

July 19, 2023

**NOTICE OF DENIAL**

Ashley Davidson  
1419 Seyburn  
Detroit MI 48214

**RE: Application Number 23-8442; 1419 Seyburn; West Village Historic District  
Project Scope: Rehabilitate Dwelling**

Dear Applicant,

At the Regular Meeting that was held on July 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 July 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 windows (except small diamond paned units and mulled front porch units) with Anderson 400 series windows; replace one rear elevation window with Marvin Infinity fiberglass window, per the submitted documents, photographs, and presentation materials.***

Excepting the following items from denial:

- ***Install storm windows, stabilize front porch, repair stucco finish, paint exterior, alter select window and door openings at rear-west and side-north elevations, erect upper porch perimeter railing, remove eave and reopen full window opening, remove two window openings at side-north elevation, install replacement windows in two rear elevation paired window openings (where one opening is currently empty), per the submitted documents, product data and presentation materials.***

The Commission’s reason for the denial is that:

- ***The windows on the dwelling are distinctive character-defining features; the uniformity and relationship between the window openings on each floor and elevation is an important architectural component of the structure.***
- ***The restoration estimate confirms the existing windows are not deteriorated beyond repair.***
- ***The proposed replacement window is not an adequate match to the historic sash.***
- ***A dimensioned drawing and visual of the glass specification for the single fiberglass unit for the bathroom location was not submitted.***

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

***Standard 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

***Standard 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.***

*Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*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:



Audra Dye  
Detroit Historic District Commission

# DHDC 23-8442

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

July 18, 2023

### CERTIFICATE OF APPROPRIATENESS

Ashley Davidson  
1419 Seyburn  
Detroit MI 48214

**RE: Application Number 23-8442; 1419 Seyburn; West Village Historic District  
Project Scope: Rehabilitate Dwelling**

Dear Applicant,

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

***Rehabilitate house: install storm windows, stabilize front porch, repair stucco finish, paint exterior, alter select window and door openings at rear-west and side-north elevations, remove two window openings at north elevation, erect upper porch perimeter railing, install replacement windows in two rear elevation paired window openings (each where one opening is currently empty), per the submitted documents, product data and presentation materials.***

***With the conditions that:***

- ***Catalog cut of the selected storm windows will be submitted for staff review.***
- ***Specifications for stabilizing the front porch will be submitted for staff review.***
- ***Color selection for the French door will be submitted for staff review.***
- ***A measured drawing of the rear and north-side elevation walls where the window and door alterations are to occur will be submitted for staff review. Where new stucco will be applied, a specification stating the material shall match the existing stucco in composition, application and finish pattern will be stated on drawings.***
- ***A dimensioned window order showing design/window operation of new large window at rear will be submitted to staff for review.***
- ***Dimensions of existing double-hung window for comparison with proposed replacement window to be installed at empty window openings will be submitted.***
- ***Dimensioned drawing of rear upper porch railing, using narrow balusters and corner posts will be submitted for staff review. The railing will be painted light olive gray.***

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](mailto:hdc@detroitmi.gov).

For the Commission:



Audra Dye  
Detroit Historic District Commission

COA