

12/19/2023

NOTICE OF DENIAL

Quyên Phan
HHT CONSTRUCTION INC
100 W BIG BEAVER RD #200
Troy, MI 48084

RE: Application Number HDC2023-00046; 4750 Cortland; Russell Woods-Sullivan Historic District

Dear Applicant,

At the Regular Meeting that was held on December 15, 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 December 19, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Replacement of original wood windows***

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

- Wood windows were replaced with vinyl window units without approval.
- The windows that were removed without approval were a distinctive historic feature that characterized the property. The windows dated to the building’s original construction and included 9/1 double-hung wood units.
- The application does not include documentation that the windows removed without approval were deteriorated beyond repair to an extent that merited their replacement.
- The application does not include sufficient information to understand the design, configuration, and dimensional detailing of the proposed windows, nor does it include repair of the window sills, headers or brick moulds to demonstrate that the work is compatible or historically appropriate.

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.

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:

A handwritten signature in black ink, appearing to read "D. Rieden", with a stylized flourish at the end.

Daniel Rieden
Staff for the Detroit Historic District Commission