

2/14/23

NOTICE OF DENIAL

Heather Dell, Remax
6301 Michigan Ave.
Detroit, MI 48210

RE: Application Number 23-8208; 4277 Leslie; Russell Woods- Sullivan Historic District

Dear Applicant,

At the Regular Meeting that was held on February 8, 2023, 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 February 14, 2023, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

- ***The replacement of the of original wood windows with vinyl windows***

The Commission's reason for denial is that:

- The windows that were removed without approval were a distinctive historic feature that characterized the property. The windows dated to the building's original construction and included true divide lite, double-hung and casement wood units. Each of these windows, which were removed at the front elevation also included lead coming at the top sash.
- The application does not include documentation that the removed windows were deteriorated beyond repair to an extent that merited their replacement.
- Vinyl material is not an appropriate material for the Russell Woods-Sullivan Historic District
- Between the glass muntins are not an appropriate replacement for the true divided light of the original wood windows.
- The meeting rails of the current vinyl windows do not meet.
- The stark bright white color of the new windows is not an appropriate color for the Tudor Revival style of architecture.

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.***
- 5) ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 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:



Daniel Rieden, Detroit Historic District Commission