

June 20, 2023

NOTICE OF DENIAL

Michael Sklenka
Subject Studio
1577 Ash Street
Detroit MI 48208

**RE: Application Number 23-8404; 8022 Kercheval; West Village Historic District
Project Scope: Rehabilitate House, Alter Landscape**

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:

Replacement of front elevation masonry veneer, alteration of front elevation, first floor bay window, replacement of wood windows and brickmold, per the submitted documents, drawings, and presentation materials.

Excepting the following items from denial:

- ***Remaining work proposed for property, which includes the erection of front yard decks and entry porches, new doors, erection of dormer, skylights, wheelchair lift, dumpster enclosure, asphalt shingle roof, painting of siding and trim, site work and exhaust vent.***

The Commission’s reason for the denial is that:

- The two-story bay windows are distinctive character-defining features; the uniformity and relationship between the window openings on each floor and elevation is an important architectural component of the structure. The installation of storefront glass in the front elevation first floor bay windows would disrupt and alter the symmetry of these window openings.
- The existing wood windows are set deeply within the openings, and the wide brickmold has an exceptionally detailed profile. Replacement windows and aluminum brickmold will not offer the same dimensionality and placement.
- Replacing the historic brick on the front elevation with new brick will drastically alter the appearance and features of the structure, due to the loss of patina and the subsequent contrast between old and new brick. Additionally, it is not known if the new brick offers an identical dimensional product to seamlessly fit within the existing brick pattern and mortar joints.

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.

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

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

DHDC 23-8404

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

June 20, 2023

CERTIFICATE OF APPROPRIATENESS

Michael Sklenka
Subject Studio
1577 Ash Street
Detroit MI 48208

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Project Scope: Rehabilitate House, Alter Landscape**

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) 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 June 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erection of front yard decks and entry porches, new doors, erection of dormer, skylights, wheelchair lift, dumpster enclosure, asphalt shingle roof, painting of siding and trim, site work and exhaust vent, per the submitted documents, drawings, and presentation materials.

With the conditions that:

- The concrete block enclosing the wheelchair lift will be painted to match the color selected for the lap siding.
- A cut sheet of the proposed skylights, which lists all details, dimensions, and finish, will be submitted for staff review.
- A cut sheet of the selected exhaust vent shall be submitted for staff review that offers a picture of its exterior appearance, in addition to the details, dimensions and finish of the product. Revised elevation drawings will be submitted for staff review should the selected vent require modifications to the existing opening.

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.

For the Commission:



Audra Dye
Detroit Historic District Commission