

September 18, 2024

NOTICE OF DENIAL

Nathaniel M. Zorach
372 W. Grand Boulevard
Detroit MI 48216

RE: Application Number HDC2024-00369; 372 W. Grand Boulevard; Hubbard Farms Historic District

Project Scope: Replace wood windows with aluminum-clad wood windows

Dear Applicant,

At the Regular Meeting that was held on September 11, 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 September 18, 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 wood windows with aluminum-clad wood windows per the submitted documents, photographs, and product data.

The Commission’s reason for the denial is that:

- ***The applicant states the windows are painted and caulked shut rendering them inoperable. Removing the caulk and cutting through the paint are straightforward repairs that can be completed with standard tools. The historic early 20th century windows were made from individual components, so they can be repaired by replacing specific parts. If weights and sash cord are missing, these items can be purchased and installed, allowing for the full operability of double-hung windows to be regained. Extensive moisture damage for some windows was noted by the applicant, but the photos don’t show rotted, missing wood. The paint is intact, with the exception of some flaking paint.***
- ***The photos and descriptions submitted do not give evidence that the historic windows are deteriorated beyond repair. Therefore, it is too soon for the Commission to consider the adequacy of the proposed replacement window, as Standard Six states “Deteriorated historic features shall be repaired rather than replaced.”***

Therefore, this work fails to meet the Secretary of the Interior’s Standards, specifically Standards or Elements:

- 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
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:



Audra Dye
Detroit Historic District Commission