

February 23, 2021

NOTICE OF DENIAL

Brett Mahaffey
37720 Amrhein
Livonia, MI

RE: Application Number 20-7090; 3790 Sturtevant; Russell Woods - Sullivan Historic District

Dear Mr. Mahaffey:

At the special meeting that was held on February 17, 2021, the Detroit Historic District (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial for the below outlined items** which is effective as of February 17, 2021. Specifically, the Commission reviewed the permit for **the below-described work**, and determined that it *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation, #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*; Standard #5, *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved* and Standard #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*:

Front Elevation/First Story

- Remove the existing arched four-sash, double-hung, leaded glass windows; wood storm windows; wood; mullions; and wood brickmould, leaving only the rough opening
- Install four new arched, double-hung, Fibrex/Renewal by Andersen windows and trim (materiality, specs, profile details not provided). The top sash of each window will feature muntins between the glass or true divided lites. The new windows will be “red rock” in color (color swatch not provided)

Side Elevation/First Story

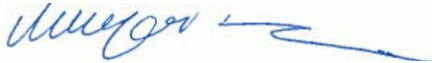
- Remove the existing arched two-sash, double-hung, leaded glass windows; wood storm windows; wood mullions; and wood brickmould, leaving only the rough opening
- Install two new arched, double-hung, Fibrex/Renewal by Andersen windows and trim (materiality, specs, profile details not provided). The top sash of each window will feature muntins between the glass or true divided lites. The new windows will be “red rock” in color (color swatch not provided)

Please be advised that a permit applicant that feels that they have been aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the Michigan Department of Attorney General. 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
P: 517-335-0665
F: 517-335-3088
Email: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Jennifer Ross

Staff

Detroit Historic District Commission