

10/15/2024

MIGUEL ANGULO  
4081 Porter  
Detroit, MI

**NOTICE OF DENIAL**

**RE: Application Number:** 24-00501; 4081 Porter; Hubbard Farms Historic District  
**Project Scope:** Install three vinyl windows and masonry cladding at enclosed front porch; install a masonry front porch/deck at primary entrance; install masonry paver patio and walkway at the front yard

Dear Applicant,

At the Regular Meeting that was held on 10/9/2024, 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 10/15/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Install three vinyl windows and masonry cladding at enclosed front porch; install a masonry front porch/deck at primary entrance; install masonry paver patio and walkway at the front yard***

The reasons for the denial are the following:

- The new masonry front porch deck, paver patio and walkways, and enclosed porch cladding do not conform to the Standards and district’s Elements of Design as they present a modern expression of masonry that is incompatible with the property’s historic appearance and the historic character of the historic district.
- Also, the due to the large size of the porch/deck, the steps extend well north of the datum established by the historic front porch steps in the near vicinity, as the bottom step lands only inches south of fence and sidewalk beyond. This is inconsistent with the existing porches within the district and the property’s near vicinity.
- Regarding the three vinyl windows that were installed at the enclosed front porch it is staff’s opinion that such windows are inappropriate for installation in historic districts because:
  - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
  - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
  - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
  - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
  - The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not “consistent with the general

characteristics of a historic window of the type and period” which would have been originally present at the house.

Therefore, the above work items do not meet the Secretary of the Interior’s Standards for Rehabilitation, 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*

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*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.

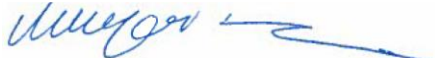
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
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:



Jennifer Ross  
Detroit Historic District Commission