



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/21/2025

Application Number: HDC2025-00522

APPLICANT & PROPERTY INFORMATION

NAME: Irma Louise Hunter (Being submitted by her son, Quintin) **COMPANY NAME:** N/A

ADDRESS: 1760 Van Dyke St **CITY:** Detroit **STATE:** MI **ZIP:** 48214

PROJECT ADDRESS: 1760 Van Dyke

HISTORIC DISTRICT: West Village

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:

- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule
- Label the interior window photos to coordinate with the window schedule

PLEASE NOTE: As the proposed window and siding replacement does not match the existing wood windows/siding in-kind,* staff cannot approve this request administratively. To proceed, the proposal must be revised to match the existing elements in-kind,* or the application will need to be reviewed by the Commission at one of its regularly scheduled public meetings.

Additionally, vinyl is very rarely an approved window or siding material, as the Commissioners regularly denies vinyl window and siding installation. You may want to provide alternative material or use the same material (ex: replica wood siding, aluminum-clad wood windows, etc) for your project.

* "In-kind" is defined as faithfully reproducing original, historic, or documented character-defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

APPLICANT RESPONSE

Response Date: 08/26/2025



Good Evening

I am not quite sure why you would request additional pictures if you have already made up your mind to reject the application. That notwithstanding, I have indulged your request by attaching pictures that show the affected sides. As I have previously stated, the outer exterior of the house is faux brick, which I do not believe is a material that is in production anymore. The wood under the faux brick is rotted; I do not think it is feasible to replace a rotted material with a similar material that will probably rot in a few years; the same concept applies to the windows. As far as the historic aspect of it, I see structures within a 1-mile radius that are far from historic looking (cargo stacked apartments, anyone?). I'm guessing the developers of those "historic" projects probably made a better case than I have to get their projects approved. With all that being said, you now have the additional information that was requested. Please advise if further details of the project are needed.

Regards,
Quintin Hunter









