

April 18, 2023

NOTICE OF DENIAL

Berris Flemings
10321 W. Outer Drive
Detroit MI 48223-2147

**RE: Application Number: 23-8284; 10321 W. Outer Drive; Rosedale Park Historic District
Project Scope: Replace wood windows with composite windows**

Dear Applicant,

At the Regular Meeting that was held on April 12, 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 April 18, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace wood windows at the front elevation with composite windows.

Excepting the following items from denial:

- ***Replacement of wood windows and side and rear elevations with composite windows, per the submitted documents.***

The Commission’s reason for the denial is that:

- ***The wood sash at the front elevation retains a level of materiality and dimensionality that offers architectural detail to a character-defining feature of the structure.***
- ***The existing wood windows are not deteriorated beyond repair.***

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards:

- 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 "Audra Dye", written in a cursive style.

Audra Dye
Detroit Historic District Commission

DHDC 23-8284

APPROVAL DOCUMENT-POSTATWORKLOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

April 18, 2023

CERTIFICATE OF APPROPRIATENESS

Berris Flemings
10321 W. Outer Drive
Detroit MI 48223-2147

**RE: Application Number: 23-8284; 10321 W. Outer Drive; Rosedale Park Historic District
Project Scope: Replace wood windows with composite windows**

Dear Applicant,

At the Regular Meeting that was held on April 12, 2023, 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 April 18, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replacement of wood windows at side and rear elevations with composite windows, per the submitted documents.

With the condition that:

- ***Window units at the east elevation (#1, 2 and 8) can be one-over-one double-hung units, thereby matching the existing one-over-one double-hung windows at the side and rear openings.***

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:

A handwritten signature in black ink, appearing to read "Audra Dye".

Audra Dye
Detroit Historic District Commission