

December 19, 2023

NOTICE OF DENIAL

Nicholas Sehy
Sehy Investments LLC
34 Dogwood Lake
Texarkana, TX 75503

**RE: Application Number HDC2023-00065; 859 Edison; Boston-Edison Historic District
Project Scope: Replace porch roof, rehabilitate garage**

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 Districts 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:

Demolish historic front porch overhang and build new front porch, replace garage windows, install security light on side of house, per the submitted application materials and work observed by staff.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

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

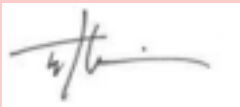
Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

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 "t/boscarino", is written on a white rectangular background.

Timothy Boscarino
Detroit Historic District Commission

HDC2023-00065

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

December 19, 2023

CERTIFICATE OF APPROPRIATENESS

Nicholas Sehy
Sehy Investments LLC
Texarkana, TX 75503

**RE: Application Number HDC2023-00065; 859 Edison; Boston-Edison Historic District
Project Scope: Replace porch roof, rehabilitate garage**

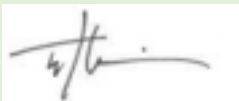
Dear Applicant,

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 Districts 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 19, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Reframe garage roof, alter fascia and soffits on garage, install gutters and shingles on garage, close western garage door opening with stucco, install new fifteen-over-one sash windows on the garage, per the submitted application materials.

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:



Timothy Boscarino
Detroit Historic District Commission

HDC2023-00065

APPROVAL DOCUMENT – POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

December 19, 2023

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Nicholas Sehy
Sehy Investments LLC
Texarkana, TX 75503

RE: Application Number HDC2023-00065; 859 Edison; Boston-Edison Historic District
Project Scope: Replace porch roof, rehabilitate garage

Dear Applicant,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on [Today’s date], as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace garage doors, change garage paint color, per the submitted application materials.

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:

A handwritten signature in black ink, appearing to read 't/boscarino'.

Timothy Boscarino
Detroit Historic District Commission