

11/14/2023

NOTICE OF DENIAL

Tamekka Coleman
14833 Stahelin St.
Detroit MI 48223

RE: Application Number HDC2023-00091; 14833 Stahelin; Rosedale Park 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:

- ***Demolition of the original garage (work completed without approval)***
- ***Construction of the new garage (work underway without approval)***
- ***Installation of the expanded driveway (work completed without approval)***

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 original garage was beyond repair was submitted or available.
- The original garage was a contributing building that was present at the time of historic designation and exemplifies the modest, yet character-defining features that bore strong relationship to the main house, namely the wood trim and cedar shake siding.
- The new garage does not relate to the main house in design, scale or materiality, and conflicts with the Elements of Design. The proposed vinyl siding and vinyl windows are not historically appropriate materials as they do not conform to the District’s Elements of Design.
- The expanded width of the driveway destroys the modest scale of the driveway, calling attention to itself and detracting from and altering the open lawn feature of the historic landscape. It also conflicts with the Elements of Design’s Relationship of Significant Landscape Features and Surface Treatments,
- The removal of the rear open yard, which is a distinct, historic character defining feature of the Rosedale Park Historic District by introducing the construction of a large garage on top of expansion of the driveway alters the spatial organization and land pattern of the historic district.

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