

07/16/2024

NOTICE OF DENIAL

Meredith Steih Haddad and Paul Steih
627 W. Canfield
Detroit, MI 48201

RE: Application Number 2024-00289; 627 W. Canfield; West Canfield Historic District

Dear Applicant,

At the Regular Meeting that was held on July 10, 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 July 16, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***The replacement of original wood windows with aluminum-clad wood windows***

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

- The subject windows were apparently original to the house, 150 years old, and distinctive, character-defining features important to the property’s historic character.
- No documentation establishing that the original condition of the windows is beyond repair was submitted or available.
- The replacement of the original wood windows with aluminum-clad wood 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 surrounding wood trim detailing.

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:

A handwritten signature in black ink, appearing to read "D. Rieden", written in a cursive style.

Daniel Rieden
Staff for the Detroit Historic District Commission

DHDC 2024-00289

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

07/16/2024

CERTIFICATE OF APPROPRIATENESS

Meredith Steih Haddad and Paul Steih
627 W. Canfield
Detroit, MI 48201

RE: Application Number 2024-00289; 627 W. Canfield; West Canfield Historic District

Dear Applicant,

At the Regular Meeting that was held on July 10, 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 July 16, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Tuck-point brick around exterior of kitchen area.
- Replace brick with matching (like) brick as necessary.

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