

07/19/2023

NOTICE OF DENIAL

Robert Slattery
477 West Willis LLC
627 West Alexandrine #10
Detroit, MI 48201

**RE: Application Number 23-8433; 477 West Alexandrine; Willis-Selden Historic District
Project Scope: Construct parking lot**

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 19, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s defined Elements of Design:

Construct parking lot

The Commission's reason for denial is that:

- ***The new use is incompatible with the massing, size, and scale characteristics of the district, alters features and spaces that historically characterize this urban block, does not retain the historic character of the block and/or district, and is incompatible with the historic integrity of the Willis-Selden Historic District.***

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

- 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.***
- 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.***
- 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.***

And fails to conform to the following Elements of Design for the Willis-Selden Historic District, codified as Section 21-2-217 of the 2019 Detroit City Code:

- (5) Rhythm of spacing of buildings on streets.***
- (12) Walls of continuity.***
- (14) Relationship of open space to structures.***
- (17) Rhythm of building setbacks.***

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:



Garrick Landsberg
Staff, Detroit Historic District Commission