

09/17/2024

NOTICE OF DENIAL

Sterling Howard
SRH Homes, LLC
PO Box 2452
Farmington Hills, MI 48334

RE: Application Number HDC2024-00437; 1501 Atkinson; Atkinson Avenue Historic District

Dear Applicant,

At the Regular Meeting that was held on September 11, 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 September 17, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Removal of architectural details,***
- ***Replacement of wood windows, front door and foundation plantings,***
- ***Installation of wingwalls and front porch roof and painting***

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- Many important details of this English Cottage style house have been altered or erased, thereby destroying the historic character of this architecture, which includes: the removal or covering of the lozenge element of the chimney, the narrow trim around the window openings, the altering of the brick ledge, and the removal of the planter box at the second story window.
- No documentation establishing that the original condition of the original wood windows were beyond repair was submitted or available.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights with a 4/4 or 6/1 configuration,
 - introduce a new operation, design, and scale,
 - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District’s Elements of Design.
- The installation of the front porch wingwalls and the sloped roof destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion to the English Cottage architecture of the house.
- The oval vision panel of the front door and the introduction of the black fabric mesh are not compatible with the English Cottage style of the house.
- The paint color location is not compatible with the English Cottage style of the house.
- Removing the foundation plantings and introducing symmetrically placed evergreens in the middle of the front yard drastically alters the appearance and features of the historic property.

Therefore, this 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.

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.

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:



Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 2024-00437

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

09/17/2024

CERTIFICATE OF APPROPRIATENESS

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SRH Homes, LLC
PO Box 2452
Farmington Hills, MI 48334

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Dear Applicant,

At the Regular Meeting that was held on September 11, 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 September 17, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

WINDOWS (Work completed without approval)

- Replace basement windows with glass block, per attached photos.

FRONT PORCH, REAR DECK & DOORS (Work completed without approval)

- Replace front porch concrete surface per attached photos.
- Replace side door with steel door per attached photos.
- Replace front yard walkway, add step per attached photos.
- Erect rear wood deck with wood railing and skirting per attached photos.
- Install rear concrete pad and walkway per attached photos.

PAINT (Work completed without approval)

- Paint stucco per attached photos.

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:



Daniel Rieden
Detroit Historic District Commission