

9/20/2023

NOTICE OF DENIAL

ERIC JONES & PAMELA CASTILLO
4138 Lincoln
Detroit, MI

**RE: Application Number 2023-8524; 4138 Lincoln; Woodbridge Farm Historic District
Project Scope: Build new deck, replace windows/install new windows**

Dear Applicants,

At the Regular Meeting that was held on 9/13/2023, 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 9/13/2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- The erection of a new wood deck at the south side/façade per the submitted renderings and scope
- The replacement of wood windows with new aluminum clad new windows at the front/west façade and the north/side elevation per the submitted renderings and scope

The reasons for the denial are the following:

- Re: the proposed new deck, the south side wall is highly visible from the public right-of-way as an adjacent parcel is vacant.
- Historically, wood porches typically included a roof overhand of some kind in order to protect the floor from deterioration due to exposure to weather.
- The scale/footprint of the proposed new side elevation deck is too large/wide as it extends into the adjacent lot at 4132 Lincoln. A porch at that location would have been designed to fit within the boundaries of the parcel which the house sits.
- Re: the new window treatment proposed for the north/side wall and front/west façade is inappropriate for the following reasons:
 - As the window conditions were not documented throughout at the time of the unapproved removal, it is not clear that they were deteriorated beyond repair.
 - The current documents do not provide the level of detail necessary in order for staff to ascertain that the proposed new windows are an adequate replication for the **windows at the front façade first-story bay and the second story which included transoms** that were removed without HDC approval.

The work therefore fails to meet the following Secretary of the Interior’s Standards for Rehabilitation:

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.*
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.

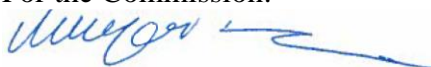
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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:



Jennifer R. Ross
Detroit Historic District Commission