

August 18, 2020

NOTICE OF DENIAL

Heidi Hanlon
1225-1227 Hubbard Street
Detroit, MI 48209

RE: Application Number 20-6783; 1225 Hubbard; Hubbard Farms Historic District

Dear Ms. Hanlon:

At the regularly scheduled meeting that was held on August 12, 2020, the Detroit Historic District Commission (“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** which is effective as of August 18, 2020. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness for the following reasons:

- The removal of the front porch (round, fluted doric columns; straight spindle railings) and construction of a new porch (porch footprint and elevation remain the same) with square columns trimmed out and perimeter railing with Prairie chevrons and Mission hatches, and columns and railings to have a semi-transparent stain, similar to B:18 (dark reddish brown);
- The removal of the existing front doors and installation of replacement doors with rectangular, Prairie-style designed windows; and
- The installation of stained horizontal wood pickets attached to existing steel posts (that anchored the previous chain link fence), an arbor (pre-stained in a redwood tint) and an Empire decorative metal gate, all installed at the front property line,

do 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.*
- 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.*

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. 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

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

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appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Brian D. Conway
State Historic Preservation Officer
Michigan Historical Center
717 W. Allegan Street
Lansing, Michigan 48918-1800

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:

Audra Dye
Staff
Detroit Historic District Commission