



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.





















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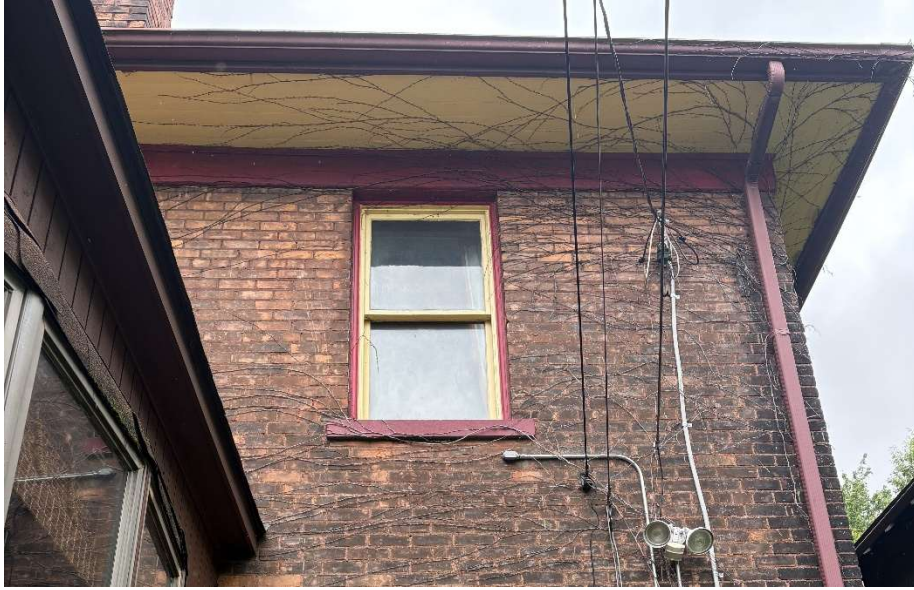
8 and 7



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