

September 20, 2023

NOTICE OF DENIAL

Kimberly Dokes
Dokes Design Architecture LLC
607 Shelby Street #731
Detroit, MI 48226

**RE: Application Number 23-8536; 13201 Dexter; Russell Woods-Sullivan Historic District
Project Scope: Install synthetic cladding, replace storefront**

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 synthetic cladding per the submitted application, renderings, and specifications.

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.*
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.

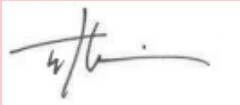
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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:

A handwritten signature in black ink, appearing to read 't/boscarino', written on a white rectangular background.

Timothy Boscarino
Detroit Historic District Commission

DHDC 23-XXXX

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

Kimberly Dokes
Dokes Design Architecture LLC
607 Shelby Street #731
Detroit, MI 48226

**RE: Application Number 23-8536; 13201 Dexter; Russell Woods-Sullivan Historic District
Project Scope: Install synthetic cladding, replace storefront**

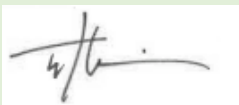
Dear Applicant,

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 windows, replace door, replace lighting, per the submitted application, renderings, and specifications.

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