

February 14, 2024

NOTICE OF DENIAL

John P. Biggar
studiozONE, llc
350 Madison, 4th Floor
Detroit, MI 48226

**RE: Application HDC24-00027; 450 and 461 Eliot, Brush Park Historic District
Project Scope: Remove canopies, alter window and door openings**

Dear Applicant,

At the regular meeting that was held on February 7, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic Districts 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 February 13, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Remove north-facing canopy on 450 Eliot per the submitted application and drawings.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

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.*

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:

A handwritten signature in black ink, appearing to read 't/boscarino', written on a white rectangular background.

Timothy Boscarino

Detroit Historic District Commission

HDC 2024-00027

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

February 14, 2024

CERTIFICATE OF APPROPRIATENESS

John P. Biggar
studiozONE, llc
350 Madison, 4th Floor
Detroit, MI 48226

**RE: Application HDC24-00027; 450 and 461 Eliot, Brush Park Historic District
Project Scope: Remove canopies, alter window and door openings**

Dear Applicant,

At the regular meeting that was held on February 7, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic Districts 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 February 13, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

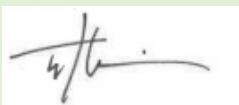
Remove east-facing canopy on 450 Eliot, replace doorway and cement-panel area with new aluminum storefront system, remove storm windows, repair windows, replace windows, infill window openings with recessed brick, remove signs, paint trim, per the submitted application and drawings.

With the condition(s) that:

- The new stained-glass windows will be compatible, as described in Replacement Windows that Meet the Standards, subject to staff review.***

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:



Timothy Boscarino
Detroit Historic District Commission