

9/19/23

NOTICE OF DENIAL

Luis Rajnar, LMHARAS LLC
16212 San Juan Dr.
Detroit MI 48221

RE: Application Number HDC2023-00023; 13320 Broadstreet; Russell Woods-Sullivan Historic District

Dear Applicant,

At the Regular Meeting that was held on September 13, 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 September 19, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***the entire proposed application HDC2023-00023.***

The Commission's reason for denial is that the proposed work will destroy architectural features that characterize the property.

- Distinctive, historic character-defining features have been destroyed, including but not limited to the following:
 - Brick chimney
 - Cedar shake siding (former owner)
 - Wood brackets and wood fascia/soffits with detailing
 - Brick cladding
 - Brick wall extension at the front facade
 - Front arched doorway with brick and stone detailing
 - Front bay windows
 - All original windows
 - All original doors
 - Balcony metal railing (former owner)
 - Front brick-walled porch and brick piers and stone details
 - Rear porch
 - Garage brick or wood siding
- The above features were critical to the building and district’s historic character, and their removal and replacement with the proposed vinyl siding, aluminum soffits and fascia and vinyl windows will drastically alter the appearance and features of the structure and district.
- The introduction of new window openings, decks, and other features, further erases the historic features of this home. The apparent result of the proposed work is an entirely new building of no architectural character, which is substantially at odds with the intent and purpose of historic designation.

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

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.

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

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.

9) 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 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:



Daniel Rieden
Staff for the Detroit Historic District Commission