



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 11/18/25

Application Number: HDC2025-00596

APPLICANT & PROPERTY INFORMATION

NAME: Timothy Flintoff Jr.

COMPANY NAME: 4545 Architecture

ADDRESS: 2761 E. Jefferson Ave, Ste 302

CITY: Detroit

STATE: MI

ZIP: 48207

PROJECT ADDRESS: 4314 W. Vernor Hwy

HISTORIC DISTRICT: Hubbard Farms

SCOPE:

- Remove brick veneer at façade
- Install new brick cladding
- Replace storefront at existing opening
- Remove wood boards above storefront

At the Regular Meeting that was held on 11/12/25, 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 11/18/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASONS FOR DENIAL:

- The historic brick veneer at the façade is a distinctive, character-defining feature and not proven to be beyond repair.
- Introducing features that are not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

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, 3, 5, 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: 7, 19

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:Lise

251119LS

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

HDC2025-00596

PROPERTY INFORMATION**ADDRESS(ES):** 4314 W. Vernor Hwy**HISTORIC DISTRICT:** Hubbard Farms**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" 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:

The main objective of the new window design is to enlarge the opening and bring natural light into the space, creating a façade that provides continuity while improving ambience and enhancing the flow and alignment of historic elements.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Architect/Engineer/Consultant**NAME:** Timothy Flintoff Jr.**COMPANY NAME:** 4545 Architecture**ADDRESS:** 2761 E. Jefferson Ave, Ste 302**CITY:** Detroit**STATE:** MI**ZIP:** 48207**PHONE:** +1 (248) 320-6098**EMAIL:** tim.flintoff@4545architecture.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 the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Timothy Flintoff Jr.

4545 Architecture

09/15/2025

SIGNATURE

2761 E. Jefferson Ave, Ste 302

DATE

Detroit

MI

48207

+1 (248) 320-6098

tim.flintoff@4545architecture.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)	NA
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i>	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>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.)</i>	
4. DETAILED SCOPE OF WORK <i>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.")</i>	
5. BROCHURES/CUT SHEETS <i>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.</i>	

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>

Architect of records:
Tim Flintoff

4545
architecture

Design Architect:

 Design
Think
Tank

4314
W Vernor

New
Facade



Preliminary
Proposal

The proposal aims to recover the building's historic essence while revitalizing it with a contemporary language. By highlighting original elements—*such as the cornice, window proportions, and commercial base*—the design balances tradition and modernity.

The main storefront is reopened with central double doors and larger glass panels to maximize transparency and strengthen the connection to the street, reinforcing both commercial activity and pedestrian interaction. The material palette combines natural brick and wood with vibrant accents in emerald green or cobalt blue, evoking the cultural identity of Mexicantown.

Lighting, integrated signage, and street-level planters create a welcoming frontage that honors the memory of the place while projecting new urban vitality.



Current Photographs **1**

Existing Conditions **2**

Description of the project **3**

Detailed scope of work **4**

Brochure /cut sheets **5**



Current Photographs Facades



South Facade
Front



Vernor St Scope

Existing Conditions First Floor

Corner View South & East Walls



*South Facade
Front*



The main objective of the new window design is to enlarge the opening and bring natural light into the space, creating a façade that provides continuity while improving ambience and enhancing the flow and alignment of historic elements.

Renovation Areas: New Window



The project incorporates a new steel structure to support the existing wall while replicating the proportions and details of the front façade window, using materials such as wood, glass, and matching paint finishes.

Front View South Wall



Detailed Scope of Work

First Floor

4

Proposal

Horizontal & Vertical Base



1. Structural Support
2. Façade Restoration & Continuity
3. Windows & Doors
4. Materials & Finishes
5. Cornice & Architectural Details
6. Street-Level Interventions
7. Integration with Context

Front View

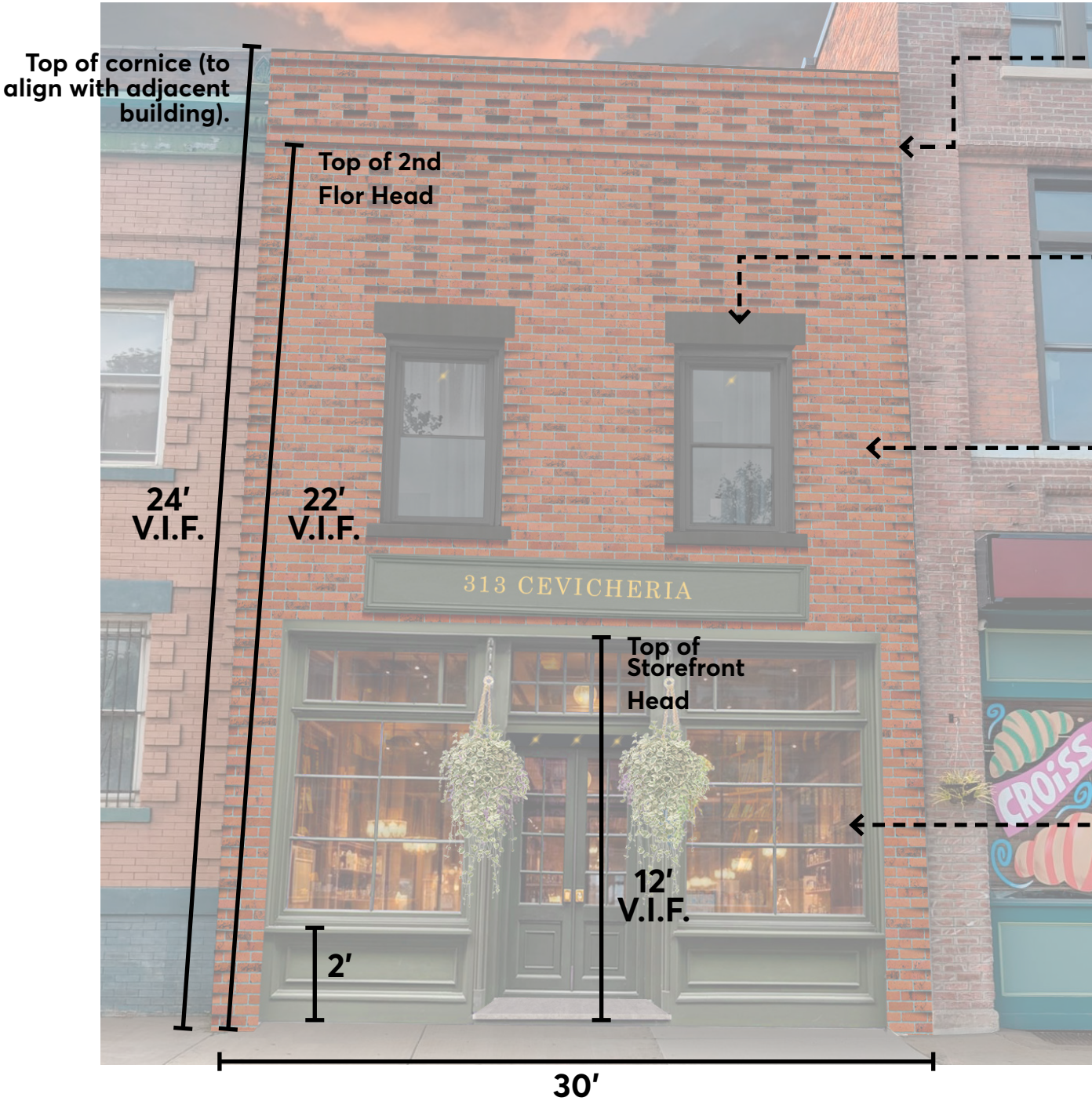
South Wall



Detailed Scope of Work Facade

4

Front View South Wall



Cornice

- New cornice to replicate historic profile and dimensions.

Windows – Second Floor

- New windows Andersen E-Series, black finish.
- Dimensions to match existing openings (verify on site).
- Refer to window schedule for details.

Brick / Masonry

- Complete façade construction with new red brick.
- Brick type, size, and color to be confirmed per material board.

Windows – Ground Floor

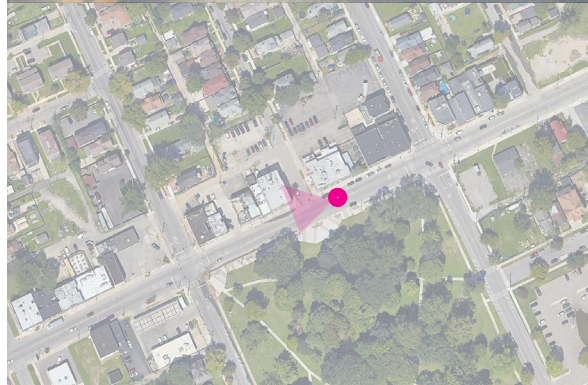
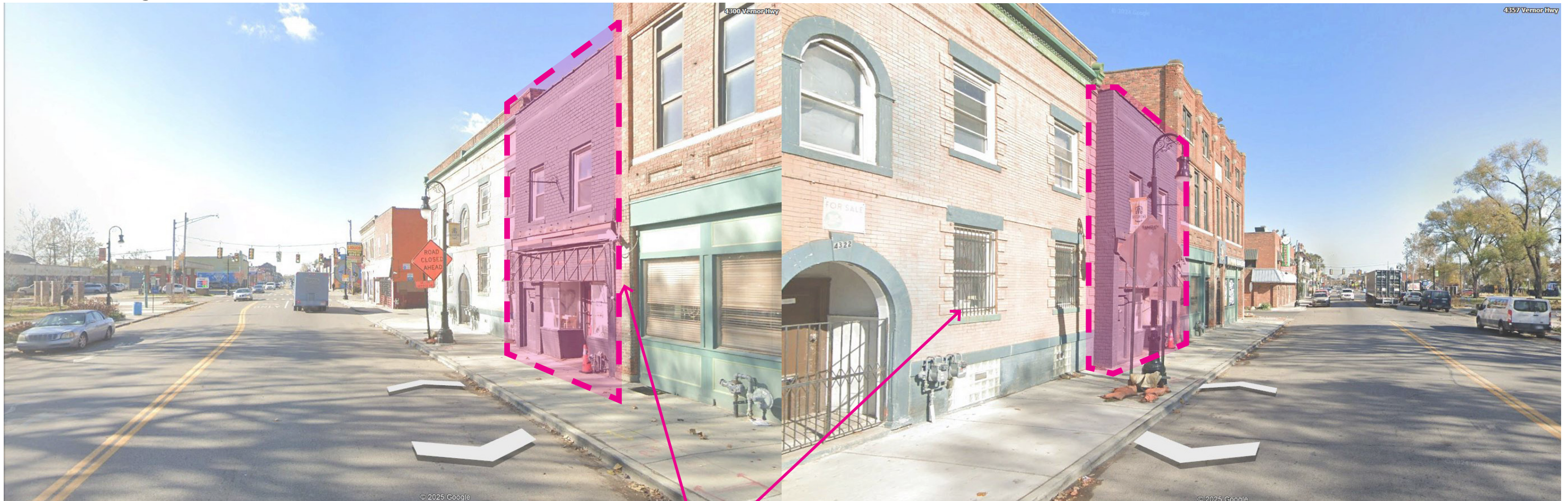
- New Andersen Architectural Series wood storefront windows, green finish.
- Dimensions to match existing openings (verify on site).
- Align with provided cut sheets.

Detailed Scope of Work Site Strategy

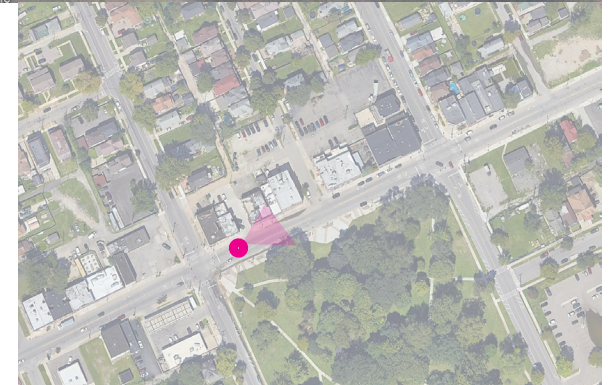
4

View looking West

View looking East

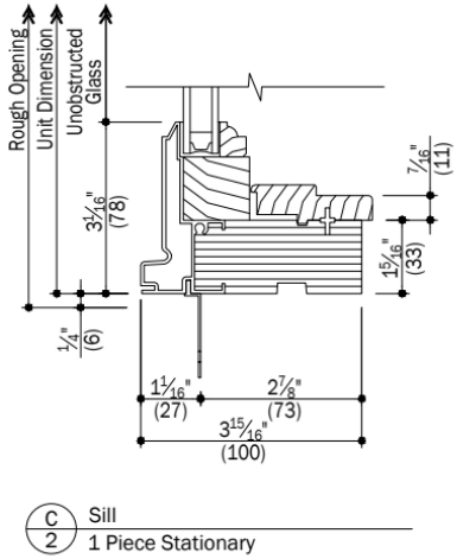
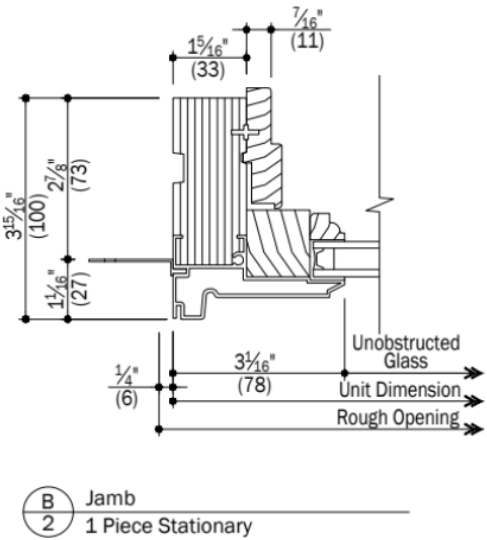
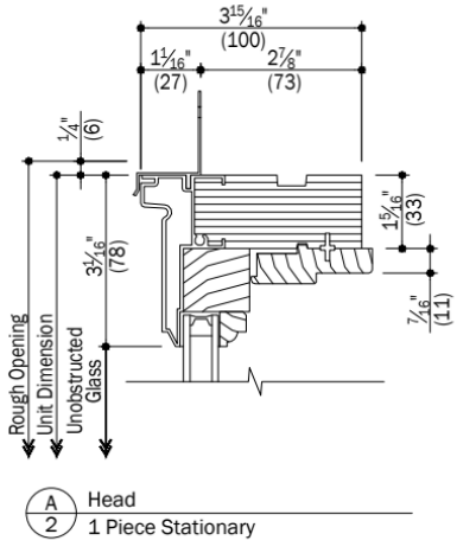
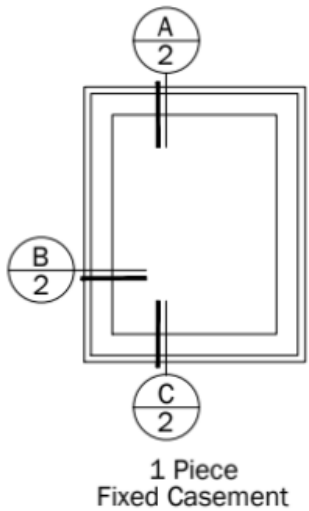


Proposed new frontage that honors the
memory of the place while projecting new
urban vitality.

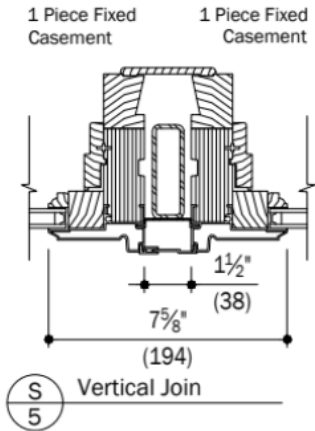


Andersen®
ARCHITECTURAL
COLLECTION

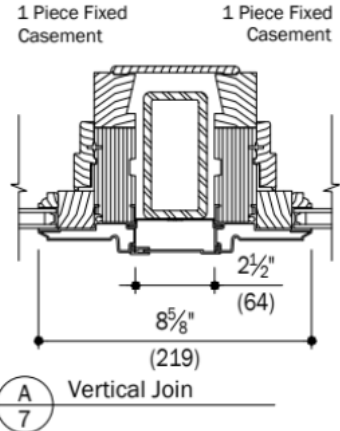
Casement & Awing field applied joins:



1"x3" Field applied steel reinforced join:



Vertical Join Section Detail Lookup Chart	Awning				
	Awning	Casement	French Casement	Stationary Casement	Auxiliary
Awning	J/5				T/5
Casement	K/5	M/5			U/5
French Casement		N/5	Q/5		V/5
Stationary Casement		L/5	P/5	R/5	S/5



Vertical Join Section Detail Lookup Chart	Awning				
	Awning	Casement	French Casement	Stationary Casement	Auxiliary
Awning	N/6				B/7
Casement	P/6	R/6			C/7
French Casement		S/6	U/6		D/7
Stationary Casement		Q/6	T/6	V/6	A/7



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HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 09/16/2025

Application Number: HDC2025-00596

APPLICANT & PROPERTY INFORMATION

NAME: Timothy Flintoff Jr.

COMPANY NAME: 4545 Architecture

ADDRESS: 2761 E. Jefferson Ave, Ste 302

CITY: Detroit

STATE: MI

ZIP: 48207

PROJECT ADDRESS: 4314 W. Vernor Hwy

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:

This application is not complete. Please provide the following:

- Detailed dimensioned drawing of proposed storefront system with material(s)
 - Note: although the concept drawing is appreciated, we need a detailed drawing of what is proposed, including what materials are to be used the the WHOLE storefront system, including the doors
- Window schedule, which includes...
- New windows design, operation, lite configuration, and dimensions
- Product information identifying the exact proposed replacement brick and colorway(s), including dimension of the brick
- Dimension of the existing historic brick (not the storefront infill brick)

TO PUT YOUR BEST FOOT FORWARD, THOUGH NOT NECESSARY FOR THE APPLICATION TO BE CONSIDERED COMPLETE:

- Narrative explaining why the decision was made to replace the whole brick facade

APPLICANT RESPONSE

Response Date: 09/23/2025



see attached revised submission

Architect of records:
Tim Flintoff

4545
architecture

Design Architect:

 Design
Think
Tank

4314
W Vernor

New
Facade



Preliminary
Proposal

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Current Photographs 1

Existing Conditions 2

Description of the project 3

Detailed scope of work 4

Brochure /cut sheets 5



Current Photographs Facades



South Facade
Front



Vernor St Scope

Existing Conditions

First Floor

2

Corner View

South & East Walls



South Facade
Front



The main objective of the new window design is to enlarge the opening and bring natural light into the space, creating a façade that provides continuity while improving ambience and enhancing the flow and alignment of historic elements.

The Project First Floor

Renovation Areas: New Window



The project incorporates a new steel structure to support the existing wall while replicating the proportions and details of the front façade window, using materials such as wood, glass, and matching paint finishes.

Front View South Wall



Detailed Scope of Work

First Floor

4

Proposal

Horizontal & Vertical Base



1. Structural Support
2. Façade Restoration & Continuity
3. Windows & Doors
4. Materials & Finishes
5. Cornice & Architectural Details
6. Street-Level Interventions
7. Integration with Context

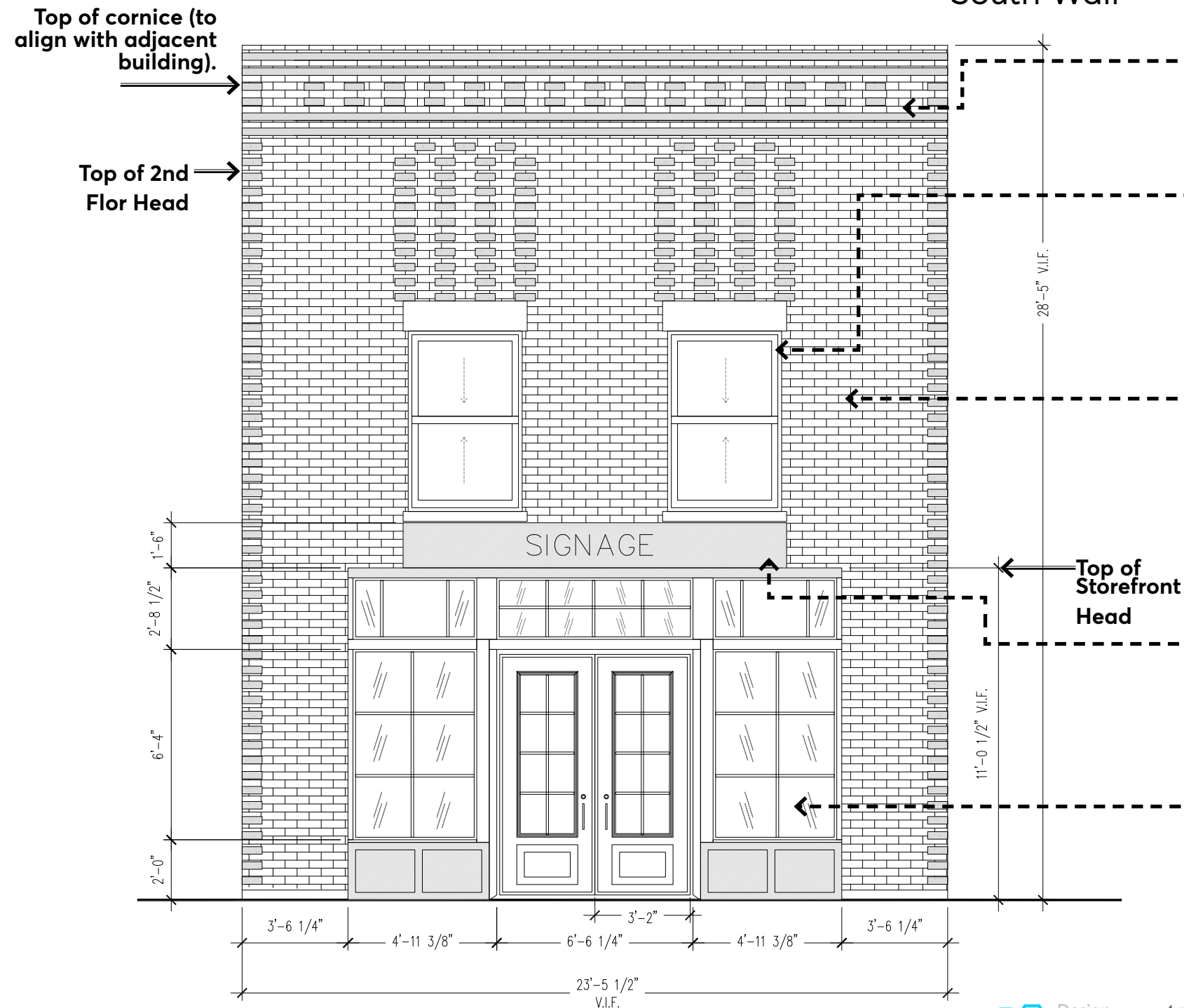
New Façade

Rendering



Detailed Scope of Work Facade

Front View South Wall



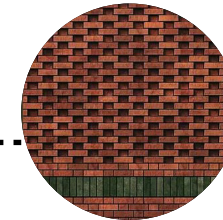
Cornice

- New cornice to replicate historic profile and dimensions.



Windows – Second Floor

- New windows Andersen E-Series, black finish.
- Dimensions to match existing openings (verify on site).
- Refer to window schedule for details.



Brick / Masonry

- Complete façade construction with new red brick.
- Brick type, size, and color to be confirmed per material board.



Signage

- New signage to be installed per historic district guidelines.
- Final layout and mounting details to be coordinated with façade elements.



Windows – Ground Floor

- New Andersen Architectural Series wood storefront windows, green finish.
- Dimensions to match existing openings (verify on site).
- Align with provided cut sheets.

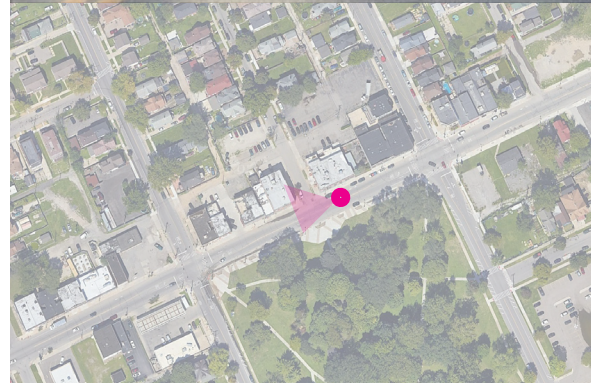
Detailed Scope of Work Site Strategy

4

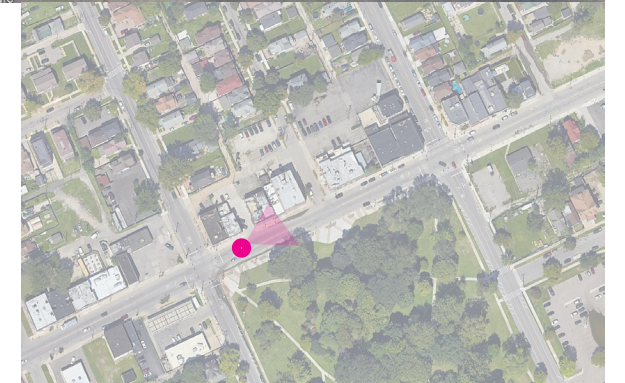
View looking West



View looking East



Proposed new frontage that honors the memory of the place while projecting new urban vitality.



Doors
Masonite Doors
3/4 Lite 6 Lite



3/4 Lite 6 Lite

Wood

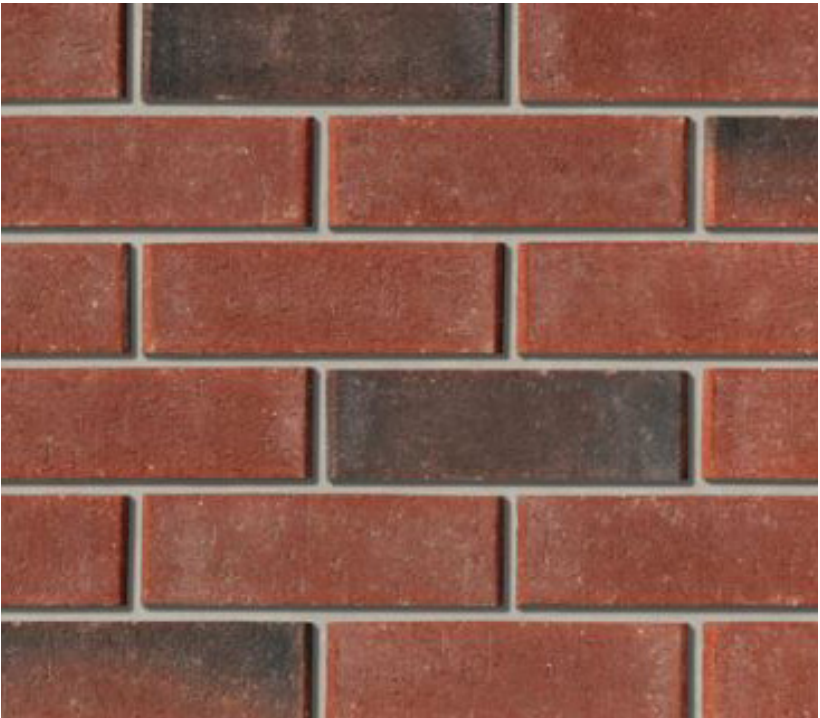
- Wood offers a natural, authentic style unlike anything else. Nothing compares to the beauty of natural wood.
- With more style options like wood species, panel designs, glass designs and sizes, wood doors are highly customizable.
- Available in a torrefied wood species and with Aquaseal technology that guard against water, moisture and the elements.



● Paint Color
#545942

Collection	Wood Stile and Rail
Construction	Wood Stile and Rail
Door swing	Inswing or Outswing
Door Handling ⓘ	Right or Left
Door type	Patio
Glass size	3/4
Finish	Stainable
Finish of Hinges	Silver
Available as a Masonite Performance Door System	No
Available as a fire-rated door	No
Available as an impact-rated door	No
Available as an ADA door	No
Available as an ENERGY STAR® door	No

Brick / Masonry
Brampton Brick
Old Chicago



RECOMMENDED USE	COMMERCIAL, RESIDENTIAL
STYLE	RANGE IN COLOUR
COLOUR CLASS	BLACK, RED
FINISH	VELOUR, ANTIQUE, TEXTURED
MATERIAL	CLAY
PRICE CLASS	STANDARD COLOUR

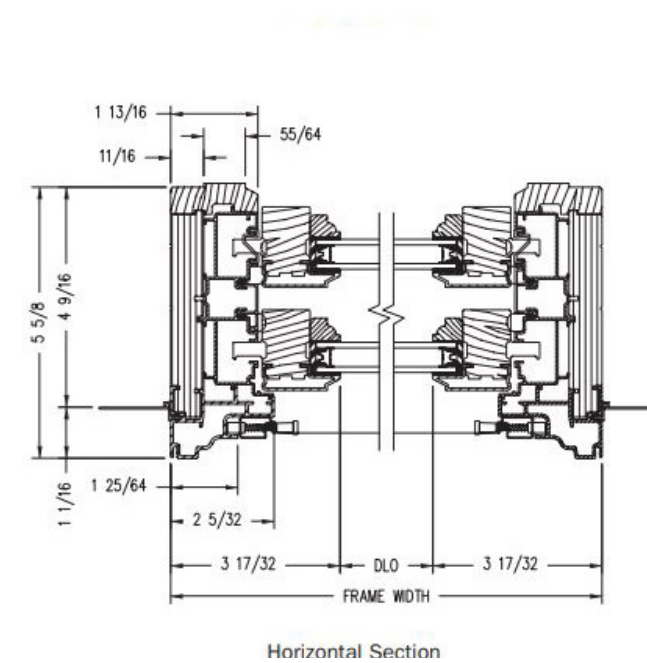
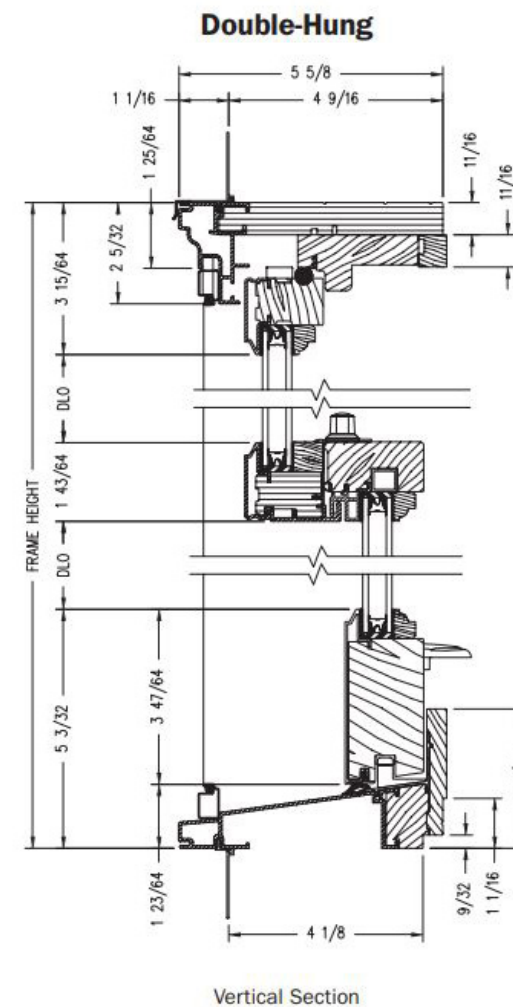
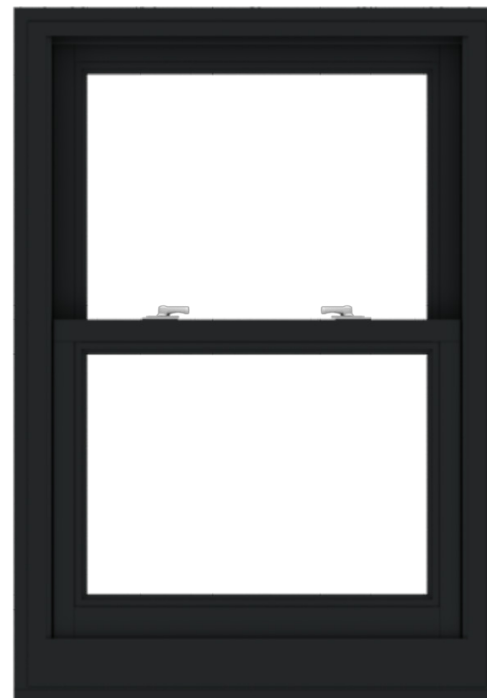
Stocked Sizes



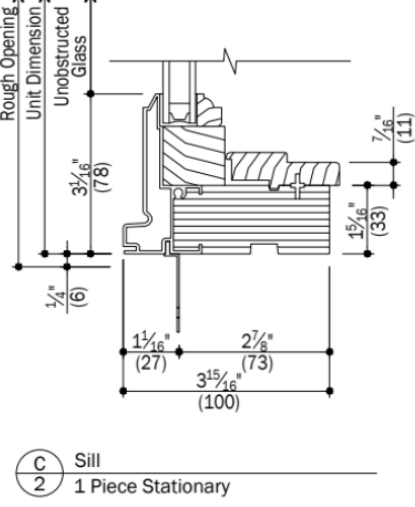
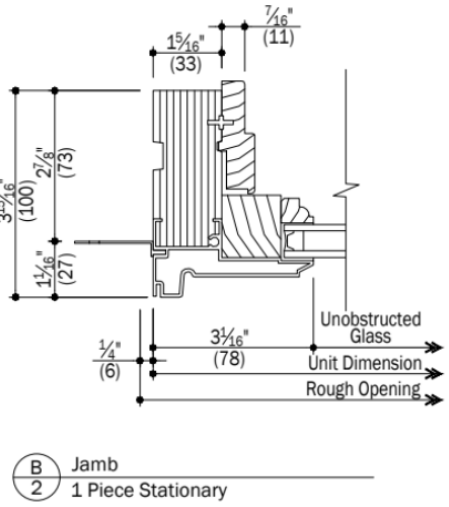
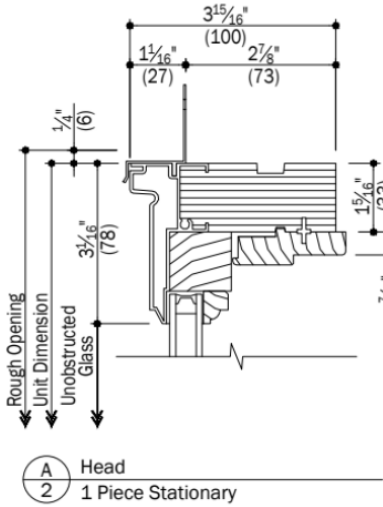
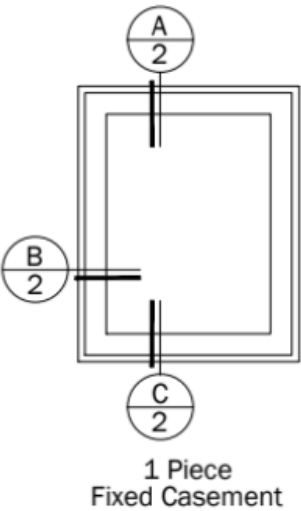
Premier Plus - 90 x 79 x 257 mm

LENGTH 257 MM (10 1/8")
HEIGHT 79 MM (3 1/8")
DEPTH 90 MM (3 1/2")
PER SQUARE FOOT 3.9
PER SQUARE METER 42

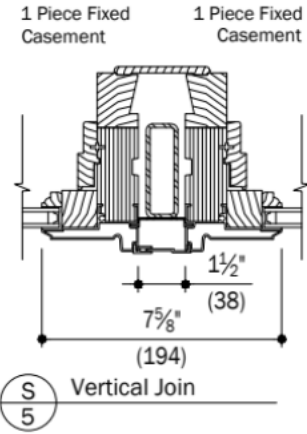
Windows Andersen Windows E Series Double-Hung



Windows
Andersen Windows
Casement & Awing

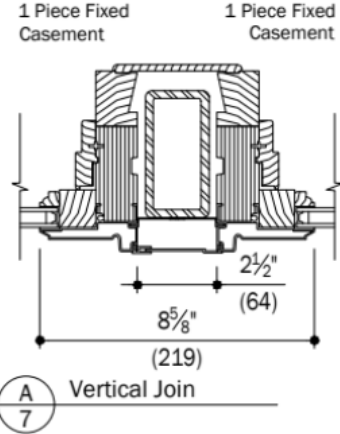


1"x3" Field applied steel reinforced join:



Vertical Join Section Detail Lookup Chart	Awning				
	J/5	M/5	N/5	Q/5	T/5
Awning					
Casement	K/5	M/5			U/5
French Casement		N/5	Q/5		V/5
Stationary Casement	L/5	P/5	R/5	S/5	A/6

2"x4" Field applied steel reinforced join:



Vertical Join Section Detail Lookup Chart	Awning				
	N/6	R/6	S/6	U/6	B/7
Awning					
Casement	P/6	R/6			C/7
French Casement		S/6	U/6		D/7
Stationary Casement	Q/6	T/6	V/6	A/7	B/7