

12/17/2024

NOTICE OF DENIAL

John McCarter
John McCarter Construction
475 Washington St
South Lyon, MI 48178

**RE: Application Number HDC2024-00671; 19566 Canterbury; Sherwood Forest Historic District
Scope: Replace Steel Windows with Aluminum Windows**

Dear Applicant,

At the Regular Meeting that was held on November 13, 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 November 19, 2024, 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 on house with aluminum windows per the submitted application materials.***

The Commission's reasons for denial are:

- ***The existing windows proposed for removal are “highly significant” character-defining features that have not been shown to be deteriorated beyond repair; repair would be economically and technically feasible, and reasonable under the Standards.***

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.

(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 For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden".

Daniel Rieden, Senior Clerk to the Historic District Commission

PSR:241217TB

DENIAL