

ADDRESS: 1760 VAN DYKE

APPLICATION NO: #22-8157

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: IRMA LOUISE HUNTER

OWNER: IRMA LOUISE HUNTER

DATE OF STAFF SITE VISIT: 12/2/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/22/2022

SCOPE: REPLACE WOOD WINDOWS WITH NEW VINYL WINDOWS

EXISTING CONDITIONS

The building located at 1760 Van Dyke is a 2-story home that was erected ca. 1905. The home features a hipped roof central/main mass with a projecting front-gabled wing at the primary elevation. Hipped-roof dormers with 1/1, double-hung wood windows top the roof. Windows are 1/1 wood and 1/1 vinyl, double-hung units. Although the dwelling is clad with faux brick/asphalt siding (insulbrick), it does display a number of distinctive decorative details which are associated with the Queen Anne style to include the cutaway bay window with pendant brackets at the primary elevation's first story, the pedimented gable end at the front elevation second story, deep wood eaves with carved wood brackets at the main roof, and eve returns with carved wood brackets at the front porch roof. The foundation wall and front porch are brick.



1760 Van Dyke, current appearance (staff photo taken 12/1/2022)

PROPOSAL

Per the submitted materials, the applicant is seeking approval to replace five existing 1/1 double-hung wood windows and trim with five new 1/1 double-hung vinyl windows. Specifically, the windows

proposed for replacement include the set of paired 1/1 wood windows at the front elevation second story, a single 1/1 wood window at the side north elevation second story, and two 1/1 wood windows at the rear elevation. See the below photos of the windows proposed for replacement. The applicant has stated that the windows proposed for replacement are “too old to be repaired.”

The following are photos of the five windows proposed for replacement (provided by applicant):



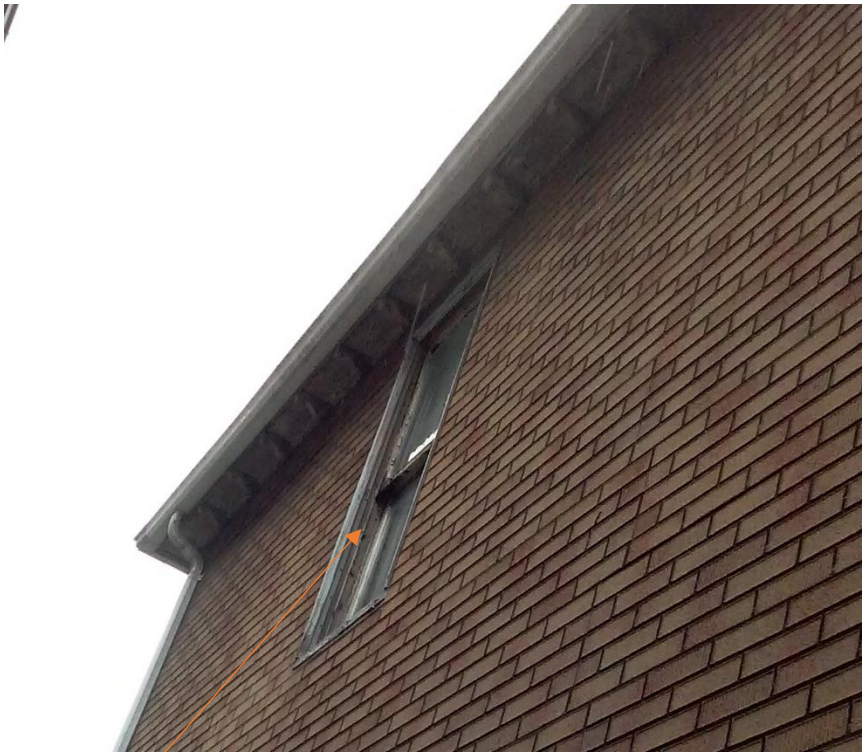
Rear elevation



Rear elevation



Front elevation



Side elevation

STAFF OBSERVATIONS AND RESEARCH

- Per the submitted documentation, the applicant contracted with Hansons Windows to replace “approximately 10” wood windows with new vinyl windows at the home in 2017. A review of Detroit building department records indicates that a permit was issued for the work. However, the building department did not forward the application to the HDC for review and therefore the work did not receive a Certificate of Appropriateness prior to the issuance of the permit. HDC staff therefore reached out to Detroit building department staff to inquire re: why a permit was issued for this work without HDC review and/or approval. Detroit building department staff noted that the 2017 vinyl window permit application “...was a Mail-In application that wasn't flagged as Historic, and it appears that the Permit was issued, however no inspections were performed so we can't verify whether the work was performed or completed. There wouldn't have been a referral to HDC through the Mail-In process at that time because we hadn't set it up for that, and I believe that's a strong contributing factor for why we abandoned the Mail-In without review process.” Note that these 10 vinyl windows **are not** included in the current scope of work which is under review.

ISSUES

- The five wood windows and associated trim proposed for replacement are distinctive character defining features at the home and it appears that they are not deteriorated beyond repair. As the home is clad with asphalt shingles and several wood windows have been replaced with vinyl units, it is staff's opinion that all remaining historic-age features (to include the five windows proposed for replacement) should be retained or replaced in kind when necessary in order to forestall any further diminution of the home's historic character.

RECOMMENDATION

Recommendation - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

HDC staff recommends that the Commission issue a Denial for the proposed project because the work does not conform to the district's Elements of Design and does not meet the Secretary of the Interior's Standards, in particular Standards #:

- 2.) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5.) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.*