

October 18, 2022

NOTICE OF DENIAL

Andrew Cox/Raymond Holliday
1991 Chicago
Detroit, MI 48206

**RE: Application Number 22-8047; 1991 Chicago; Boston-Edison Historic District
Project Scope: Rehabilitate front porch, reconstruct rear porch**

Dear Applicant,

At the regular meeting that was held on August 10, 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 August 16, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Rehabilitate front porch, reconstruct rear porch, per the submitted documents and other application materials.

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

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.*

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.

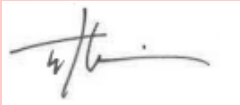
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed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

Jon Stuckey, Michigan Department of Attorney General
2nd 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

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read 't/boscarino', written on a white rectangular background.

Timothy Boscarino
Detroit Historic District Commission

Timothy Boscarino

From: Andy Cox <andrewcox62@comcast.net>
Sent: Thursday, October 6, 2022 3:24 PM
To: Timothy Boscarino
Subject: [EXTERNAL] Fwd: Front Porch

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Tim,

This is from our contractor stating that they will be using wood with the exact measurements of what they remove.

The drawing of the back porch will be coming soon.

Sent from my iPhone

Begin forwarded message:

From: Andrew Cox <acox463@gmail.com>
Date: October 6, 2022 at 3:22:05 PM EDT
To: Andy Cox <andrewcox62@comcast.net>
Subject: Front Porch

FRONT PORCH- Jack up the top section of the porch and remove the 4 columns. Temporary brace the porch in prep for renovation. The interior of the porch will remain as-is. The exterior side will include complete removal of all Crown moulding, Dentil trim, Facia boards, Freeze boards and botton plates. The columns will be evaluated upon removal as to see if any repairs need to be made and will be an extra charge if necessary. Install all new Facia, Freeze boards, bottom plate, Crown mouldings and Dentil trim that will look exactly as the orginal pieces that were removed. We will be using wood no othe

Sent from [Mail](#) for Windows

0.50

Holliday Building Inc.
13628 Manor Detroit, MI 48238
 License #2102183959

Construction Contract

This construction contract is for work to be performed for; Andrew Cox 313-475-0399
Address: 1991 Chicago Blvd, Detroit, MI. 48206
 Work stated below shall have a warranty on all workmanship for 12 months. Construction shall begin 1 day after signing of contract. Completion of construction shall take up to 3 weeks (weather permitting). A draw schedule is included as part of this estimate following a detailed listing of contracted work to be done.

Terms used throughout the contract:

LM-Labor and material M-Materials
Demo-Demolish L-Labor

EXTERIOR

*FRONT PORCH- Jack up the top section of the porch and remove the 4 columns. Temporary brace the porch in prep for renovation. The interior of the porch will remain as-is. The exterior side will include complete removal of all Crown moulding, Dentil trim, Facia boards, Freeze boards and botton plates. The columns will be evaluated upon removal as to see if any repairs need to be made and will be an extra charge if necessary. Install all new Facia, Freeze boards, bottom plate, Crown mouldings and Dentil trim. Fasteners will be exterior galvanized rated. Position columns and lower poch to complete. **Permit and any cost to historical society is not included at this time***

Cost Description

7,500 M/L

*REAR PORCH- Jack up and support upper deck, Demo and install new foundation pad for new support column. Build new deck with steps from treated lumber framing, planking and enclosed side walls. Fasteners and joist hangers will be galvanized. Repair facia boards as needed over porch. Repair 2 courses of 4 inch wood siding on the rear house section. **Permit and any cost to historical society is not included at this time***

3,500 M/L

Total 11,000

Under terms of this contract, payments are due and payable from the customer as detailed in the following Draw Schedule. No work shall commence without payment of the initial draw. Non-payment of any subsequent Draws will be subject to actions by the Contractor, up to and including a Contractor's lien.

DRAW SCHEDULE:

Total Contracted Amount:	<u>11,000</u>
Due prior to Commencement of work	5,500
Due on or before	0
Due on or before	0
Due after final completion	5,500

ACCEPTANCE OF CONTRACT:

Customer signature _____ Date _____

Contractor signature _____ Date _____

CONTACT INFO.
 Raymond W. Holliday Jr.
 313-924-0424 FAX
 313-283-4089 CELLULAR
hollidaybuilding@sbcglobal.net E-MAIL
www.hollidaybuildinginc.com WEBSITE