

7/16/2024

NOTICE OF DENIAL

Dorine Urrunuga
3577 Fort Street
Lincoln Park, MI

RE: Application Number HDC#2024-00086; 1480 Shipherd; West Village Historic District

Project Scope: ERECT NEW ADDITION, ALTER EXTERIOR OF BUILDING

Dear Applicant,

At the Regular Meeting that was held on 7/10/2024, 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 7/16/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Alter the exterior of the building and erect a new rear addition per the submitted documents

The reasons for the denial are the following:

- The application does not seek to replicate all of the distinctive character-defining elements that were removed without HDC approval to include the following:
 - The fascia/soffits profile and detailing at the side walls and porch roof
 - The two, 1/1 wood windows that were located at the north wall dormers
 - The dentil detail that was present at the front façade gable end’s soffit
 - The sunburst pattern panel siding that was in the east gable end
 - The exposure dimensions of the original lapped siding (both narrow and standard)
- The current application does not include enlarged drawings depicting dimensions and details of the proposed porch conditions and the replicated elements which will be installed at the front façade. It is therefore unclear how closely the new conditions will match the historic
- The proposed and existing window conditions are not fully outlined in the application as it did not include clear photos of all windows and the submitted drawings appear to have some inaccuracies
- The newly erected rear wing has been directly appended to the rear of the building, resulting in the removal of the entire east wall and its distinctive character-defining elements and the extrusion/extension of the original roofline.

Therefore, the proposed work fails to meet the following 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 historic 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.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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.

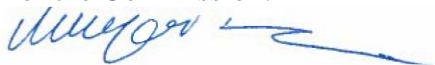
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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:



Jennifer R. Ross
Detroit Historic District Commission