



October 20, 2021

CERTIFICATE OF APPROPRIATENESS

John Biggar
studiozONE, llc
350 Madison, 4th floor
Detroit, MI 48226

RE: Application Number 21-7526; 1321 Labrosse, Corktown Historic District

Dear Mr. Biggar:

At the regularly scheduled meeting held virtually on October 13, 2021, 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 October 20, 2021.

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).

Front Elevation – Second Floor (Window E)

- Reopen previously enclosed and boarded over window opening. A custom one-over-one wood double-hung window will be fabricated to match the existing adjacent double-hung historic windows. Sash will be painted red.

Front Elevation – First Floor (Window F)

- Retain removed and boarded over small window opening adjacent the front door.

West Side Elevation – Second Floor (Window A)

- Remove 1/1 vinyl single-hung window; a 4/4 wood double-hung window will be fabricated from salvaged and repaired historic wood sash (which had been removed from other openings – top sash will have an arch like the historic windows in situ); wood sash to be painted red.

Rear Elevation – Second Floor (Window B)

- Remove 1/1 vinyl single-hung window; a custom one-over-one wood, 4/4 double-hung window will be fabricated to match the historic 4/4 wood double-hung historic windows, sash will be painted red.

Rear Elevation – Second Floor (Window D)

- Removal of one historic, 1/1 wood double-hung window (far right), installation of glass block to remain.

Rear Elevation – First Floor (Window C)

- Removal of one historic, 1/1 wood double-hung window, reduction of opening size, and installation of one vinyl awning window to remain, clear glass, vinyl sash to be painted red.

Front Elevation – Recessed Porch Entrance

- Replacement of historic wood door with new solid panel door, as installed.

The COA was issued with the following conditions:

- Drawings confirming the placement, dimensions and construction of the two new custom wood windows (front elevation window will be one-over-one; rear elevation window will be four-over-four with historic muntin dimensions and profile) will be submitted to staff for review.

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:

A handwritten signature in black ink, appearing to read "Audra Dye", with a stylized flourish at the end.

Audra Dye
Staff, Detroit Historic District Commission

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August 3, 2021 REVISED September 17, 2021

Audra Dye
City of Detroit Historic Commission
2 Woodward Avenue
Detroit, Michigan 48226

RE: 1321 Labrosse Street – Application Number 19-6555
Resubmission of previously approved project

Dear Audra:

Please accept the information detailed below, the attached supporting information, photographs, plans and elevations plus the completed HDC application with regards to the denial of the windows by the City of Detroit Historic Commission.

Detailed Photographs: See attached photographs.

Description of Existing Conditions:

Identified on the Elevations are (3) windows, A, B, C, D, E, and F which differ from the original, proposed reuse of the existing windows in the Approved Certificate of Appropriateness.

Window A – This is on the 2nd Floor, on the side of the house, facing west, towards the west neighbors side of the house. This window was not included in the original COA approval. We propose the existing window currently installed will be removed and replace with an Andersen A series wood, double hung window, with a 4 over 4 muntin pattern on the sashes. The exterior side of the sash will be painted the same color “red” as the original windows on the house.

Window B - This is on the 2nd Floor bedroom at the top of the stairs, facing the rear of the property. The original COA approval had the existing window to be repaired. This repairs could not be done to the homeowner’s satisfaction We propose the existing window currently installed will be removed and replace with an Andersen A series wood, double hung window, with a 4 over 4 muntin pattern on the sashes. The exterior side of the sash will be painted the same color “red” as the original windows on the house.

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. We will paint the white of the current sash the same color “red” as the original windows on the house.

Window D – There was not enough of the sashes of the original window left to restore. The homeowner did not wish to have a window at the end of the bathtub/shower in the bathroom. We propose this window opening remain glass block as this window opening is one end of the shower/bathtub.

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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. **We propose to salvage sashes of the existing double hung wood windows that was removed from the A & B window openings and install it in the Window E location. See the attached photo of the two, salvaged sashes proposed to be reused.**

Window F – The former, small aluminum “sidelite” window was removed as it was not original to the house and did not contribute to the historic significance of the house. **We propose to keep the siding in place as is.**

Description of the Project: This is a resubmission for an originally approved COA for 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.

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June 21, 2021 REV July 5, 2021, REV July 8, 2021, REV October 4, 2021

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

Updated information in this document can be found in the red box on page two (relating to Windows E & F, rear porch and side porch.

RE: 1321 Labrosse Street – Application Number 19-6555

Dear Ms. Dye:

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. **We are proposing to remove the Renewal by Andersen window currently installed and purchase a new, double hung, wood window with insulated glass and applied muntins as a replacement. The dimensions of the new windows would be determined by the existing opening size.**

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. **We are proposing to remove the Renewal by Andersen window currently installed and purchase a new, double hung, wood window with insulated glass and applied muntins as a replacement. The dimensions of the new windows would be determined by the existing opening size.**

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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.

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. We had an upper and lower sash salvaged from the set of original windows to the house. See the photos and dimensions provided for the original sash. We are proposing to reuse the existing sashes, the rectangular lower and the curved head upper and to build a new window frame to accept these salvaged sashes. The revised drawings we have submitted for review and approval show the reuse of the existing upper and lower sash in a new window opening to be created above the front porch.

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.

Rear Porch – The rear porch as is now built is the same size as shown on Sheet A5.11 “Rear Elevation” which was part of the original Certificate of Appropriateness for the project dated December 14, 2019. The intent has always been to reuse the existing foundations at the rear of the house that had previously supported a porch/deck at the rear of the house. This was noted in the last item of the COA approval of 12/14/19. The Approved drawing A5.11 for the COA shows the deck sitting on posts sitting on the original foundation. As was discovered in the field during construction, the height between the rear door and grade was less than was shown on the COA approved A5.11 drawing so wood posts were not required between the deck structure and foundation were not needed. The deck structure is supported directly by the foundation. The lower height also eliminated the need for a handrail system and the building official signed off on this revision.

Side Porch – The side porch roof is to be completed when the carpenter returns for the window installation. The existing door was extremely rotted at the bottom and was replaced with a sold door. We respectfully request the door be accepted as is.

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

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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.





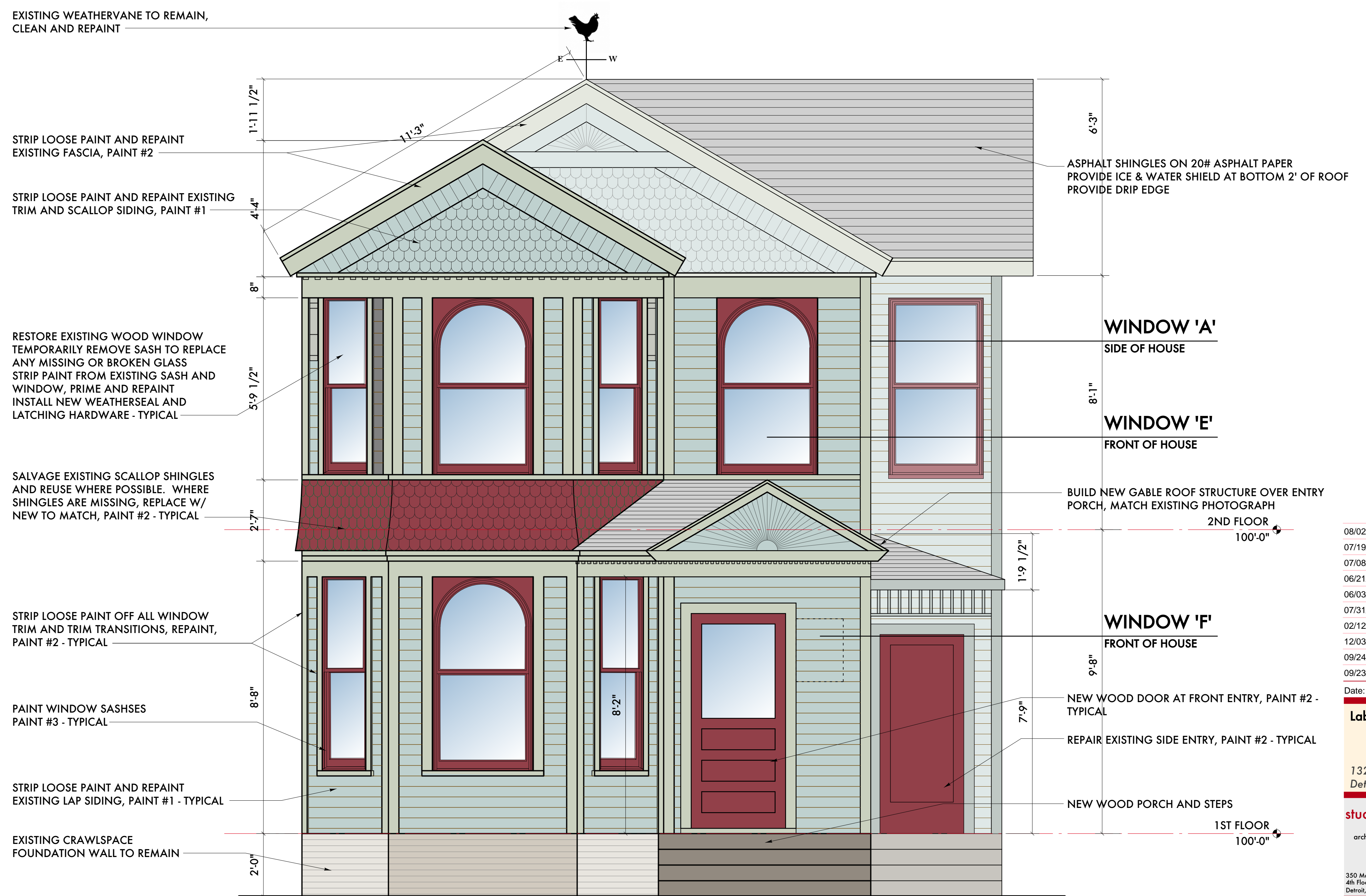
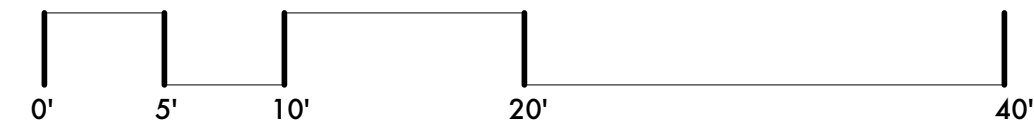




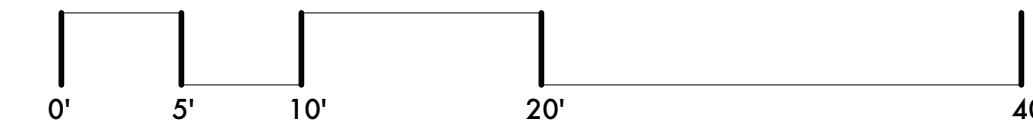




B EXISTING LABROSSE ELEVATION
 SCALE: 1/2" = 1'-0"



A PROPOSED LABROSSE ELEVATION
 SCALE: 1/2" = 1'-0"



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

08/02/21	Historic Commission
07/19/21	Historic Commission Hearing
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 Hearing
09/23/19	Historic Commission
Date:	Issued For:
Labrosse Residence	
1321 Labrosse Street Detroit, Michigan 48226	
studiozONE : DETROIT	
architectural urban interior	DESIGN
350 Madison Avenue 4th Floor Detroit, Michigan 48226	313.549.2790 [p] jg@warehouse.com studiozonedetroit.com

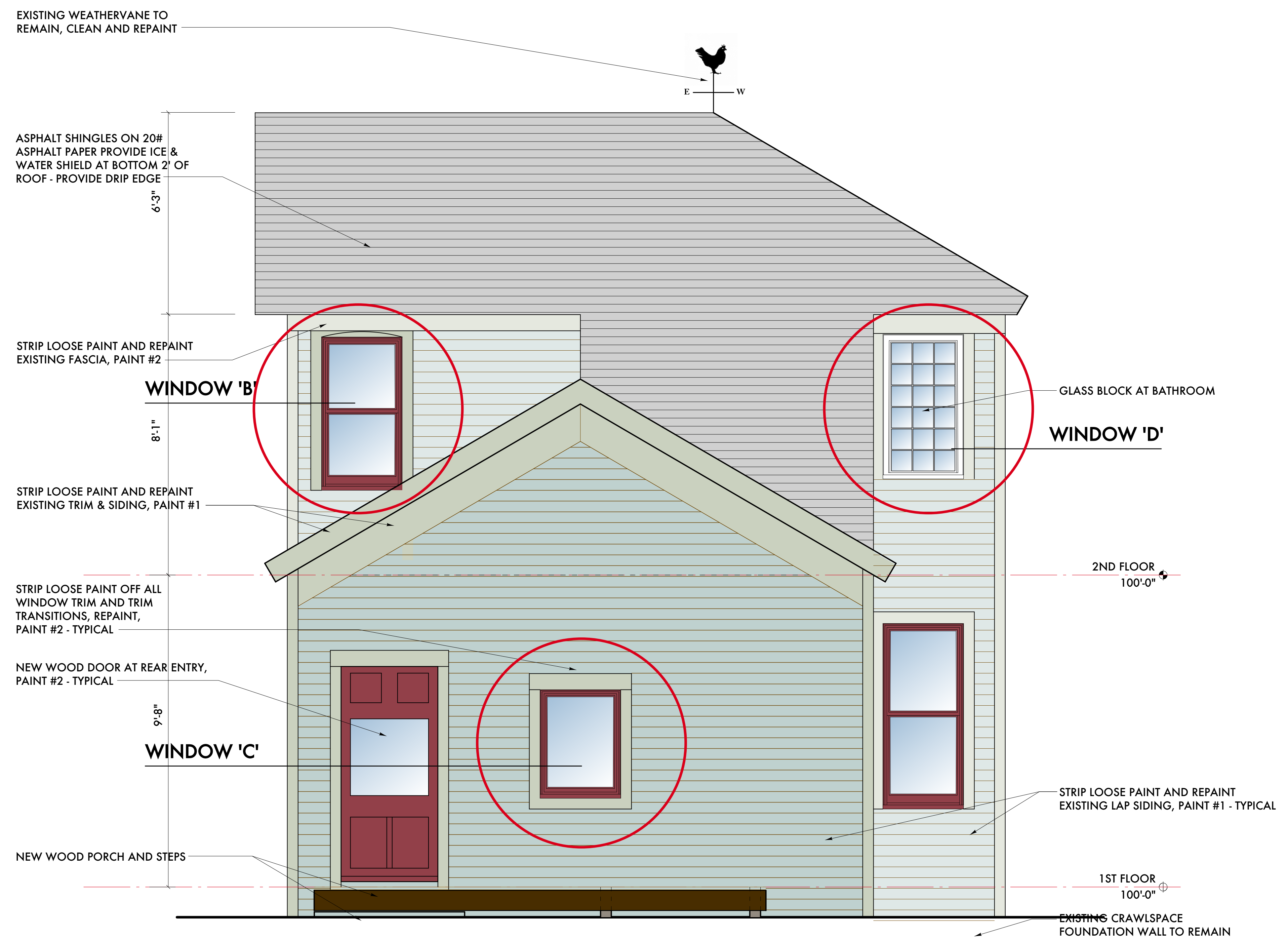
Project Number: 2019-
 Sheet Title:
ELEVATION

Sheet Number:
A5.10

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D EXISTING REAR ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: REUSE EXISTING FOUNDATIONS AT FORMER PORCH

C PROPOSED REAR ELEVATION
SCALE: 1/2" = 1'-0"

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

08/02/21	Historic Commission
07/19/21	Historic Commission Hearing
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

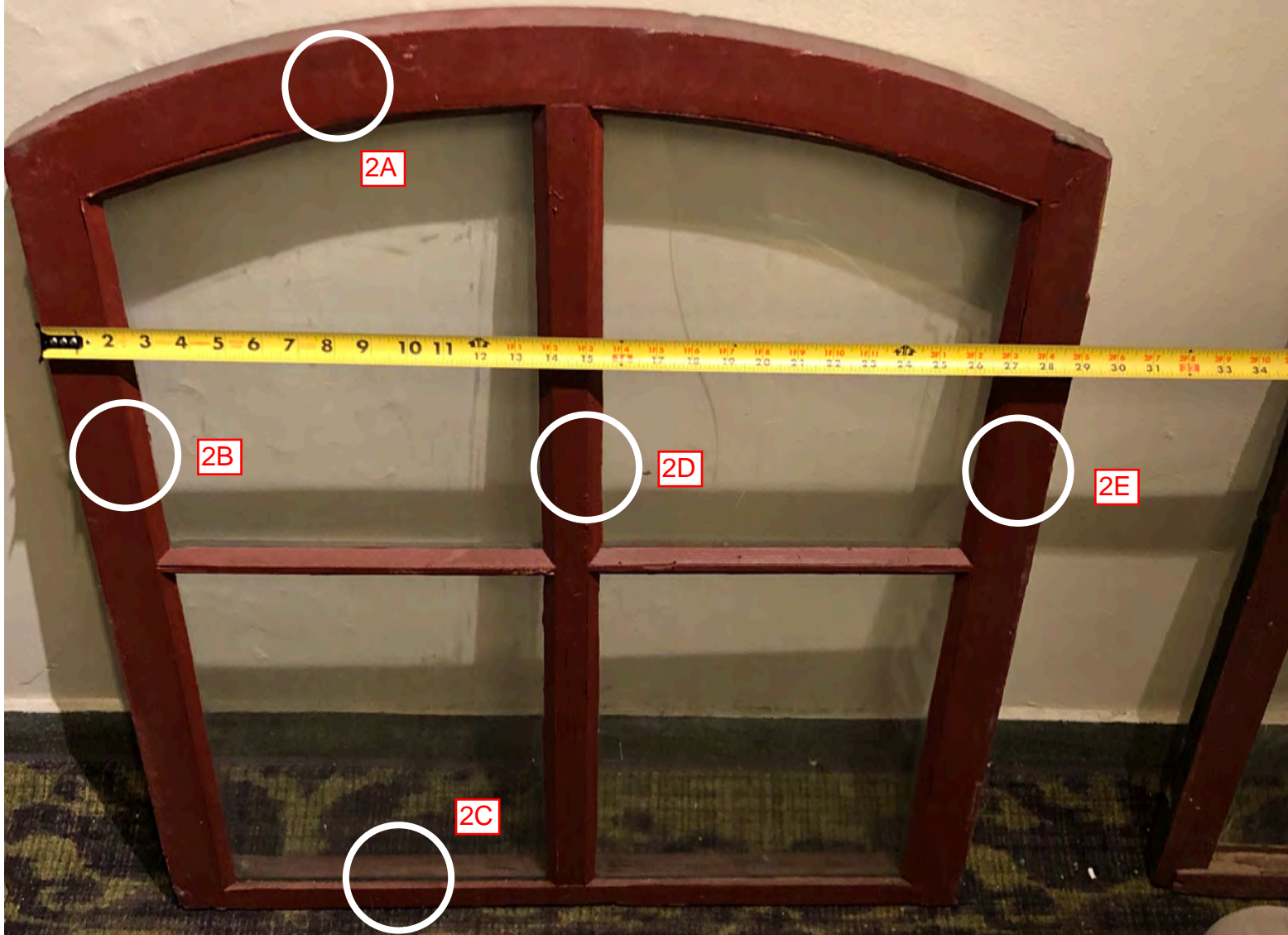
Sheet Number:

A5.11

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1A



Window Sash Width

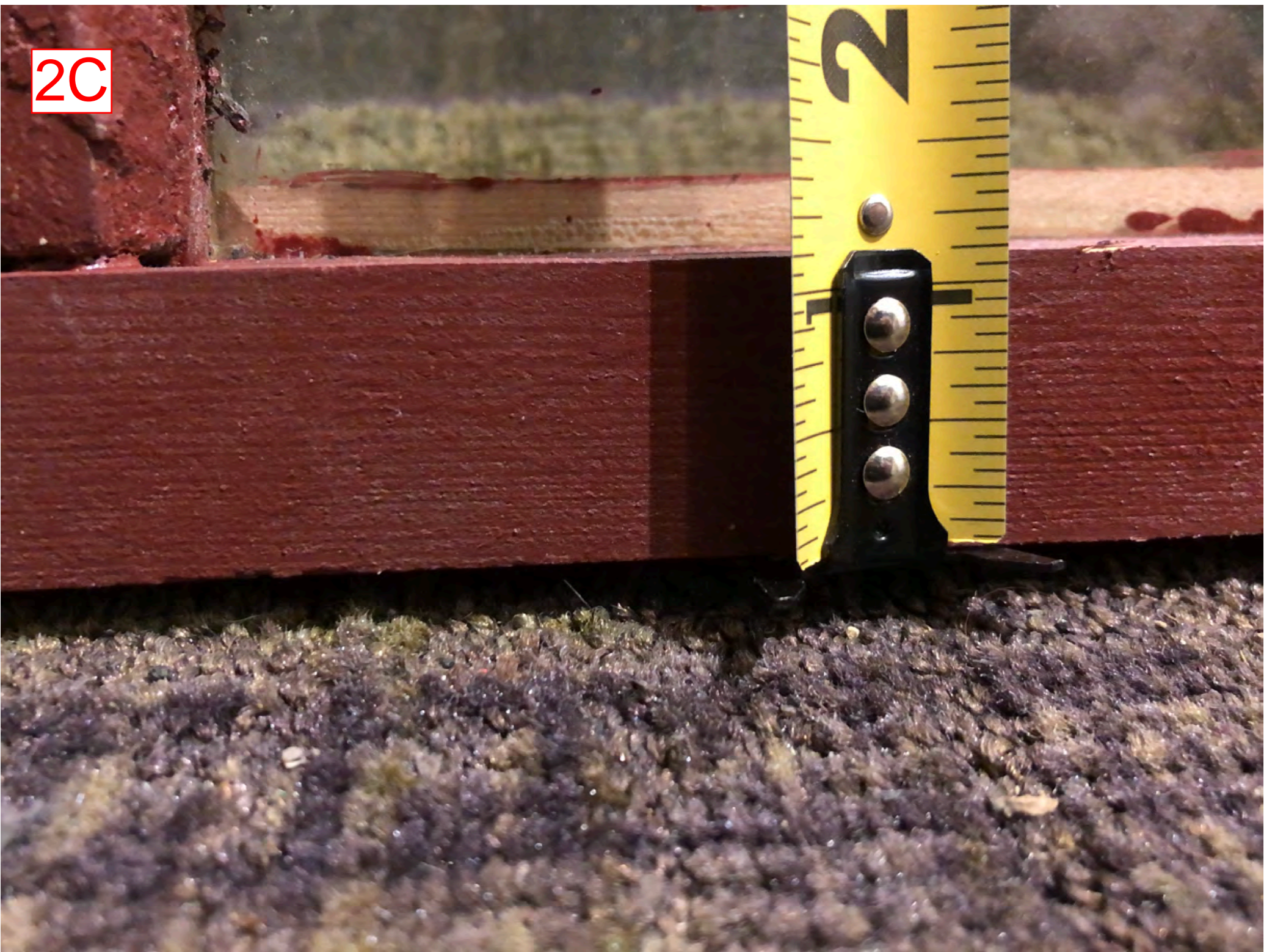
2A



2B



2C



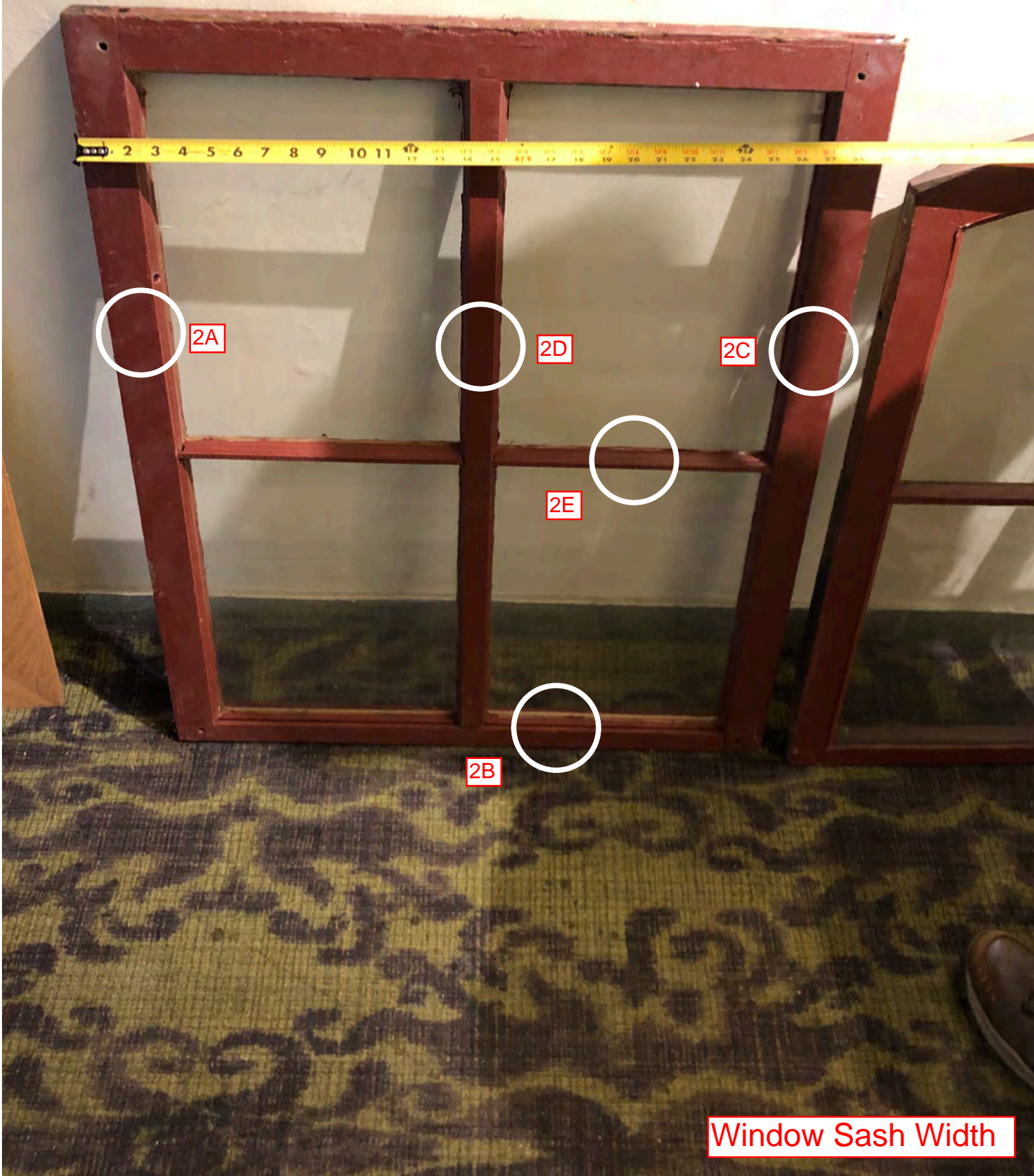
2D



2E



1A



2A

2D

2C

2E

2B

Window Sash Width

1B



Window Sash Width
Close-Up

2A



Width of Left Side of Sash

2B



Width of
Bottom of

2C



Width of Right Side of Sash

2D

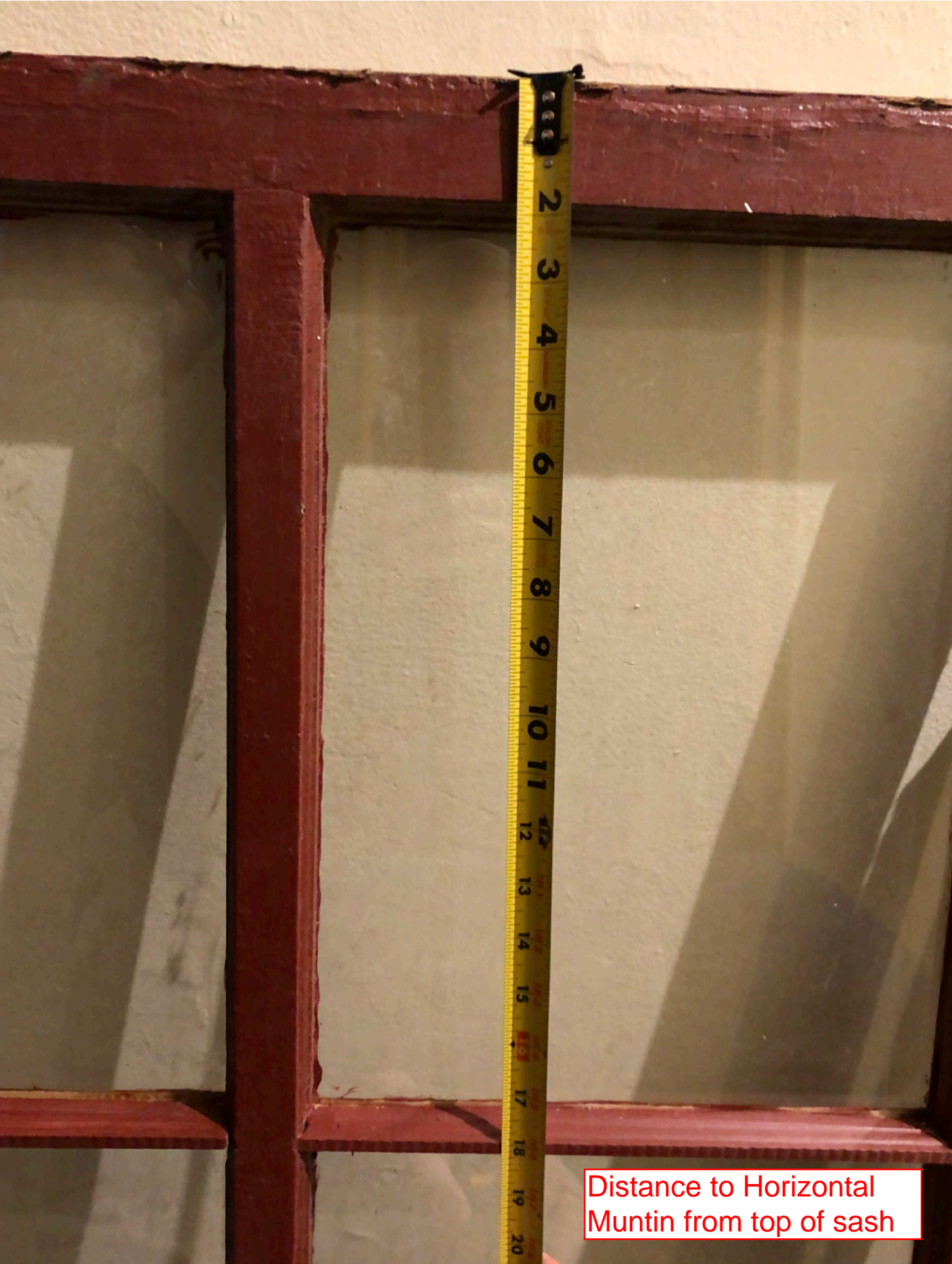


Width of Center
Vertical Muntin

2E



Horizontal Muntin Width



Distance to Horizontal Muntin from top of sash















