

September 20, 2023

**NOTICE OF DENIAL**

Bryan Cook  
developARCHITECTURE  
25500 Larkins  
Southfield, MI 48034

**RE: Application Number 23-8525; 12632 (12638) Dexter; Russell Woods-Sullivan Historic District  
Project Scope: Install Stone and Stucco Veneer**

Dear Applicant,

At the regular meeting that was held on September 13, 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 Districts 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 September 20, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Install stone and stucco veneer per the submitted drawings.***

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.*
  
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:

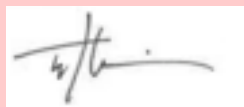
Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building

525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

Phone: 517-335-0665  
E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read "T. Boscarino", is displayed within a white rectangular box.

Timothy Boscarino  
Detroit Historic District Commission

# DHDC 23-8525

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

September 20, 2023

### CERTIFICATE OF APPROPRIATENESS

Bryan Cook  
developARCHITECTURE  
25500 Larkins  
Southfield, MI 48034

**RE: Application Number 23-8525; 12632 (12638) Dexter; Russell Woods-Sullivan Historic District  
Project Scope: Install Stone and Stucco Veneer**

Dear Applicant,

At the regular meeting that was held on September 13, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic Districts 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 September 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

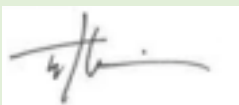
***Replace sign on front (west) façade, install fence in rear (east) of building, per the submitted drawings.***

***With the condition(s) that:***

- ***The proposed fence material and finish shall be subject to approval by staff.***
- ***The proposed sign will be subject to approval by staff.***

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:



Timothy Boscarino  
Detroit Historic District Commission