



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Notification Date:** 06/20/25

**Application Number:** HDC2025-00250

### APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Timothy Killeen		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 2018 11th St.	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48216
<b>PROJECT ADDRESS:</b> 2018 11th St.			
<b>HISTORIC DISTRICT:</b> Corktown			

#### SCOPE:

Install brick veneer to foundation, replace porch spindles, install pavers and landscaping in berm area

At the Regular Meeting that was held on 06/11/25, 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 06/17/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASON FOR DENIAL:

- The proposed new porch spindles/balusters would present a false sense of historic development, Additionally, they are proposed within a railing that was installed without approval at an incompatible height.
- The introduction of the 2.5"-thick brick veneer will eliminate that projection at the wall/foundation junction, thus flattening the appearance of the wall and detracting from the building's historic character
- The berm area throughout the district typically features grass/turf. The proposed introduction of brick pavers/hardscape in the berm is not appropriate to/incompatible with the district's historic character

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 2,3,9

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** N/A

**Corresponding design element numbered below:**

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Jennifer

250620JR

## APPEALS PROCESS

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](mailto:stuckeyj@michigan.gov)



City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 05/16/25

**Application Number:** HDC2025-00250

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Timothy Killeen		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 2018 11th St.	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48216
<b>PROJECT ADDRESS:</b> 2018 11th St.			
<b>HISTORIC DISTRICT:</b> Corktown			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. In order for us to move forward with this application, please provide the following:

- Will the brick pattern and mortar be the same as the photo provided?
- Spindle design (this can be hand drawn or a product screenshot)

This application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. The next available meeting is scheduled for June 11th; for this case to be included on that agenda, we will need all outstanding info submitted by 5PM on Monday, May 19th.

Thank you!

## APPLICANT RESPONSE

Response Date: 05/19/2025



The brick pattern will be the same as provided which matches the small amount of remaining original foundation. Mortar would be the same unless a different mortar was absolutely required.



24"



28"



32"



36"

**3" MS-Victorian**



City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 05/07/2025

**Application Number:** HDC2025-00250

## APPLICANT & PROPERTY INFORMATION

**NAME:** Timothy Killeen

**COMPANY NAME:** N/A

**ADDRESS:** 2018 11th St.

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48216

**PROJECT ADDRESS:** 2018 11th St.

**HISTORIC DISTRICT:** Corktown

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. Please provide the following:

- Description of type of mortar to be used with the brick
- Selected paint color(s) and placement
- Spindle design (this can be hand drawn or a product screenshot)
- Site plan of brick placements in berm (this can be hand drawn)

Thank you!

PSR: 250507LS


## APPLICANT RESPONSE

Response Date: 05/08/2025



- Willing to use whichever mortar is required by HDC (type-N, lime, etc.). Attached is a photo of the same brick used on the inside of the foundation.
- Paint color and placement noted in attached photo
- Spindles have not yet been chosen. Willing to adhere to specific guidelines when purchasing.
- Site of bricks on berm noted in attached photo






BLACKISH GREEN  
(treads, floor)

B10 GRAYISH  
GREEN (risers)





LIGHT YELLOW  
(accents)

MODERATE REDDISH BROWN  
(secondary color on posts, spindles, gingerbread)

BLACKISH GREEN  
(main color on  
posts, railings)









CARVE-OUTS FOR  
PLANTS

BRICK ON MAJORITY OF BERM  
(in straight or herringbone pattern, as permitted)





PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00250

**Effective Date:** 06/17/25

**Project Address:** 2018 11th St.

**Issued to:** Timothy Killeen

**Historic District:** Corktown

2018 11th St.

Detroit, MI 48216

**Description of Work:**  
(continued on next page)

PAINT PORCH PER APPLICATION

**With the Conditions that:**  
(continued on next page)

N/A

COA



**Application Number:** HDC2025-00250

**Description of Work:**

N/A

COA

**With the Conditions that:**

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Jennifer

250620JR

**Post this COA 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.**