

June 21, 2023

NOTICE OF DENIAL

Lonnell Gaskin
2274 W Chicago
Detroit, MI 48206

RE: Application 23-8398; 2274 W Chicago, Boston-Edison Historic District
Project Scope: Replace wood windows with vinyl windows

Dear Applicant,

At the regular meeting that was held on June 14, 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 June 20 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace wood windows with vinyl windows 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.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
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

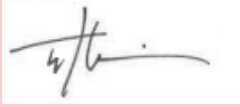
Lansing, MI 48909

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:

A handwritten signature in black ink, appearing to read "t/boscarino", enclosed in a white rectangular box.

Timothy Boscarino

Detroit Historic District Commission

Benjamin Buckley

From: Ruth A Gaskin <gaskinruth1@gmail.com>
Sent: Friday, April 28, 2023 7:27 PM
To: Historic District Commission (Staff)
Subject: [EXTERNAL] Notice Of Work Observed
Attachments: IMG_0845.jpg; IMG_0846.jpg; pick1

Daniel Rieden
Detroit Historic District Commission

Mr. & Mrs. Lonnell Gaskin
2274 Chicago Blvd
Detroit MI. 48206
313-354-4415 gaskinruth1@gmail.com

Mr. Rieden as beautiful of a community Boston Edison is, my husband and I wouldn't willfully or intentionally disregard DHDC policies. We fully thought we were in compliance by replacing our home windows; as long as it did not involve disturbing the foundation, removing or rebuilding over any of the cement structure of our home.

January 2023 my husband and I were personally forced to replace our dated windows that were severally cracked, which lead to very cold winters and heated summers inside the home. All windows were unsafe to open due to loose fitting frames, extensive water damage that caused dry rot and deterioration. We reached out to several companies specializing in natural wood windows to keep the integrity of Boston Edison Community. 1. Companies never called back 2. Companies have said "they don't work on homes in my area" or they don't travel that far out. 3. Quotes were over our heads. We decided to replace all windows with vinyl windows. Please see attachment, windows are photos of after replacement.

Mr. Rieden, my husband and I truly apologize if replacing our windows have caused a disturbance or an up roar within my community, and with DHDC.

Thank you For Your Time
Mr. & Mrs. Lonnell Gaskin

Sent from [Mail](#) for Windows





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