

10/19/2023

**NOTICE OF DENIAL**

FRANK MASTROIANNI  
8401 N. Telegraph  
Dearborn Heights, MI

**RE: Application Number 23-00049; 3769-3777 STURTEVANT; Russell Woods-Sullivan Historic District**  
**Project Scope: DEMOLISH GARAGE, ERECT GARAGE**

Dear Applicant,

At their Regular Meeting that was held on 9/13/2023, 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 10/18/2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Demolish the existing historic-age, two-car garage at 3777 Sturtevant
- Erect a new six-car garage to the rear of the home per the submitted drawings. The garage’s footprint will extend into the adjacent parcel to the east/3769 Sturtevant. Brick which is salvaged from the existing/historic garage will be installed at the new garage’s front façade. Fiber cement siding will be installed at the exterior of the side and rear walls.
- Replace the existing 9’-0” wide driveway and curb cut with a new 18’-0” concrete driveway and curbcut. Also, a new 57’-0” wide concrete apron will be added to the front of the new garage.

The reasons for the denial are the following:

- The existing garage proposed for demolition is contributing to the subject parcel and the wider neighborhood/historic district.
- The current application does not provide sufficient documentation that the current deteriorated conditions of the contributing garage could not be successfully addressed via repair versus demolition.
- The proposed new garage’s extension into the adjacent parcel and the width of the new driveway is inconsistent with extant properties within the district.
- The work therefore is not in keeping with the Russell Woods-Sullivan Historic District’s Elements of Design and fails to meet the Secretary of the Interior’s Standards for Rehabilitation, specifically, Standards #:
  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.*
  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 historic 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic*

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  
2<sup>nd</sup> 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](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Jennifer Ross  
Detroit Historic District Commission