

12/20/2022

**NOTICE OF DENIAL**

Irma Louise Hunter  
1760 Van Dyke  
Detroit, MI

**RE: Application Number 22-8157; 1760 Van Dyke; West Village Historic District  
Project Scope: REPLACE WOOD WINDOWS WITH NEW VINYL UNITS**

Dear Applicant,

At the Regular Meeting that was held on December 14, 2022, 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 20, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Replace five existing 1/1 double-hung wood windows and trim with five new 1/1 double-hung vinyl windows. Specifically, the windows proposed for replacement include the set of paired 1/1 wood windows at the front elevation second story, a single 1/1 wood window at the side north elevation second story, and two 1/1 wood windows at the rear elevation.

The reasons for the denial are a failure to meet the Elements of Design for the district and the following Secretary of 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 property shall be preserved.*

*and*

*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

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
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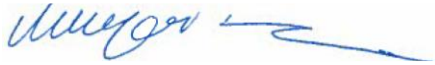
Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> 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](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in blue ink, appearing to read "Jennifer Ross", with a long horizontal flourish extending to the right.

Jennifer Ross  
Detroit Historic District Commission