

5/17/2022

**NOTICE OF DENIAL**

Shalom Dubov  
444 Horton Street  
Detroit, MI

**RE: Application Number 22-7808; 647 Arden Park; Arden Park-East Boston Historic District  
Project Scope: Replace glass block windows with vinyl windows**

Dear Mr. Dubov

At the Regular Meeting that was held on May 11, 2022, 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 5/17/2022 as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace a number of existing glass block windows with new vinyl windows. Specifically, the work includes the following items:

**West Elevation**

- Replace three glass block windows at the first story with new, double-hung vinyl windows with muntins between the glass

**East Elevation**

- Replace one glass block window at the first story with a new double-hung vinyl windows with muntins between the glass
- Replace one glass block windows at the first story with a new fixed vinyl window with muntins between the glass

**Rear/North Elevation**

- Replace one glass block window at the second story with a new, double-hung vinyl window with muntins between the glass
- Replace two glass block windows at the first story with new, fixed vinyl windows with muntins between the glass
- Replace one glass block window at the first story with a new, double-hung vinyl window with muntins

between the glass

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- The Commission's reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standard # 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. Staff therefore recommends that the Commission issue a Denial for the proposal.*

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:

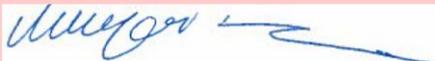
Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building  
525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

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:

A handwritten signature in blue ink, appearing to read "Jennifer Ross", is written over a white rectangular background.

Jennifer Ross  
Detroit Historic District Commission