

02/13/2024

NOTICE OF DENIAL

Robert Slattery
477 West Alexandrine LLC
627 West Alexandrine, #10
Detroit, MI 48201

RE: Application Number HDC2024-00020; 477 West Alexandrine; Willis-Selden Historic District

Dear Applicant,

At the Regular Meeting that was held on February 7, 2024, 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 February 13, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Erect multi-family building with rear parking lot***

The Commission's reasons for denial are:

- ***A lack of compliance with the Elements of Design 1–22 [of the Willis-Selden Historic District, that being Section 21-2-217 (d) of the 2019 Detroit City Code] as noted in the staff report, including:***
 - ***The building should be increased in scale, by elevating the first floor and extending its footprint to the rear to increase lot coverage. (Elements 15, 18)***
 - ***The façade should be revised from modern veneer stone to true brick featuring stone trim, with areas of stucco or wood at the sides and rear, if desired. The brick should be reddish or dark. (Elements 7, 8)***
 - ***The roofline should be redesigned with greater complexity (architectural detailing, chimneys, etc.) befitting the building’s traditional form. (Elements 8, 11)***
 - ***Canopies or porch projections should be added to the front façade, over both front doors and over the vehicle passageway. (Element 6)***
 - ***The site fence should be wood, metal, masonry, or other traditional material instead of vinyl. (Element 7)***

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

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 integrity of the property and its environment.

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 "Garrick B. Landsberg", with a long horizontal flourish extending to the right.

Garrick B. Landsberg
Director of Historic Preservation, Staff to the Commission