

5/16/2023

**NOTICE OF DENIAL**

**MICHELE SCHIFTAR/HP FORECLOSURE SOLUTION LLC  
24350 Joy  
Redford, MI**

**RE: Application Number: 23-8334; 2120 Chicago Boulevard; BOSTON EDISON HISTORIC DISTRICT  
Project Scope: Replace historic windows with new vinyl windows**

Dear Applicant,

At the Regular Meeting that was held on 5/10/2023, 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 5/16/2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Replace original window sash with new vinyl units

The Commission’s reasons for denial is that proposed vinyl windows are incompatible with the property’s historic character as they do not match the original in material and light configuration. Also, the bright white color of the units presents an incongruous appearance within the context of the building’s current color palette. The Commission therefore determined that the work fails to meet the Secretary of the Interior’s Standards, specifically Standard: *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](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:



Jennifer Ross  
Detroit Historic District Commission