

12/20/2022

NOTICE OF DENIAL

Anthony King
13204 Broadstreet Ave
Detroit, MI

**RE: Application Number 22-8170; 4370 Glendale; Russell Woods-Sullivan Historic District
Project Scope: INTALL VINYL WINDOWS (WORK COMPLETED WITHOUT APPROVAL)**

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 20, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Replace existing wood sash windows and wood trim/brickmould with new vinyl windows (with muntins between the glass) and aluminum coilstock trim.

The reasons for the denial are a failure to meet the Elements of Design for the district and the following Secretary of Interior’s 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.

5.) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

and

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

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

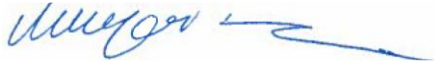
the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

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:



Jennifer Ross
Detroit Historic District Commission