

HDC2024-00322

7/16/2024

NOTICE OF DENIAL

Peter Bernard
Afiwi LLC
4799 Tarflower Lane
Orlando, FL 32829

**RE: Application Number HDC2024-00322; 4340 Glendale; Russell Woods-Sullivan Historic District
Project Scope: Replace Windows (work started without approval), Install Fence (work completed without approval)**

Dear Applicant,

At the Regular Meeting that was held on 7/10/2024, 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 7/16/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace existing wood and vinyl windows with new vinyl windows and alter select window openings, per the submitted photographs, correspondence and application materials.

Excepting the following items from denial:

Paint dwelling (light gray body color, off white trim, and dark blue doors), and install wood fence and gate, per the submitted documents, photographs, and other application materials.

With the condition that:

- ***The installed fence and gates be painted a complimentary color to the dwelling or stained with an opaque wood stain.***

The Commission’s reason for the denial is that: (copy reasons from staff report)

The proposed (and partially completed) vinyl window installation and window infill is not appropriate. Vinyl windows are not an appropriate replacement for the wood sash windows.

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards or Elements:

- ***Standard 2: The historic character of a property will be retained and preserved. The removal of***

distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

- ***Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical 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 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:



Benjamin Buckley
Detroit Historic District Commission

HDC2024-00322

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

7/16/2024

CERTIFICATE OF APPROPRIATENESS

Peter Bernard
Afiwi LLC
4799 Tarflower Lane
Orlando, FL 32829

**RE: Application Number HDC2024-0322; 4340 Glendale; Russell Woods-Sullivan Historic District
Project Scope: Install Fence, Paint Dwelling**

Dear Applicant,

At the Regular Meeting that was held on 7/10/2024, 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 7/16/2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

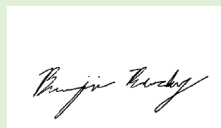
Paint dwelling (light gray body color, off white trim, and dark blue doors), and install wood fence and gate, per the submitted documents, photographs, and other application materials.

With the condition that:

- The installed fence and gates be painted a complimentary color to the dwelling or stained with an opaque wood stain.***

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:



Benjamin Buckley
Detroit Historic District Commission