

August 19, 2020

CERTIFICATE OF APPROPRIATENESS

Eleanor Oakes and Hal Stanton
869 Longfellow
Detroit, MI 48202

RE: Application Number 20-6791; 869 Longfellow, Boston-Edison Historic District

Dear Ms. Oakes and Mr. Stanton:

At the regularly scheduled meeting held virtually on August 12, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of August 19, 2020.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Removal of 10 (ten) wood, one-over-one, double-hung windows and the installation of 10 (ten) wood, aluminum-clad, one-over-one, double-hung windows.

- Eight windows are on the front elevation (all those on the first and second floor),
- Two windows are on the side/west elevation closest to the front of the house (first and second floor).
- The new windows will be Pella, Architect Series, Traditional Double-Hung Window, Aluminum-Clad Exterior. Cladding color will match B:8 Grayish Brown (color system C0).

With the following conditions:

- The existing brick mould will be retained; it will not be covered with coil stock.
- The applicant shall provide HDC staff with the final specifications prior to initiating the work and staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Audra Dye
Staff
Detroit Historic District Commission



HDC Staff Photos, 7/31/20





HDC Staff Photos, 7/31/20



**PART 2:
PICTURES OF WINDOWS TO BE REPLACED**

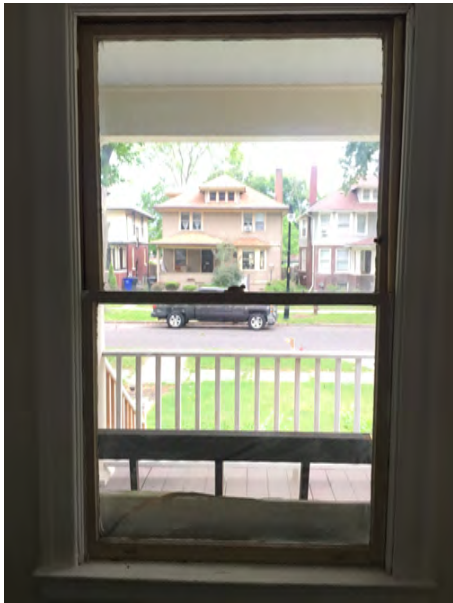
Reference Images



Window 1:



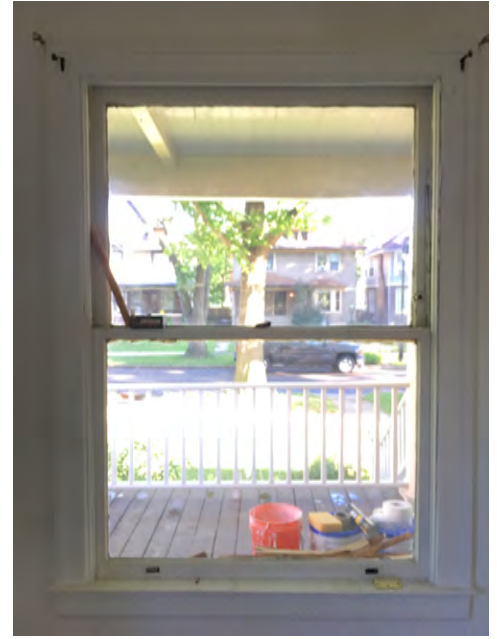
Window 2:



Window 3:



Window 4:



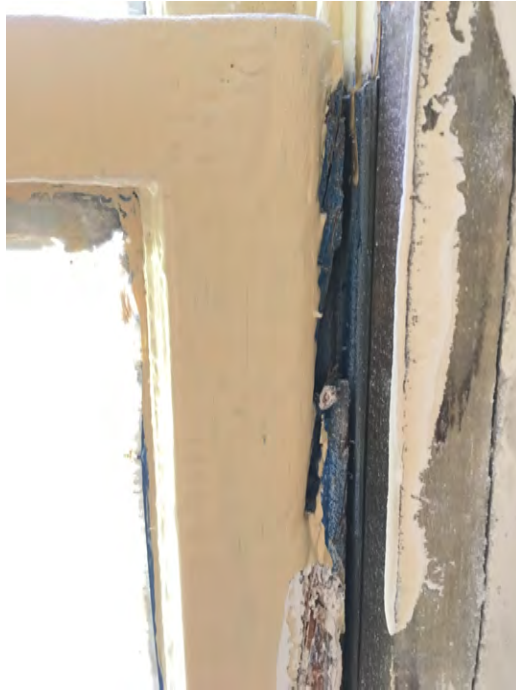
Window 5:



Window 6:



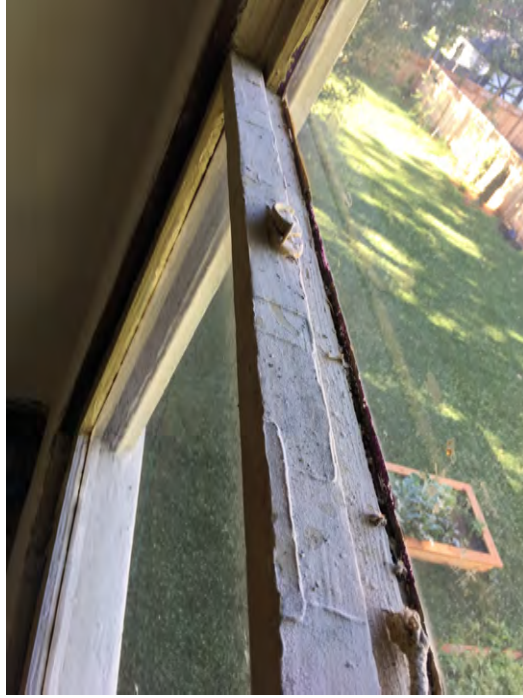
Window 7:



Window 8:



Window 10:



Window 9:



PART 3:

Comparison of Measurements:

****Please note, only sashes are to be replaced. Original trim will remain intact.****

Existing Windows:
Wood Double-Hung
Overall window size: 33" wide x 69" high
Glass pane size: 29" x 31" each

Proposed Windows:
Wood Double-Hung
Overall window size: 33" wide x 69" high
Glass pane size: 28" x 30" each



Profile Drawings + Specs:

See attached pages for profile drawings and elevation views.



Special Size Frame Dimension¹

Sash configuration	Vent-equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (889)	42-1/4" (1 073)	17" (432)
Tallest Unit Frame Size	96" (2 438)	81" (2 057)	71" (1 803)
Unit Frame Width Range	14" to 48" (533 to 1 219)	21" to 48" (533 to 1 219)	17" to 59" (432 to 1 499)

Opening Dimensions

Clad exterior units:
Dimensions shown in standard size tables are rough opening dimensions.

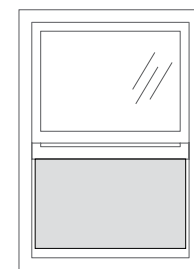
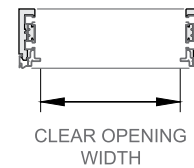
Wood exterior units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with HurricaneShield® impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Equal Sash Only

	Vent Units	Fixed and Transom Units
Visible Glass	Width = Frame - 5.75" Height ₂ = (Frame - 8.1875") ÷ 2	Width = Frame - 5.75" Height = Frame - 5.75"
Actual Glass	Width = Frame - 4.375" Height ₂ = (Frame - 5.5") ÷ 2	Width = Frame - 4.375" Height = Frame - 4.375"
Clear Opening*	COV = Frame Width - 3.4375" COH = (Frame Height ÷ 2) - 4.4375"	—
Vent Area Ft ²	(COV x COH) ÷ 144	—



Shaded portion shows vent area.

(1) Available within size range shown.

(2) Per sash.

* Some units with custom glazing may have limited travel.

See your local Pella sales representative for specific size information.

**FRONT VIEW ELEVATION
with glass sizes**

**5. 2 panes
@ 29 x 27"**

**5. 2 panes
@ 35 x 27"**

**5. 2 panes
@ 29 x 27"**

**4. 2 panes
@ 43 x 27"**



**1. 2 panes
@ 29x31"**

**3. 2 panes
@ 35x31"**

**3. 2 panes
@ 29x31"**

**4. 2 panes
@ 43 x 31"**

SIDE VIEW ELEVATION

**10. 2 panes
@ 29x27"**



**9. 2 panes
@ 29x31"**



Window Replacements Unlimited
WindowReplacementsUnlimited.com
ben@windowreplacementsunlimited.com
5172060432

QUOTE

Quote Number	0192	Eleanor Oakes
Quote Date	06/17/2020	869 Longfellow St.
Total	\$10,750.00	Detroit, Mi 48202
		eleanoroakes@gmail.com

Item	Description	Unit Cost	Quantity	Line Total
Pella Replacement Windows	10 Pella Windows Furnished and Installed. 10 Architect Double Hung. Low-E Argon Glass 2020 Energy Star. Clear Pine Interior on all windows. Antique Brass Hardware.	\$10,750.00	1	\$10,750.00

Clean up and haul away old windows	Subtotal	\$10,750.00
Screens on all operating windows		
Trim and caulking as needed on exterior along with insulation around new window frames.	Total	\$10,750.00
Trim and caulking on interior as noted.		
Installation approximately 4-7 weeks from acceptance of quote.		
This quote is only for standard window replacement and does not include extra repair i.e. extensive water damage/rot around the old windows. No extra repair or charges will be added without new agreement.		
Permit fee will be added to final payment if needed.		
Final payment required on date of completion.		

Terms

Half Down Balance at Completion
3% added to total if paying with Credit Card
Under Michigan law customer may cancel contract anytime within 3 days of acceptance.
Any changes to contract must be signed off by both Window Replacements Unlimited and the customer.

Corner Profile Images
869 Longfellow St

Current Interior Corner Profile, View 1



Current Interior Corner Profile, View 2



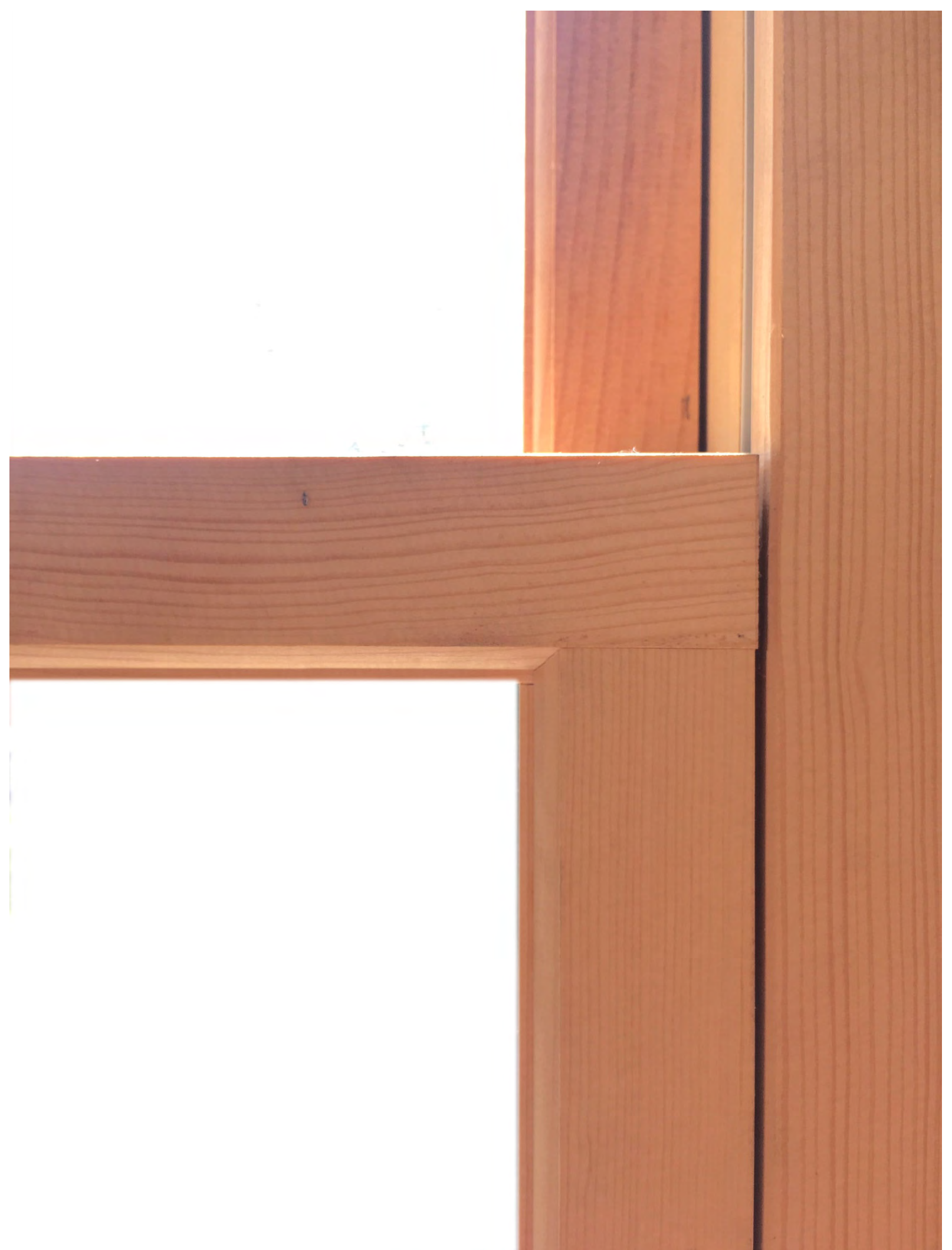
Current Exterior Corner Profile



Proposed Exterior Corner Profile
(color to match current trim and historic palette B:8, Grayish Brown)



Proposed Interior Corner Profile



CONDITIONS OF CURRENT WINDOWS

Current windows are painted wood, double hung, with no decorative grills. The exterior sashes are painted historic pallette color B8: Grayish Brown. They are in very bad condition, making restoration very difficult and expensive, and requiring mostly rebuilding or replacement.

Current problems include:

- Heavily rotted wood sashes requiring replacement/rebuild
 - Missing sash pieces and stops
- Plexiglass installed instead of real glass in 80% of windows
- Separation of glass/plexi from sashes and broken panes
 - 95% of windows are painted shut
 - No energy efficiency
- Significant health hazard as a result of lead paint

SAMPLE OF EXISTING CONDITIONS:



ROTTED WOOD



BROCKEN GLASS



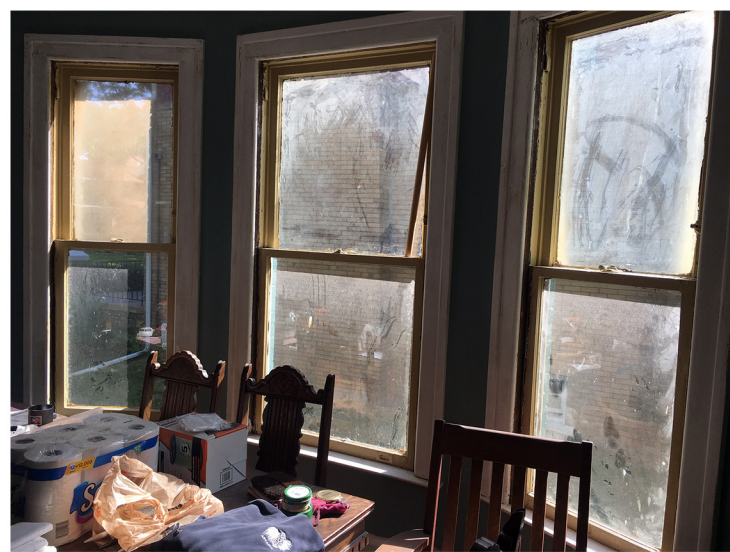
**ROTTED WOOD +
GLASS SEPARATION**



EXTERIOR VIEWS



**ROTTED
WOOD**



INTERIOR VIEW: PLEXI GLASS

CURRENT VIEWS OF HOUSE



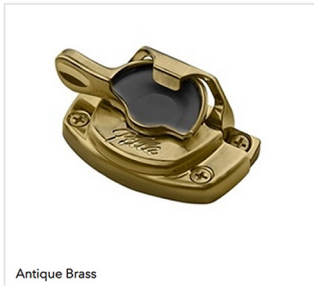
PROPOSED PROJECT SCOPE + MATERIALS

While we received quotes to try and restore the current windows in the front rooms of the house, the repair necessary would require rebuilding many of the sashes and be an extensive restoration at a high cost that is not within our budget. It is essential we replace these windows to make sure our house is lead safe for our family.

To make sure the house maintains its historic character, we would replace the current windows with new replicas in the same size, design, color and materials. We propose replacing all the described windows to keep consistency both on the interior and exterior of the home.

Description of the work to be completed:

- Replace 8 front-facing and 2 west front side of house windows with replica wood windows from Pella, Architect Series Traditional Wood Double-Hung Windows
- Windows will all match current window sizes, styles, and profiles, all will be double-hung wood windows with aluminum exterior cladding to match current trim color of the house in historic palette color B:8, Grayish Brown.



Will come with antique brass hardware.

Exterior color to match current trim, B:8 Grayish Brown

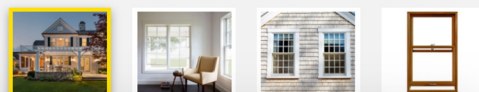


Pella® Architect Series® - Traditional Wood Double-Hung Window

4.25 ★★★★★ (Based on 511 Reviews)

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A classic window choice, Pella Architect Series - Traditional double-hung windows have two moveable sashes for improved ventilation. Rolscreen® retractable screens roll up and down like a shade on casement windows. They disappear when you don't need them, allowing more light into your room. Complement your style with your choice of hardware, innovative grilles and a wide selection of interior stains and paints and exterior cladding colors. Backed by the best limited lifetime warranty for wood windows and patio doors, you can be sure we stand behind our products.⁴⁷



SEE OPTIONS