

4/18/23

**NOTICE OF DENIAL**

Sarah Garrity Guenther  
700 Seward Detroit LLC  
729 Seward St.  
Detroit, MI 48202

**RE: Application Number 23-8280; 729 Seward St.; New Center Area Historic District**

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 with aluminum-clad wood windows.***

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 distinctive historic feature that characterized the property. The windows dated to the building’s original construction and included 1/1 double-hung wood units.
- The application does not include documentation that the windows removed without approval were deteriorated beyond repair to an extent that merited their replacement.
- Some double-hung windows were replaced with single-hung windows.
- The installation of the windows has created a flatness across the exterior of the house, destroying the distinctive, character-defining features of shadow lines and recessed window openings.

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.  
For the Commission:



Daniel Rieden, Staff for the Detroit Historic District Commission