

8/15/2023

NOTICE OF DENIAL

DOMINIC GILLETTE
31220 STAFFORD
BEVERLY HILLS, MI

RE: Application Number 23-8480; 104 EDMUND PLACE; BRUSH PARK Historic District

Project Scope: ALTER FRONT PORCH (WORK COMPLETED WITHOUT APPROVAL)

Dear Applicant,

At the Regular Meeting that was held on 8/9/2023, 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 8/15/2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Replace the existing newels posts, railing, deck, steps, and columns at the front porch with new (work completed without approval)

The reasons for the denial are the following:

- The current porch which was installed without Historic District Commission approval is incompatible with the building’s historic character as the new/current bright white, bulky, square porch columns, the current newel posts, deck skirting, and stringers present an awkward incongruent appearance better suited for a modern home versus this carefully-detailed, late 19th century, Victorian/Ruskinian Gothic style dwelling. Therefore, the proposed porch does not conform to the district’s Elements of Design and does not meet the Secretary of the Interior’s Standards for Rehabilitation. In particular, SOI Standard #9, which states the following:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

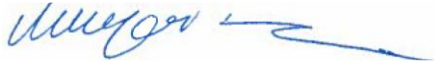
the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

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:



Jennifer Ross
Detroit Historic District Commission