

**STAFF REPORT: JULY 9, 2025 MEETING**  
**APPLICATION NUMBER: HDC2025-00404**  
**ADDRESS: 1760 WABASH**

**PREPARED BY: A. DYE**

**HISTORIC DISTRICT: CORKTOWN**  
**APPLICANT: TIM FLINTOFF, 4545 ARCHITECTURE**  
**PROPERTY OWNER: DETROIT DEVELOPING PROPERTIES LLC**  
**DATE OF PROVISIONALLY COMPLETE APPLICATION: JUNE 16, 2025**  
**DATE OF STAFF SITE VISIT: JULY 8, 2025**

**\*Revised - 07/08/25, per site visit and submission of samples of wood siding**

**SCOPE: REPLACE SIDING, INSTALL ALUMINUM-CLAD WOOD WINDOWS (WORK COMPLETED WITHOUT APPROVAL)**

### **EXISTING CONDITIONS**

The dwelling was erected ca. 1889 and the rear addition erected in 2024 ([HDC2024-00031](#)). New lap siding on each side of the house was installed within the last year, and historic details and some window openings were altered, including the removal of one window opening in the front gable. The majority of window openings have recently installed aluminum-clad windows. All these work items were completed without HDC approval, and an application to retain the existing siding and windows was reviewed at the June 2025 meeting; the Commission issued a Notice of Denial for the work ([HDC2025-00274](#)).



*Façade and south-side walls. HDC staff photo, May 29, 2025.*

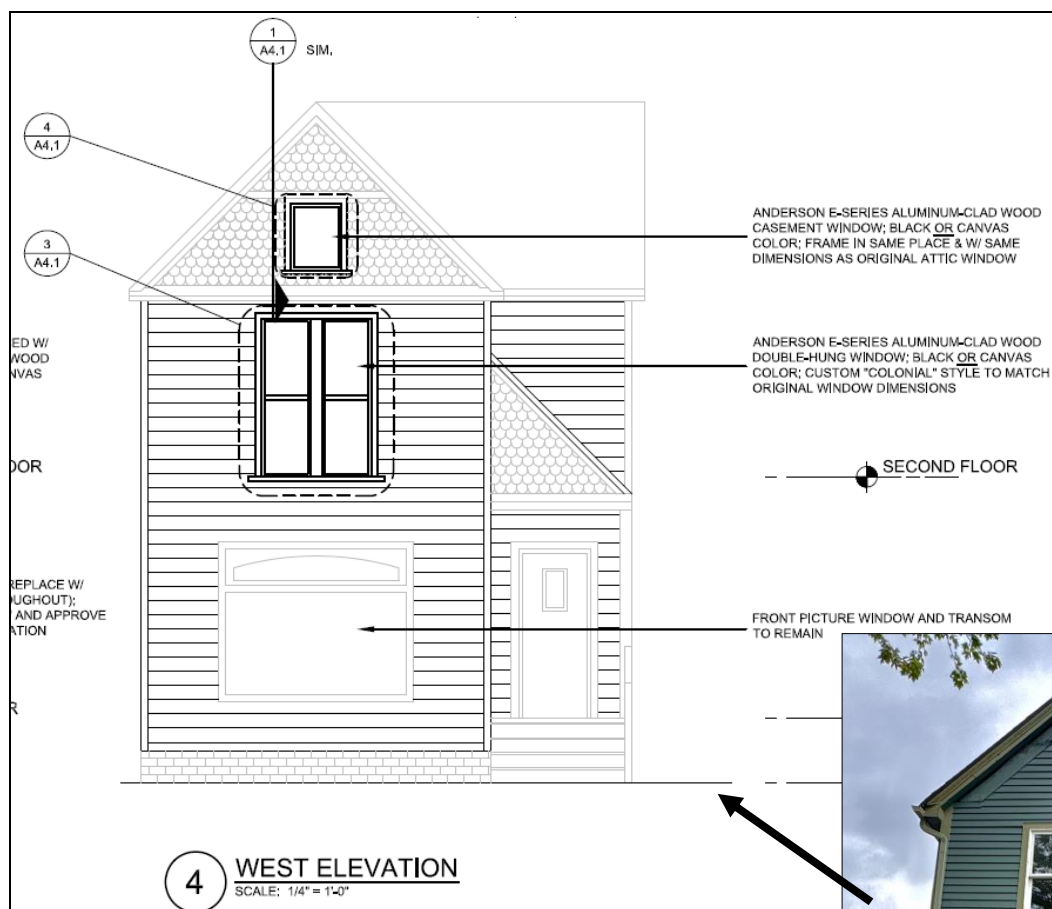


### **PROPOSAL**

Per the submitted drawings and documents, the applicant proposes the following:

- Replace all existing aluminum-clad double-hung windows (manufacturer unknown) on the house (with exception of the façade, first floor undivided window) with Anderson E-series aluminum-clad double-hung wood, one-over-one windows.

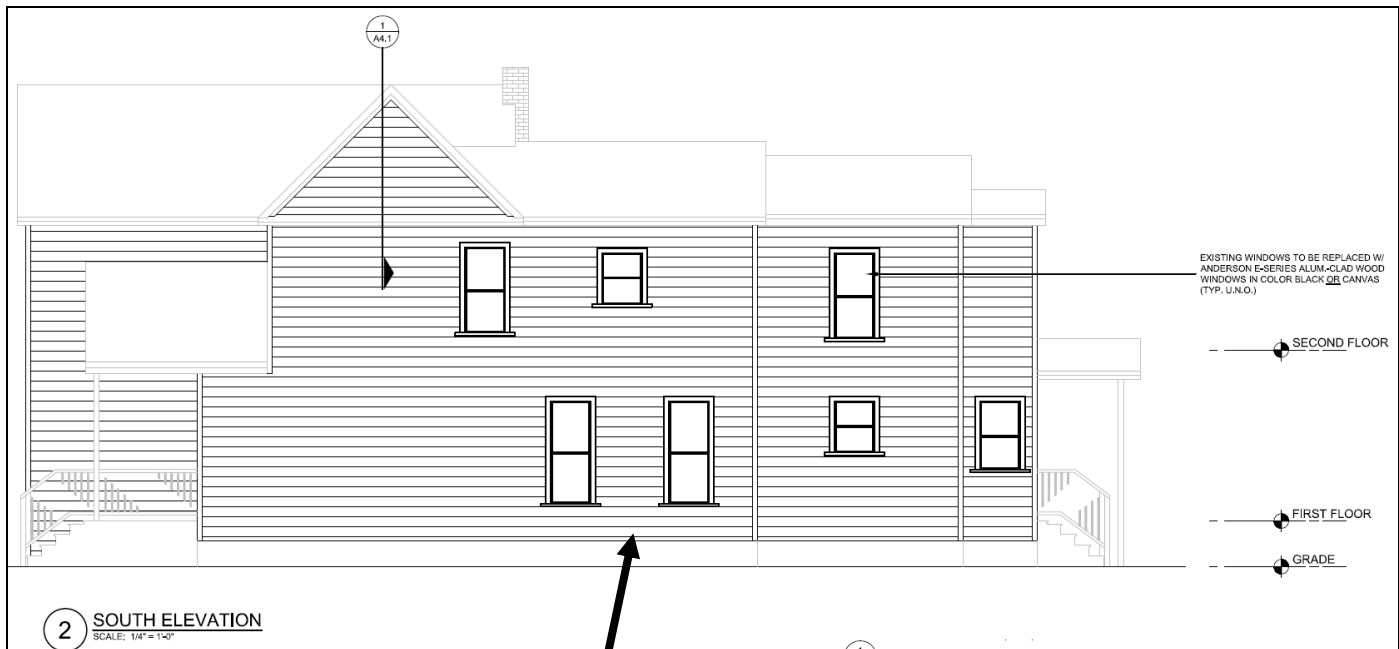
- New window opening centrally placed in front-facing gable, to reestablish the historic window opening that had been covered/removed without HDC approval.
- Resize the double-hung window opening at the second floor front of house, to match the location and size of the historic window opening and central mullion.
- Build out wood window casings, compatible with the design and dimensions of the 19<sup>th</sup>-century window casings that were removed without approval. **Trim: 3.5" pine - eastern white or western yellow, grade: clear. Siding will be field primed and painted.**
- Remove recently installed wood lap siding and install new wood siding. **Details and sample of new siding to be reviewed at a site visit scheduled for Tuesday, July 8. New siding: 7.25" beveled profile, western red cedar siding, grade: vertical grain clear. Overlap installation will retain a 4-1/2" exposure. Siding will be field primed and painted.**
- The applicant's drawings depict the dimensional changes proposed for the existing window openings on each wall of the dwelling, as well as the re-established façade gable window opening. Compatably dimensioned/profiled wood window casings and mullions are also shown detailed on the drawings.



*Applicant drawing, facade.*

*Right: Existing conditions. Staff photo, May 2025.*

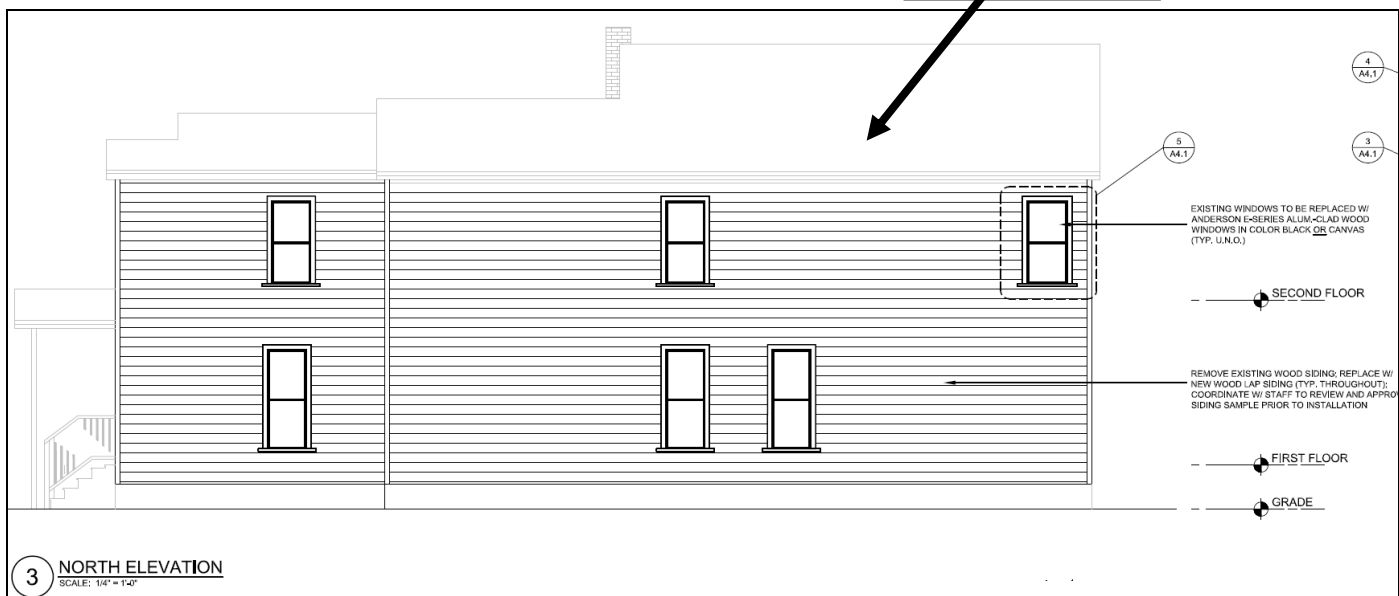




Above: Applicant drawing of south-side wall.

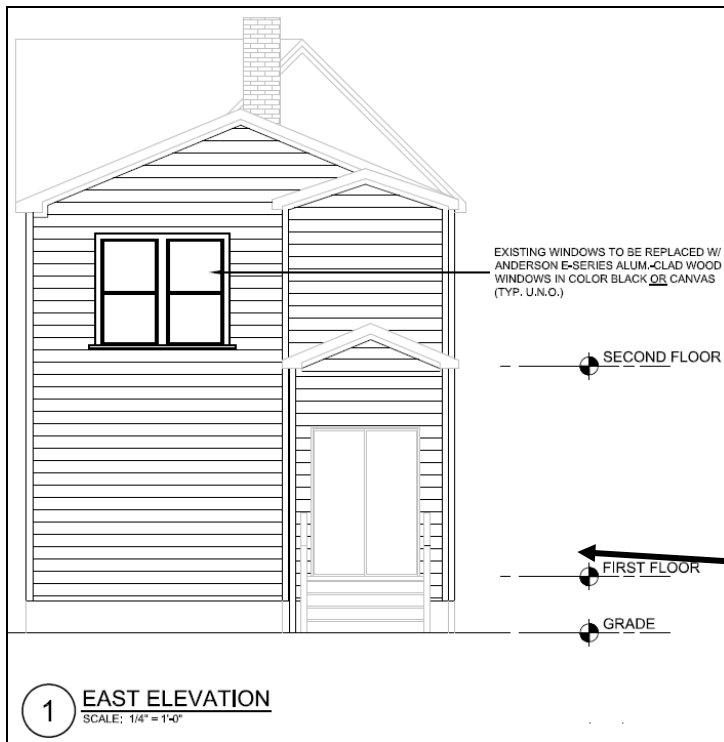


Above: Existing conditions of south-side wall. Staff photo, May 2025.  
Right: Existing conditions on north-side wall. Staff photo, May 2025



Applicant drawing of north side wall.





*Applicant drawing and existing conditions photo, rear elevation.*

## STAFF OBSERVATIONS AND RESEARCH

### Windows

- The photos below depict conditions prior to the recently completed work. Comparing the photos of the two dominant and fully visible walls of the dwelling with the current drawings show the alterations proposed within this application will reclaim the dimensions and proportionality of the historic window openings and window casings.



*Façade and south side walls. Staff photos, February 2024.*

- It is staff's opinion that the proposed windows are an adequate replacement product, and the window sash offers a dimensionality that is compatible for this dwelling.
- Staff will request specifications on the selected glass and windows screens to confirm the windows will retain

transparency, which is a character-defining feature of this 19<sup>th</sup> century house.

#### Wood Siding

- The applicant ordered samples of wood siding that have a traditional clapboard profile. ~~The applicant expects to receive them after the 4<sup>th</sup> of July holiday and has tentatively scheduled a site visit with HDC staff on Tuesday, July 8.~~ The samples ~~will be~~ were compared in-situ against the existing siding to confirm the new wood siding will be an adequate and compatible material in dimension, profile and surface finish, replacing the current wood siding that was denied by the Commission at the June 11, 2025 meeting (HDC2025-00274).
- ~~Staff will update this staff report upon completion of the site visit.~~ At the July 8<sup>th</sup> site visit, the applicant supplied 5.25" and 7.25" wood siding samples. Staff reviewed the two options against the existing siding. The taller/wider beveled siding will allow for a sufficient overlap (to allow the placement of nails to be far enough from the top edge of each piece to reduce the chance of the wood splitting) while retaining a 4.5" exposure. While staff doesn't have a documented dimension of the historic siding that was removed, the 4.5" exposure, along with the beveled profile (the existing siding is flat, with a uniform thickness) will create a compatible appearance and shadow line to the siding that was removed without approval.



*Profile of proposed beveled cedar siding with 4.5" exposure and overlap shown. Staff photo, July 8, 2025.*





*These photos show the variation of surface finish of the planed wood siding in comparison with the smooth surface of the proposed cedar siding. Staff photo. July 8, 2025.*



## ISSUES

- Staff does not have any issues with the proposed windows.
- ~~Staff will update this section, if needed, should HDC staff have concerns with the proposed wood siding upon conclusion of the July 8<sup>th</sup> site visit.~~ Staff does not have any issues with the proposed wood siding.

## RECOMMENDATION

### Section 21-2-78, Determinations of Historic District Commission

#### **Recommendation 1 of 1, Certificate of Appropriateness – New wood siding and windows**

Staff recommends that the installation of new windows as proposed will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the condition that:

- Specifications for glass and screens will be submitted to staff for review, confirming transparency of the window openings will be retained.
- The final window order will be submitted to staff for review.
- The drawings will be updated to list the previously approved paint colors for the wood siding and window trim/casings, as well as the dimensions and installation specifications for the 7.25" western red cedar siding.