

December 11, 2020

**NOTICE OF DENIAL**

Ken Moody  
17245 Woodbine  
Detroit, MI

**RE: Application Number 20-6965; 1627 Leverette; Corktown Historic District**

Dear Mr. Moody,

At the regularly scheduled meeting held on December 9, 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 December 9, 2020. The Commission finds that the following work items, as outlined in the submitted application and attached drawings, *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior’s 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* and #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:*

- At the rear yard of each of the seven units, erect a wood, shed-roof new carport as per the attached with a footprint of 15’-8”x23’-4,” 14-10’x23’-4” or 13’-0”x23’-4” concrete footprint.
- At rear yard, install a new concrete walkway which leads from each new porch to proposed new carport (**work completed**)
- At rear yard, erect a new unpainted wood (with horizontal slats) fence which measure 4’-0” high at the side yards and 6-0” high at rear yard. Also, erect a horizontal unpainted wood slat wall at each unit (to define each rear yard). Height has not been specified (**work completed**)
- At rear elevation, at each unit, replace existing concrete porch with new 8’-6”x14’-10” wood porch (see photos, **work completed at some units**)
- At rear elevation, at each unit, remove the wood transom and trim from doorway and replace with new wood, aluminum clad unit (**work completed**)
- At rear elevation, at each unit, partially enclose one window opening with brick and install a new fixed aluminum-clad window; fully enclose one window opening with brick (**work completed**)
- At rear elevation lightwells, partially enclose window openings with brick
- At rear elevation, at each unit, remove wood awning overhang over exterior door (**work completed**)
- At rear elevation, replace existing gabled-roof basement stair enclosure with a new gabled-roof, stair enclosure (**work completed**). Exterior walls at each enclosure is clad with lapped siding (material not specified)
- Remove all existing historic wood windows and wood trim/brickmould with the current new wood, aluminum-clad units (**work completed**) according to the following:
  - At rear elevation, side elevations, and lightwells - original windows appeared to be wood, 1/1, double-hung units. These windows were largely replaced with new wood, aluminum-clad 1/1 units
  - At front elevation, second story bay windows – original sash were wood, 1/1, double-hung units. These windows were replaced with wood, 1/1, double-hung units, each which is topped with a fixed wood transom window.
  - At front elevation, first story windows – each opening originally included a set of paired fixed wood windows which were topped with fixed wood transom. The sash were set into wood trim. A fluted wood

pilaster served as each window opening's mullion. The new windows are currently 1/1, double-hung, wood-sash units with aluminum-clad trim. The original fluted wood pilaster mullions appear to have been retained.

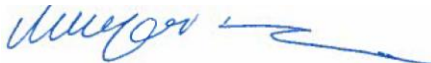
- Replace existing flat roof; repair parapet as per the attached drawing; install new brown aluminum gutters and downspouts (**work completed**)
- At front elevation, at each unit, replace existing porches (to include brick wingwalls with stone caps and concrete steps) with new porches (buff brick wingwalls with stone caps and concrete steps, **work completed**). Note that a review of Google Street view images indicate that the brick porch wingwalls removed without approval and permit were not original/not historic age
- At front elevation, paint wood trim (around windows, doors, and at the cornice) brown (**work completed**)
- At side and rear elevations, repaint the existing painted brick red (**work completed**)
- At front yard, install new shrubs and hedges at each unit (**work completed**)
- Install a FRP cornice at the front elevation parapet that does not replicate the original, to include the application of the "swag" decorative detailing

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 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  
2<sup>nd</sup> 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](mailto: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:



Jennifer Ross  
Staff  
Detroit Historic District Commission