



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 06/17/25

Application Number: HDC2025-00172

APPLICANT & PROPERTY INFORMATION

NAME: Anthony A King		COMPANY NAME: Anthony A king	
ADDRESS: 13204 Broadstreet Ave	CITY: Detroit	STATE: CA	ZIP: 48238
PROJECT ADDRESS: 4000 Cortland			
HISTORIC DISTRICT: Russell Woods-Sullivan			

SCOPE:

Replace back porch enclosure

DENY

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 two-story masonry columns tie into the house architecturally and materially and allow for expansive open perimeter spaces at each floor. Retaining open qualities of both porches is important to visually and physically balance the two porches with each other while retaining their secondary relationship to the dwelling and serving as an intermediary space between the private spaces of the house and open spaces of the rear yard. The rear porch is a distinctive character-defining feature of the property.
- ☐ The first floor rear porch, due to the recessed brick foundation and poured concrete floor, was originally an open, or possibly fully rear screened, porch, which was an important feature on a pre-war house.
- ☐ The walled enclosure of the first floor porch altered the features and spaces that characterize the historic dwelling by limiting and enclosing the historic "open-air" feel of the porch. Additionally, T1-11 siding was used for the wall material, matching what was in place prior to district designation. As a panelized product with a textured surface, it does not emulate historic wood clapboard siding. It is susceptible to water damage, insects and its deterioration can cause the ends to shred and flake off, unlike solid wood lap siding.
- ☐ The enclosure was painted bright white, which is a contemporary color that created a too-strong contrast against the dark brick. Variations of off-white, yellowish white, and cream are appropriate contrasting colors to use on early 20th century buildings.
- ☐ The metal railing at the second floor almost disappeared against the brick walls and columns furthering the open feeling of the upper porch. The applicant must confirm if the historic age metal railing will be reinstalled.
- ☐ As there is visual evidence that a historic age wood railing had been in place at the second floor, a new wood railing can be a compatible selection at this location. A dimensioned drawing, confirming a matching-height wood railing that includes top and bottom rails and a historically appropriate paint color, will be submitted for HDC review prior to installation.

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, 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.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Audra

250618AD

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



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00172

PROPERTY INFORMATION

ADDRESS(ES): 4000 Cortland

HISTORIC DISTRICT: Russell Woods-Sullivan

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|--|---|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input checked="" type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The back wooden sunroom has rotten due to massive water damage.

The replacement materials will be wooden as currently is there. The screens will be replaced and installed w new material and the outer portio will be the same t1-11 which was precious used. There has been no changes to design other then making 3screen on each side rather then the two large screens precious in place. This was due to safety issues of someone falling through such large opening.

Would like to install black gutters on property

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Anthony A King

COMPANY NAME: Anthony A king

ADDRESS: 13204 Broadstreet Ave

CITY: Detroit

STATE: mi

ZIP: 48238

PHONE: +1 (619) 251-5559

EMAIL: Aak1010@aol.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Anthony A King

Anthony A king

Anthony A King

04/16/2025

SIGNATURE

DATE

13204 Broadstreet Ave

Detroit

CA 48238

+1 (619) 251-5559

Aak1010@aol.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762


NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	HDC2025-00172
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The entire structure is rotten from years of water damage.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>Remove all existing rotten wood and replace it with like 'new' wood and wooden T1-11</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

Docusign Envelope ID: 85E4BF2B-84E



Docusign Envelope ID: 85E4BF2B-84E

