



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 06/18/25

Application Number: HDC2025-00269

APPLICANT & PROPERTY INFORMATION

| | | | |
|---|----------------------|--------------------------|-------------------|
| NAME: Eric Hensley and Khanh Tran | | COMPANY NAME: n/a | |
| ADDRESS: 3928 Porter Street | CITY: Detroit | STATE: MI | ZIP: 48216 |
| PROJECT ADDRESS: 3928 Porter Street | | | |
| HISTORIC DISTRICT: Hubbard Farms | | | |
| SCOPE: Replace historic wood windows. | | | |

At the Regular Meeting that was held on 06/11/25, 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 06/18/25, 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:

The historic windows proposed for removal are still in well enough condition to be preserved and repaired. The historic windows proposed for removal are significant historic features that contribute to the character of the property and as they have shown to be in repairable condition, should be retained.

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: 7

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: Bilqees

250618BS

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

HDC2025-00269

PROPERTY INFORMATION

ADDRESS(ES): 3928 Porter 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:

Replacement of eight (8) windows at the front facade of townhouse. Replacements are required due to the unauthorized exterior modifications to these windows that resulted in all eight (8) windows being irreparably damaged. The eight (8) exterior windows were modified by Tunesi Contracting LLC, who also performed exterior modifications to 3916 Porter, the townhouse at the east corner of our shared building known as "The Victoria." The owner of 3916 Porter Street, Motor City Oz Holdings LLC, hired Tunesi Contracting LLC to make exterior changes to their unit at 3916 Porter. Motor City Oz Holdings neglected to submit an Application for Work Approval (AWA) for their unit prior to hiring Tunesi Contracting LLC, and due to this negligence, Tunesi Contracting LLC not only damaged our original windows irreparably, but performed the same unauthorized work at 3916 Porter. We did not hire Tunesi Contracting LLC nor are we affiliated with the owner of 3916 Porter.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Eric Hensley and Khanh Tran

COMPANY NAME: n/a

ADDRESS: 3928 Porter Street

CITY: Detroit

STATE: MI

ZIP: 48216

PHONE: +1 (917) 855-5753

EMAIL: eric.hensley@nyu.edu

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.

Signed by:

Eric Hensley and Khanh Tran

n/a

Eric Hensley and Khanh Tran

05/13/2025

SIGNATURE

3928 Porter Street

DATE

Detroit

MI

48216

+1 (917) 855-5753

eric.hensley@nyu.edu

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.")

As a result of unauthorized exterior modifications to our original 7 windows (dating 1900) and 1 non-original window at the top right, all windows at the front facade are irreparably damaged due to the haphazard work performed by Tunesi Contracting LLC. See attached assessment provided by Jamie Perez, the owner of Time Tool, in which he determined that the unauthorized work performed by Tunesi Contracting LLC resulted in all windows being non-restorable. See attached photos demonstrating work performed by Tunesi Contracting LLC. Please note, that prior to that unauthorized work, our original windows had no aluminum trim, no caulking, and no nails in the wood. As a result of this unauthorized work, I self reported to HDC and BSEED and our unit and 3916 were issued violations.



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.)

Install 8 replacement windows at the front facade — 7 MARVIN Double Hung Windows, and 1 glass block window at basement level (diamond pattern glass block). Please see attached details.



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.")

Remove existing 8 windows in their entirety, clean and remove caulk and paint as necessary, and replace with aforementioned windows as described in Section 3 and as indicated in the attached MARVIN and DOWNRIVER GLASS BLOCK quotes. Please note that the extensive damage to the exterior caused by Tunesi Contracting LLC, negates the necessity to attach interior window photos.

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> |
| | |
| | |
| | |

5/2/25

timeandtool313@gmail.com

SITE / LOCATION

Porter

| | |
|-------|----------|
| TOTAL | \$180.00 |
|-------|----------|

| | | |
|-------------|----|--------|
| Balance Due | \$ | 180.00 |
|-------------|----|--------|

- Poor quality aluminum trim installation with many mistakes jeopardizes brick mold and window jamb.
- Polyurethane sealant/caulking was applied and is adhered tenaciously to the brick. Likely to damage mortar and leave staining upon removal.
- Sealant applied to storm windows covering screws and access points for removal of storm windows. This has effectively rendered the windows inaccessible, as many storm windows are in a non-functional condition. Broken panes in multiple sashes are now inaccessible for repair without full removal of the sash from the interior. Simply cleaning the windows is now an impossible task for the homeowner.
- Tub/Tile enamel has been applied to the windows, which is an inappropriate choice for any wood or exterior work. The workmanship of the painters is strikingly poor. Old glazing on the panes and paint on the sashes were not repaired/prepped prior to painting, creating a prohibitively difficult process to restore the window without breaking the glass. Workmanship and choice of paint demonstrate a clear lack of competency from the contractor.
- Excessive nails have been driven through the aluminum trim that was applied to all brick molding and exterior sills. Removal of this aluminum trim would likely damage the original wood beyond repair. Old wood rot was not remediated prior to applying aluminum, and the lack of air exposure caused by the application of aluminum will exacerbate rot issues.
- Restoration of old windows is made easier by weathering. Over many years of weathering, glazing and paint are made weak by the elements. Stripping back layers and preparing glazing are the most important steps in historic window restoration. The previous contractor's failure to adhere to this procedure has created a much more expensive, difficult, and in many ways impossible restoration process for these windows.











Hensley, Eric

Marvin Windows (Front Elevation)

Quote #: 3MSCHAP

A Proposal for Window and Door Products prepared for:

Shipping Address:

LAURENCE SMITH-BLOOMFIELD
3605 S HURON RD
BAY CITY, MI 48706-2043

MARVIN

DESIGN GALLERY

a complete window and door showroom

CHRIS CASWELL

LAURENCE SMITH-BLOOMFIELD

3605 S HURON RD

BAY CITY, MI 48706-2043

Phone: (248) 333-9085

Email:

ccaswell@windowanddoorcenter.com

This report was generated on 4/21/2025 11:49:33 AM using the Marvin Order Management System, version 0004.14.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

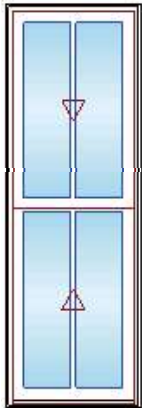
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| NUMBER OF LINES: 6 | | TOTAL UNIT QTY: 8 | | EXT NET PRICE: USD | | 14,228.09 |
|--------------------|----------------------|-------------------|--|--------------------|-----|--------------------|
| LINE | MARK UNIT | PRODUCT LINE | ITEM | NET PRICE | QTY | EXTENDED NET PRICE |
| 1 | Parlor | Elevate | Double Hung Insert IO 24 1/8" X 69 3/4" Entered as FS 23 3/4" X 69 1/2" | 905.15 | 2 | 1,810.30 |
| 2 | Parlor | Elevate | Double Hung Insert IO 30 5/8" X 69 3/4" Entered as FS 30 1/4" X 69 1/2" | 975.07 | 1 | 975.07 |
| 6 | Bedroom 1 | Elevate | Double Hung Insert IO 24 3/8" X 64 1/4" Entered as FS 24" X 64" | 922.43 | 2 | 1,844.86 |
| 7 | Bedroom 1 | Elevate | Double Hung Insert IO 30 3/8" X 64 1/4" Entered as FS 30" X 64" | 992.36 | 1 | 992.36 |
| 8 | Bedroom 1 | Elevate | Double Hung Insert IO 22 1/8" X 38 1/4" Entered as FS 21 3/4" X 38" | 720.50 | 1 | 720.50 |
| 12 | Labor / Custom Stain | Non-Marvin | Labor Install Includes Removal and Haul Away of Old Units, Exterior Trim, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty. | 7,885.00 | 1 | 7,885.00 |

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| | | | | |
|---------|-------------------|-----------------|-----|----------|
| Line #1 | Mark Unit: Parlor | Net Price: | | 905.15 |
| Qty: 2 | | Ext. Net Price: | USD | 1,810.30 |



As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 20 3/32" Height: 29 17/64"
Net Clear Opening: 4.08 SqFt

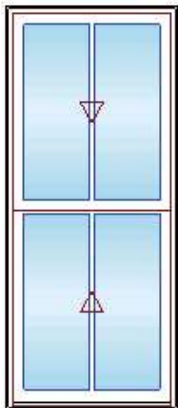
- Ebony Exterior
- Bare Pine Interior
- Elevate Double Hung Insert
- Frame Size 23 3/4" X 69 1/2"
- Inside Opening 24 1/8" X 69 3/4"
- 8 Degree Frame Bevel
- Top Sash
 - Ebony Exterior
 - Bare Pine Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Bottom Sash
 - Ebony Exterior
 - Bare Pine Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Exterior Aluminum Screen
- Ebony Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 0

Is the existing Sill Angle of 0 degrees correct?
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Frame Size shown is measured from the exterior of the unit.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|-------------------|-----------------|-----|--------|
| Line #2 | Mark Unit: Parlor | Net Price: | | 975.07 |
| Qty: 1 | | Ext. Net Price: | USD | 975.07 |



- Ebony Exterior
- Bare Pine Interior
- Elevate Double Hung Insert
- Frame Size 30 1/4" X 69 1/2"
- Inside Opening 30 5/8" X 69 3/4"
- 8 Degree Frame Bevel
- Top Sash
 - Ebony Exterior
 - Bare Pine Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Bottom Sash
 - Ebony Exterior

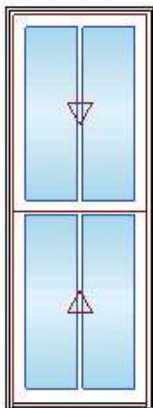


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 26 19/32" Height: 29 17/64"
Net Clear Opening: 5.40 SqFt

- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Exterior Aluminum Screen
- Ebony Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Frame Size shown is measured from the exterior of the unit.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|----------------------|-----------------|-----|----------|
| Line #6 | Mark Unit: Bedroom 1 | Net Price: | | 922.43 |
| Qty: 2 | | Ext. Net Price: | USD | 1,844.86 |



As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 20 11/32" Height: 26 33/64"
Net Clear Opening: 3.75 SqFt
Sash Limiters and Window Opening Control
Devices, when engaged, may reduce the egress
opening dimensions of windows.

- Ebony Exterior
- Bare Pine Interior
- Elevate Double Hung Insert
- Frame Size 24" X 64"
- Inside Opening 24 3/8" X 64 1/4"
- 8 Degree Frame Bevel
- Top Sash
- Ebony Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Bottom Sash
- Ebony Exterior
- Bare Pine Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 2W1H
- Ebony Ext - Bare Int
- Beige Weather Strip Package
- 1 Almond Frost Sash Lock
- Beige Window Opening Control Device
- The selected Opening Device color does not match the selected Lock color.
- Exterior Aluminum Screen
- Ebony Surround
- Bright View Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 0
- Is the existing Sill Angle of 0 degrees correct?
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Frame Size shown is measured from the exterior of the unit.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|----------------------|------------|--|--------|
| Line #7 | Mark Unit: Bedroom 1 | Net Price: | | 992.36 |
|---------|----------------------|------------|--|--------|



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00269

Effective Date: 06/18/25

Project Address: 3928 Porter Street

Issued to: Eric Hensley and Khanh Tran
3928 Porter Street
Detroit, MI 48216

Historic District: Hubbard Farms

Description of Work:

Remaining work items/install glass block at basement window opening.

With the Conditions that:

N/A

COA

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Bilqees

250618BS

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.