

10/17/2023

NOTICE OF DENIAL

Danell Wilkerson
14811 Rosemont Avenue
Detroit MI 48223

RE: Application Number HDC2023-00052; 14811 Rosemont; Rosedale Park Historic District

Dear Applicant,

At the Regular Meeting that was held on October 11, 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 October 17, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

• ***Removal of the front yard shade tree***

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

- No documentation was provided to show that the tree was unhealthy or an immediate threat to historic structures.
- Removal of this tree will destroy a historic, character-defining feature that characterizes this historic property and the neighborhood.

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.

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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