

8/15/23

NOTICE OF DENIAL

Jared Stasik
2485 Burns St.
Detroit, MI 48214

RE: Application Number 23-8484; 2485 Burns; Indian Village Historic District

Dear Applicant,

At the Regular Meeting that was held on August 9, 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 August 15, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Alter front porch, expand walkway*

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

- The proposed replacement of cast stone and limestone stone decking of the porch, by introducing concrete pavers and new limestone in a circular form destroys historic distinctive character defining features of the classically inspired building.
- The introduction of wingwalls adds a new element that obscures and diminishes the distinctive, character-defining features of the Georgian Revival architecture.
- The expansion of the scale of the lower step and sidewalk are at a scale and width that diminishes the proportions of the approach and entrance to the building, thereby breaking the composition and complexity of the façade elements by over-extending the modest foundation that supports these character-defining features of the entrance.
- Concrete pavers are not an appropriate substitute to clay-fired brick pavers in the Indian Village 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.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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:

A handwritten signature in black ink, appearing to read "D. Rieden". The signature is written in a cursive, flowing style.

Daniel Rieden
Staff for the Detroit Historic District Commission