

October 15, 2024

NOTICE OF DENIAL

Justin Bercheny
Max Broock Realtors
19161 Monte Vista Street
Detroit, MI 48221

**RE: Application HDC2024-00522; 19566 Canterbury, Sherwood Forest
Project Scope: Replace steel windows with composite windows**

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 Districts 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 August 15, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace steel windows with composite windows per the submitted documents and other application materials.

The stated reasons for the denial are as follows:

- The existing windows proposed for removal are historic materials and features that define the character of the property and have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the existing windows in visual qualities (the proposed between-the-glass grids, with fewer lites, do not provide the same textural depth as the existing windows).

And, therefore, a failure to meet the following specific 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.*
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.

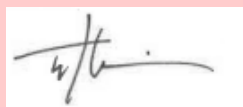
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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:

A handwritten signature in black ink, appearing to read 't/boscarino', is enclosed in a white rectangular box.

Timothy Boscarino
Detroit Historic District Commission