



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 07/16/25

Application Number: HDC2025-00291

APPLICANT & PROPERTY INFORMATION

NAME: Matthew Ryan Lenhoff

COMPANY NAME: N/A

ADDRESS: 1068 Hubbard Street

CITY: Detroit

STATE: MI

ZIP: 48209

PROJECT ADDRESS: 1068 Hubbard Street

HISTORIC DISTRICT: Hubbard Farms

SCOPE:

Replace the windows on the first and second floors, leaving the stained glass and leaded glass windows untouched.

At the Regular Meeting that was held on 07/09/25, 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 07/16/25, 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 Commission's reason for denial is that:

- The wood windows proposed for replacement are distinctive, character-defining features of the property.
- The current application does not provide documentation of each window proposed for replacement that demonstrates that they are deteriorated beyond repair.
- The existing historic windows proposed for replacement should therefore be retained and repaired in kind, where necessary.

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, 5, 6

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:Ellen

250716et

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

HDC2025-00291

PROPERTY INFORMATION

ADDRESS(ES): 1068 Hubbard Street

HISTORIC DISTRICT: Hubbard Farms

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input 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:

Replace the windows on the first and second floors.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Matthew Ryan Lenhoff

COMPANY NAME: N/A

ADDRESS: 1068 Hubbard Street

CITY: Detroit

STATE: MI

ZIP: 48209

PHONE: +1 (734) 276-8627

EMAIL: mlenhoff@gmail.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:

Matthew Ryan Lenhoff

N/A

Matthew Ryan Lenhoff

05/22/2025

SIGNATURE

DATE

1068 Hubbard Street

Detroit

MI 48209

+1 (734) 276-8627

mlenhoff@gmail.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)

N/A

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.")

Windows on the first and second floor are in bad condition, some do not open. A few were sealed shut by the previous owner from the outside. Glass is very thin and there are gaps in the trim causing issues with dust, noise and cold in the winter. Third floor and back of the house windows were replaced during renovation in 2017-2018.

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.")

Pocket fit install on all windows. Replacing thirteen windows in total.

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.")


Removing sashes of original windows to install new, historically accurate windows with simulated divided light grills where existing. Exact pattern match for new windows to be installed. Fixed windows above double hungs with decorative glass and metal grill patterns will remain untouched. New windows to be shimmed, insulated and caulked. All original interior casing to be kept and reused.

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

<div><div>6. WINDOWS/DOORS</div><div>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)</div></div>	<div></div>

Customer Quote



Pella Corporation
pella.com

MCGLINCH & SONS CO
29565 Grand River Ave

FARMINGTON HILLS, MI 48336-5627
(248) 987-6300

Distributed by: Pella Windows and Doors

Customer Name	Deliver To Address	Order Information
Primary Phone: (248) 987-6300		Estimated Delivery Date: None Order Number: 189 Quote Number: 19492598 Final Wall Depth: Customer PO:

Customer Notes ~~FOR 18 MONTHS INTEREST FREE OR 6.99% FOR 60 MONTHS~~
~~\$29,675 CASH PRICE~~

PRECISION FIT POCKET INSTALL ON ALL WINDOWS EXCEPT CASEMENTS. NEW CASING INCLUDED WITH THOSE TWO PREFINISHED TO MATCH WINDOWS.

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
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10 1 Lifestyle, Double Hung, Without HGP, White


Location: LIVING ROOM

1: SizeNon-Standard Size Double Hung, Equal
 Unit Type: No Program
 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification,
 Jambliner Color: Gray
 Exterior Color / Finish: Standard Enduraclad, White
 Interior Color / Finish: Provincial Stain Interior
 Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift,
 1 Lift, No Integrated Sensor
 Screen: Full Screen, White, InView™
 Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001,
 Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30,
 FPA FL12952, STC 27, OITC 23, Clear Opening Width 24.812, Clear Opening Height 29.375, Clear
 Opening Area 5.061476, Egress Meets minimum clear opening and 5.0 sq.ft
 Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 0W0H)
 Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied,
 Manufacturer Recommended Clearance, Perimeter Length = 187".

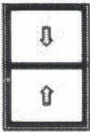
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www.pella.com

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	15	1	Lifestyle, Double Hung, Without HGP, White		
<div>Location: LIVING ROOM</div> <div>1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 24.812, Clear Opening Height 29.375, Clear Opening Area 5.061476, Egress Meets minimum clear opening and 5.0 sq.ft Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 0W0H) Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 187".</div>					

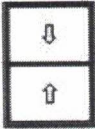
Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	20	1	Lifestyle, Direct Set, Fixed Frame, Without HGP, White		
<div>Location: LIVING ROOM</div> <div>1: Fixed Frame Direct Set Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354, STC 27, OITC 22 Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 178".</div>					

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	25	1	Lifestyle, Direct Set, Fixed Frame, Without HGP, White		
<div>Location: ENTRY WAY</div> <div>1: Fixed Frame Direct Set Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-04208-00001, Performance Class AW, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, FPA FL10354, STC 27, OITC 22 Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 178".</div>					

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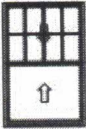
Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	30	1	Lifestyle, Double Hung, Without HGP, White 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 30.812, Clear Opening Height 21.25, Clear Opening Area 4.54691, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 166".		


Location: KITCHEN NOOK

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	35	1	Lifestyle, Double Hung, Without HGP, White 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Brown, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25, FPA FL12952, STC 27, OITC 23, Clear Opening Width 44.562, Clear Opening Height 29.375, Clear Opening Area 9.090339, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 226".		


Location: DINING ROOM

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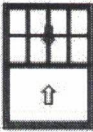
Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	40	1	Lifestyle, Double Hung, Without HGP, White		
<div>Location: BEDROOM 1</div> <div>1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Brown, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 37.062, Clear Opening Height 27.375, Clear Opening Area 7.04564, Egress Meets minimum clear opening and 5.7 sq.ft Grille: SDL, No Custom Grille, 7/8", Traditional (4W2H / 0W0H) Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 203".</div>					

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	45	1	Lifestyle, Double Hung, Without HGP, White		
<div>Location: BEDROOM 2</div> <div>1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 24.812, Clear Opening Height 27.375, Clear Opening Area 4.716865, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 0W0H) Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 179".</div>					

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Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	50	1	Lifestyle, Double Hung, Without HGP, White		
1: Size Non-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 L.ft, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL12952, STC 27, OITC 23, Clear Opening Width 24.812, Clear Opening Height 27.375, Clear Opening Area 4.716865, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 0W0H) Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 179".					


Location: BEDROOM 2

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	55	1	Lifestyle, Double Hung, Without HGP, White		
1: Size Non-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Provincial Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 2 Locks, Brown, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00516-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL12952, STC 27, OITC 23, Clear Opening Width 41.062, Clear Opening Height 27.375, Clear Opening Area 7.806057, Egress Meets minimum clear opening and 5.7 sq.ft Grille: SDL, No Custom Grille, 7/8", Traditional (4W2H / 0W0H) Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 211".					


Location: BEDROOM 2

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Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	60	1	Lifestyle, Double Hung, Without HGP, White		28
Location: BEDROOM 3					
<div>1: SizeNon-Standard Size Double Hung, Equal</div> <div>Unit Type: No Program</div> <div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification, Jambliner Color: Gray</div> <div>Exterior Color / Finish: Standard Enduraclad, White</div> <div>Interior Color / Finish: Provincial Stain Interior</div> <div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div> <div>Hardware Options: Cam-Action Lock, 1 Lock, Brown, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor</div> <div>Screen: Full Screen, White, InView™</div> <div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPA FL12952, STC 27, OITC 23, Clear Opening Width 27.062, Clear Opening Height 27.375, Clear Opening Area 5.144599, Egress Meets minimum clear opening and 5.0 sq.ft</div> <div>Grille: No Grille,</div> <div>Wrapping Information: No Attachment Method, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 183".</div>					

Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	65	1	Lifestyle, 2-Wide Awning, Without HGP, White		
Location: BEDROOM 3					
<div>1: SizeNon-Standard Size Vent Awning</div> <div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification</div> <div>Exterior Color / Finish: Standard Enduraclad, White</div> <div>Interior Color / Finish: Provincial Stain Interior</div> <div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div> <div>Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill</div> <div>Screen: Full Screen, Brown, InView™</div> <div>Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable</div> <div>Grille: No Grille,</div> <div>2: SizeNon-Standard Size Vent Awning</div> <div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification</div> <div>Exterior Color / Finish: Standard Enduraclad, White</div> <div>Interior Color / Finish: Provincial Stain Interior</div> <div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div> <div>Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill</div> <div>Screen: Full Screen, Brown, InView™</div> <div>Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable</div> <div>Grille: No Grille,</div> <div>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical</div> <div>Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 189".</div>					

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Outside View	Line #	Qty	Description	Item Price	Ext'd Price
	70	1	Lifestyle, 2-Wide Awning, Without HGP, White		
<div><div>Location: BEDROOM 4</div><div><div>1: SizeNon-Standard Size Vent Awning</div><div><div>General Information:</div><div>No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification</div><div>Exterior Color / Finish: Standard Enduraclad, White</div><div>Interior Color / Finish: Provincial Stain Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable</div><div>Grille: No Grille,</div></div><div><div>2: SizeNon-Standard Size Vent Awning</div><div><div>General Information:</div><div>No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", No Certification</div><div>Exterior Color / Finish: Standard Enduraclad, White</div><div>Interior Color / Finish: Provincial Stain Interior</div><div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div><div>Hardware Options: Large Awning Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill</div><div>Screen: Full Screen, Brown, InView™</div><div>Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA FL20532, STC 25, OITC 22, Egress Not Applicable</div><div>Grille: No Grille,</div><div>Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical</div><div>Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 189".</div></div></div></div></div>					











































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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/30/25

Application Number: HDC2025-00291

APPLICANT & PROPERTY INFORMATION

NAME: Matthew Ryan Lenhoff

COMPANY NAME: N/A

ADDRESS: 1068 Hubbard Street

CITY: Detroit

STATE: MI

ZIP: 48209

PROJECT ADDRESS: 1068 Hubbard Street

HISTORIC DISTRICT: Hubbard Farms

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please submit the following:

Exterior photographs of each side of the house, showing the location/relationship of all window openings (including the rear windows that you mention were previously replaced). Please number the individual windows proposed for replacement to match the line numbers on the window replacement order.

Please submit additional interior photographs showing the deteriorated areas of the windows (such as the stated gaps in the trim; most of the interior photographs are dark so staff can't see the window frames).

The windows appear to be intact and repairable; please explain if you obtained, or attempted to obtain, a repair estimate.

The existing windows are distinctive character-defining features of your home; repair of your windows can be reviewed at a staff level. While staff can't recommend specific window repair companies, we can offer information on websites you can research in order to locate repair services. Replacement of the historic windows extends beyond staff authority and would need to be reviewed by the Commission at an upcoming meeting.

Thank you.

PSR: 250530AD

APPLICANT RESPONSE

Response Date: 06/07/2025



Thank you for the response. I have attached pictures of the third floor renovation of windows which was done and approved through the commission in 2017. This replaced all of the third floor windows with new windows. I have included a document that numbers the windows in relation to how they are listed in order on the material sheet. I have also attached some photos of the condition of the existing windows. There are cracks in the glass, chipped bottoms of the windows, missing ropes in the pulleys and, though this cannot be conveyed in photos, 25% of the windows are sealed in some manner and do not open. I cannot include exterior pictures of the two side windows due to the proximity of my neighbor's homes. It is not possible for me to get enough distance to take a picture of the second floor without being in their homes. Consequently, the pictures of the two side second floor windows are from the interior.

I did not seek any reconditioning, because the issue with the windows is not an ascetic one. The single paned glass of the old windows means that in the winter, my house cannot heat up properly once the temperature drops below 20 degrees. I have issues with noise, being situated closed to I-75 and there is an abnormal amount of dust in my house, which I also believe is related to the less than great condition of the windows and the limitation of the original window design and the limits of this design in a modern setting. Outside of the astronomical heating bills, this is an issue of the health of my family and reconditioning single paned glass will not solve this. I have already replaced, not recondition, with the approval of the committee, the third floor windows of my home and I simply requesting finishing the job that was already started. Furthermore, there are very few homes on my block that have original windows, most haven't even replaced them to the level of faithful decorative detail that I am proposing.

If you are unable to staff approve, please put me on the schedule for the committee to review.





















1 and 3



2



4



5



6



8 and 7



9



10



11



12

