

05/14/2024

NOTICE OF DENIAL

Steven Lucarelli
Red Point Ventures
1459 Edison
Detroit, MI 48206

RE: Application Number 2024-00116; 1459 Edison; Boston-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on May 8, 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 May 14, 2024, 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 with aluminum clad or vinyl windows***
- ***Cover soffits with aluminum***

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

- No documentation establishing that the original condition of the windows are beyond repair was submitted or available.
- The application lacks information indicating the specific proposed design, operation, material, installation method and window profile of each proposed window installation.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights and radial transom detailing,
 - introduce a new operation, configuration, design, and scale,
 - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District’s Elements of Design.
- Covering the bracketed soffits with aluminum destroys distinctive, character-defining features and creates a new element that is not compatible with the historic features of the English Revival architecture of the house.

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:



Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 2024-00116

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

05/14/2024

CERTIFICATE OF APPROPRIATENESS

Steven Lucarelli, Red Point Ventures
1459 Edison
Detroit, MI 48206

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At the Regular Meeting that was held on May 8, 2024, 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 May 14, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

ERECT GARAGE

- Erect 22’8” x 25’ (566 SF) garage with roof 2:12 roof pitch on a concrete slab as shown in attached photos and images.
- Clad with concrete block with a Hardie board (white) gable and Timberline Natural Shadow Weathered Wood algae resistant architectural shingles.
- Install 8’x7’ Clopay Gallery Collection steel garage door, color white.

REPAIR FRONT FACE OF HOUSE

- Repair half-timbering and stucco at front of house damaged by fire with in-kind materials (wood and stucco), color to match to existing: paint trim board antique white, paint stucco areas antique red.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant submits a design that shows exterior cladding, such as brick, that is compatible with the property and/or district subject to staff review.
- The applicant provides HDC staff with a garage door and siding color that is selected from HDC Color Guide that matches the house.

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:



Daniel Rieden
Detroit Historic District Commission