

October 18, 2023

NOTICE OF DENIAL

Jill Bleeda
48472 Lake Land Drive
Shelby Twp., MI 48317

**RE: Application Number HDC2023-00024; 2244 Wabash; Corktown Historic District
Project Scope: Demolish Rear Wing*, Erect Rear Addition, Rehabilitate Exterior
*Work Completed Without Approval**

Dear Applicant,

At the Regular Meeting that was held on October 11, 2023, 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 October 17, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Demolish side extension and erect a one-story rear addition to extend directly from existing rear corners of house; regrade/lower lawn; and erect new front and side porches; per the submitted documents, drawings, and other submitted materials.

The Commission’s reason for the denial is that:

- ***The historic side wing was removed without substantiation that it was beyond repair. Its removal destroyed the house’s historic massing and its contextual relationship to other 19th century houses within the district.***
- ***The addition, proposed to be constructed in line with the remaining portion of the historic house, will continue to alter the features and spaces that characterize the property and district.***
- ***The applicant states the new design is to duplicate the neighboring homes as a style and size reference. The Standards do not allow for a house to be changed to match other houses; a house must remain a product of its time and its individual architectural design. Beyond that, the previous footprint did match most neighboring homes that were built within the same 19th century time period. The side wing should be reconstructed as part of a new construction proposal.***
- ***Detailed, dimensioned drawings that would adequately convey the finished appearance of the house and lot were not submitted, therefore the Commission can’t review the proposal beyond the work completed without approval.***

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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- Standard 3** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- Standard 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.*
- Standard 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.*
- Standard 10** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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