

12/20/2021

**NOTICE OF DENIAL**

Ismail Houmani  
1502 Randolph  
Detroit, MI

**RE: Application Number 21-7616; 1502 Randolph; Madison-Harmonie Historic District  
Project Scope: INSTALL A NEW ELECTRONIC MESSAGE CENTER/DYNAMIC  
DIGITAL BILLBOARD AT THE SIDE/NORTH ELEVATION**

Dear Mr. Houmani,

At the regular meeting that was held on December 8, 2021, 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 December 8, 2021 as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- At the north elevation, install a 39’-0”x17’-8” dynamic electronic message center/digital billboard. Note that the applicant has indicated that the message board will display advertisements which will “...change every 8 seconds.” The sign will be located towards the western edge of the wall, below the existing window at the elevation, per the submitted 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. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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 blue ink, appearing to read "Jennifer Ross", is written over a white rectangular background.

Jennifer Ross  
Detroit Historic District Commission