

April 18, 2023

NOTICE OF DENIAL

Michael Shelp
1444 Edison
Detroit MI 48202

**RE: Application Number: 23-8285; 1444 Edison; Boston Edison Historic District
Project Scope: Install vinyl siding on garage and vinyl windows (work completed without approval)**

Dear Applicant,

At the Regular Meeting that was held on April 12, 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 April 18, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Installation of vinyl windows at sides of house and front dormers, and installation of vinyl siding at garage.

Excepting the following items from denial:

- ***Installation of glass block at basement openings, rear entry doors and storm doors, garage overhead door and pedestrian door, bricking-in of one basement window opening with installation of vents, masonry repair, painting of front porch ceiling.***

The Commission’s reason for the denial is that:

- ***The proposed materials are not compatible with the architectural style and age of the garage and house.***
- ***The installation of synthetic siding does not adequately reproduce a historic wall surface.***
- ***The installed and proposed vinyl windows do not mimic the dimensionality, operation, and color of historic window sash.***

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards:

- 1) ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
- 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.***

- 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:



Audra Dye
Detroit Historic District Commission