



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 02/18/25

Application Number: HDC2024-00661

APPLICANT & PROPERTY INFORMATION

NAME: Michael A Kline		COMPANY NAME:	
ADDRESS: 18240 Stratford	CITY: Southfield	STATE: MI	ZIP: 48075
PROJECT ADDRESS: 258 Eliot			
HISTORIC DISTRICT: Brush Park			

SCOPE:
Install seven vinyl windows within five dormers at the following locations: two at the north/front, three at the east/side, and two at the west/side.

At the Regular Meeting that was held on 02/12/25, 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 02/18/25, 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:

- White vinyl windows with between the glass grids offer a bright white, flat appearance and the forward placement of the window sash within the dormers creates an additional flat surface.
- o The proposed vinyl windows are not “consistent with the general characteristics of a historic window of the type and period” and are not “compatible with the overall historic character of the building”.
- o Availability of frame colors must be considered as most replacement windows have prefinished exterior cladding. Many replacement windows have bright white frames, a popular color in contemporary architecture, which not a color often used on 19th and 20th century buildings. Bright white window frames are not compatible with the historic character of the building.
- o Historically, windows are recessed within walls to differing depths, depending on the exterior wall material. Windows within brick clad walls, sit deeply within the window opening, but even with wood framed/clad walls, windows are still recessed from exterior walls. This creates a differential of wall planes, so each element (wall and window) has equal visual impact on an elevation.

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:



Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250218AD

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

Financial Institution Services Division
301 E. 4th Street
South 25th Floor
Cincinnati, Ohio 45202

877-429-3826
Fax 800-838-4013



August 8, 2024

CA Wang Lin, LLC

** via e-mail only **

RE:	Claim Number:	xxxx
	Insured:	xxx
	Mortgagee:	N/A
	Policy Number:	xxxxx
	Loss Location:	258 Eliot St, Detroit, MI 48201
	Date of Loss:	June 14, 2024
	Amount of Insurance:	\$382,500.00
	Deductible:	xxxxx
	Damage:	RCV: \$128,812.46
		ACV: \$108,975.45
	Non-Recoverable	
	Depreciation:	<\$19,837.01>
	Mitigation:	\$5,053.10
	Fire Escrow:	\$15,009.00
	Payment:	\$94,019.55

Dear Mr. Hutchinson:

Great American E&S Insurance Company (“Great American”) insures CA Wang Lin, LLC, under Policy xxxxxx. The Notice of Insurance on the above referenced loss location was issued effective June 1, 2024, until June 1, 2025. Our office received notice of the above referenced claim on June 21, 2024. The loss notice reported: *fire on third floor. loss of 1100 ft. plus water damage to 1st and 2nd floors. appears to be electrical fire from a device a tenant had plugged in.*

Steve Rickard with Cross Country Adjusting completed an inspection on June 29, 2024. Mr. Rickard confirmed damage from a fire that originated in the third-floor kitchen/living room. Attached is a copy of Mr. Rickard’s estimate and photos.

The Replacement Cost Value of the covered damage to the dwelling outlined in the estimate totals \$128,812.46. The Actual Cash Value of the covered damage totals \$108,975.45.

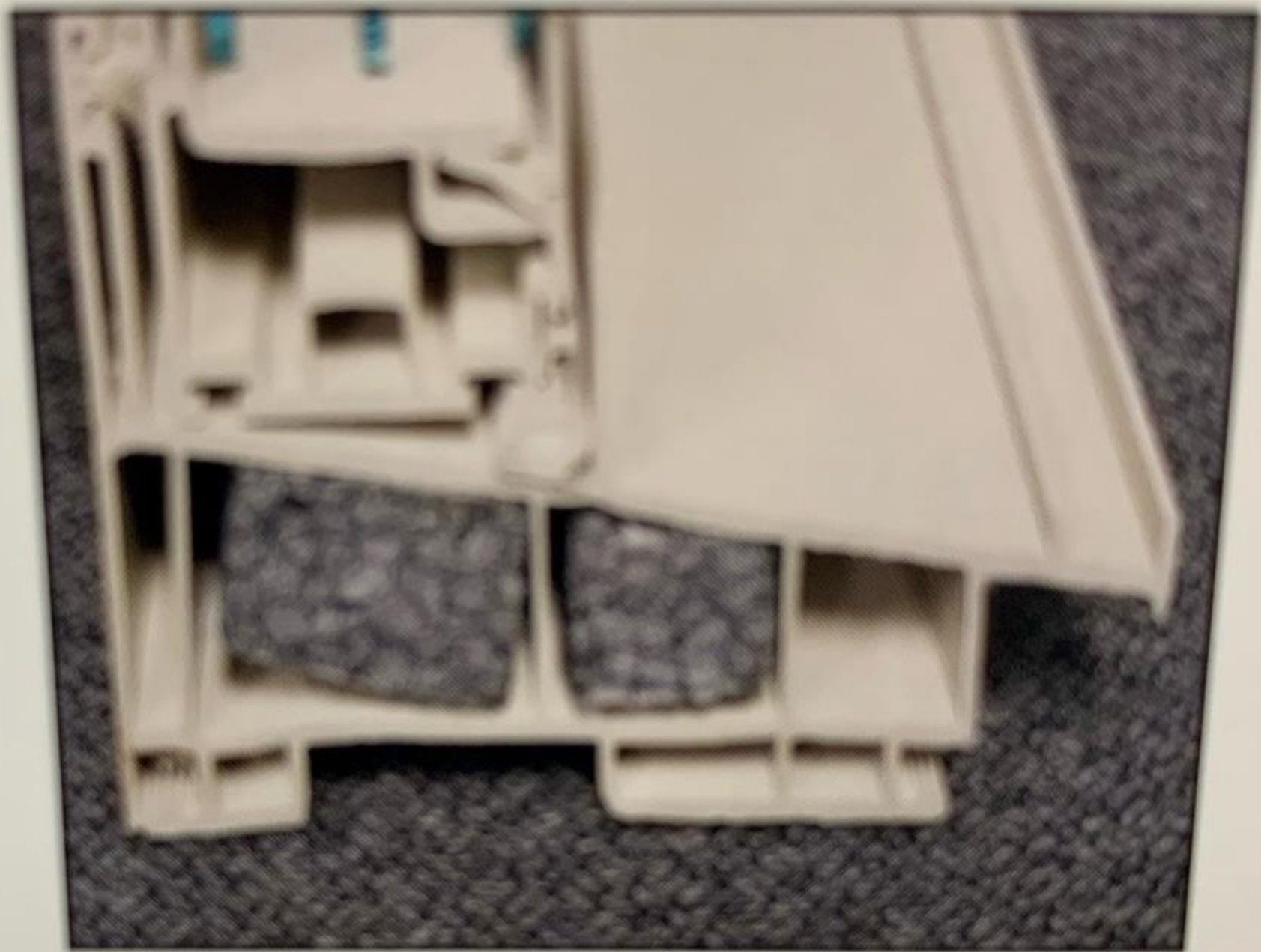
Please note the ***BUILDING AND PERSONAL PROPERTY COVERAGE FORM (CP 99 00 01 23)*** portion of your policy, which states, in whole or in part, as follows:

D. Deductible

In any one occurrence of loss or damage (hereinafter referred to as loss), the Deductible will be applied to each individual “described premises”. We will first reduce the amount

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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)

HDC2024-00661

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Small fire damage

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.")

Replace 7 windows, wash smoke damaged walls & ceiling, paint, interior walls & ceilings .remove & replace kitchen cabinets. get electrical permit for light fixtures & plumbing permit for the kitchen sink. Clean and wash stairway, paint as well. Install new kitchen floor. Clean bathroom fixtures & floor paint as well this is third floor interior repairs. First & second floor is basically wash clean and paint. Remove any debris from the property. Drywall kitchen walls & stain kill before painting. studs are exposed for inspection. Replace any missing trim. Project costs is approximately \$66,000.

4. DETAILED SCOPE OF WORK


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.")

Replace 7 windows, wash smoke damaged walls & ceiling, paint, interior walls & ceilings .remove & replace kitchen cabinets. get electrical permit for light fixtures & plumbing permit for the kitchen sink. Clean and wash stairway, paint as well. Install new kitchen floor. Clean bathroom fixtures & floor paint as well this is third floor interior repairs. First & second floor is basically wash clean and paint. Remove any debris from the property. Drywall kitchen walls & stain kill before painting. studs are exposed for inspection. Replace any missing trim. Project costs is approximately \$66,000.

5. BROCHURES/CUT SHEETS

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.

ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	





Bensons-Pontiac
 556 N Saginaw St
 Pontiac, MI 48342
 PH: 248-335-9413
 FX: 248-335-3140

ORDER: 608329
 ORDER DATE: 9/10/2024
 EST. DELIVERY DATE: 9/18/2024

VINYLMAX WINDOWS QUOTE ACCOUNTING

INVOICE INFORMATION

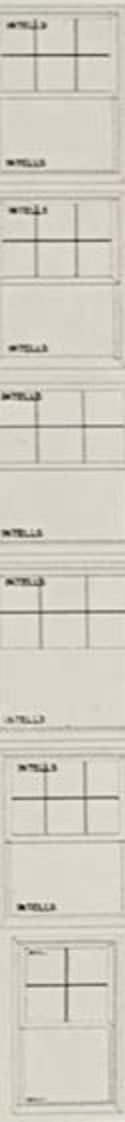
A CASH FOR QUOTE only

SHIPPING INFORMATION

A CASH FOR QUOTE only

SHIP VIA:

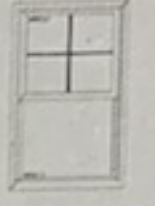
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF				TERMS
608329	9/10/2024		Mike Kline				
ITEM	DESCRIPTION	QTY	SIZE	LIST	COST	PRICE	TOTAL
1	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	1	29 1/4 W X 37 H	\$269.00	\$191.67	\$249.17	\$249.17
2	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	1	29 1/4 W X 37 1/4 H	\$269.00	\$191.67	\$249.17	\$249.17
3	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	1	33 W X 36 H	\$269.00	\$191.67	\$249.17	\$249.17
4	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	1	33 W X 36 H	\$269.00	\$191.67	\$249.17	\$249.17
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6	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H1V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	2	24 1/2 W X 39 H	\$269.00	\$191.67	\$249.17	\$498.34
TOTALS: 7				SUBTOTAL:		\$1,744.19	
				6%:		\$104.65	
				TOTAL:		\$1,848.84	
				COST:		\$1,341.69	
				MARGIN:		\$402.50	
				MARGIN %:		23.08%	



COMMENT:

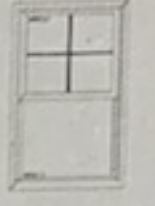
2409 - 948 778

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
608329	9/10/2024	2409-r48118kline	Mike Kline		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
5	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	1	29 1/4 W X 37 1/4 H		
U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 Energy Star Zones: N/A Egress: 24.75 W - 13.1875 H - 2.26 SqFt					
6	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H1V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware	2	24 1/2 W X 39 H		
U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 Energy Star Zones: N/A Egress: 20 W - 14.0625 H - 1.95 SqFt					
TOTALS:			7	SUBTOTAL:	
				TAX 1 6%:	
				TOTAL:	



COMMENT: Rough opening cutback formula for replacement windows is .25" for both width and height. Rough opening cutback formula for new construction windows is .5" for both width and height.

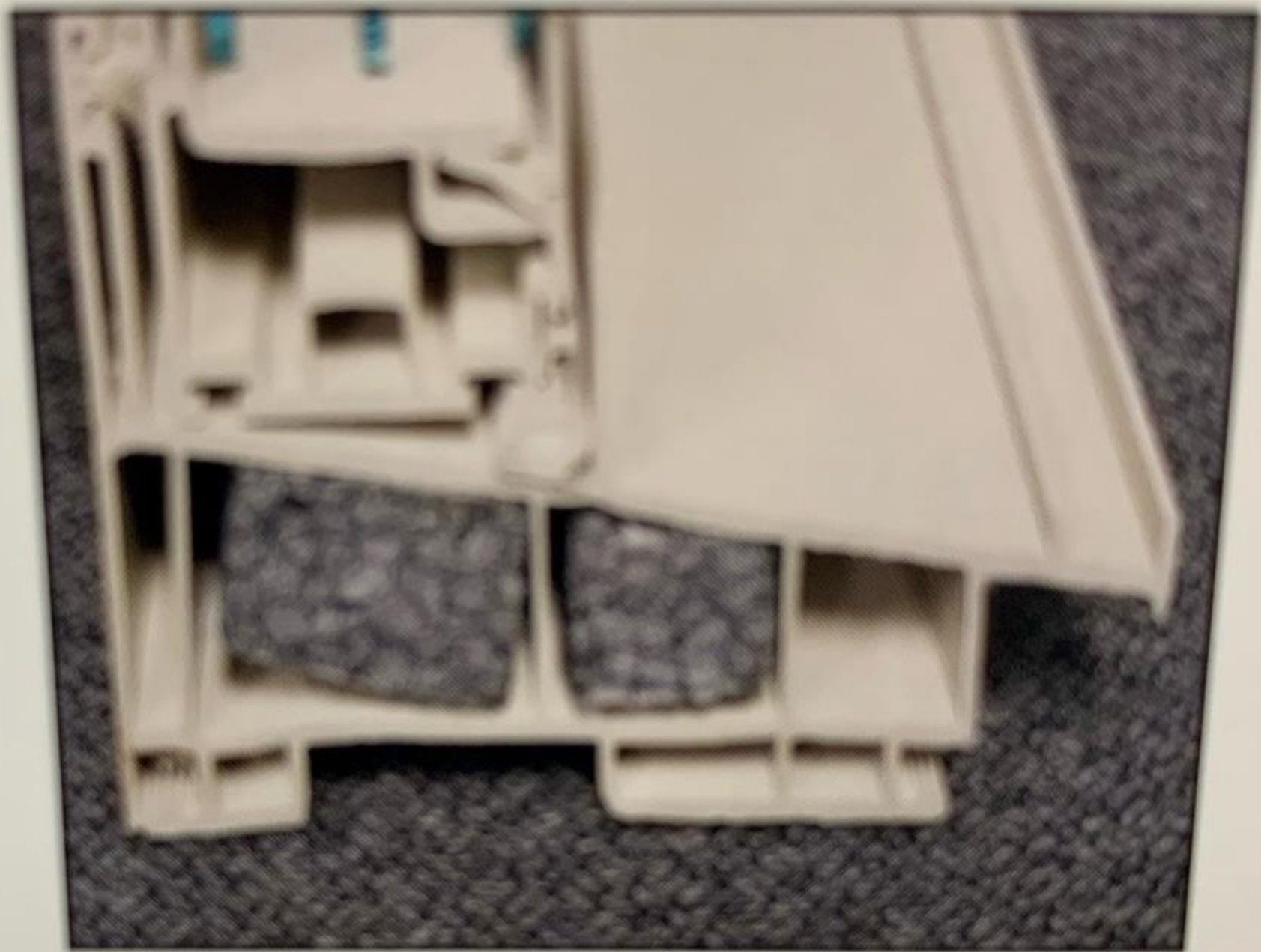
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				TAX 1 6%:	
				TOTAL:	



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Screen in
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Bensons-Pontiac
 556 N Saginaw St
 Pontiac, MI 48342
 PH: 248-335-9413
 FX: 248-335-3140

ORDER: 24-051362
 ORDER DATE: 9/10/2024
 EST. DELIVERY DATE: 9/18/2024
 ORDER CONTACT:

VINYLMAX WINDOWS ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

A CASH FOR QUOTE only

SHIPPING INFORMATION

A CASH FOR QUOTE only

SHIP VIA:

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4	4600 Edison Double Hung Exact Size, White / White, Glass By Sash, Intelliglass (LE / CL / ARGON), Intelliglass (LE / CL / ARGON), Grids By Sash, Colonial=[1H2V], Solid Color Flat, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 Energy Star Zones: N/A Egress: 28.5 W - 12.5625 H - 2.48 SqFt	1	33 W X 36 H		

