



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 04/05/25

Application Number: HDC2025-00037

APPLICANT & PROPERTY INFORMATION

NAME: Brendan McGlinch		COMPANY NAME: McGlinch and Sons	
ADDRESS: 29565 Grand River Ave	CITY: Farmington Hills	STATE: MI	ZIP: 48336
PROJECT ADDRESS: 801 Edison			
HISTORIC DISTRICT: Boston-Edison			

SCOPE:

Replacement of the internal gutter system with an aluminum case style hanging gutter

DENY

At the Regular Meeting that was held on 03/25/25 , 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 04/02/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASON FOR DENIAL:

The roof's deep, overhanging eaves, with its flat, unadorned fascia, are distinctive character, defining features of the house. The addition of hanging K-Style gutters to the fascia will alter the appearance of the house's eaves, and will therefore detract from the building's historic character

DENIAL

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6, 9

Corresponding Standard numbered below:

1. 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
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 7, 9, 10

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

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

For the Commission:



Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250405jr

APPEALS PROCESS

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



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date:

Application Number: HDC2025-00037

APPLICANT & PROPERTY INFORMATION

NAME: Brendan McGlinch

COMPANY NAME: McGlinch and Sons

ADDRESS: 29565 Grand River Ave

CITY: Farmington Hills

STATE: MI

ZIP: 48336

PROJECT ADDRESS: 801 Edison

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thanks for the information. However, to be more specific, the requested specs drawings must show typical dimensions of the new windows including section details to show dimensions at head, meeting rails, jamb, sills, muntins, profile of trim, and mullions

PSR: 250218jr

APPLICANT RESPONSE

Response Date: 02/18/2025



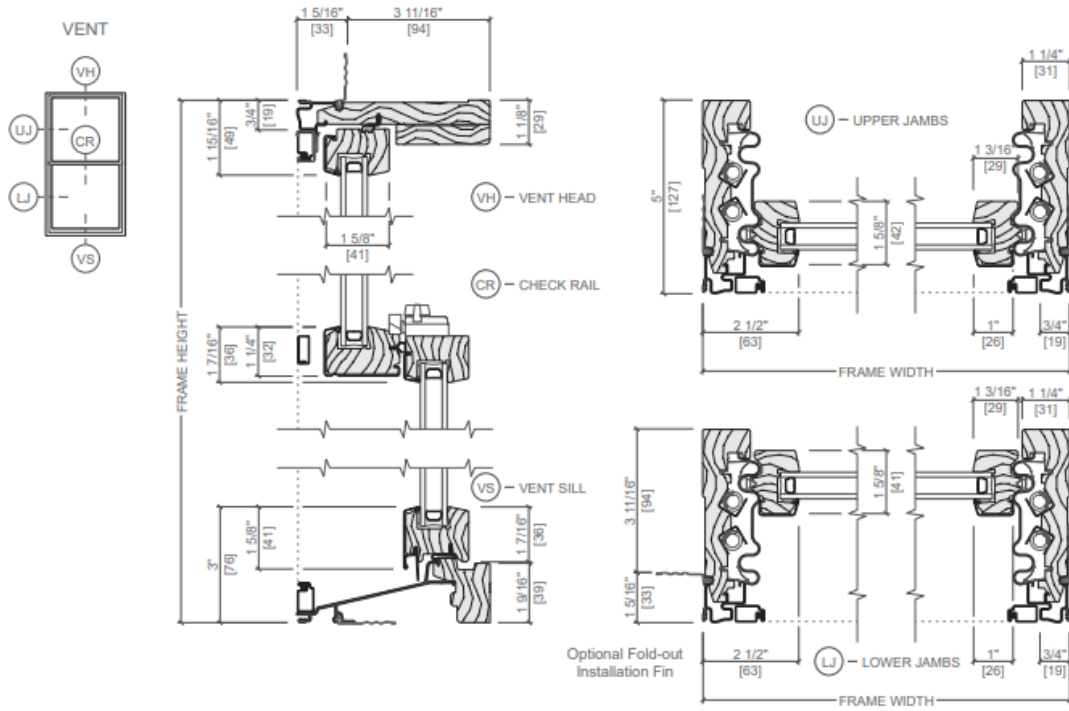
Hi

Please see attached. Hopefully this will be sufficient!



Lifestyle Series Double-Hung

Unit Sections





City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 2/24/2025

Application Number: HDC2025-00037

APPLICANT & PROPERTY INFORMATION

NAME: Brendan McGlinch

COMPANY NAME: McGlinch and Sons

ADDRESS: 29565 Grand River Ave

CITY: Farmington Hills

STATE: MI

ZIP: 48336

PROJECT ADDRESS: 801 Edison

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Per our telephone discussion, please provide additional information regarding the proposed painting of the windows and storm windows. Also, please provide any additional supporting information re: reasons behind the proposed window and gutter replacement. Please provide this information on or before 2/28/2025, 9:00AM.

PSR: 250224jr

APPLICANT RESPONSE

Response Date: 02/28/2025



Please find the attached homeowner statement for reasons for repairs/changes/updates.

Synopsis of attached letter:

Roof is leaking and in need of replacement

Internal gutter systems has been leaking internally for a very long time causing structural damage to the soffit, rafters, and is especially troublesome during the winter months when it collects snow and ice and causes ice dams. Icicles have been noted thru multiple areas of the soffit due to the failure of the internal gutter system, though no photos of this issue have been captured. The cost to replace the internal gutter in copper or galvanized steel is 12-10 times the cost respectively. 6 inch gutter system with fascia mount is 6500.00. Galvanized internal gutters are 62,000. Copper internal gutters are 78,000.



801 Edison St., Detroit, MI 48202

**Historic District Commission
Historical Preservation Letter**

Our Story: My wife (Amanda Connolly) and I (Michael Gibb) moved into the Historical Boston Edison neighborhood in July of 2020. We came from a modest apartment in Cass Corridor and immediately fell in love with the neighborhood. In all honestly, we had no expectations on getting into our current home at 801 Edison St. It was listed over our budget and the past homeowner was unresponsive to our offer. At the last minute she went down on her asking price and we were able to be proud homeowners in this amazing neighborhood. Moving in we quickly discovered the lack of care the home had been receiving prior to our ownership. I immediately received quotes on replacing the roof as the damage to the garage was noticeable by anyone who walked by. At that time, it was clear we could not take on that project right away. In the meantime, we made repairs we could afford with savings and credit. First were the floors, then the chimney and boiler. We have even been able to restore an original toilet on the first floor although just replacing it with a new one would have cost three times less. As this may seem minor it was rewarding to know we were doing our best to preserve not only the historical structure itself but the historical integrity as much as possible. These preservation projects got us excited to do more. Four years later we started to feel comfortable taking on more debt to help stop the degradation of the external issues we inherited in the purchase of our home. However, it is more than just preservation of this wonderful home. As caretakers we assume the responsibility of keeping these homes from falling into disarray. In our current economy, waiting to make repairs look likely to become more costly every year we delay. We decided it was in our best interest to try and make the necessary repairs as soon as possible.

Need vs. Want: This past year we started to investigate what it would look like to preserve our home using historical materials. We began with looking into slate, tile or slate/tile composite roofs which were significantly more expensive upfront compared to asphalt shingle roofs due to the higher cost of materials and labor required for installation. The slate, tile or composite alternative are durable materials that can last well over 50 years, making them a long-term investment. In contrast, asphalt shingles are more affordable to install, with a shorter lifespan. My discovery speaking with over 7 contractors saw the initial cost of slate or tile to be five times higher than asphalt or around \$100k to \$150k to replace the shingles on our home and garage. This cost which did not include structural repairs made it obvious that our desire for natural materials was not affordable, but we still had the need for roof repairs. Damage to the roof has created leaks which have caused damage to walls and ceiling on our third floor while rotting away our garage's rafters and fascia.

Settling on replacing the current asphalt roof with like materials was not a difficult decision to make. Which left us inquiring about the gutter system. The damage to the existing gutter system is currently causing the soffit, fascia, and decking to rot away. As each season passes more damage is accruing. Getting estimates to replace an internal gutter system with copper or galvanized steel was significantly more expensive than installing a new aluminum external gutter system. We found that repairing the current system was not possible per our conversation with contractors. It was suggested that the entire system be replaced. Internal gutters require custom fabrication, extensive labor for removal and replacement, and potential structural repairs, with costs ranging from \$50 to \$150 per linear foot depending on the material and complexity. We were given estimates ranging from \$60k to \$80k. With the first contractor I thought there was a mistake. I later discovered this is a

standard price for this work. Although copper is on the higher end due to its durability and aesthetics. In contrast, a new external aluminum gutter system is more affordable, typically costing \$6 to \$20 per linear foot. Aluminum gutters are easier to install and maintain, making them a cost-effective alternative to internal gutter systems. The need for working gutters is a necessity as without it there are significant signs of deterioration. Without a functioning gutter there is no doubt more wood rot will occur causing the value of our home and its curb appeal to decrease in value.

The gutters were the most difficult thing to reconsider. However, the preservation of the home is important and with consideration we knew the main goal was to stop the damage that continues to take place. This brought us to the possibility of looking for new windows. The current jalousie windows on the north side of our home are both not historically accurate but also extremely poor when considering energy efficiency. Although patent in 1901 this style of window became popular and was widely used in mid-century architecture, especially in warm, humid climates such as the southern U.S. and tropical regions. None of these aspects apply to our home or region.

This design is not well-suited for colder climates like the Midwest, particularly in cities such as Detroit. The key issue with jalousie windows in this region is their poor energy efficiency. Since the glass slats do not seal tightly when closed, they allow significant heat loss during the winter and air leakage in all seasons. This results in higher heating costs and drafts that make our indoor spaces uncomfortable. In addition, we believe these were installed in the 70's or 80's. Reverting to a double hung window would help with making a cohesive look with the original windows facing 3rd St.

For a city like Detroit, where winters can be harsh and energy costs are a concern, replacing old jalousie windows with double-hung windows can provide significant benefits, including improved insulation, reduced drafts, and lower utility bills. While jalousie windows were once an excellent choice for naturally ventilating homes in warm climates, they are not practical for Midwestern weather conditions.

Roof: Replacing shingles on a roof with noticeable signs of wood rot and degradation is imperative because failing to do so can lead to severe structural damage, safety hazards, and costly repairs. Here's why immediate replacement is necessary:

1. **Prevention of Structural Damage** – Wood rot weakens the roof decking, causing it to lose its ability to support the shingles properly. This can result in sagging, leaks, and even roof collapse if left untreated.
2. **Moisture and Leak Prevention** – Compromised shingles allow water to penetrate the roof, leading to further wood rot, mold growth, and interior damage to ceilings, walls, and insulation.
3. **Protection Against Mold and Mildew** – Rotting wood creates an ideal environment for mold and mildew, which can spread throughout the home and pose serious health risks to occupants.
4. **Energy Efficiency and Insulation** – A degraded roof can reduce a home's energy efficiency by allowing heat and cool air to escape, increasing energy bills.

5. Pest Infestation Risk – Rotted wood attracts pests such as termites, carpenter ants, and rodents, which can cause additional damage to the home.
6. Property Value and Curb Appeal – A roof in poor condition can significantly reduce the value of a home and make it less appealing.
7. Compliance with Insurance and Warranties – Many insurance companies may deny claims or increase premiums if the roof is not properly maintained, and some warranties may be voided due to neglect.

Replacing damaged shingles and addressing the underlying wood rot as soon as possible ensures the longevity and integrity of the roof, protecting both the home and its value to the neighborhood.

Gutters: Installing traditional gutters on a historical home can often be more cost-effective than replacing a failing internal gutter system, especially when considering the immediate and long-term expenses. Furthermore, replacing an internal system often involves significant structural modifications, such as removing original materials or repairing rot caused by the failing system, adding to the overall cost. This can make traditional gutters a more budget-friendly option for us as homeowners seeking a needed solution.

From a preservation standpoint, maintaining the original architectural integrity of a historical home is crucial. The installation of traditional gutters allows the home to retain its classic appearance, as they can be seamlessly integrated into the exterior without disrupting the design. Preserving the original materials and design elements is often a priority for homeowners and preservationists alike, and traditional gutters offer a way to address functionality without sacrificing the historical charm of the home.

Lastly, the damage caused by the current gutter system has caused internal issues. Since 2020 we have been living with roommates i.e. squirrels. Although we trap and release the squirrels have nested in our soffit and third floor. Ripping out insulation which can often be found floating around our property or hanging from shrubs and trees. Without the repairs needed they can and will continue to compromise the integrity of our home. Overall, the current system in place has caused the most damage as seen in our soffit and fascia. Ice damming has occurred creating large and dangerous icicles that fall as the season changes. Melting snow has been pulled in through the rotting wood and continues to cause conditions that create damage both within the home and throughout the exterior of the home. Without a budget friendly solution these issues will only worsen with time.

Windows: Replacing jalousie windows with double-hung windows on a home built in 1914 is more historically accurate because double-hung windows were the standard window design for homes constructed during the late 19th and early 20th centuries. In the 1910s, double-hung windows were widely used across a range of architectural styles, including Colonial Revival, Craftsman, and Victorian. They consist of two vertically sliding sashes, which allowed for better ventilation and air circulation, an essential feature for homes in the pre-air conditioning era. This makes double-hung windows a far more accurate reflection of the period compared to the later, less common jalousie design.

Jalousie windows, which feature multiple adjustable slats that open and close like blinds, were not widely adopted until later in the 20th century. They became popular in the 1940s and 1950s, again, in tropical or subtropical climates, due to their ability to control airflow while protecting against rain. However, their use did not align with the architectural trends and materials of the 1910s. Replacing original double-hung windows withalousie windows would be anachronistic for a home built in 1914, as the design was not a common feature of residential homes during that time. Thus, maintaining or restoring double-hung windows preserves the historical integrity of our home.

In addition to their historical accuracy, double-hung windows are more in line with the craftsmanship and materials used during the period. Homes built in 1914 were often constructed with traditional, high-quality materials such as wood for both the window frames and sashes. Double-hung windows were built to last, requiring skilled carpentry, and could be easily repaired or restored if necessary. In contrast,alousie windows, which often incorporate metal or aluminum frames and more modern components, would not have been a period-appropriate choice for a 1914 home. Replacingalousie windows with double-hung windows ensures that the home retains its original character and architectural value, maintaining the essence of the time when it was built.

To conclude, the current framing of the windows shows some signs of rot and there are areas within the frame that expose light from the outside, allowing pest to frequently come in an out of out home. Much of the north side of our home utilities space heaters for comfortable living conditions as these windows are not much better than screens. The storm windows, although are next in a need of repairs have begun to fall off our home in where we hope to have the windows replaced. This caused some worry from our neighbor who found a broken window thinking our home had been invaded. Although it had not been I do worry if another window falls it may cause harm to a passerby. We expect new windows to be black on the exterior. As this is a change to the current brown we will follow this project up with MacFarland Painting to address a cohesive look to the remaining windows and trim.

Next Steps: For our next home restoration project(s), here are the next steps for each task:

1. Painting Windows and Trim (Contacted MacFarland Painting which asked to reevaluate the project once the roof and windows have been addressed.)

Preparation:

- Scrape off old, peeling paint using a scraper or heat gun.
- Sand the surface to create a smooth base.
- Fill any cracks or holes with wood filler and sand again.
- Clean the surface to remove dust and debris.

Priming & Painting:

- Apply a high-quality exterior primer, especially for bare wood or repaired areas.
- Use exterior-grade paint designed for trim and windows.
- Paint in thin, even coats, allowing proper drying time between coats.

- Use painter's tape to protect glass and adjacent areas.

2. Restoring or Replacing Storm Windows (No contractor has been contacted at this time.)

Assessment:

- Inspect storm windows for damage, rust (if metal), and/or rot (if wood).
- Determine if they can be restored or if replacement is necessary.

Restoration:

- Remove glass panels carefully and clean thoroughly.
- Sand and repaint metal frames to prevent rust.
- Repair or replace damaged wooden frames.
- Replace broken or missing glazing putty to secure glass.
- Reinstall weatherstripping for a better seal.

Replacement (if needed):

- Measure existing openings for new storm windows.
- Choose appropriate materials (wood, aluminum, or vinyl).
- Ensure proper fit and install securely to maintain insulation.

3. Repairing Front Door Awning (No contractor has been contacted at this time. Although efforts to slow wood rot has been taken by me the homeowner.)

Inspection:

- Check for structural issues, including wood rot, rust, or missing hardware.
- Assess the awning's attachment to the house for stability.

Repair Process:

- Reinforce or replace damaged wood, metal, or support brackets.
- Replace the wrought iron accent as it has rusted and detached from awning.
- Ensure proper drainage to prevent future water damage.

Final Touches:

- Seal wood components with exterior-grade paint or stain.
- Secure all fasteners and check for proper weight distribution.
- Test for stability before completing the project.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00037

PROPERTY INFORMATION

ADDRESS(ES): 29565 Grand River Ave

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|--|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Replace porch windows with historically appropriate Pella windows, replace roof, and install 6 inch gutters

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Brendan McGlinch

COMPANY NAME: McGlinch and Sons

ADDRESS: 29565 Grand River Ave

CITY: Farmington Hills

STATE: MI

ZIP: 48336

PHONE: +1 (248) 987-6300

EMAIL: Brendan@mcglinchsons.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Brendan McGlinch

1715ADDAF015479...

SIGNATURE

01/29/2025

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

n/a

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Existing roof is approx 30 years old and leaking. Asphalt shingles need to be replaced house and garage. Customer desires to remove the non historically accurate jalousie windows on the front porch and install pella windows to match style of the remainder of the home.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

We want to replace the entire roof on house and garage. Install new GAF Camelot II shingle to replicate a square slate look. Install 6 inch gutters and downspouts to replace the galvanized gutters currently installed. Gutter profiles to match existing. Replace all of the windows on the front porch (10 in total) to mimic the look that is on the rest of the home. currently these windows have jalousie windows circa 1975.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")


Remove 1 layer of roofing on House and Garage.
Install GAF, Weather Watch, Ice Shield 6 ft on all Eave Edges
Install GAF, Weather Watch, Ice Shield in all valleys
Install GAF, Weather Watch, Ice Shield around all chimney's and protrusions
Install GAF, Felt Buster, Synthetic Underlayment on roof decking
Install 1.5 inch faced, Aluminum Drip Edge on all eave and rake edges
Install GAF, WeatherBlocker, shingle starter course on all eave edges

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<div><div>6. WINDOWS/DOORS</div><div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div></div>	<div></div>





Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³

- **ENERGY STAR® certified⁴**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵

- **Intentional design for improved durability**

Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joints**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

- **Time-tested innovations**

Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds, shades and security sensors. For more information on integrated wireless security sensors, go to connectpella.com.

- **Best limited lifetime warranty⁶**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Hidden Screen**

The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round.

Available in these window and patio door styles:⁷



Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Product Specifications


Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25 - 0.34	0.19 - 0.51	25-28	Pella Steady Set- Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20 - 0.28	0.15 - 0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25 - 0.34	0.19 - 0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23 - 0.35	0.20 - 0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19 – 0.27	0.15 – 0.49	33-37	
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25 - 0.34	0.20 – 0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26 – 0.32	0.18 – 0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23 – 0.28	0.12 – 0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27	
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24 – 0.34	0.18-0.51	29-32	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.22 – 0.29	0.16 - .44	33-36	

Window sizes available in 1/4" increments
Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.


Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.




Fold-away Crank




Cam-Action Lock


Finishes:



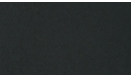
Champagne



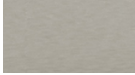
White




Brown



Matte Black



Satin Nickel




Satin Brass


Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.




Hinged Patio Door Handle




Sliding Patio Door Handle


Finishes:



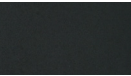
Champagne



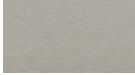
White




Brown



Matte Black



Satin Nickel

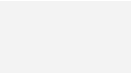


Satin Brass

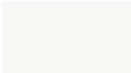
Colors

Prefinished Pine Interior Colors

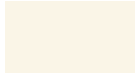
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.




White




Bright White



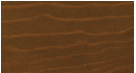
Linen White




Golden Oak Stain



Early American Stain



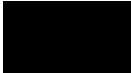
Provincial Stain



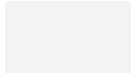
Black Stain

Aluminum-Clad Exterior Colors


Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.




Black




White




Brown




Fossil




Iron Ore



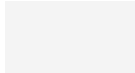
Portobello




Putty




Almond




Classic White



Brick Red




Hartford Green




Wolf Gray

Integrated Blinds & Shades


Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.




White




Poplar White




Bisque



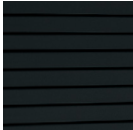
Storm



Golden



Mocha




Black


Integrated Shades⁸

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.


Light-Filtering:



White




Silver

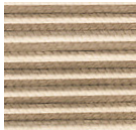


Maize

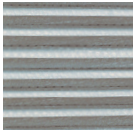
Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows and sliding patio doors.

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

^{8,9,10,11} See back cover for disclosures.

Performance Packages

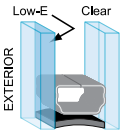
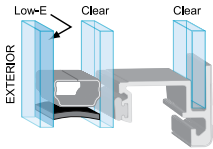
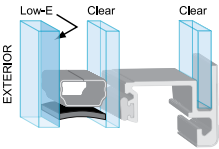
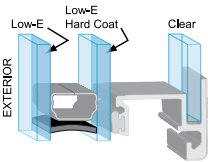
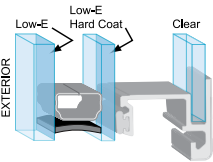
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



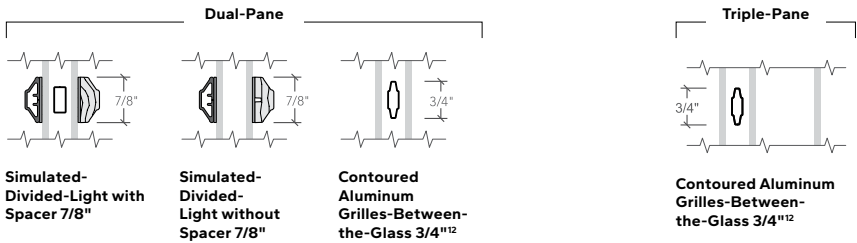
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.⁴

Base	Performance 71% More Energy Efficient ¹⁰ + 34% Noise Reduction ⁵	Sound Control 52% Noise Reduction ⁵	Energy Efficiency 83% More Energy Efficient ¹⁰	Ultimate Performance 79% More Energy Efficient ¹⁰ + 52% Noise Reduction ⁵
 Advanced Low-E Two panes of insulating, energy-efficient glass and our most popular features and options.	 Advanced Low-E SunDefense Low-E or NaturalSun Low-E A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 AdvancedComfort A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 AdvancedComfort Sound-reduction glazing A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

¹ Compared to leading national wood window brands recommended installation methods for new construction windows.

² Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

³ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

⁴ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁶ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Double-hung windows available in dual-pane only.

⁸ Available with triple-pane products only.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

¹⁰ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

¹² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



Camelot® II Shingles

Camelot® II Shingles complete a home with their classic, artisan-crafted look — at a surprisingly affordable price. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.⁴



Camelot® II Shingles

Benefits:

- **Affordable Luxury** — Camelot® II Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** — Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High-Performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.⁴
- **Highest Roofing Fire Rating** — UL Class A, Listed to ANSI/UL 790
- **Stays in Place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-offs; shingles warranted to with-stand winds up to 130 mph (209 km/h)³
- **The Ultimate Peace of Mind** — Lifetime[†] limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years
- **Perfect Finishing Touch** — Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles⁵

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 17" x 34 1/2" (432 x 876 mm)
- **Exposure:** 7.5" (190.5 mm)
- **Bundles/Square:** 4
- **Pieces/Square:** 56
- **Nails/Square:** 280 (336 where 6 nails per shingle is required)⁵
- **StainGuard Plus™ Algae Protection Limited Warranty⁴**
- **Hip/Ridge:**^{5,6} TimberTex®, TimberCrest®
- **Starter:** WeatherBlocker™

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- Meets CSA A123.5²

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Camelot® II Shingles. Installation instructions may also be obtained at gaf.com.

[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

¹ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

² Refers to shingles sold in Canada only.

³ 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

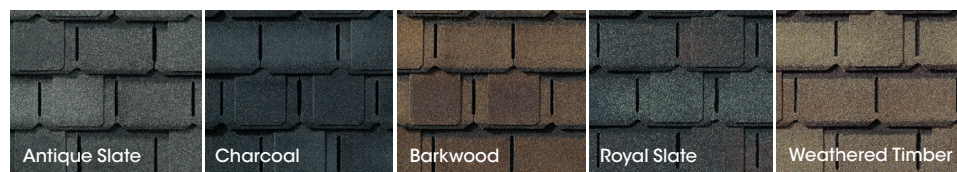
⁴ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

⁵ Required by some local codes and required for enhanced wind coverage on certain products.

⁶ These products are not available in all areas. See gaf.com/RidgeCapAvailability for details.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Colors:



We protect what matters most™









PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00037

Effective Date: 04/02/25

Project Address: 801 Edison

Issued to: Brendan McGlinch

Historic District: Boston-Edison

29565 Grand River Ave
Farmington Hills, MI 48336

Description of Work:

House

- Replace the existing non-historic asphalt shingles with new dimensional asphalt shingles.
- Where wood is damaged at the soffit, replace with new wood to match existing
- At the two-story north side porch remove the existing windows to the rough opening and install new aluminum clad wood windows. The cladding will be black

Garage

- Replace the existing non-historic asphalt shingles with new dimensional asphalt shingles.
- Install new aluminum, k-style hanging gutters and rectangular downspouts (color black)
- Where wood is damaged at the soffit, replace with new wood to match existing

With the Conditions that:

- The new porch window shall not have black screens. A less opaque screen type or color shall be selected and submitted to staff for review and approval.
- The new porch windows shall not include transoms, rather they shall have a simple one over one lite configuration.
- The dormer sidewall treatment shall be submitted to staff for review, and that it will be painted a color to match the building's roof.
- The windows at both the house's main body and two-story porch shall be one uniform color. Therefore, the new porch windows shall be finished with a brown color to match the color of the windows and storms at the house's main body, or the property owner shall submit an application to staff for the painting of the windows and storms at the houses main body black to match the proposed finish color of the new porch windows. The application shall be submitted prior to the issuance of a permit for the current project, and shall provide a date or date range by which the painting will be initiated.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250405jr

Post this COA 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.