

July 17, 2024

NOTICE OF DENIAL

Voytek Mardula
Vadella LLC
43260 Garfield Road
Clinton Township MI 48038

**RE: Application Number HDC2024-00329; 1450 Seyburn; West Village Historic District
Project Scope: Alter porch, paint trim and porch posts, retain front door surround**

Dear Applicant,

At the Regular Meeting that was held on July 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 July 17, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Retain front porch including poured concrete floor, iron railings, installation of door and particle board at front entry, installation of vinyl trim at front windows, retention of front and rear porch posts, and painting window trim and posts black, per the submitted documents and photographs.

Excepting the following items from denial:

- *Poured concrete rear porch floor, removal of vinyl wrap at windows, painting wood components.*

The Commission’s reason for the denial is that:

- ***The historic components at the front and rear walls of the dwelling present at time of designation, and even as recently as 2013, were character-defining features of the house. Their removal and/or installation of new designs whose features, dimensions, materiality, and finish do not match nor are compatible with the age and design of the house, are not appropriate.***
 - *The existing front porch does not match the character-defining features of the historic front porch. The low walls and enclosed concrete platform, and adjoining brick wing walls at front stairs, created a cohesive design for the porch whose massing balanced the façade of the house.*
 - *The wood surface at the box bay windows is currently obscured by vinyl is unknown, and likely doesn’t have the “cornice like” casing that was originally designed for the top of the window openings. This profiled trim was a character-defining feature to the box bay windows.*
 - *The contemporary door and particle board surround (replacing the dimensional side panels) destroyed the historic dimensional opening and is not an appropriate design for an early 20th century Neo-Georgian/Four-Square house. The applicant states the particle board is temporary but didn’t include a permanent design solution in this application. According to the Standards, new side panels*

must match those that were removed without approval. The contemporary flat panel/5-light door should be replaced with a minimally adorned traditional design, compatible with the vernacular style of the house.

- *The applicant doesn't propose to wrap the posts to create columns. The retention of the supporting posts as a finished detail is not appropriate for this house's design and era of construction, as well as their prominent locations.*
- *One of the hallmark features of Neo-Georgian houses is contrasting trim. As this house has dark brown brick, the appropriate colors for the trim (windows, posts, etc.) are various shades of white to yellowish white, not black.*

Therefore, this work fails to meet the Secretary of the Interior's Standards, specifically 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.*
- 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 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:



Audra Dye
Detroit Historic District Commission

DHDC 2024-00329

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

July 17, 2024

CERTIFICATE OF APPROPRIATENESS

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43260 Garfield Road
Clinton Township MI 48038

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Dear Applicant,

At the Regular Meeting that was held on July 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 July 17, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Retain rear porch poured concrete floor, removal of vinyl wrap at windows, and painting wood components per the submitted documents and photos.

With the condition that:

- ***The selected paint color(s) for the wood components on the house will be submitted to staff for 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:



Audra Dye
Detroit Historic District Commission