

July 21, 2021

NOTICE OF DENIAL

John P. Biggar
studiozONE, llc
350 Madison, 4th Floor
Detroit, MI 48226

RE: Application Number 21-7360; 1321 Labrosse; Corktown Historic District

Dear Mr. Biggar:

At the regular meeting held on July 14, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a Notice of Denial for the below outlined items which is effective as of July 21, 2021. Specifically, the Commission reviewed the permit for the below-described work, and determined that it *does not* qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation, specifically Standards:

- 2) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Scope of Work:

Installation (completed without approval) of three vinyl windows, one glass block window, and the removal of two window openings.

Front Elevation

- Removal of two window openings: first story, small double-hung window adjacent front door; second story window opening above front porch.

West Side Elevation

- Removal of one historic, wood double-hung window on the second story, and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white.

Rear Elevation

- Removal of one historic, wood double-hung window on the second story (far left), and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white
- Removal of one historic, wood double-hung window on the first story, resizing of opening, and installation of one vinyl awning window, clear glass, color: white
- Removal of one historic, wood double-hung window on the second story (far right), and installation of glass block.

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-1762

Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the Michigan Department of Attorney General. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665
F: 517-335-3088
Email: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact Pamela Parrish, Counsel for the Commission at (313) 686-6005.

For the Commission:



Audra Dye
Staff, Detroit Historic District Commission

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

June 21, 2021 REV July 5, 2021, REV July 8, 2021

Jennifer Ross
City of Detroit Historic Commission
2 Woodward Avenue
Detroit, Michigan 48226

RE: 1321 Labrosse Street – Application Number 19-6555

Dear Jennifer:

Please accept the information detailed below, the attached supporting information, photographs, plans and elevations plus the completed HDC application with regards to (3) windows which are different from the original Certificate of Appropriateness granted on December 4, 2019.

Detailed Photographs: See attached photographs.

Description of Existing Conditions:

Identified on the Plans and Elevations are (3) windows, A, B, and C which differ from the original, proposed reuse of the existing windows.

It should be noted, that parts and pieces from Windows A & B were salvaged and used to replace missing parts for the windows and sashes at the front of the house facing the street so the house could present a true historic presence on the street. Ultimately, there were (2) windows openings, identified as A & B which did have sashes that fit the window frames and there were not enough components left to try and recreate the sashes so they would fit properly.

Window A – This is on the 2nd Floor, on the side of the house, facing west, towards the neighbors side of the house. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening.

Window B - This is on the 2nd Floor bedroom at the top of the stairs, facing the rear of the property. The same conditions apply. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening.

Window C – This is on the rear of the house, 1st Floor in what was the kitchen. The only item that remained were an upper sash and part of the window frame. This window had experience an extreme amount of wood rot. The height of the existing window above the floor was too low and would have place the window below the countertop height, behind the base cabinets in the kitchen. We replaced the double-hung with a single window, placing the bottom of the window right above the countertop and the top of the window generally matches the top of the adjacent door.

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

Window D – This window is on the rear of the house, in the bathroom at the shower/bathtub. The window was severely deteriorated from the moisture of the bathroom and the homeowner did not want to have a vision window into the house. She requested it be changed to glass block.

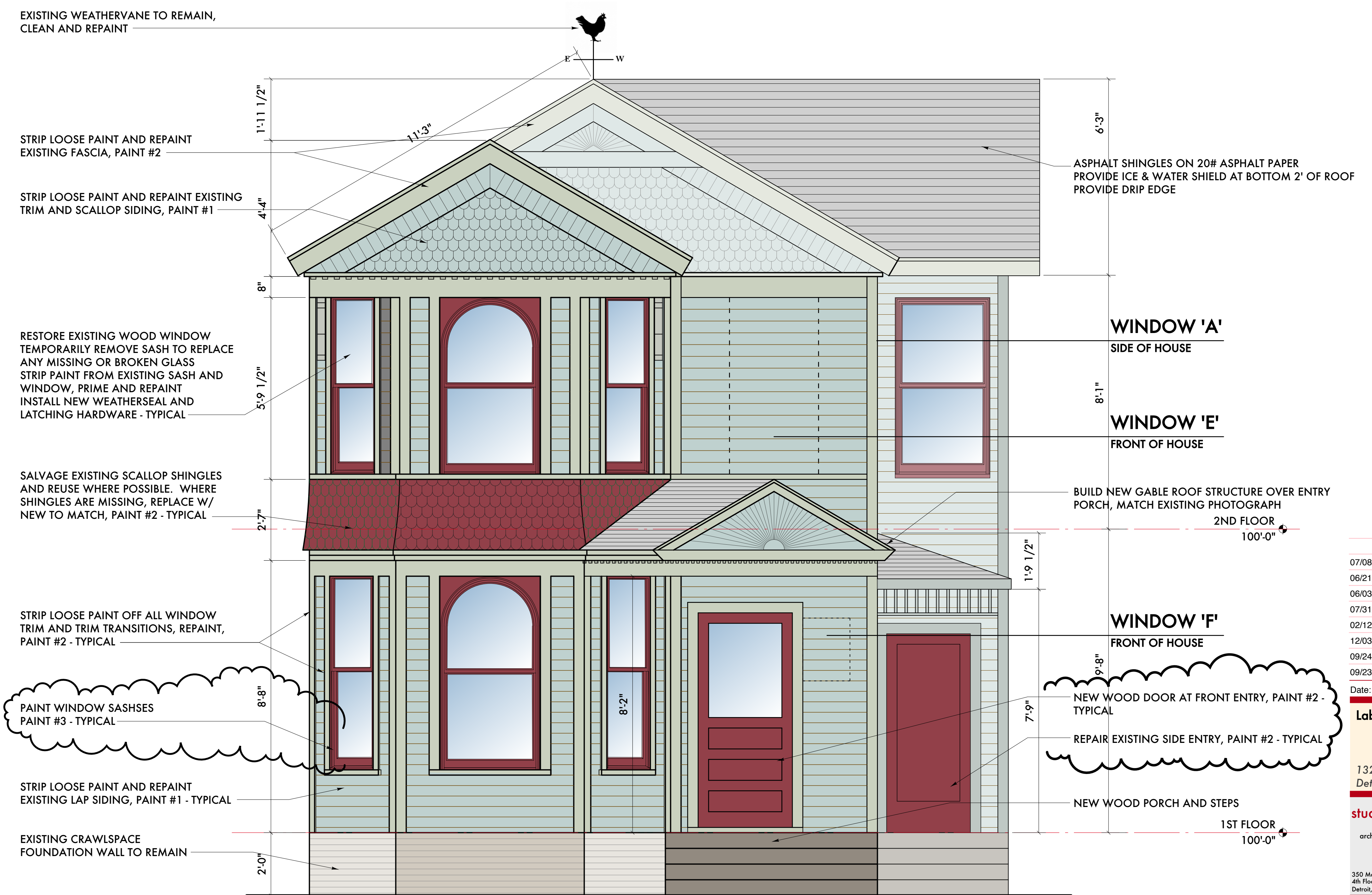
Window E – This opening was boarded over the interior and exterior of the house. When the plywood was removed on the exterior and the finishes on the interior, whatever window opening may have been there at one time is long since gone. The opening had been framed and infilled, there were not any window frames or any other elements of the window left. Instead of putting plywood back, we used the same wood siding to frame over the entire face of the house.

Window F – This was the former window installed next to the door. The original idea was to put this window back but after reviewing the window, an aluminum, single lite (non-insulated" window that was not historic to the original windows, we decided to not reinstall this window. The damaged caused to the interior sill by the sweating of the window was repaired, the exterior boarded over with the wood siding and the interior covered with gypsum board and painted.

Description of the Project: These windows were part of a much, larger renovation of the existing house. The existing house was in horrible condition, even without a furnace relying on a wood stove for heat. The house interior had significant structural damage including a large hole in the floor and framing in what is now the dining room as well as a large hole in the floor in the kitchen below what is referred to as window C. Additionally, the house did not have foundations below the frost line causing structural issues. All of these structural repairs were made. The front of the house was faithfully restored to include extensive rehabilitation of the existing windows. Missing scallops on the façade were replaced and the front porch rebuilt.



B EXISTING LABROSSE ELEVATION
 SCALE: 1/2" = 1'-0"
 0' 5' 10' 20' 40'



A PROPOSED LABROSSE ELEVATION
 SCALE: 1/2" = 1'-0"
 0' 5' 10' 20' 40'

PAINT SCHEDULE:
 PAINT #1 - B:10 GRAYISH GREEN, MS: 10G 5/2
 PAINT #2 - B:16 LIGHT GRAYISH OLIVE, MS: 75Y 6/2
 PAINT #3 - A:9 MODERATE REDDISH BROWN

NOTE: ALL COLORS REFERENCED ARE CITY OF DETROIT HISTORIC COMMISSION "COLOR SYSTEM B" MS = MUNSELL STANDARD

07/08/21	Historic Commission Hearing
08/21/20	Historic Commission Hearing
08/03/20	Historic Commission
07/31/20	Paint Revision
02/12/20	Permit Revisions
12/03/19	Permits
09/24/19	Historic Commission
09/23/19	Historic Commission
Date:	Issued For:

Labrosse Residence

1321 Labrosse Street
 Detroit, Michigan 48226

studioONE : DETROIT
 architectural | urban | interior DESIGN

350 Madison Avenue 313.549.2790 [p]
 4th Floor g@studioone.com
 Detroit, Michigan 48226 studioonedetroit.com

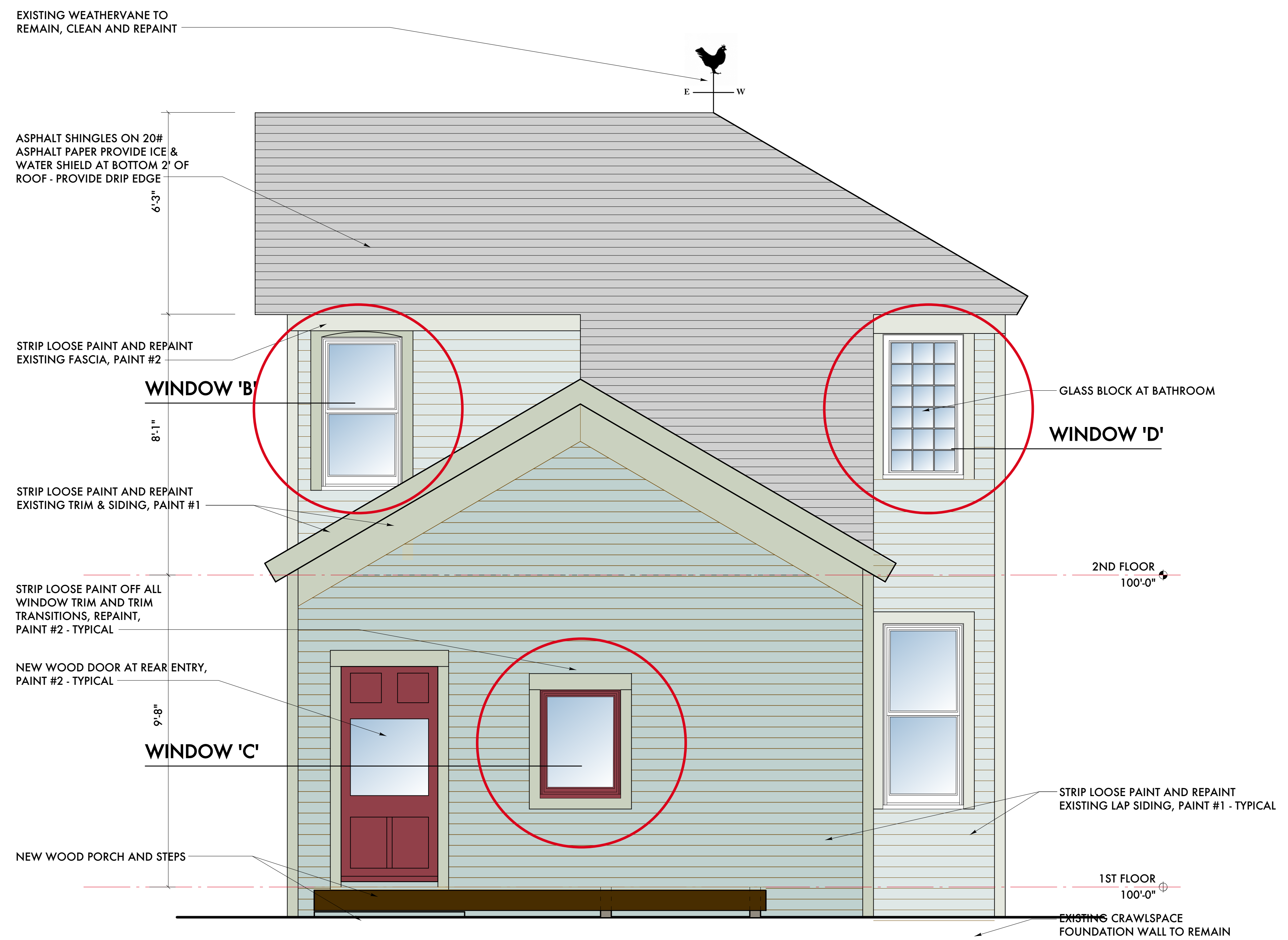
Project Number: 2019-
 Sheet Title:
ELEVATION

Sheet Number:
A5.10

© 2019 studioONE, llc



D EXISTING REAR ELEVATION
 SCALE: 1/2" = 1'-0"
 0' 5' 10' 20' 40'



NOTE: REUSE EXISTING FOUNDATIONS AT FORMER PORCH

C PROPOSED REAR ELEVATION
 SCALE: 1/2" = 1'-0"
 0' 5' 10' 20' 40'

PAINT SCHEDULE:

PAINT #1 - B:10 GRAYISH GREEN, MS: 10G 5/2
 PAINT #2 - B:16 LIGHT GRAYISH OLIVE, MS: 75Y 6/2

NOTE: ALL COLORS REFERENCED ARE CITY OF DETROIT HISTORIC COMMISSION "COLOR SYSTEM 'B'"
 MS = MUNSELL STANDARD

07/05/21	Historic Commission Hearing
06/21/21	Historic Commission Hearing
06/03/21	Historic Commission
12/03/19	Permits
11/12/19	Historic Commission
Date:	Issued For:
Labrosse Residence	
1321 Labrosse Street Detroit, Michigan 48226	
studioONE : DETROIT	
architectural urban interior	DESIGN
350 Madison Avenue 4th Floor Detroit, Michigan 48226	313.549.2790 [p] jg@www.house.com studioonedetroit.com

Project Number: 2019-

Sheet Title:

REAR ELEVATION

Sheet Number:

A5.11

© 2019 studioONE, llc























Tuesday, May 31, 1983

Accent: 222-2480 / Classifieds: 977-7500 / Home Delivery: 222-2600



NEWS PHOTOS / CHARLES V. TIME

Above: a lineup of Victorian, Italianate and Queen Anne homes in Corktown. At left: a turreted Romanesque revival home perks up Woodbridge.



Corktown Historical Society

August 26, 2013 · 🌐

This photo of 1315, 1319, and 1321 Labrosse appeared in the Detroit Free Press in May of 1983. It is from a sampling of

As the article shows, the newspaper clipping below from 1983 there was never a window above the front entrance. I don't know what the previous owner was intending to do by trimming it out and installing the plywood on the exterior but a window was never installed.

John P. Biggar, PA, AIA, NCARB