

2/14/2024

**NOTICE OF DENIAL**

Jungho Cho  
Generation Solar  
1192 E Draper Pkwy, Suite 466  
Draper, UT

**RE: Application Number HDC2024-00007;2490 Longfellow; Boston Edison Historic District**

**Project Scope: Install solar panels at front roof surface**

Dear Applicant,

At the Regular Meeting that was held on 2/7/2024, 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 2/14/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Install solar panels on the front surface of the house roof

The DHDC’s reason for the denial is the following:

- As the house has a side-gabled roof, the solar array proposed for installation at the roof’s front/Longfellow-facing surface will be highly visible from the public right-of-way which conflicts with the Secretary of the Interior’s *Guidelines on Sustainability for Rehabilitating Historic Buildings*.

Therefore, the proposed work fails to meet the Secretary of the Interior’s Standards for Rehabilitation, 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.

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- 10). 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

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

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