

11/14/2023

NOTICE OF DENIAL

Michael Owens
1465 Chicago St.
Detroit MI 48206

RE: Application Number HDC2023-00096; 1465 Chicago; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on November 8, 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 November 14, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Replace Original Windows with Aluminum-Clad Wood Windows***

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

- No documentation establishing that the original condition of the wood windows was beyond repair was submitted.
- The application does not clarify the number of windows, 16 or 17, proposed for replacement.
- The replacement of the original windows, that feature true divided light, with aluminum-clad wood windows, that have simulated divided light, is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights’ detailing,
 - introduce a new material,
 - disturbs the remaining wood detailing, such as the mullions/wood trim around the windows.

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.

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 "D. Rieden", written in a cursive style.

Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 2023-00096

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/14/2023

CERTIFICATE OF APPROPRIATENESS

Michael Owens
1465 Chicago St.
Detroit MI 48206

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Dear Applicant,

At the Regular Meeting that was held on November 8, 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 November 14, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Tuck-point brick around the house and porch.***
- ***Paint all exterior wood trim***

The Certificate of Appropriateness is issued with the following conditions:

- ***The applicant provides HDC staff with product and description for the tuck-pointing work that follows the NPS guidelines, NPS Preservation Brief #2, “Repointing Mortar Joints in Historic Masonry Buildings”.***
- ***The applicant provides HDC staff with a paint color for the trim based on Color System D or E from the HDC color guidelines.***

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