

March 19, 2024

NOTICE OF DENIAL

John Biggar
StudiozONE llc, Integrity Building Group
350 Madison, Ste. 4
Detroit MI 48226

**RE: Application Number HDC2024-00064; 640 W. Willis; Willis-Selden Local Historic District
Project Scope: Replace windows**

Dear Applicant,

At the Regular Meeting that was held on March 13, 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 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 March 19, 2024, 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 vinyl windows with new vinyl windows per the submitted documents, photographs, and product data.

Excepting the following item from denial:

- *The replacement of non-historic wood windows with aluminum-clad wood windows on the front wall per the submitted documents and photographs.*

The Commission’s reason for the denial is that the 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.***
- 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:

A handwritten signature in black ink, appearing to read "Audra Dye", with a stylized flourish at the end.

Audra Dye
Detroit Historic District Commission

HDC2024-00064

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

March 19, 2024

CERTIFICATE OF APPROPRIATENESS

John Biggar
StudiozONE LLC, Integrity Building Group
350 Madison, 4th Floor
Detroit MI 48226

RE: Application Number HDC2024-00064; 640 W. Willis; Willis-Selden Local Historic District
Project Scope: Replace windows

Dear Applicant,

At the Regular Meeting that was held on March 13, 2024, 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 March 19, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The replacement of non-historic wood windows with aluminum-clad wood windows on the front wall per the submitted documents and photographs.

With the conditions that:

- ***The existing steel windows flanking the front entrance will remain in place.***
- ***The 5/8” grille will be selected for the six-over-one upper sash, and the exterior cladding color will be submitted for staff review.***
- ***The completed window order will be submitted for staff review.***
- ***The existing wood brick mould will remain in place within each window opening and will not be covered with aluminum trim.***

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:



Audra Dye
Detroit Historic District Commission