

8/15/2023

NOTICE OF DENIAL

JAMIE PEREZ
3964 W. LAFAYETTE
DETROIT, MI

**RE: Application Number 23-8475; 3964 W. LAFAYETTE; HUBBARD FARMS
Historic District
Project Scope: DEMOLISH WING, CONSTUCT NEW WING**

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:

- Demolish the current west wing and replace it with a new shed-roof wing

The reasons for the denial are the following:

- The application did not include adequate graphic documentation of the proposed addition.
- The proposed work will result in the” removal of distinctive materials” and “alteration of features, spaces and spatial relationships that characterize” the property
- The application does not adequately demonstrate that the distinctive, character-defining west wing which is proposed for demolition is deteriorated beyond repair
- The proposed new addition does not adequately replicate the distinctive, character-defining west wing that is proposed demolition

The work therefore does not conform to the district’s Elements of Design nor does not meet the Secretary of the Interior’s Standards for Rehabilitation. In particular, SOI Standards#:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

AND

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature*

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

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DETROIT, MICHIGAN 48226
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*will match the old in design, color, texture and, where possible, materials.
Replacement of missing features will be substantiated by documentary and physical
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:



Jennifer Ross
Detroit Historic District Commission