

11/15/2023

NOTICE OF DENIAL

Tadd Heidgerken
2052 Dazelle Street
Detroit, MI

**RE: Application Number 23-00049: 8066 Kercheval: West Village Historic District
Project Scope: Reconstruct storefronts, add entryways**

Dear Applicant,

At the Regular Meeting that was held on 11/8/2023, 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 11/15/2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- The replacement of historic trim, transoms, ceilings, and a partial storefront inset and infill

The Commission's reasons for denial are the following:

- 8066 Kercheval’s storefronts are a prominent feature of the building due to its location at a corner and its one-story height. Additionally, the fenestration/current storefronts occupy the majority of the building’s front and side facades. The historic wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade’s central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances are distinctive character defining features of the building. Also, the current storefront openings themselves and the inset placement of the doorways at the storefronts are distinctive character defining features of the building which should be maintained.
- The remaining historic storefront elements do not appear to be deteriorated beyond repair.
- The product which is proposed for the replacement of the existing historic wood elements of the storefronts, to include the transoms and their associated trim, the trim at the doors located at the inset entrances and the wood trim at the side of the storefront windows does not adequately replicate these elements.

The work therefore fails to meet the he Secretary of the Interior’s Standards, specifically Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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:



Jennifer Ross
Detroit Historic District Commission