

7/19/2022

**NOTICE OF DENIAL**

John Biggar  
350 Madison  
Detroit, MI

**RE: Application Number # 22-7902; 3030 Seminole; Indian Village Historic District  
Project Scope: DEMOLISH REAR PORCH, ERECT ADDITION**

Dear Mr. Biggar

At the Regular Meeting that was held on July 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on [Effective Date, usually the Tuesday after a Wednesday Meeting], as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Remove the existing open two-story brick and half-timber porch, stone floor, and concrete deck/patio from the rear elevation
- Erect a flat-roof, one-story addition at the building’s rear elevation, in the southeast corner per the submitted drawings. Exterior walls will be clad with brick and windows will be aluminum-clad wood units. A railing (height and material not specified) will be installed at the perimeter of the roof.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

*2.) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

*5). Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. 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*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

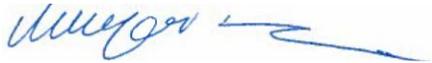
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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

Phone: 517-335-0665  
E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission