

October 15, 2024

**NOTICE OF DENIAL**

Joseph Humphreys  
Catalogue LLC  
8300 E. Jefferson, Apt. 203  
Detroit MI 48214

**RE: Application Number HDC2024-00489; 1550 Trumbull (1451 Bagley); Corktown Historic District**  
**Project Scope: Paint brick façade**

Dear Applicant,

At the Regular Meeting that was held on October 9, 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 October 15, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation:

***Paint brick façade per the submitted documents, drawings, product data, and presentation materials.***

The Commission’s reason for the denial is that:

- ***19<sup>th</sup> century masonry wall construction anticipates that some moisture will be absorbed and slowly released through evaporation during dry weather. With this type of wall system is imperative that the surface of the bricks and mortar remain exposed to air and not covered or coated.***
- ***Painting the central bay two different colors of white will obscure the decorative brick coursing near the parapet as well as create a disjointed appearance to the Trumbull façade by the disruption of the dark color palette present on the building, as well as a contrast with the white glazed brick.***
- ***The building is approximately 150 years old and will continue to have many owners and tenants. The building was not erected to serve a single business (i.e., Kresge or contemporary CVS/Walgreen’s), therefore the building should not be permanently altered in an inappropriate manner to suit the marketing strategy of tenants.***
- ***The applicant states the painting of the brick is to “create some separation and distinction between the three tenants in the building and will reflect the aesthetic of our space and brand”. A sign affixed to the building, whether it be on the door, in the storefront window or attached to the masonry wall through the mortar joints, has historically served as a major communication tool without causing long-term damage, or inappropriate alteration, to the building.***

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.**
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

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  
2<sup>nd</sup> 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](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Audra Dye  
Detroit Historic District Commission