

8/21/2024

NOTICE OF DENIAL

Matias Alaniz
3801 S. Ocean Drive
Hollywood, FL

**RE: Application Number HDC 24-00373; 1667 Edison; Boston-Edison Historic District
Project Scope: Install vinyl windows, siding, soffits and fascia; install aluminum
trim**

Dear Applicant,

At the Regular Meeting that was held on 8/14/2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 8/21/2024, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *At the house, replace historic wood windows with new vinyl units with aluminum trim and install vinyl siding at dormer front and side walls*
- *At the garage and house, install new vinyl soffits and fascia*
- *At the garage, install vinyl siding*

The reasons for the denial/the above-listed work is inappropriate for the following reasons:

- Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
- Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
- The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
- Vinyl also lacks rigidity and can expand and contract more greatly than wood. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The original windows were distinctive 4/1 units. The applicant is proposing to add 4-lite grids to the top sash of the front façade windows. However, this does not account for the windows at the side and rear. Also, staff questions how long the grids would remain in place as this work would involve an after-market repair.
- The windows at the dormers are single or double hung and therefore do not match the operation of the original casement windows that were replaced without approval

- Regarding the vinyl siding at the dormers, house walls, and garage walls; the vinyl soffits installed at the main roof and the roofs of the porches, dormers, and garage
- Vinyl is not an appropriate replacement product for siding and/or soffits as it does not match the surface texture, reflectivity, finish, edge details, and at times width and reveal, of the original wood elements.

The proposed work items therefore fail to meet the Secretary of the Interior's Standards, specifically Standards:

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

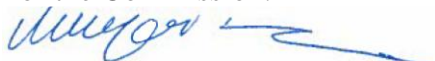
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed 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

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission