

12/21/2023

NOTICE OF DENIAL

Irma Hunter
1760 Van Dyke
Detroit, MI

**RE: Application Number HDC2023-00140; 1760 Van Dyke; West Village Historic District
Project Scope: REPLACE FIVE WOOD WINDOWS WITH COMPOSITE WINDOWS**

Dear Applicant,

At the Regular Meeting that was held on 12/13/2023, 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 12/20/2023, 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 five wood windows with new composite windows

The reasons for the denial are the following:

- The application did not provide the level of documentation necessary to determine if the five windows proposed for replacement are deteriorated beyond repair. Also, detailed specifications for the proposed new window product (Renewal by Andersen) have not been provided with the current application. Therefore, it is not clear if the new windows present an acceptable replication of the existing historic wood windows and trim should it be determined that the historic windows merit replacement

Therefore, the work does not meet the Secretary of the interior’s Standards for Rehabilitation, 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 historic 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

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

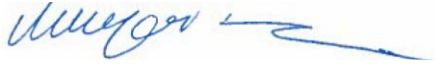
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If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission