

November 22, 2022

**NOTICE OF DENIAL**

Joel Perry  
4770 Leslie  
Detroit, MI 48238

**RE: Application Number 22-8019; 4770 Leslie, Russell Woods-Sullivan Historic District  
Project Scope: Replace Doors/Windows, Other Exterior Alterations**

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:

***Replace front door, replace rear balcony door, replace steel windows, replace wood windows on the west elevation, per the submitted documents, drawings, photographs, and other application materials.***

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.*
5. *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:

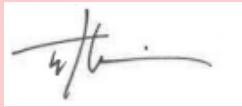
Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building

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 black ink, appearing to read "t/boscarino", written on a white rectangular background.

Timothy Boscarino  
Detroit Historic District Commission

# DHDC 22-8019

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

November 22, 2022

### CERTIFICATE OF APPROPRIATENESS

Joel Perry  
4770 Leslie  
Detroit, MI 48238

**RE: Application Number 22-8019; 4770 Leslie, Russell Woods-Sullivan Historic District  
Project Scope: Replace Doors/Windows, Other Exterior Alterations**

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) 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 November 22, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

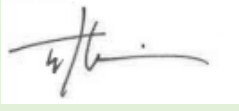
***Install front and side security door, replace vinyl windows with aluminum-clad wood windows, replacement of historic wood windows with aluminum-clad wood windows (east elevation only), replace fascias and soffits (rear ell only), install gutter guards, replace front porch railing, resurface front porch with concrete, install rear balcony railing, per the submitted documents, drawings, photographs, and other application materials;***

***With the conditions that:***

- **The design of the security doors shall be subject to approval by staff**
- **The side door shall be painted an appropriate color selection from Color System D**
- **The proposed replacement windows shall be subject to approval by staff**
- **Fascias and soffits may be replaced on the building’s rear ell only; elsewhere, the existing fascias and soffits shall be preserved**
- **The design of the front porch and balcony railings shall be subject to approval by staff.**

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](mailto:hdc@detroitmi.gov).

For the Commission:



Timothy Boscarino  
Detroit Historic District Commission

COA

ATTN: Historic Review Committee:

4770 Leslie St.  
Detroit MI 48238

**SCOPE OF PRACTICE:**

Front Door: Storm door and wooden front door will be replaced.

Side Door: Storm door and standard inside door will be replaced.

Windows: all windows will be replaced on home, besides historic windows on the upper part of the arch of the home.

Gutter guards, Fascias and soffits will be replaced.

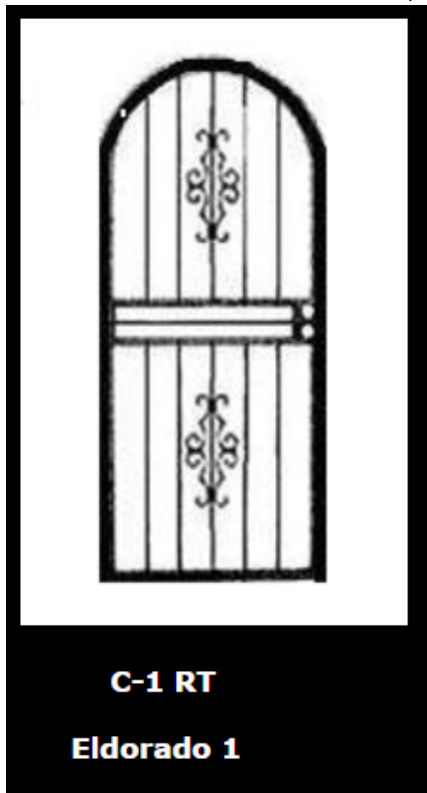
Front porch: Resurfacing of front porch, and new railing added.

Rear Balcony: Balcony door

Balcony railing: Railing will be added to balcony.

**INFORMATION ON PROSED MATERIALS:**

**Front Door:** black steel front door, and interior door replacement (wood “natural color”)



Side Door:

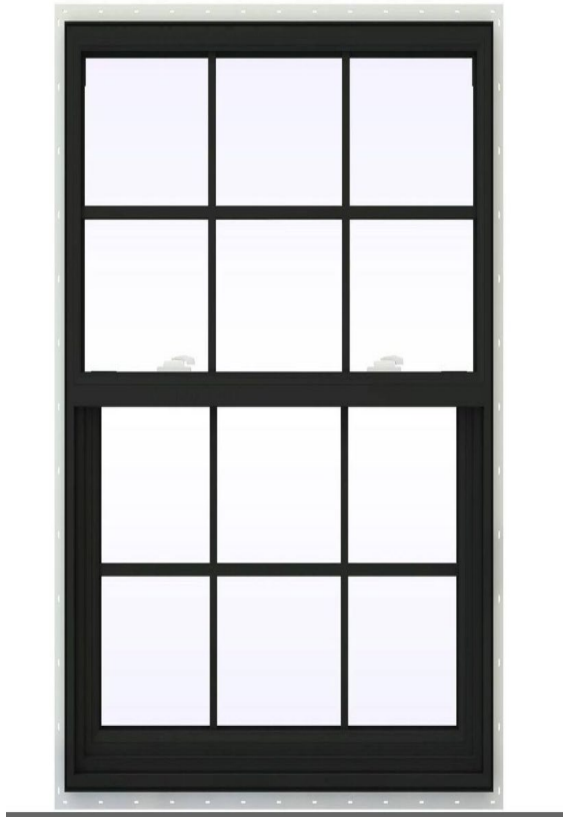
Storm door: Black and aluminum interior white door



Windows:

Lower front windows: aluminum clad wood windows black/bronze





Remaining windows in the home will be replaced with Double hung aluminum clad wood windows style windows



Gutter guards, Fascias and soffits: Black or brown



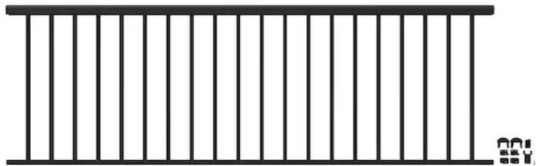




Front porch:

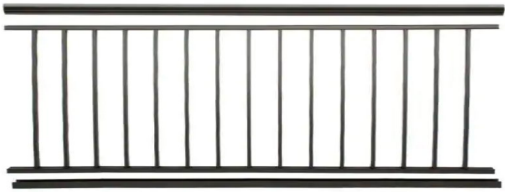
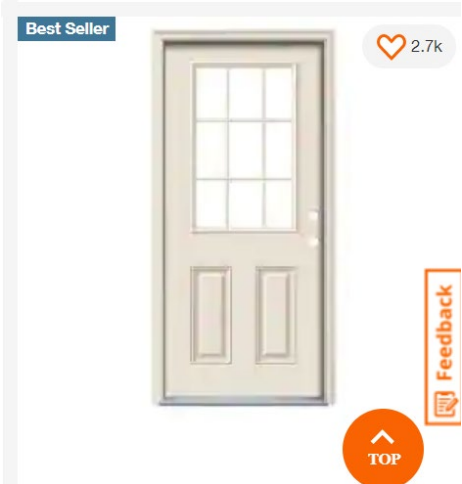
The front porch's top layer will be resurfaced with cement for smoothing purposes

Railing: Black aluminum railing replaced on front porch



Rear Balcony:

Balcony Door: White



Balcony railing