

August 1, 2023

NOTICE OF DENIAL

Michael Sklenka
Subject Studio
1577 Ash Street
Detroit MI 48208

**RE: Application Number 23-8404; 8022 Kercheval; West Village Historic District
Project Scope: Replace wood windows, replace masonry at front elevation**

Dear Applicant,

At the Regular meeting that was held on July 12, 2023 and the site visit that was held on July 25, 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 August 1, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace existing windows with aluminum-clad windows per the submitted documents, photographs, and site condition assessment.

Excepting the following items from denial:

- ***Replace historic brick at front elevation bay extension per the submitted documents, drawings, product data, and presentation materials.***

The Commission’s reason for the denial is that:

- ***The windows are repairable and do not warrant replacement.***
 - ***There is deteriorated paint film, deteriorated glazing, broken panes, and missing or deteriorated hardware and roping. These are items of deferred maintenance that can be remediated readily. Portions of some windows such as frame, hardware, ropes and glazing may need to be replaced.***
 - ***Window sills are unpainted and have been exposed to weather long enough to have open grain. Nonetheless, the sills are intact and appear to be repairable with wood consolidant and high-quality epoxy. Some may need to be replaced on closer inspection, but few if any.***
 - ***Window sash are wood that is solid and not deteriorated. On perhaps 3 sash replacement of the lower rail may be a necessary repair. At least 2 transoms have been replaced with custom matching units.***
 - ***The exterior of the windows has peeling paint and limited damage to molds and sills or missing portions. Most areas can be scrapped and repainted or replacement of missing segments.***

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

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
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:



Audra Dye
Detroit Historic District Commission