



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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February 25, 2025

John Biggar  
StudiozONE, llc  
350 Madison, 4<sup>th</sup> Floor  
Detroit, MI 48226

**RE: Affirmation of Denial for Application Number HDC2024-00666; 264 Watson; Brush Park Historic District**

Dear Mr. Biggar,

On February 5, 2025, new documentation was submitted to the Commission for consideration regarding the proposed east side porch demolition and construction of a new wrap-around porch, scope which was previously denied at the Commission during their December 11, 2024 Regular Meeting. The previous decision documents are attached here for reference. Specifically, the newly submitted evidence, previously unseen by the Commission, consisted of the following:

- Exhibit P-1: The applicant's narrative regarding why they wish to erect a new porch per the submitted design
- Exhibit P-2: Secretary of the Interior's Standards for Rehabilitation with the applicant's comments related to the property
- Exhibit P3: The applicant's narrative on the elements of the Queen Anne style
- Exhibit P4; A condition assessment, prepared by the applicant
- Exhibit P5: Photos of historic age, Queen Ann style with wrap-around porches that are located outside of the Brush Park local historic district

The Commission reviewed the above-listed documents at their February 12, 2025 regular meeting, duly considering them as new evidence in support of the subject scope. The Commission heard the testimony of the applicant, discussed the new evidence, and thereafter voted to affirm their previous decision for the **Denial** of the east side wrap-around porch. Note that a previous approval for a historically compatible front porch, which does not wrap-around to the side, remains in effect and is documented in the attached December 17<sup>th</sup> Certificate of Appropriateness (COA).

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:

Garrick B. Landsberg, AIA  
Director of Historic Preservation  
City of Detroit, Planning and Development Department

12/17/2024

## **NOTICE OF DENIAL**

John Biggar  
Studioz One, LLC  
350 Madison  
Detroit, MI 48226

**RE: Application Number 2024-00666; 264 Watson; Brush Park Area Historic District**

Dear Applicant,

At the Regular Meeting that was held on December 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 Districts 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 December 17, 2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Demolish the existing east/side porch*
- *Install a new full-height, paneled wood door with oval vision within current opening*
- *Install vinyl windows*

*The Commission's reasons for denial are:*

- *The east side porch proposed for removal is a distinctive, character-defining feature of the property because it appears to date from the building’s original date of construction and displays significant ornamental features which are illustrative of the building’s vintage/period of construction and Queen Anne style.*
- *The application does not provide documentation that shows that the distinctive character-defining east side porch is deteriorated beyond repair. Also, if the porch was shown to be deteriorated beyond repair the new porch the Standards require an exact replication. While the new porch appears to borrow design cues from the historic, it does not exactly replicate the existing.*
- *The vinyl windows which were installed without COA are not appropriate for a house of this vintage for the following reasons:*
  - *Vinyl windows 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, 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 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

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 For the Commission:



Daniel Rieden, Senior Clerk to the Historic District Commission

PSR:241217JR