

06/18/2024

**NOTICE OF DENIAL**

Cleophus Ashburn Jr  
553 Arden Park Blvd  
Detroit, MI 48202

**RE: Application Number 2024-00260; 553 Arden Park; Arden Park- East Boston Historic District**

Dear Applicant,

At the Regular Meeting that was held on June 12, 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 June 18, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Installation of the pergola over the rear deck.***

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

- The angles and pitches of the pergola roof lines conflict with those 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.***

***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  
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:

A handwritten signature in black ink, appearing to read "D. Rieden".

Daniel Rieden  
Staff for the Detroit Historic District Commission

# DHDC 2024-00260

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

06/18/2024

### CERTIFICATE OF APPROPRIATENESS

Cleophus Ashburn Jr  
553 Arden Park Blvd  
Detroit, MI 48202

**RE: Application Number 2024-00260; 553 Arden Park; Arden Park- East Boston Historic District**

Dear Applicant,

At the Regular Meeting that was held on June 12, 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 June 18, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Removal of rear 4’x7’ flat roof and wood post.
- Cover rear porch deck with new deck material per submitted drawings and materials.
- Erect free-standing wood deck (not supported by the house) per submitted drawings and materials.
- Install removable decking to allow access to the ground level horizontal hatch door leading to the cellar/basement area below the deck.
- Install three (3) Lark Manor aluminum lamp posts, black, on deck as per submitted details and photos.
- Erect 10’ x 12’ area gazebo from Sam’s club kit. No footings, free standing on the deck.
- Remove existing chain link fence and broken gate.
- Install 1” square steel tubing welded to 2’x 2’ steel post, painted black.
- Install 1” square steel tubing channel iron fencing and decorative wrought iron gate with automatic opening feature, painted black and gold (see conditions below) per submitted photos.
- Install 4 Lorex security cameras bolted to the car port support column and the wood frame of the car port (see conditions below) per submitted photos.
- Install one security camera located below the backyard security light per submitted photos and details.
- Install 2 WYZE cameras as shown in the submitted photos.

*The Certificate of Appropriateness is issued with the following conditions:*

- The applicant paints the gate a solid appropriate color in a dark tone, approved by HDC staff.
- The applicant relocates the security cameras at the front porch post to an appropriate height or location.

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](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden  
Detroit Historic District Commission