

DHDC 22-8118

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

11/22/2022

CERTIFICATE OF APPROPRIATENESS

Andres Pichardo-Rosenthal
1688 Bagley
Detroit, MI 48216

**RE: Application Number 22-8118; 1688 Bagley; Corktown Historic District
Project Scope: Rebuild Porches**

Dear Applicant,

At the Regular Meeting that was held on 11/16/2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 11/22/2022 as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

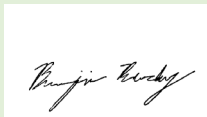
Rebuild the front and side porches, per the submitted documents, drawings, and other submitted materials

With the condition(s) that:

- 1. The applicant provide HDC staff with dimensioned photographs or drawings of the existing (removed) columns.***
- 2. The applicant provide HDC with dimensioned and detailed drawings illustrating the construction of the porches including material callouts for approval prior to construction.***
- 3. The applicant provide HDC with documentation of replacement columns, including dimensions, materiality and finish color, for approval prior to construction.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Benjamin Buckley
Detroit Historic District Commission

11/22/2022

NOTICE OF DENIAL

Andres Pichardo-Rosenthal
1688 Bagley
Detroit, MI 48216

RE: Application Number 22-8118; 1688 Bagley; Corktown Historic District

Dear Applicant,

At the Regular Meeting that was held on November 16, 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 November 22, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***The installation of prefinished, engineered wood siding on the dwelling.***

The reasons for the denial are 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.***
- 3) ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical 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:



Benjamin Buckley
Detroit Historic District Commission