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**[EXTERNAL] Re: Windows at 4011 Tyler--an update and a request for more information**

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**From** charles smith <chucksmith352@gmail.com>

**Date** Tue 9/2/2025 7:16 PM

**To** Ellen Thackery <ellen.thackery@detroitmi.gov>

Two of the four windows are wrought iron that do not seal and lock due to rust. The remaining two are wooden with poor insulating quality.

Sent from my iPhone

On Aug 22, 2025, at 10:59 AM, Ellen Thackery <ellen.thackery@detroitmi.gov> wrote:

Hello.

Your application to replace four windows at your home is scheduled to be heard at the Detroit Historic District Commission meeting on **9/10/25 at 4:30 PM**.

This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.**

Historic District Commission Meeting Details:

Wednesday, 9/10/25 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone): 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).

Also, as I prepare the report for your project, I may ask you to clarify specific details of your application or to supply additional information. The Commission uses the Secretary of the Interior's Standards for Rehabilitation to review submitted proposals and those Standards require that where historic windows are present, they are required to be repaired before replacement can be considered. If they are beyond repair, then replacement is considered and the question then focuses on compatible replacement. In this case, I note as part of my

preliminary review that the photos of the windows provided don't seem to show the condition of the windows in detail. One window has a blind partway down in front of it, so **if additional pictures could be shared, without that blind lowered and that show window conditions in detail for the windows proposed to be replaced, it would be good to share those. Your application will be reviewed as it is, but more detailed photos showing deterioration of the windows could strengthen your application.** I also note that **vinyl windows are not typically approved in the historic district, and the commission will be considering how closely the proposed product matches the original in design, color, texture, and materials.**

The staff report is typically available the Monday prior to the Wednesday meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website at <https://detroitmi.gov/government/commissions/historic-district-commission> (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative that you read the staff report completely prior to the meeting. Please email me should you have any questions or concerns. Thank you.

Ellen

## **Ellen Thackery**

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

✉️ [ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)

**Michael E. Duggan, Mayor**

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