

September 21, 2022

NOTICE OF DENIAL

Jennifer Lyon
269 Walker St. #760
Detroit, MI 48207

RE: Application Number 22-8016; 1773 Parker, Replace windows

Dear Applicant,

At the regular meeting that was held on September 21, 2022, 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 August 16, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace attic windows per the submitted documents and other application materials.

The reasons for the denial are a failure to meet the following specific Standards or Elements:

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.*

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:

A handwritten signature in black ink, appearing to read 'T. Boscarino', is displayed within a white rectangular box.

Timothy Boscarino
Detroit Historic District Commission

DHDC 22-8016

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

September 21, 2022

CERTIFICATE OF APPROPRIATENESS

Jennifer Lyon
269 Walker St. #760
Detroit, MI 48207

RE: Application Number 22-8016; 1773 Parker, Replace windows

Dear Applicant,

At the regular meeting that was held on August 10, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on August 16, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace south-facing glass block window on attic dormer with custom wood window, replace glass blocks on projecting bay window with custom wood “picture window,” replace vinyl sash windows on projecting bay window with “custom opening wood casements” or “fixed [wood] windows,” replace glass block windows and vinyl windows on rear porch with wood casement windows, adjust window openings on rear porch to accommodate new windows, per the submitted documents and other submitted materials and specifications.

With the conditions that:

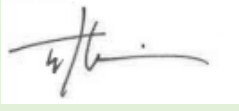
- *The replacement window on the south-facing dormer be identical in materials and profile to the windows on the front-facing (east) dormer, subject to approval by staff;*
- *The dimensions of the projecting bay’s “picture window” will be subject to approval by staff; and*
- *The dimensions of the projecting bay’s “custom opening wood casements” or “fixed windows” will replicate the appearance of sash windows elsewhere on the building, subject to approval by staff*

Excepted:

- *Replacement of attic windows on front-facing (east) dormer*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Timothy Boscarino
Detroit Historic District Commission

COA

Request to Improve Back Porch Windows

Located in the West Village Historic District at:

1773 Parker Street,
Detroit, MI 48214

Project Contact Information

Owner: Jennifer Lyon

1965 Edison Street,
Detroit MI, 48206
(313) 719-6675
917-723-3660
jenniferlouiselyon@gmail.com

Project Manager: Kalissa Maxwell

3000 Saint Joseph St
Detroit MI, 48207
(248)-896-7195
Kalissa@wanderingdevelopments.com

Detailed Scope of Work

- Remove all existing glass blocks and vinyl windows from the back porch/ three season room window frames.
- Install brand new Andersen 400 Series Casement Wood windows in the three season room
- Adjust interior and exterior window openings in three season rooms by shortening the window opening 6" from the bottom. Install exterior siding, wood framing, insulation and wood trim to shorten the height of the window.
- Glass block window on landing to be replaced with hand crafted wooden picture window.
- Bay window with glass blocks and two vinyl windows to be replaced with two custom opening wood casements and the glass block in center to be replaced with a custom wood clad picture window.
- Attic windows to be replaced with custom wood clad stationary windows, or (if possible) to be replaced with custom wooden clad

“hopper” windows for ventilation purposes. Attic sashes are in very poor condition and will be replacing a total of six of them. They also need to be fixed shut or as a hopper window for safety reasons because of the positioning they are too low allowing an adolescent access out the roof for code.

Narrative

Since purchasing this home, 1773 Parker Street has had unfunctional windows, either due to build up of paint and poor window functioning or due to glass blocks being installed. In the three season room, glass blocks are currently covering eight window openings, where functioning windows ought to be. We aim to remove all glass blocks and two vinyl windows to install eight new Andersen 400 Series Casement Wood windows. We propose shortening each window opening by 6” to accommodate what suppliers have in stock. We will add wood, and siding to match the exterior. On the interior above the window ledge we will add proper insulation and wood trim to adjust the window opening size. In other areas of the home where restoration isn't possible we propose brand new custom made wooden clad sashes and picture windows. These areas are a bay window, a third floor landing and within the attic. Our contractor who will be building and installing all custom windows is Metro Detroit Window, they are experienced in building historically accurate windows for historic homes.



Andersen

28.375 in. x 48 in. 400 Series Casement Wood Window with White Exterior, Right Hand

★★★★★ (24) [Questions & Answers \(27\)](#)



“Three Season Room Material Sample Andersen 400 Series”



“Three Season Room Material Sample Andersen 400 Series”



Interior of 1773 Parker Three Season Room, where 6" of additional trim just above the window ledge will allow for a balanced look upon install of Andersen 400 Series windows. Openings are currently 27"x54." The adjustments will be made for a 48" window.

Exterior of three season room, North side of home:





Exterior of Three Season room: West facing side of home



Attic Exterior



ATTIC Interior

Landing Interior :

Window W, 63" x 29.5"

Glass block, lacks a casing and has gaps between blocks and drywall.

This window is on the 3rd story and above a bay window.



Bay Window Interior Faces East:



Example of Historic Wooden sashes that Metro Detroit Window will build for: Landing, Bay Window, and Attic.

