

August 16, 2022

NOTICE OF DENIAL

Jennifer Lyon
1965 Edison St.
Detroit, MI 40206

**RE: Application Number 22-7951; 1773 Parker; West Village Historic District
Project Scope: Replace glass block windows with vinyl windows**

Dear Applicant,

At the regular meeting that was held on August 10, 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 August 16, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace six glass block windows on enclosed rear porch with vinyl windows, per the submitted application and documents.

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

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:

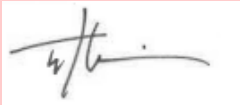
Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

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', written on a white rectangular background.

Timothy Boscarino

Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: _____

PROPERTY INFORMATION

ADDRESS(ES): 1773 Parker AKA: _____

PARCEL ID: 17009110 HISTORIC DISTRICT: V

- SCOPE OF WORK: (Check ALL that apply)
- | | | | | | |
|--|--|---------------------------------------|--|---|-----------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/ Balcony | <input type="checkbox"/> Addition |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Major Alteration (3+ scope items) | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION: Improve functionality and beautify back porch windows.

APPLICANT IDENTIFICATION

- | | | | |
|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Property Owner/ Homeowner | <input type="checkbox"/> Contractor | <input type="checkbox"/> Tenant or Business Occupant | <input type="checkbox"/> Architect/Engineer/ Consultant |
|---|-------------------------------------|--|---|

NAME: Jennifer Lyon COMPANY NAME: _____

ADDRESS: 269 Walker St #720 CITY: Detroit STATE: MI ZIP: 48207

PHONE: 313 516 8799 MOBILE: _____ EMAIL: jenniferlouise.lyon@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:
Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

Request to Improve Back Porch Windows

Located in the West Village Historic District at:

1773 Parker Street,
Detroit, MI 48214

Project Contact Information

Owner: Jennifer Lyon
1965 Edison Street,
Detroit MI, 48206
(313) 719-6675
917-723-3660
jenniferlouiselyon@gmail.com

Project Manager: Kalissa Maxwell
3000 Saint Joseph St
Detroit MI, 48207
(248)-896-7195
Kalissa@wanderingdevelopments.com

Detailed Scope of Work

- Remove all existing glass blocks from the back porch/ three season room window frames.
- Install brand new insulated, double pane, 4 season vinyl windows with screens.

Narrative

Since purchasing this home, 1773 Parker Street has had glass blocks on the back porch or “three season room”, where functioning windows ought to be. After aiming to restore the entire home, we found that window companies are all 7 months out for installation.

With the consideration that this area is a back porch that faces the backyard and an alleyway, and that the window frames are all standard, in stock sizes, the owner proposes the installation of vinyl windows. With the installation of vinyl windows being readily available, the Parker Street home would have immediately improved value, functionality and beauty.

For the rest of the home, we are moving forward with the wooden clad window

restoration that was granted in an existing COA. Together with your approval of vinyl in the three season room and by using a contractor who can restore the home's existing windows instead of installing new, we will meet our timeline and this home will be fully functional this summer. Thank you for taking into consideration our special circumstances.

Material Sample:

