

9/19/23

NOTICE OF DENIAL

Sterling Howard
PO Box 2452
Farmington Hills, MI 48334

RE: Application Number 23-8515; 3515 Sherbourne; Sherwood Forest Historic District

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 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 September 19, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *construction of the pergola (work completed without approval)*
- *replacement of the 13 steel casement windows (work completed without approval)*
- *removal of foundation plantings (work completed without approval)*
- *poor execution of tuckpointing (work completed without approval)*

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- The construction of the new pergola creates a new element that is not compatible with the historic features, scale, massing and proportion to the English Revival architecture of the house.
- No documentation establishing that the original condition of the casement windows were beyond repair was submitted or available.
- The replacement of the casement windows with vinyl, double hung windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original remaining windows, particularly the true-divided lights and steel casement detailing,
 - introduce a new operation, configuration, design and scale, and
 - introduces a new material, vinyl, which is not an appropriate material for windows.
- Removing the foundation plantings drastically alters the appearance and features of the historic property, and exposes utilizes and other features that were previously screened.
- The execution of the tuckpointing was completed in a way that fails to preserve the historic craftsmanship that characterizes the distinctive character-defining features of the brick detailing of English Revival architecture.

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards:

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.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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:



Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 23-8515

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

9/19/23

CERTIFICATE OF APPROPRIATENESS

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- ***Demolish rear expansion room, leaving concrete pad.***
- ***Repair existing rear deck and railing with in kind materials.***
- ***Paint/Stain rear deck.***
- ***Repair wood fascia/soffits as needed with in-kind materials and matching existing detailing and caulk.***
- ***Paint all exterior wood trim with Color System D, B:11 Grayish Olive Green.***
- ***Replace for damaged sections of cracked driveway with concrete.***

The Certificate of Appropriateness is issued with the following conditions:

- ***The applicant provides HDC staff with a paint or solid stain color for the rear deck and railing according to HDC guidelines.***
- ***The applicant provides HDC staff with a review of the above items before execution.***

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:



Daniel Rieden, Detroit Historic District Commission