823 Shady Lane (See also attached.)

### Window Replacement (391-393 W. Grand and 3821-3823 Shady Lane)

- Remove all original windows and replace with Weather King Window Company vinyl windows.
- Remove all original basement windows and replace with “Decora deco style” glass block with vents in each window, supplied by Sabiston Builders Supply. (Work complete at 3821-3823 Shady Lane)



Site Photo 3, by Applicant, showing exterior condition of original basement window at 391-393 W. Grand.

### Mural Application on Brick Wall (3821-3823 Shady Lane)

- Application of mural by former tenant Juan Rodriquez and a graffiti artist “Lucka”, who is now deceased. (Work completed without the owner’s permission but has been allowed to remain.)
- -OR- Repaint brick



Site Photo 4, by Staff March 24, 2022: (Southwest) side elevation of 3821-3823 Shady Lane showing mural.

## STAFF OBSERVATIONS AND RESEARCH

- The Hubbard Farms Historic District was established in 1993.
- Staff received an initial response from the applicant regarding the two HDC Staff Notices of Work Observed and states that the owner has passed away in 2013 but the property remains in the family. The applicant states that the windows were replaced to “meet the letter and the spirit of the City of Detroit Lead Based Paint Requirements”. (See attached letter dated Feb. 4, 2022)
- Staff requested a total count of all windows replaced and cut sheets of the new vinyl windows. The applicant states that the product sheets for the new vinyl windows are not available because the company has ceased operations and can’t be found. The applicant supplied the following information on the count of windows replaced:



- 391-393 W. Grand Blvd.
  - North elevation 6 windows replaced - no basement windows proposed
  - South elevation 4 windows replaced - 3 basement windows proposed
  - East elevation 9 windows replaced - 3 basement windows proposed
  - West elevation 16 windows replaced - 8 basement windows proposed
  - Totals: 35 windows replaced - 14 basement windows proposed
- 3821-3823 Shady Lane
  - North elevation 1 windows replaced - no basement windows
  - South elevation 1 windows replaced - no basement windows
  - East elevation 12 windows replaced - 6 basement windows replaced
  - West elevation 18 windows replaced - 6 basement windows replaced
  - Totals: 32 windows replaced - 12 basement windows replaced

- Staff observed from Google street view, June 2011, that the original wood windows were in place for both buildings and consisted of mostly 6/1 double hung for first and second floors and 3 divided-light basement windows with screens.



*Site photo 5, by Google Street June 2011 (Northwest), showing original windows at both buildings.*

- Staff has the opinion that the original wood windows with true-divided light were distinctive, character-defining features that were lost when replaced with 1/1, between the glass grille, vinyl windows.
- The installation of glass block in historic districts is work can be administratively approved. Any proposal for the installation of glass block in a historic district shall meet the following applicable conditions: the glass block shall be located at the same plane as the existing historic window, setting it back from the face of the building wall; the glass block shall be covered with the historic screen placed back in the window or with a new screen; and any glass block visible from the street shall be screened with foundation plantings that cover the windows. Staff observed that none of these conditions were followed in the installation of the basement windows at 3821-3823 Shady Lane, nor is this shown in the proposal for 391-393 W. Grand.
- Staff informed the applicant that application of new paint is not recommended and offered information regarding the National Park Services Preservation Briefs for removing paint. Staff also has not received specific paint color or product. To date of this report, Staff has not received a response.

## ISSUES

- All window replacement and mural work in this application was completed without HDC approval.
- Vinyl is not a historically appropriate material for the historic properties of the Hubbard Farms HD.
- Staff identifies that both the removal of wood windows and the installation of vinyl windows are inappropriate as they introduce a material and design that destroys the historic character of the property (Standards 2 and 3), removed distinctive features (Standard 5), does not match the old character-defining feature of the original windows (removed without permit) in design, texture, and other visual properties (Standard 6).
- Staff identifies that the basement glass windows that were installed at 3821-3823 Shady Lane and proposed for additional installation at 391-393 W. Grand Boulevard are not in compliance with the conditions required for administrative approval.

- It is Staff's opinion that the mural in its current state would cause less harm than the proposal to paint over it, and therefore offers the opinion that it remains or be removed using National Park Services Guidelines.

## **RECOMMENDATION**

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

#### Recommendation #1: Installation of vinyl windows and glass block

Staff finds that the replacement of the wood windows with vinyl windows and the replacement of the basement windows with glass block 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: Application of the mural

It is staff's opinion that the application of the mural does not detract from 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.





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

**Ms. Martyna Miskinis**  
**391 W. Grand Blvd.**  
**Detroit, MI 48216**

**RE: Property at 391 W. Grand Blvd.; Hubbard Farms Historic District**

**NOTICE OF WORK OBSERVED**

Dear Property Owner,

According to the City of Detroit's records, you are the owner of **391 W. Grand Blvd.** which is located in the **Hubbard Farms** Historic District. While 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"):

- **Windows on front and side elevations replaced with vinyl windows**

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:

A handwritten signature in black ink, appearing to read "D. Rieden". The signature is written in a cursive, flowing style.

Daniel Rieden,  
Staff  
Detroit Historic District Commission



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)

December 14, 2021

**Ms. Martyna Miskinis**  
**391 W. Grand Blvd.**  
**Detroit, MI 48216**

**RE: Property at 391 W. Grand Blvd.; 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 **391 W. Grand Blvd.** which is located in the **Hubbard Farms** Historic District. While 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"):

- **Windows on front and side elevations replaced with vinyl windows**

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





391

393





697

695





393





Grand Blv. W

Shady Land

BEWARE OF THE DOG





3823

3824

BEWARE  
OF THE DOG









3823

3821





LUCKA





LUCKA







RESERVED PARKING  
389 W. GRAND BLVD.  
Visitors' Tenants  
Security Encouraged







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: 2-10-22

## PROPERTY INFORMATION

ADDRESS(ES): 391-393 W. GRAND BLVD. AKA: \_\_\_\_\_

PARCEL ID: 1400 8331 HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input checked="" 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 (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

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

## APPLICANT IDENTIFICATION

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

NAME: THEOPHORE E. DAPKUS COMPANY NAME: TEP DAPKUS LICENSED BUILDER

ADDRESS: 31225 LAHSEE ROAD CITY: BUBURLY HILLS STATE: MI ZIP: 48025

PHONE: \_\_\_\_\_ MOBILE: 248 245-0552 EMAIL: TDAPKUS@ATT.NET

## 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

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.

**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.

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



P2 - BUILDING PERMIT APPLICATION

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

PROPERTY INFORMATION

Address: 391-393 W. Grand Blvd. Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: 2
AKA: \_\_\_\_\_ Lot(s): 23 Subdivision: B. Hubbard's
Parcel ID#(s): 14008331 Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_
Current Legal Use of Property: Residential Proposed Use: Residential
Are there any existing buildings or structures on this parcel? [X] Yes [ ] No

PROJECT INFORMATION

Permit Type: [ ] New [X] 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)
Window replacement

[ ] 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 [X] Tenant Space [ ] Garage/Accessory Building
[ ] Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan? [ ] Yes [X] 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

[X] Residential-Number of Units: 2 [ ] 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: Napoleonas Miskinis Living Trust Company Name: MKD Properties  
Address: P.O. BOX 250458 City: Franklin State: MI Zip: 48025  
Phone: (248) 613-3624 Mobile: (248) 613-3624  
Driver's License #: \_\_\_\_\_ Email: kmiskinis@aol.com

**Contractor**

Contractor is Permit Applicant

Representative Name: Theodore E. Dapkus Company Name: Ted Dapkus Licenced Builder  
Address: 31225 Lahser Road City: Beverly Hills State: MI Zip: 48025  
Phone: (248) 245-0552 Mobile: (248) 245-0552 Email: tdapkus@att.net  
City of Detroit License #: 2101145609

**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: Theodore E. Dapkus Signature: *Ted Dapkus* Date: 2-10-22  
(Permit Applicant)

Driver's License #: D 122 792 189 754 Expiration: 9-30-2023

Subscribed and sworn to before me this 10th day of FEB 20 22 A.D. Oakland County, Michigan

Signature: *[Signature]* My Commission Expires: 3-31-2026  
(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.





P2 - BUILDING PERMIT APPLICATION

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

PROPERTY INFORMATION

Address: 391-393 W. Grand Blvd. Floor: Suite#: Stories:
AKA: Lot(s): 23 Subdivision: B. Hubbards
Parcel ID#(s): 14008331 Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Residential Proposed Use: Residential
Are there any existing buildings or structures on this parcel? [X] Yes [ ] No

PROJECT INFORMATION

Permit Type: [ ] New [X] 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)

Upgrade all basement windows to glass block windows.

[ ] 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 [X] Tenant Space [ ] Garage/Accessory Building
[ ] Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? [ ] Yes [X] 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 \$ 1,994.92 + 375.00=2,369.92 \$
By Contractor By Department

Structure Use

[X] Residential-Number of Units: 2 [ ] 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
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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:





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Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner)

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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

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Law Offices  
Miskinis & Associates

P.O. BOX 250-458 (all mail)  
Franklin, MI 48025

(248) 613-3624 (any hour/day)  
(248) 851-1616 (fax)

[kmiskinis@aol.com](mailto:kmiskinis@aol.com)

Firm's office:

6632 Telegraph Rd. Suite 164  
Bloomfield Hills, MI 48301

February 4, 2022

Brendan Cagney  
City of Detroit Historic Commission  
2 Woodward Avenue Suite 808  
Detroit, MI 48226

Direct Dial: (313) 224-1762  
E mail: [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov)

Re: Notices of work observed:  
391 W. Grand Blvd.  
Detroit, MI 48216

Dear Mr. Cagney:

This letter and full Project Review Application follows up my conversation with Daniel Rieden of your office. Our firm will be representing the owner. Ownership has been in my family for years and my mother Martyna Miskinis used the property as her medical office since 1954 until she passed away in 2013. The windows were replaced years ago. Contrary to the violation there could not have been any "recent work observed with regard to the windows. The property is now and has been a fully rental registered residential property.

As the photos reveal, the windows that were installed are good quality vinyl replacement windows manufactured by the Weather King Window Company that has since ceased operations. I believe the windows were installed to meet the letter and the spirit of the City of Detroit Lead Based Paint Requirements. Note from the photos that the top sash of the windows was manufactured to meet the exact mullion standards of the original windows and while we do not have before and after pictures the architectural and historical integrity of the original windows has been maintained.

As an aside I have been a lifelong supporter of Detroit, investing in the city for many years when others turned their back on Detroit. I remain committed to both the letter and spirit of the Historical Commissions work. Please let me know what else I may need to complete this process.

Sincerely,

Kestutis A. Miskinis  
Attorney at Law



**From:** [Kestutis Miskinis](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL]Re: HDC 4-13-22 MEETING UPDATE: 391 W Grand- Application in response to Violation #445  
**Date:** Friday, March 25, 2022 11:48:52 AM

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Hello again Dan.

We were in contact initially when this file was opened. Good to hear from you again.

As per your questions:

- 1) Theodore Dapkus is a licensed builder and works full time for me. I can remain the contact person.
- 2) Feel free to include 3821-2823 Shady Lane in your inquiry.
- 3) The same narrative applies to the windows that my late mother installed at 3821-23 Shady Lane.
- 4) The mural was painted on the wall about 25 -30 years ago by the tenant at 3823 Shady Lane at the time one Juan Rodriguez. About 10 or 15 years ago it was enhanced by a notorious neighborhood graffiti artist a one \_\_\_\_\_ Lucka. I can't recall his first name, but I know he passed away from a drug overdose I believe. His mother lived in my building at 375 W. Grand Blvd. Both murals were painted without my mother's or my permission. As the work had a great artistic quality, I allowed the work to remain. If it's a problem I can have the bricks repainted.
- 4) I will take pictures of the inside of the windows at 3821 -23 Shady Lane today and get them to you by the first of the week.
- 5) As to Weather King Windows and Door Company I have searched my records for brochures but have found none. I tried to reach their website, but it no longer appears when you google the company.
- 6) A new matter: I am in the process of preparing the application for basement glass block windows for 391-393 W. Grand Blvd. I have pictures inside and out and prices for the windows that Sabiston



Builders Supply provided me. My worker Ted Dapkus will be the installer for those windows if and once approved. They will match the basement windows installed at 3821-23 Shady Lane. Decora deco style period glass block with vents in each window. This work is necessary to bring 391-393 W. Grand Blvd into lead-based paint compliance as may be required by the City of Detroit. Perhaps we can add this application or permit to be heard at the same hearing.

Thanks  
Kes

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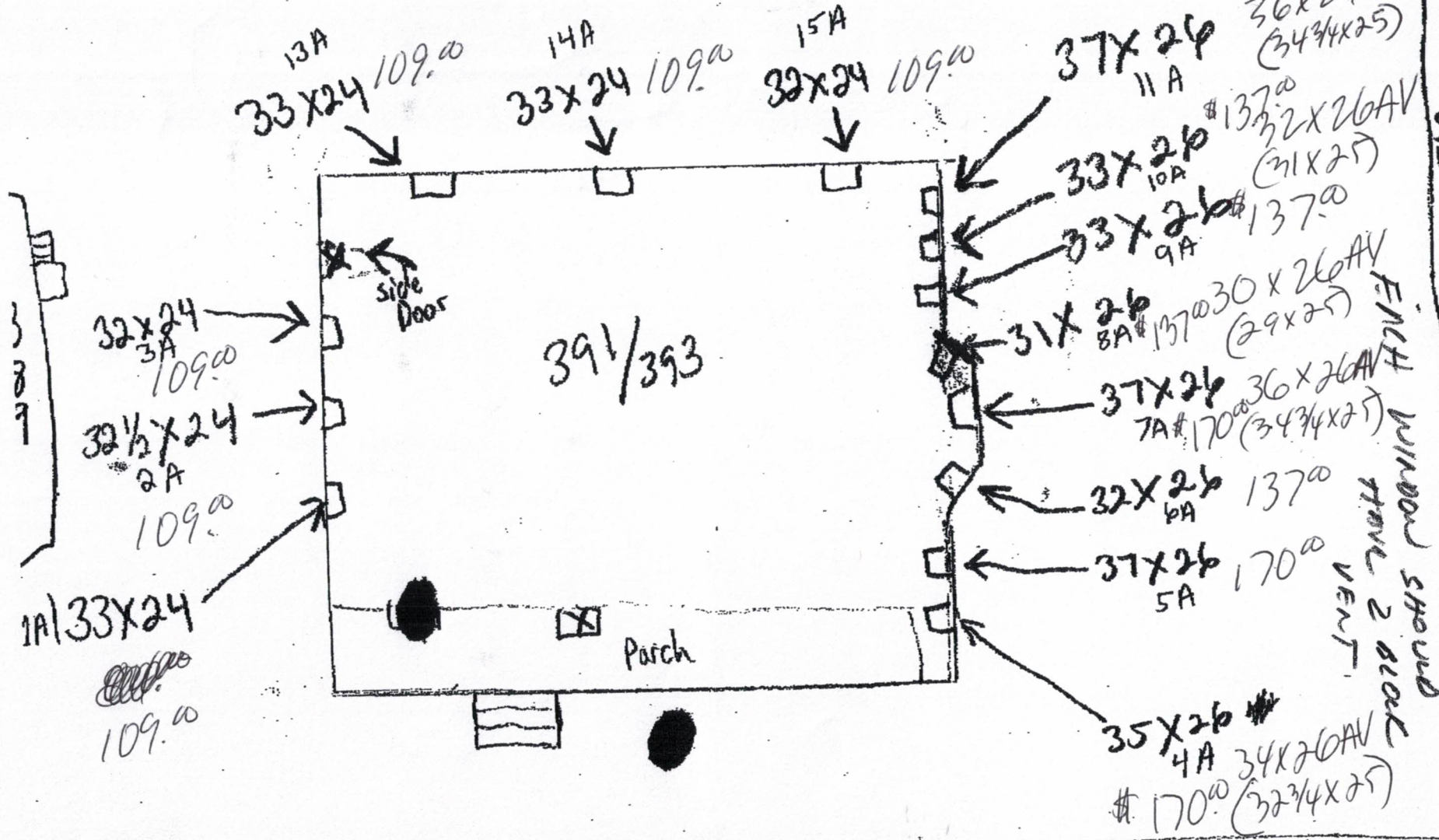


6 32x24 AV  
(31x23 1/4)

Basement Windows

Fubar

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Grand Blvd W

BIKE LANE











Grand

Chapel Lane

















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BURGLAR  
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Shaun P. Godwin





































