

September 20, 2023

NOTICE OF DENIAL

Nick Assenmacher
715 Van Dyke
Detroit MI 48214

**RE: Application Number 22-7765; 715 Van Dyke; West Village Historic District
Project Scope: Alterations to previously approved porch design**

Dear Applicant,

At the Regular Meeting that was held on September 21, 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 20, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The front porch columns and porch skirting medallions as installed, per the submitted document and other submitted materials.

Excepting the following items from denial:

- ***The front porch railing, stairs and stair railing, and porch skirting, as erected, per the submitted documents and photographs.***

The Commission’s reason for the denial is that:

- ***The historic wood pilasters were distinctive character-defining features in design, materiality and placement (i.e. attached to the house’s exterior walls).***
 - ***Documentation was not submitted to staff showing significant deterioration and/or the inability for reinstallation.***
 - ***The minimally detailed columns do not closely emulate the Tuscan-styling of the historic half-round pilasters, and no confirmation was submitted to staff to show that the previously approved column was not commercially available.***
- ***The medallions applied to the porch skirting do not mimic historic decorative openings that allowed for ventilation to the underside of a porch.***

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

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

HDC22-7765

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

September 20, 2023

CERTIFICATE OF APPROPRIATENESS

Nick Assenmacher
715 Van Dyke
Detroit MI 48214

**RE: Application Number 22-7765; 715 Van Dyke; West Village Historic District
Project Scope: Alterations to previously approved porch design**

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) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on September 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The front porch railing, stairs and stair railing, and porch skirting, as erected, per the submitted documents and photographs.

With the conditions that:

- ***All porch components will be painted Sherwin Williams SW2833, Roycroft Vellum, to match the trim on the remainder of the house.***
- ***Openings to allow ventilation to the underside of the porch, that mimic the medallions, will be installed.***

[Note: If this COA is part of a split decision including Denied work, then instead list only the approved scope items in bullet format. The COA should then be packaged in a single PDF with the Denial. The Denial shall appear first, followed by this COA, and must cite verbatim the same items “excepted” from denial listed here.]

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant’s responsibility to comply with any other applicable ordinances or statutes. 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