

December 21, 2023

NOTICE OF DENIAL

Leonard Lazich
1423 Sixth Street
Detroit, MI 48226

RE: Application HDC2023-00143; 1423 Sixth Street; Corktown Historic District
Project Scope: Replace siding and windows*
***Work started without approval**

Dear Applicant,

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

Replace existing vinyl siding at north elevation with new vinyl siding, and wrap window trim at north and west elevations, per the submitted documents and photographs.

Excepting the following items from denial:

Replace windows at north elevation and replace windows and doors at west elevation.

The Commission’s reason for the denial is that:

- ***The historic wood window trim is a distinctive character-defining feature for this dwelling and offers a dimensionality, proportionality, and placement against the wall’s siding that is identifiable to late 19th and early 20th century buildings.***
- ***The thickly wrapped, uniformly dimensioned aluminum casings are a contemporary design for window openings and has altered the features that characterize this property.***
- ***Vinyl siding is not an appropriate replacement product as it does not match the surface texture, reflectivity, finish, edge details, and at times width and reveal, of original wood clapboard siding. Additional details, such as vertical joints in the cladding and protrusion of the siding (either past or in-line with the window casings) further obliterates the “matching” look of wood siding.***

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

- 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:

A handwritten signature in black ink, appearing to read "Audra Dye". The signature is fluid and cursive, with a long horizontal stroke at the end.

Audra Dye
Detroit Historic District Commission

HDC2023-00143

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

December 21, 2023

CERTIFICATE OF APPROPRIATENESS

Leonard Lazich
1423 Sixth Street
Detroit, MI 48226

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Project Scope: Replace siding and windows

Dear Applicant,

At the Regular Meeting that was held on December 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 December 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace windows at north elevation and replace windows and doors at west elevation.

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