

11/19/2024

NOTICE OF DENIAL

Jasmin DeForrest
162 Pinehurst Drive
Pittsburgh, PA 15229

RE: Application Number HDC2024-00567; 14936 Glastonbury; Rosedale Park Historic District
Scope: Replace Wood Windows with Vinyl Windows

Dear Applicant,

At the Regular Meeting that was held on November 13, 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 November 19, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace existing windows with aluminum-clad wood windows, replace door, per the submitted application scope.

The Commission's reasons for denial are:

- The windows proposed for removal appear to be original or historic features that contribute to the character of the property (no evidence is provided that they are newer or non-historic).***
- The windows proposed for removal have not been shown to be deteriorated beyond repair.***
- Not enough information is provided to determine if the door is a historic, distinctive, or characterdefining feature; such features must not be replaced.***
- The proposed replacement door is not specified; any replacement must be compatible with the historic character of the property.***

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 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.

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 For the Commission:



Daniel Rieden, Senior Clerk to the Historic District Commission

PSR:241113TB

DENIAL