

2/14/23

**NOTICE OF DENIAL**

Kevin Brandon  
BmK Design + Planning, LLC  
54048 Mound Rd.  
Shelby Township, MI 48316

**RE: Application Number 23-8201; 761 Whitmore; Palmer Park Apartment Buildings 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 original wood windows and wood brick moulds with vinyl windows and aluminum brick moulds***

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- The windows that were removed without approval were a distinct historic feature that characterized the property.
- Vinyl material is not an appropriate material for the Palmer Park Apartment Buildings Historic District or this particular property.
- The introduction of between the glass muntins, which replaced the true divided light of the original wood windows, is not an adequate match for the original true divided lite of the original windows.
- The current large aluminum brick moulds create a blocky appearance that destroys the refined dimensions and craftsmanship of the original wood brick moulds.

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  
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

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:



Daniel Rieden, Detroit Historic District Commission