

10/15/2024

**NOTICE OF DENIAL**

James Holland  
United Building Service  
2870 Hilton Rd.  
Ferndale, MI 48220

**RE: Application Number 2024-00542; 3960 (3966) W. 7 Mile; Sherwood Forest Historic District**

Dear Applicant,

At the Regular Meeting that was held on October 9, 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 October 15, 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 windows and front doors***
- ***Removal/alteration of the architectural siding and details***

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 were beyond repair was submitted.
- The replacement of the original 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 with a 2/2 horizontal configuration,
  - introduce a design, scale, and configuration with grilles between the glass,
  - remove the original brick mould and introduce a new material, aluminum coil stock to cover the window trim, which does not conform to the District’s Elements of Design.
- Many important details are proposed to be altered or erased, thereby destroying the historic character of this architecture, which includes: the replacement of the wood paneled front doors with fiberglass doors, the replacement of the wood paneling around the front door openings, the replacement of the wood dentil detailing and curved trim board along the front porch roof with vinyl and/or Trex PVC, the wrapping of the front porch posts with aluminum, and the replacement of all soffits, fascia and siding with Hardie board.
- The proposed fiberglass material and multi-faceted vision panel of the front door is not compatible with the mid-century style of this 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  
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:



Daniel Rieden  
Staff for the Detroit Historic District Commission

# DHDC 2024-00542

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

10/15/2024

### CERTIFICATE OF APPROPRIATENESS

James Holland  
United Building Service  
2870 Hilton Rd.  
Ferndale, MI 48220

**RE: Application Number 2024-00542; 3960 (3966) W. 7 Mile; Sherwood Forest Historic District**

Dear Applicant,

At the Regular Meeting that was held on October 9, 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 October 15, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Replacement of glass block windows with double-hung, aluminum clad wood windows at the building’s east side per submitted materials.
- Replacement of rear doors per submitted materials.

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

- The side windows have no grilles between the glass.
- The brick mould be reconstructed if no longer present, and no aluminum coil stock is used to cover the brick mould.
- The rear steel doors have a simple rectangular vision panel.

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