

December 21, 2022

NOTICE OF DENIAL

Razel Remen
4134 Ruby Street
Ypsilanti, MI 48197

**RE: Application Number 21-8167; 12142 Broadstreet, Russell Woods-Sullivan Historic District
Project Scope: Install aluminum-clad wood and vinyl windows**

Dear Applicant,

At the regular meeting that was held on December 14, 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 December 21, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Install windows on the north, east, and south elevations, and above the front entrance bay on the west elevation, 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. *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

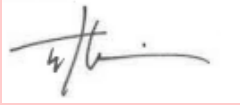
Lansing, MI 48909

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", is enclosed in a white rectangular box.

Timothy Boscarino

Detroit Historic District Commission

DHDC 21-8167

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

December 21, 2022

CERTIFICATE OF APPROPRIATENESS

Razel Remen
4134 Ruby Street
Ypsilanti, MI 48197

**RE: Application Number 21-8167; 12142 Broadstreet, Russell Woods-Sullivan Historic District
Project Scope: Install aluminum-clad wood and vinyl windows**

Dear Applicant,

At the regular meeting that was held on December 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on August 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Install aluminum-clad wood sash windows on the front (west) façade EXCEPT FOR the two windows above the front entrance bay, per the submitted documents and other application materials.

With the conditions that:

- ***The choice of simulated muntins and sash color shall be subject to approval by staff***
- ***Historic wood mullions on the front (west) façade shall be preserved or, if missing, replicated.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Timothy Boscarino
Detroit Historic District Commission

Description of Window Installment 12142 Broadstreet Ave, Detroit, MI 48204

- Property current does not have any windows to repair.
- Window coverings will be removed area prepped and cleaned for pocket installation of windows current window frames in good usable condition
- Install 7 total windows in front (west side facing Broadstreet) of property 3 lower level 4 upper level all front windows will be double hung , white, aluminum clad wood windows with a colonial grid pattern on top sash, no grid pattern on bottom sash in front upstairs and downstairs windows of home.
- Install 11 side and rear windows with white double hung, vinyl windows
- Install 3 vinyl casement windows 2 on the North side of property next to the fireplace and 1 on the East side of the property at the threshold of the first floor stairwell.

Benjamin Buckley

From: Razel Remen <razelremen@gmail.com>
Sent: Thursday, November 17, 2022 8:00 PM
To: Historic District Commission (Staff)
Subject: Re: [EXTERNAL] Window permits 12142 Broadstreet Ave, 48204

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi Ben,

I am attaching photos of the inside and outside of the property as requested as well as the windows I would like to put in the front. The windows are actually quite expensive and I wanted to see if I could be approved to put in something more in keeping with the historical style of the home (aluminum clad wood) first photo would be of the windows that would go in the front (it would have square grids not rectangular on the outside of the window and they could be white or black which ever you thought was more appropriate and something more contemporary such as vinyl or a composite on the sides and in the back.



















I will send a manufactures description of the window in a separate email.

Razel

“Democracy does not come from the top it comes from the bottom”

-Howard Zinn

> On Oct 31, 2022, at 9:11 AM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

>

Benjamin Buckley

From: Razel Remen <razelremen@gmail.com>
Sent: Monday, November 21, 2022 5:28 PM
To: Historic District Commission (Staff)
Subject: Re: [EXTERNAL] Window permits 12142 Broadstreet Ave, 48204

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.

Hi Ben,

Here is the link to the vinyl windows.

<https://www.windsorrevive.com/vinyl/pocket-double-hung>

Razel

On Nov 21, 2022, at 5:09 PM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Hi Razel,

I forgot to mention if you could get us a manufacturers brochure or something similar for the vinyl windows you want to install it would be helpful.

Thanks again,

Ben

Benjamin Buckley

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

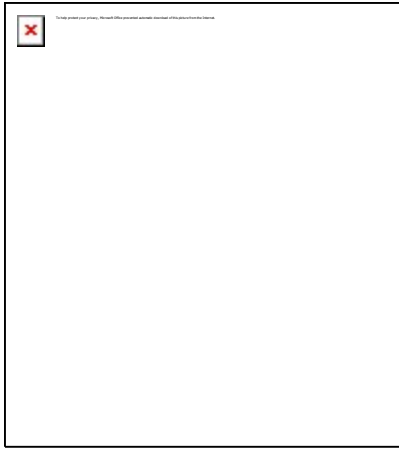
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.4803

Email: benjamin.buckley@detroitmi.gov

Website: [Detroitmi.gov/pdd](https://detroitmi.gov/pdd)

Michael E. Duggan, Mayor



From: Razel Remen <razelremen@gmail.com>
Sent: Monday, November 21, 2022 2:02 PM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: Re: [EXTERNAL] Window permits 12142 Broadstreet Ave, 48204

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.

Hi Ben,

Here is the application as requested. Please let me know if you need anything else.

Razel

On Nov 21, 2022, at 11:04 AM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Good Morning Razel,

Thank you for this additional information. Upon review, staff will not be able to approve the vinyl or composite windows on the side and/or rear of the home. That is not to say it is not approvable, however, it will have to go before the Commission at a monthly meeting. The next available monthly meeting will take place on December 14th. The application deadline is technically today, but since you are well on your way to a complete application, we ask that you submit the attached application (can be submitted electronically to this email address, and does not have to be notarized), as well more information about the windows you prefer for the rear and sides of the home by this **Wednesday, November 23rd**.

Alternatively, you can wait until the meeting after if you would like more time. Please let me know if you have any questions.

Best,

Ben

Benjamin Buckley

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

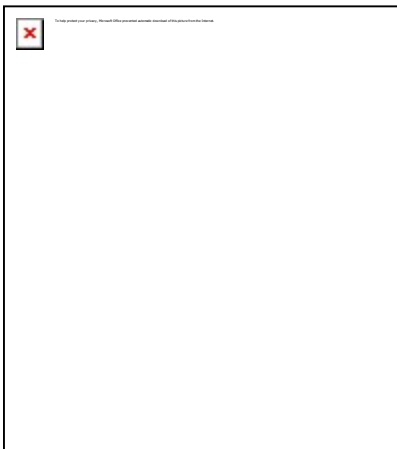
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.4803

Email: benjamin.buckley@detroitmi.gov

Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor



From: Razel Remen <razelremen@gmail.com>

Sent: Monday, November 21, 2022 10:38 AM

To: Historic District Commission (Staff) <hdc@detroitmi.gov>

Subject: Re: [EXTERNAL] Window permits 12142 Broadstreet Ave, 48204

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.

Good morning here is the additional information about the windows I want to install in the front:

<https://www.windsorpinnacle.com/clad/double-hung-glide-by>

<image010.jpg>

“Democracy does not come from the top it comes from the bottom”

-Howard Zinn

On Nov 18, 2022, at 9:17 AM, Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

Good morning Razel,

Thank you for this information. I will need to review this with my supervisor. I will be in touch early next week with more details.

Best,

Ben

Benjamin Buckley

Planner II | Historic Preservation Team

Planning & Development Department | City of Detroit

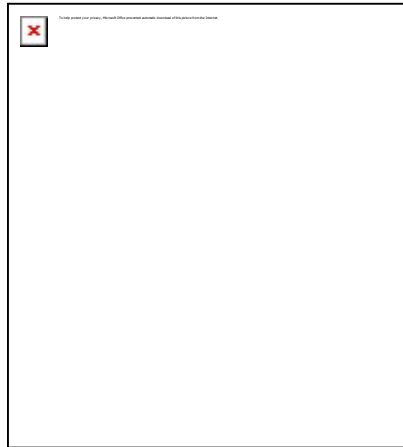
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226

Phone: 313.224.4803

Email: benjamin.buckley@detroitmi.gov

Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor



From: Razel Remen <razelremen@gmail.com>

Sent: Thursday, November 17, 2022 8:00 PM

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Razel

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-Howard Zinn

> On Oct 31, 2022, at 9:11 AM, Historic District Commission (Staff)

<hdc@detroitmi.gov> wrote:

>

<01_HDC Project Review Request.pdf>