

March 16, 2021

NOTICE OF DENIAL

Ms. Jennifer Lyon
269 Walker St. #720
Detroit, MI 48207

RE: Application Number 21-7116; 1773 Parker; West Village Historic District

Dear Ms. Lyon:

At the regular meeting that was held on March 10, 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 February 23, 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 wood window replacements as proposed

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: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

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)
- 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: _____ 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 for more information.



1773 Parker St - Window Replacements and External Repairs

This file details window replacement and external repairs at 1773 Parker St. A number of the existing windows are in extremely poor condition and the owner is seeking approval for replacements and repairs where applicable. This file includes photos, dimensions, descriptions of the existing windows and cut sheets for the proposed new windows.

Existing Photographs



Existing Photographs

Front/East Elevation

There are currently not plans to replace any of the first or second floor windows.



Window A-1 (52" x 46") - Side/North Elevation



Only storm windows to be replaced, lower glass is broken on the storm pictured to the right. It is unclear why there are vertical muntin bars on these windows while the rest in the house are clear glass.



Side/South Elevation



Window L (28.5" x 65.5"), wood double hung window.

Storm window has broken glass on the lower panel - **only storm window** to be replaced.



Rear/West Elevation



Window U, 55" x 28.5"
Wood, inoperable, rotted sash and sill.
These two windows sit on the West side of the house and have no protection (trees, buildings, etc.) from weather elements. Additional photos on next page



Window V, 61.5" x 29"
Wood, inoperable, warped storm window, rotted sash and sill.

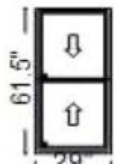


Additional photos of Window U

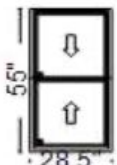


Additional photos of window V

Window U to be replaced with Pella window below.

<p>110 Office 2nd floor bac</p>  <p>PK # 2078</p> <p>Viewed From Exterior</p> <p>Rough Opening: 29 - 3/4" X 62 - 1/4"</p>	<p>Lifestyle, Double Hung, 29 X 61.5, Without HGP, White</p> <p>1: Non-Standard Size Double Hung, Equal Frame Size: 29 X 61 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 181".</p>	<p>Qty</p> <p>1</p>
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Window V to be replaced with Pella window below.

<p>105 bathroom upstairs</p>  <p>PK # 2078</p> <p>Viewed From Exterior</p> <p>Rough Opening: 29 - 1/4" X 55 - 3/4"</p>	<p>Lifestyle, Double Hung, 28.5 X 55, Without HGP, White</p> <p>1: Non-Standard Size Non-Standard Size Double Hung, Equal Frame Size: 28 1/2 X 55 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Obscure Low-E Obscure NaturalSun Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 167".</p> <p>Obscure Glass Style: Pattern62(Standard)</p>	<p>Qty</p> <p>1</p>
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Side/South Elevation

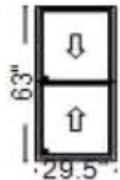
Window W, 63" x 29.5"

Glass block, lacks a casing and has gaps between blocks and drywall.

This window is on the 3rd story and above a bay window so capturing an exterior photo was not possible.

To be replaced with Pella window below.

115 stairs 3rd floor



Viewed From Exterior

Rough Opening: 30 - 1/4" X 63 - 3/4"

PK #
2078

Lifestyle, Double Hung, 29.5 X 63, Without HGP, White

Qty

1

1: Non-Standard Size Double Hung, Equal

Frame Size: 29 1/2 X 63

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Tempered Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Grille: No Grille,

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

Front/East Elevation



Windows X, Y and Z (upper, left to right), 46" x 22". Wood, inoperable, broken sash cords, glazing is in very poor condition and weathering has begun to rot the sashes and sills. Exterior right.





Additional photos of Windows X, Y and Z, continued on next page.

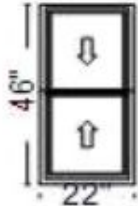


Additional photos of X, Y, and Z from exterior



175

Loft front



Viewed From Exterior

Rough Opening: 22 - 3/4" X 46 - 3/4"

PK #
2078

Lifestyle, Double Hung, 22 X 46, Without HGP, White

Qty

1

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 22 X 46

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 136".

Windows X, Y and Z to be replaced with Pella window above.