

3/14/23

**NOTICE OF DENIAL**

Rose Valencia  
4417 Balfour St.  
Detroit, MI 48224

**RE: Application Number 23-8235; 269 Watson; Brush Park Historic District**

Dear Applicant,

At the Regular Meeting that was held on March 8, 2023, 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 March 14, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***The reconstruction of the east side porch: railings, posts, piers, skirting and applied detailing to the arches.***

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- The east porch railing, the applied detailing to the arches and the altered post design destroys and alters the original features that characterizes the original railing and original square Tuscan capitals of the posts, which are historic character defining features of the building.
- The replacement of the brick piers from the east porch with wood posts that are obscured with skirting that is neither framed nor follows historic standards.

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically 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.***
- 4) ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.***
- 5) ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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.***
- 9) ***New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

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  
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

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:



Daniel Rieden, Detroit Historic District Commission

# DHDC 23-8235

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

3/14/23

### CERTIFICATE OF APPROPRIATENESS

Rose Valencia  
4417 Balfour St.  
Detroit, MI 48224

**RE: Application Number 23-8235; 269 Watson; Brush Park Historic District**

Dear Applicant,

At the Regular Meeting that was held on March 8, 2023, 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 March 14, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***The demolition of the rear concrete block garage***
- ***Installation of a rear 6’ chain link fence per attached photos***
- ***Installation of a front yard 4’ black metal fence per attached photos***
- ***Reconstruction of east elevation porch deck and stair ONLY per the attached drawings and photos. This excludes work concerning the railing, posts, piers, skirting, and applied detailing to the porch deck arches.***

*The Certificate of Appropriateness is issued with the following conditions:*

- ***The applicant relocates the east gate of the chain link fence to the brick corner of the house, behind the east porch and paints this fence black to match front yard fence.***
- ***The deck be painted a color that matches Color System C color scheme of the HDC color guide.***
- ***The downspouts on the east side of the house replicate their original location, rather than terminating at the roof of the porch.***
- ***The applicant provides HDC staff a review of the above items before installation.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Staff  
Detroit Historic District Commission







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EXCC 22-0004 EXCC 22-0007





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Re; 269 Watson Detroit MI 48201

We are requesting to replace East side 5"4 deck due to its age, falling apart from being completely rotted.

Replace East side 5"4 deck with pressure treated wood. Replacing 1X6X17 feet long planks, treads 12 inches, Riser 7 ¼ .

Install hand rail on east side of deck 17 feet long , 42 inches in height, balusters 4 inches apart .

Cover and install bottom porch with lattice Replace 3 columns supporting roof deck.

Remove existing door & frame replace with existing matching brick material approx.3"2 by 8" 2.

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**From:** [Benjamin Buckley](#)  
**Sent:** Tuesday, January 24, 2023 9:34 AM  
**To:** [Rose Valencia](#)  
**Cc:** [Historic District Commission \(Staff\)](#)  
**Subject:** RE: [EXTERNAL] 269 Watson Detroit, MI 48201

Good morning Ms. Valencia,

Thank you again for this application. We respectfully request additional information in order get a more complete understanding of the project. Please provide the following material for review;

1. Photographs of the work location.
2. A basic drawing of the proposed porch showing dimensions and with call outs for materials and finishes. The drawing should show how the porch integrates with the existing building. This can be hand drawn to the best of your ability.

I have attached an example of a porch drawing from a recent application that could serve as guidance. Please don't hesitate to reach out with 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: 313.224.3133  
Email: [benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)  
Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**

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**From:** Rose Valencia <[rosevalencia@gmail.com](mailto:rosevalencia@gmail.com)>  
**Sent:** Friday, January 20, 2023 7:26 AM  
**To:** Benjamin Buckley <[benjamin.buckley@detroitmi.gov](mailto:benjamin.buckley@detroitmi.gov)>

**Subject:** [EXTERNAL] 269 Watson Detroit, MI 48201

**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 Mr. Buckley,  
Attached please find the documentation for the East side deck to 269 Watson Street.  
Should you have any questions or concerns please do not hesitate to contact me directly or Mr. Israel the contractor.

Sincerely,  
Rose Valencia  
(313) 434-4979

**From:** [Rose Valencia](#)  
**To:** [Dan Rieden](#)  
**Subject:** Re: [EXTERNAL] 269 Watson Detroit, MI 48201  
**Date:** Wednesday, February 22, 2023 2:06:38 PM

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Dan Please add the demolish of the garage and install ion of the 2 fences to the application  
Thank you you much  
Rose Valencia











