

12/19/2023

NOTICE OF DENIAL

Hassan and Maurita Mussawwir
2465 Chicago St.
Detroit, MI 48206

RE: Application Number HDC2023-00101; 2465 Chicago; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on December 15, 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 December 19, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Installation of raised planters on each side of the front porch with stacked block and potted plants.***

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

- The construction is informal and inappropriate.

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.

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

DHDC 2023-00101

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

12/19/2023

CERTIFICATE OF APPROPRIATENESS

Hassan and Maurita Mussawwir
2465 Chicago St.
Detroit, MI 48206

RE: Application Number HDC2023-00101; 2465 Chicago; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on December 13, 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 December 19, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Removal of the non-historic porch roof and columns***
- ***The construction of the new (existing) porch, steps and wingwalls.***
- ***Installation of security cameras***

This COA is issued with following conditions:

- The applicant provides a design of an appropriately compatible overhang subject to approval by HDC staff.
- The cameras are relocated to positions that follow the HDC Security and Lighting Guidelines.
- The applicant provides HDC staff with photos and description of the new security camera locations for review and approval.

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