

STAFF REPORT: OCTOBER 14, 2020 MEETING

PREPARED BY: B. CAGNEY

APPLICATION NUMBER: 20-6863

ADDRESS: 7949 EAST LAFAYETTE

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: TIMOTHY FLINTOFF / 4545 ARCHITECTURE

PROPERTY OWNER: JONATHAN KUNG

SCOPE OF WORK: REPLACE WINDOWS, REHAB EXTERIOR, REMOVE EXTERIOR BASEMENT ENTRANCE ENCLOSURES

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/21/2020

DATE OF STAFF VISIT: 10/5/2020, 10/8/2020



7949 E. Lafayette, South elevation, Staff Photo



7949 E. Lafayette, Southwest view, Staff Photo

Existing Conditions

The 2-story, multi-family residence on the corner of East Lafayette and Van Dyke was built in 1912. The building sits directly on East Lafayette at a prominent location in the West Village Historic District and contributes several unique character-defining features to the block's sense of place. The building The home is set back along the western property line, leaving a large yard space open that features a mature shade tree. The front corner of the lot has been dedicated as a separate parcel featuring signage for the West Village Historic District and is owned by the Villages CDC. This is not part of the property owned by the applicant but does serve as wayfinding for folks who visit West Village. The red brick, box-like building stands out as one of the most unique buildings in the West Village Historic District because of several character defining features including: a limestone band that spans the building as an indication as to where the first floor spans; a decorative wood cornice that projects along the south side of the building and terminates at the east and west facades and the symmetrical south façade, mirrored on a central axis between the (2) two arched alcoves entrances. The interior walls of the recessed entryways feature detailed wood paneling and wooden doors with large glass windows and side lights, leading to each respective living space. Both entrances have metal security gates that have been painted black at the front of each portal entrance. On each side of the central axis of the south facade, there are matching features: on the first floor, a single window with transom and limestone sill; on the second floor, one immediately notices the twin projecting bays with (3) three double hung windows and decorative wood details, as well as the matching leaded glass casement windows, located closer to the central axis.

On both and elevations, the building features unique covered wooden porch structures. These porches feature a wooden stairway and wooden deck, an entry vestibule with true divided light windows. No handrails are currently present. The west entrance features a wood panel door with a transom window .

The east entrance features a non-historic steel panel door. Both porch structures feature **enclosed stairways that lead to the basement**. Besides the windows mentioned above the majority of the windows are 1/1 double hung wood windows in various sizes. The applicant has provided their own photo assessment of the existing wood windows in the building. The description of existing window conditions notes that there are “storm windows installed in varying degrees of disrepair in damage.” The photos indicate that the windows are in various conditions: broken glass, **missing sashes, missing accessories such as rope and counterweights, wood rot and some are missing all together**. The applicant did not submit an estimate for window repair with the application and made no claims in the application that window condition was the reason for replacement. **The assessment notes that of the 34 existing windows, 21 are missing an entire sash or window unit. The applicant seeks to replace all windows for a “uniform aesthetic” while “incorporating additional energy efficiency and durability.”**

Staff found that a Certificate of Appropriateness was issued for this property in the 2017 to “rebuild rear with new brick to match existing” digital achieve while BSEED records do show that permits were pulled for plumbing and electrical work in 2019.

Proposed Scope of Work:

Exterior Work:

- Repair existing wood detailing on the **south elevation bay windows and cornice**.
 - Where wood trim elements must be replaced, contractor is to use like materials and matching profiles.
- **Repair existing wood paneling in south elevation entrance alcoves**.
 - Where replacement of missing or deteriorated paneling is required, detailing is to match areas of paneling that remain intact.
 - Repair and tuckpoint masonry as necessary, to match existing.
 - Restore existing wood entry doors.
- All wood elements are to be painted in accordance with appropriate Detroit Historic Commission Color System C (colors not specified).

North and South Porch Structures:

- **Replace existing wood entry doors at the vestibule on both east (non-historic) and west elevations (historic-age)**.
 - Proposed replacement is a **wooden (Hemlock) 9-lite, 2-panel door by Jeldwen**, color unspecified.
- **Repair detailing and trim** to match existing, replace in-kind as required.
- **Repair wood canopy**.
 - **Remove and replace roofing with new black asphalt shingle roof. All new trim fascia, and soffit elements to match existing.**
 - Install new metal K-Style gutters and downspouts at existing locations, paint to match wood trim.
- **Install new wood guardrails/handrails at exterior entry porches**. Paint to match porch.
- **Demolish exterior historic-age basement stair enclosures on both porches**
 - **Install limestone cap on existing brick foundation wall at basement stair shaft**
 - **Remove existing windows and replace with new aluminum-clad wood windows.**

Window Replacement:

- Remove all existing double-hung windows and replace with new aluminum-clad wood windows.
- The applicant states that only the sash will be installed and that the existing brick mold / trim will be retained when possible, and has deteriorated beyond repair, replace the trim in-kind.
 - The existing wood double hung windows feature a 3-3/8" lower sash and a 2-3/8" upper sash.
 - The proposed wood double hung windows feature a 2-5/8" aluminum clad wood lower sash (approx. 3/4" smaller) and a 1-7/8" upper sash (approx. 1/2" smaller).
- Existing fixed windows with decorative leaded diamond are to remain and be repaired.
- Install new glass block windows at basement window openings.
- Partially infill existing window opening at north (rear) elevation (refer to exterior repair work documents).
 - Contractor is to use brick that matches existing. Existing stone sill is to be removed and re-located at new sill height.

Tree Removal:

- Remove (3) trees along the rear property line.
 - As stated by the applicant, "Two trees are located at the **Northeast** and **Northwest** corners of the building, close to the foundations, between the building and the north property line. Since the building sits so close to the rear property line, these trees inhibit access to the rear of the building and to the exterior stairwells that provide access to the basement."
 - "A third tree is a small Ohio Buckeye tree to the East of the building. This tree is behind, and dwarfed by the large, character defining Oak tree that is planted in the center of the yard to the East of the building."

Staff Observations and Issues:

- **Exterior Repair and In-Kind Replacement:**
HDC staff supports the applicant's proposal to repair the character defining wooden window bays, as well as the cornice along the south façade in-kind and the wood paneling in the entrance alcoves.
- **Porch Repair:**
The applicant is proposing to repair the character defining porches on the east and west side, including in-kind replacement of any wood detailing that has deteriorated beyond repair, the addition of wood railings. Staff supports the applicant's efforts to preserve these features. However, staff does not feel that the applicant has provided enough documentation to justify the replacement of the windows on the east and west entry vestibules, as proposed with aluminum clad wood windows. The observed conditions (broken glazing and single pane glazing) and proposed replacements (aluminum clad wood windows with simulated divided lights) satisfy The Secretary of the Interior's Standards for Rehabilitation 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.*
Staff also has concerns about the removal of the basement enclosures at rear portion of the porches by blocking access with a concrete cap. The applicant contends that "based on observations of modern framing members within the basement stair enclosures, we believe these

were added after the completion of the building.” However Sanborn maps indicate that the entire wooden porch structures are present at the time of early 20th century Sanborn map and that they are likely original construction. If they are not original, they are of historic age and contribute to the overall character of the property. Staff would support the rehabilitation of these entrances along with additional measures taken to secure the entrances if that is a concern driving their removal, but ultimately it is staff’s opinion that these features should be retained.

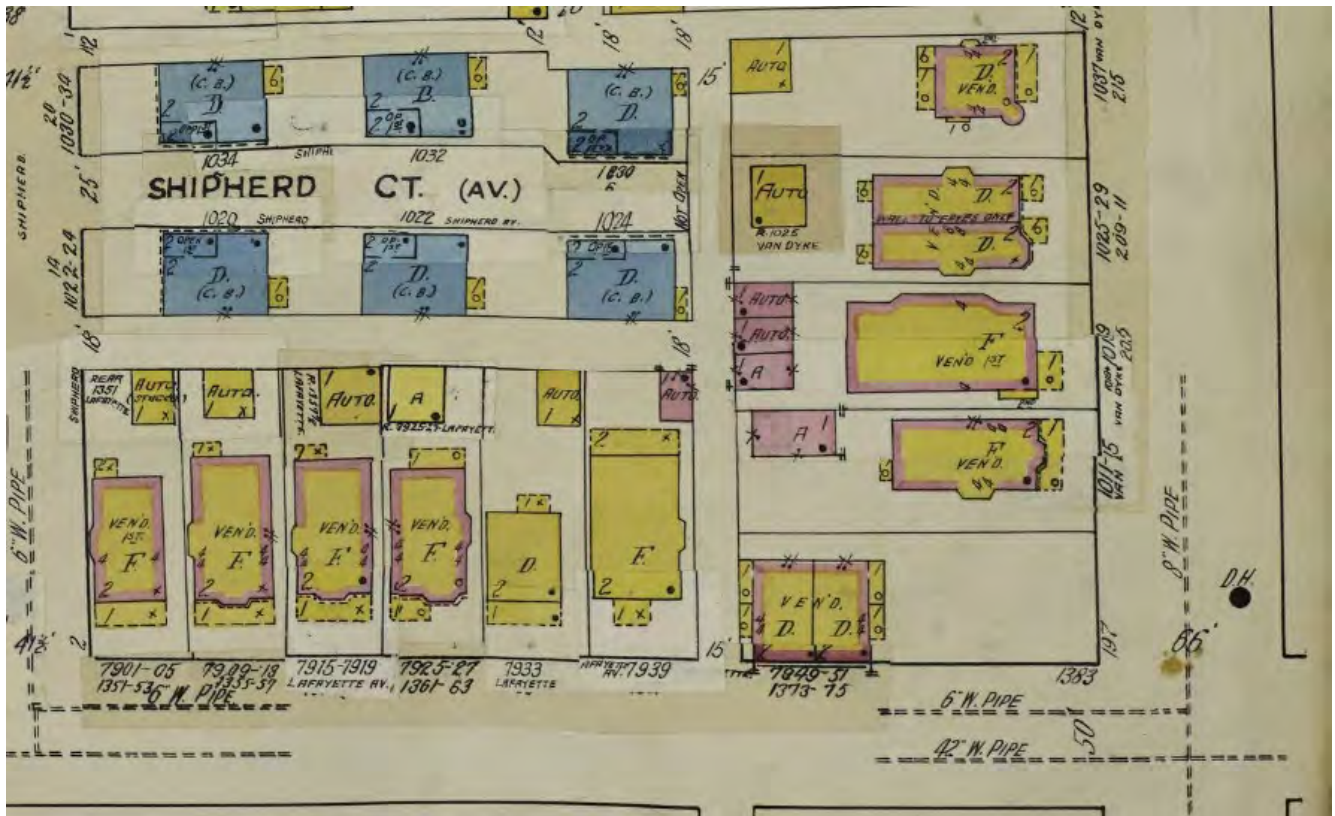
- **Window Replacement:** Based on the window assessment provided, there is not enough documentation for staff to recommend full replacement of the double hung windows, based on The Secretary of the Interior’s Standards for Rehabilitation 6, as mentioned above. It is staff’s opinion that the majority of remaining windows can be retained and repaired. In the case of window replacement where no sash currently exists, it is staff’s opinion the proposed aluminum clad wood windows would suffice to replace the existing 1/1 double hung windows if the existing brick mold can be retained. However, it should be further noted that if the applicant seeks to have a uniform look across all windows, then this could be achieved by repairing the existing windows and installing wood windows with even closer dimensions to the original wood windows.

HDC Staff supports the repair of the leaded glass casement windows, and the replacement basement windows with glassblock windows, so long as they conform to HDC standards for installation. Staff also recommends approval of the applicant’s proposed exterior modification to the raise the sill height of the window on the north elevation to align with the sill height of the adjacent windows to the east as this feature is not visible from any public right of way and is not a detriment to any character defining details on the building.

- **Tree Removal:** Two of the three proposed trees for removal do not appear to be of a high-quality species and are growing very close to the building. The third tree proposed for removal is growing underneath the landmark Oak Tree and appears to be competing for space. It is unknown to staff if the trees can coexist if the Oak is limbed up and maintained.

Recommendations:

- **Overall Exterior Rehabilitation:** Staff recommends that the Commission issue a Certificate of Appropriateness for the current application to rehab 7949 Lafayette based on the Secretary of the Interiors Standards for Rehabilitation with the following conditions:
 - All existing windows with both sashes intact are retained and repaired.
 - Applicant retains, restores and secures existing porch enclosure leading to basement.
 - Glass block windows adhere to HDC standards for installation.
 - Applicant submits full details of painting proposal to conform to Color Chart C.
 - Staff to review revised proposal prior to issuance of COA.



Early 20th Century Sanborn Map Detail



Area in Red owned by Villages CDC, Detroit Parcel Viewer 7949 E. Lafayette Historic Designation Photo



West elevation- Staff Photo



East elevation- Staff Photo



East elevation- Porch detail, Staff Photo



East elevation- Porch detail, Staff Photo



West elevation- Porch detail, Staff Photo



West elevation- Porch detail, Staff Photo



South Elevation,- West alcove detail, Staff Photo



South Elevation- East alcove detail, Staff Photo



August 21, 2020

7949 E. Lafayette St.
Detroit, MI 48214

RE: 7949 E. Lafayette Residential Exterior Renovation, Historic District Commission Submission

Project Narrative

7949 E. Lafayette is an existing residential duplex building in the West Village Historic District in Detroit. The project consists of exterior repair and refurbishment of existing wood building elements, and window replacement. The building is a two-story flat-roofed building with brick veneer on wood framing. The south elevation features prominent second-story bay windows with decorative wood detailing and an elaborate wood cornice. Also, on the south elevation are a pair of recessed entrance alcoves. Each alcove features wood paneling and plaster. Where the wood paneling is damaged, it is to be replaced to match areas that are in-tact. The east and west facades both feature matching wood entry porches and vestibules. The porches and vestibules will be repaired or reconstructed as required. Where it is necessary for existing damaged elements to be replaced, matching materials and profiles will be used. All wood elements will be painted in accordance with the appropriate Detroit Historic Commission Color System, as directed by HDC. In addition to repair of existing wood elements, the existing windows are proposed to be replaced with new aluminum-clad wood windows. At the north elevation (rear), one existing window opening is proposed to be modified to accommodate interior configuration changes that will be completed under a separate building permit. The second window from the west is proposed to be partially filled in with brick (to match existing) so that the sill height is raised to match the existing sill height of the windows directly adjacent to the west.



October 05, 2020

7949 E. Lafayette St.
Detroit, MI 48214

RE: 7949 E. Lafayette Residential Exterior Renovation, Historic District Commission Submission

Scope of Work

1. Exterior Work
 - a. Repair existing wood detailing at south elevation bay windows and cornice
 - Where wood trim elements must be replaced, contractor is to use like materials and matching profiles.
 - b. Repair/replace existing wood paneling in south elevation entrance alcoves.
 - Where replacement is required, detailing is to match areas of paneling that remain intact.
 - c. Install new wood entry doors
 - d. Repair existing wood entry porch/vestibule on east and west elevations
 - Detailing and trim to match existing
 - e. Install new wood guardrails/handrails at exterior entry porches. Paint to match porch.
 - f. Demolish exterior basement stair enclosures (identical at both east and west elevations of building).
 - Install new limestone cap on top of basement stair foundation
 - g. Remove existing double-hung windows and replace with new aluminum-clad wood windows.
 - Existing fixed windows with decorative leaded diamond pattern (second story, South (front) façade) are to remain and be repaired as required.
 - h. Install new glass block windows at basement window openings
 - i. Partially infill existing window opening at north (rear) elevation (refer to exterior repair work documents).
 - Contractor is to use brick that matches existing. Existing stone sill is to be removed and re-located at new sill height.
 - j. All wood elements are to be painted in accordance with appropriate Detroit Historic Commission Color System C.
 - k. Remove (3) trees along the rear property line.
 - Two trees are located at the Northeast and Northwest corners of the building, close to the foundations, between the building and the north property line. Since the building sits so close to the rear property line, these trees inhibit access to the rear of the building and to the exterior stairwells that provide access to the basement.
 - A third tree is a small Ohio Buckeye tree to the East of the building. This tree is behind, and dwarfed by the large, character defining Oak tree that is planted in the center of the yard to the East of the building.

CONSULTANT:

Project :
**RESIDENTIAL DUPLEX
 EXTERIOR REPAIR
 7949 E. LAFAYETTE ST.
 DETROIT, MI 48214**

Issued for :
 HDC 10/05/2020

Drawn by :
 JRM

Sheet Title :
**EXTERIOR REPAIR
 WORK**

Project No. :
 2020024

Sheet No. :
A3.1

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**GENERAL EXTERIOR DEMOLITION /
 REPAIR NOTES:**

1. CONTRACTOR TO PERFORM ALL EXTERIOR MAINTENANCE REQUIRED USING SAME/SIMILAR MATERIAL TO PRESERVE EXISTING HISTORICAL DETAILS, FORMS, SHAPES, TRIM, AND COLORS
2. SURVEY TO BE PERFORMED OF EXTERIOR BRICK FACING AS TO ITS CONDITION AND MAKE ANY RECOMMENDATIONS FOR REPAIRS TO CONDITIONS IN NEED OF REPAIR.
3. COLOR AND/OR MATERIAL CHANGES MAY BE SUBJECT TO APPROVAL BY CITY HISTORIC COMMISSION.
4. CONTRACTOR TO REMOVE ALL EXISTING WOOD SIDING.
5. SURVEY TO BE PERFORMED OF ALL EXISTING WOOD TRIM, SOFFITS, AND FASCIAS TO DETERMINE EXTENT THAT CAN BE SALVAGED AND REPAIRED VS. REPLACED. ANY NEW WOOD TRIM TO BE OF SAME MATERIAL AND PROFILE TO PRESERVE EXISTING HISTORICAL DETAILS.
6. PREPARE ALL WINDOW OPENINGS FOR NEW WINDOWS.

EXTERIOR REPAIR KEY NOTES:
 (TYPICAL THIS SHEET ONLY)

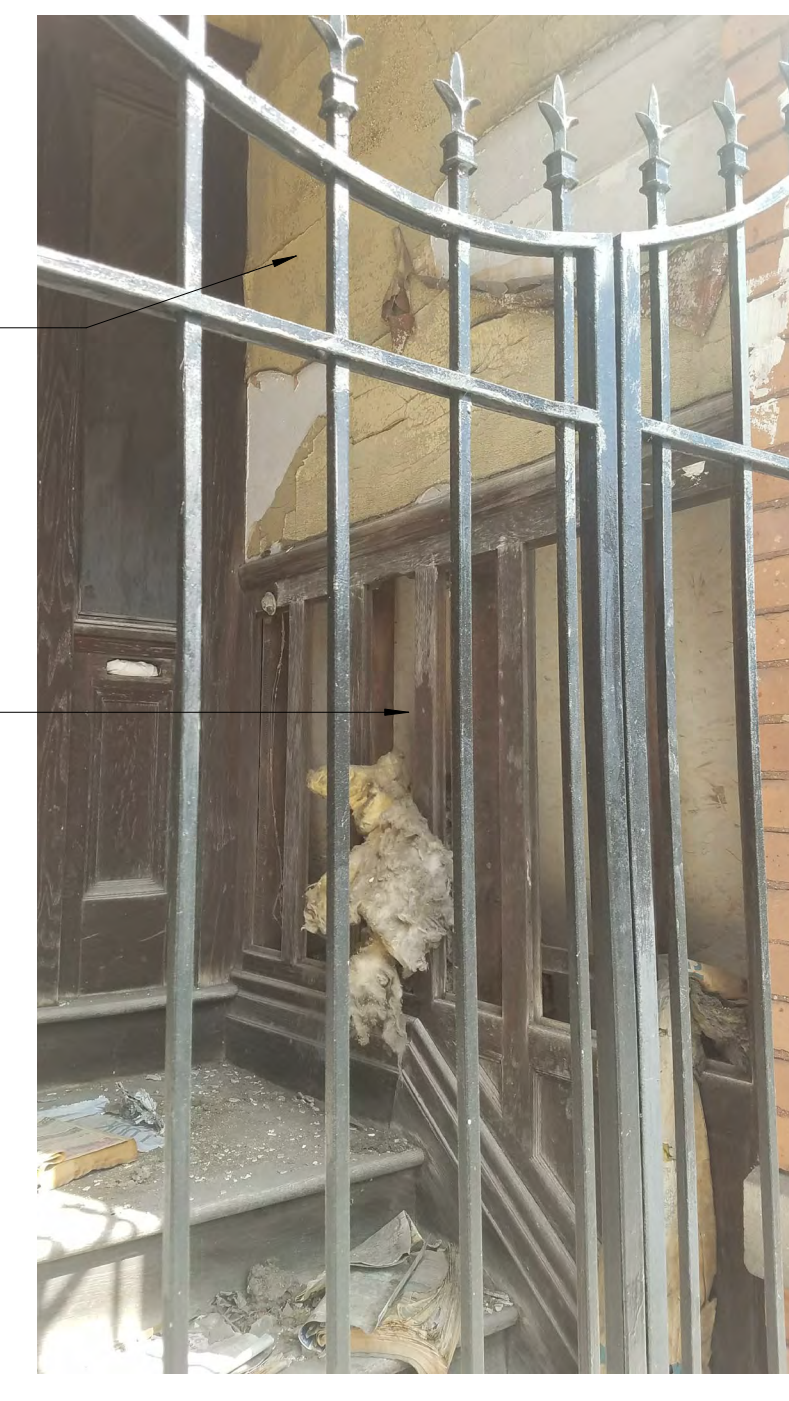
1. REPAIR AND REPLACE WOOD TRIM AND SIDING AS REQUIRED. PAINT, COLOR TBD.
2. REMOVE EXISTING WINDOW AND PREPARE OPENING FOR NEW ALUMINUM-CLAD WOOD WINDOW. NEW WINDOW CONFIGURATION (INCLUDING ANY GRILLAGE) IS TO MATCH EXISTING.
3. PARTIALLY INFILL EXISTING WINDOW OPENING WITH BRICK TO MATCH EXISTING. NEW SILL HEIGHT TO MATCH ADJACENT SILL HEIGHT. SALVAGE EXISTING STONE SILL AND REINSTALL AT NEW HEIGHT.
4. REPAIR WOOD STAIR AS REQUIRED.
5. REPAIR EXISTING WOOD CANOPY AS REQUIRED. REMOVE AND REPLACE ROOFING WITH NEW BLACK ASPHALT SHINGLE ROOF. ALL NEW TRIM, FASCIA, AND SOFFIT ELEMENTS TO MATCH EXISTING. PAINT COLOR TBD.
6. INSTALL NEW WOOD PANELING TO MATCH ADJACENT PANELING AT ENTRY ALCOVES.
7. IN-TACT EXISTING WOOD PANELING IN ENTRY ALCOVE TO BE USED AS DETAILING PRECEDENT FOR NEW INSTALLATION WHERE REQUIRED.
8. INSTALL NEW GLASS BLOCK WINDOWS AT BASEMENT WINDOW OPENINGS.
9. INSTALL NEW METAL 5" K-STYLE GUTTERS AND DOWNSPOUTS AT EXISTING LOCATIONS. GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WOOD TRIM.
10. REPAIR AND TUCKPOINT BRICK MASONRY AS REQUIRED.
11. REPAIR/REPLACE PLASTER AT ENTRY ALCOVES. PAINT COLOR TBD.
12. INSTALL NEW WOOD AND GLASS ENTRY DOOR. SELECTION TBD.



SOUTH BAY WINDOW DETAIL
 NOT TO SCALE



SOUTH ENTRY ALCOVE DETAIL
 NOT TO SCALE



SOUTH ENTRY ALCOVE DETAIL
 NOT TO SCALE



NORTH ELEVATION
 NOT TO SCALE

NEW SILL HEIGHT TO MATCH ADJACENT WINDOWS. SALVAGE EXISTING STONE SILL AND REINSTALL AT NEW HEIGHT.



WEST ELEVATION (EAST ELEVATION IS SIMILAR CONFIGURATION)
 NOT TO SCALE



SOUTH ELEVATION
 NOT TO SCALE

BINDER STRIP LOCATION

CONSULTANT:

GENERAL EXTERIOR DEMOLITION / REPAIR NOTES:

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2. SURVEY TO BE PERFORMED OF EXTERIOR BRICK FACING AS TO ITS CONDITION AND MAKE ANY RECOMMENDATIONS FOR REPAIRS TO CONDITIONS IN NEED OF REPAIR.
3. COLOR AND/OR MATERIAL CHANGES MAY BE SUBJECT TO APPROVAL BY CITY HISTORIC COMMISSION.
4. CONTRACTOR TO REMOVE ALL EXISTING WOOD SIDING.
5. SURVEY TO BE PERFORMED OF ALL EXISTING WOOD TRIM, SOFFITS, AND FASCIAS TO DETERMINE EXTENT THAT CAN BE SALVAGED AND REPAIRED VS. REPLACED. ANY NEW WOOD TRIM TO BE OF SAME MATERIAL AND PROFILE TO PRESERVE EXISTING HISTORICAL DETAILS.
6. PREPARE ALL WINDOW OPENINGS FOR NEW WINDOWS.

EXTERIOR REPAIR KEY NOTES:
 (TYPICAL THIS SHEET ONLY)

1. REPAIR AND REPLACE WOOD TRIM AND SIDING AS REQUIRED. PAINT, COLOR TBD.
2. REMOVE EXISTING WINDOW AND PREPARE OPENING FOR NEW ALUMINUM-CLAD WOOD WINDOW. NEW WINDOW CONFIGURATION (INCLUDING ANY GRILLAGE) IS TO MATCH EXISTING.
3. PARTIALLY INFILL EXISTING WINDOW OPENING WITH BRICK TO MATCH EXISTING. NEW SILL HEIGHT TO MATCH ADJACENT SILL HEIGHT. SALVAGE EXISTING STONE SILL AND REINSTALL AT NEW HEIGHT.
4. REPAIR WOOD STAIR AS REQUIRED.
5. REPAIR EXISTING WOOD CANOPY AS REQUIRED. REMOVE AND REPLACE ROOFING WITH NEW BLACK ASPHALT SHINGLE ROOF. ALL NEW TRIM, FASCIA, AND SOFFIT ELEMENTS TO MATCH EXISTING. PAINT COLOR TBD.
6. INSTALL NEW WOOD PANELING TO MATCH ADJACENT PANELING AT ENTRY ALCOVES.
7. IN-TACT EXISTING WOOD PANELING IN ENTRY ALCOVE TO BE USED AS DETAILING PRECEDENT FOR NEW INSTALLATION WHERE REQUIRED.
8. INSTALL NEW GLASS BLOCK WINDOWS AT BASEMENT WINDOW OPENINGS.
9. INSTALL NEW METAL 5" K-STYLE GUTTERS AND DOWNSPOUTS AT EXISTING LOCATIONS. GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WOOD TRIM.
10. REPAIR AND TUCKPOINT BRICK MASONRY AS REQUIRED.
11. REPAIR/REPLACE PLASTER AT ENTRY ALCOVES. PAINT COLOR TBD.
12. INSTALL NEW WOOD AND GLASS ENTRY DOOR. SELECTION TBD.

Project :
**RESIDENTIAL DUPLEX
 EXTERIOR REPAIR
 7949 E. LAFAYETTE ST.
 DETROIT, MI 48214**

Issued for :
 HDC 10/05/2020

Drawn by :
 JRM

Sheet Title :
**EXTERIOR REPAIR
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Project No. :
 2020024

Sheet No. :
A3.2

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WEST ENTRY PORCH DETAIL
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WEST ENTRY PORCH DETAIL
 NOT TO SCALE



WEST ENTRY PORCH DETAIL
 NOT TO SCALE



WEST ENTRY PORCH DETAIL
 NOT TO SCALE



EAST ENTRY PORCH DETAIL
 NOT TO SCALE



EAST ENTRY PORCH DETAIL
 NOT TO SCALE

BINDER STRIP LOCATION

CONSULTANT:

Project :
 RESIDENTIAL DUPLEX
 EXTERIOR REPAIR
 7949 E. LAFAYETTE ST.
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A3.3



EXISTING PORCH AND BASEMENT STAIR ENCLOSURE (IDENTICAL ON BOTH SIDES OF THE BUILDING)



REAR ENTRY TO BASEMENT STAIR



BASEMENT STAIR ENCLOSURE CLADDING TO BE REMOVED



BASEMENT STAIR BRICK ENCLOSURE/FOUNDATION

ENTRY PORCH WORK NARRATIVE:

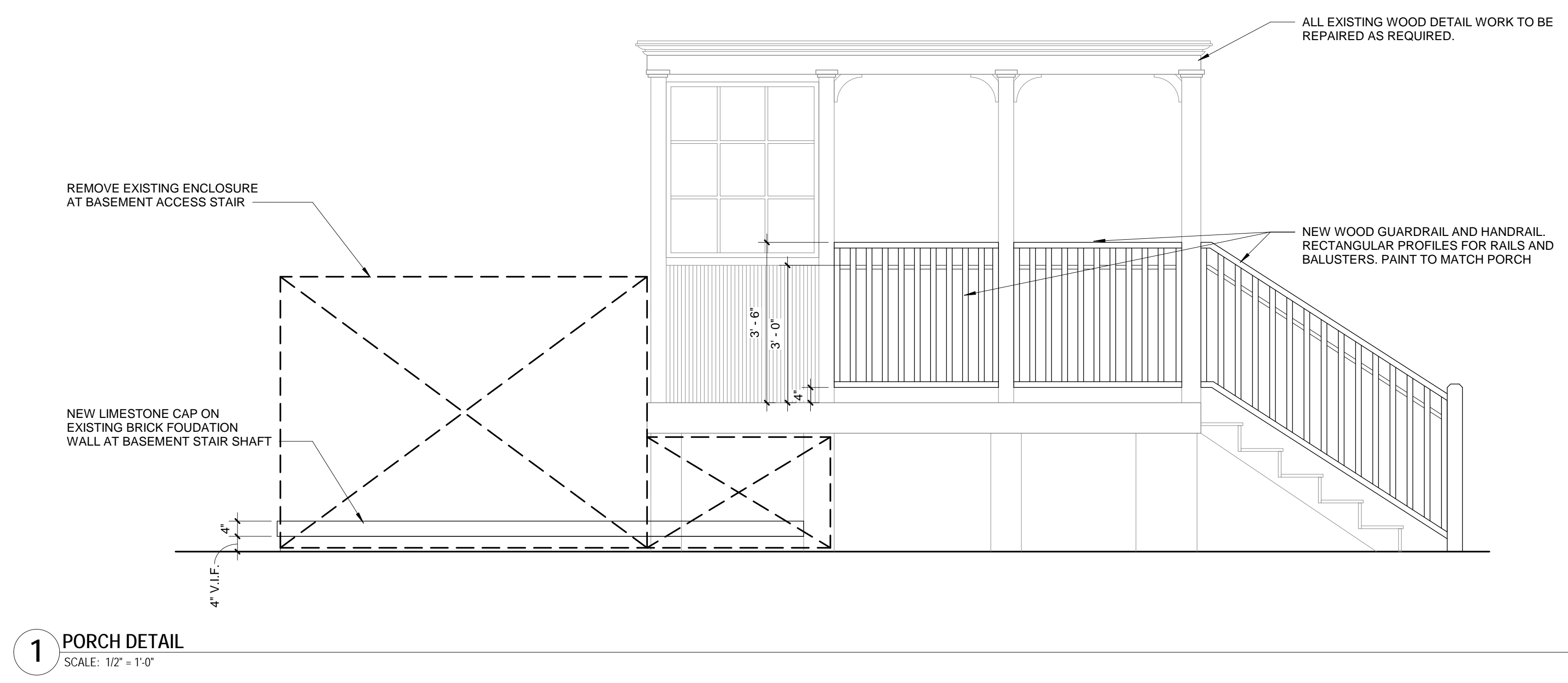
THERE ARE IDENTICAL ENTRY PORCHES ON BOTH THE EAST AND WEST FACADES. EACH PORCH CONSISTS OF A STAIR AND CANOPY, AN ENCLOSED ENTRY VESTIBULE, AND AN ENCLOSURE COVERING A REAR STAIR LEADING TO THE BASEMENT.

BASED ON OBSERVATIONS OF MORE MODERN FRAMING MEMBERS WITHIN THE BASEMENT STAIR ENCLOSURES, WE BELIEVE THESE WERE ADDED AFTER THE COMPLETION OF THE BUILDING.

THE PROPOSAL IS TO REMOVE THE REAR ENCLOSURES OF THE BASEMENT STAIRS AND INSTALL A LIMESTONE CAP ON TOP OF THE BRICK STAIR ENCLOSURE FOUNDATION.

THE EXISTING VESTIBULE AND COVERED PORCH WILL BE REPAIRED AS REQUIRED.

A NEW CODE-REQUIRED GUARDRAIL AND HANDRAIL WILL BE INSTALLED AT THE PORCH AND STAIR. THE DETAILING WILL REMAIN SIMPLE, WITH RECTANGULAR AND SQUARE PROFILES USED FOR THE RAILS AND BALUSTERS, RESPECTIVELY. ALL WILL BE PAINTED TO MATCH THE PORCH AND VESTIBULES.



1 PORCH DETAIL
 SCALE: 1/2" = 1'-0"

October 05, 2020

RE: 7949 Lafayette Residential Duplex Renovations, Historic District Commission Submission

Description of Existing Window Conditions

Both sides (East and West) of the duplex are outfitted throughout with one-over-one double-hung wood-cased windows of varying sizes. There are also two fixed windows on the South elevation, second floor, of the West unit that feature a leaded diamond pattern. All windows currently have storm windows installed, in varying degrees of disrepair and damage. Many of the windows are missing entire sashes, and in some cases, entire windows are missing. Of the windows that remain intact, the following common conditions has been observed:

- Single pane glazing which is loose in the sash and in need of re-glazing and sealing.
- Surfaces of sash that have deteriorated or have been damaged to the point of requiring replacement.
- Window operation components (ropes, pulleys, counterweights, etc) that are missing or damaged.
- Rotting of window opening framing

Since some windows are completely missing, or major components (entire sash) are missing, some new windows will need to be installed, regardless. The client proposes to use wood-framed windows with a painted aluminum exterior cladding. The dimensions and sash configurations will match the existing windows. Where vertical or horizontal mullions exist and separate transoms from window units, or separate paired window units, these elements will be retained at repaired as required. Only the individual window units themselves will be replaced. The proposed windows are Weather Shield Signature Series (see attached product information). Of 34 existing windows, 21 are missing an entire sash or the entire window unit. Since so many of the windows are missing, the client proposes to replace all windows with new. On the second floor of the South (front) facade, there are two fixed windows with a leaded diamond pattern. These windows are in good condition, and are character defining for the building. The project proposes to retain these windows and repair as required. By replacing the inornate double-hung windows, the result will be a uniform aesthetic that matches the existing historic detailing, while incorporating additional energy efficiency and durability.

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Window Assessment

E1-01 (East Unit, North Elevation)

Observed Conditions:

- Missing lower sash
- Deteriorated/rotted sill
- Broken/split left jamb framing
- Missing rope/counterweights



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Window Assessment

E1-02.03 (East Unit, North Elevation)

Observed Conditions:

- Rotted/split left-top jamb framing
- Center mullion will be retained and repaired as required. Proposal is to replace each double hung unit individually.



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Window Assessment

E1-04, 05 (East Unit, East Elevation, in entry vestibule)

Observed Conditions:

- Broken glazing
- Single pane glazing, no insulation value



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Window Assessment

E1-06 (East Unit, East Elevation)

Observed Conditions:

- Missing lower sash
- Missing rope/counterweights



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Window Assessment

E1-07 (East Unit, East Elevation)

Observed Conditions:

- Missing lower sash
- Missing counterweights



Window Assessment

E1-08 (East Unit, East Elevation)

Observed Conditions:

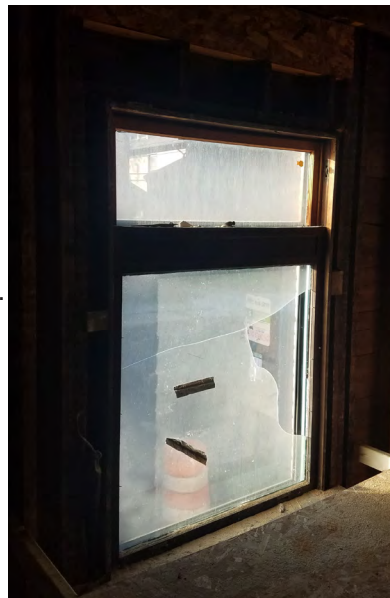
- Entire Window Missing (only half of storm window in place).



E1-09 (East Unit, South Elevation)

Observed Conditions:

- Broken Glazing
- Rot at upper left corner of casement
- Horizontal mullion will be retained and repaired as required. Proposal is to replace each window unit (transom above, double hung below) individually.



Window Assessment

E2-01 (East Unit, North Elevation)

Observed Conditions:

- Missing rope and counterweight (right side)
- Rot/gouges at joints of lower sash



E2-02 (East Unit, North Elevation)

Observed Conditions:

- Missing upper sash
- Rot observed on frame



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Window Assessment

E2-03 (East Unit, East Elevation)

Observed Conditions:

- Missing entire window



E2-04 (East Unit, East Elevation)

Observed Conditions:

- Missing lower sash



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Window Assessment

E2-05, 06, 07 (East Unit, South Elevation)

Observed Conditions:

- Missing entire windows (left and right)
- Broken Glazing (center window)
- Split/damaged wood (right jamb)
- Missing ropes and counterweights



Window Assessment

W1-01 (West Unit, South Elevation)

Observed Conditions:

- Rot/damage at sill
- Horizontal mullion will be retained and repaired as required. Proposal is to replace each window unit (transom above, double hung below) individually.



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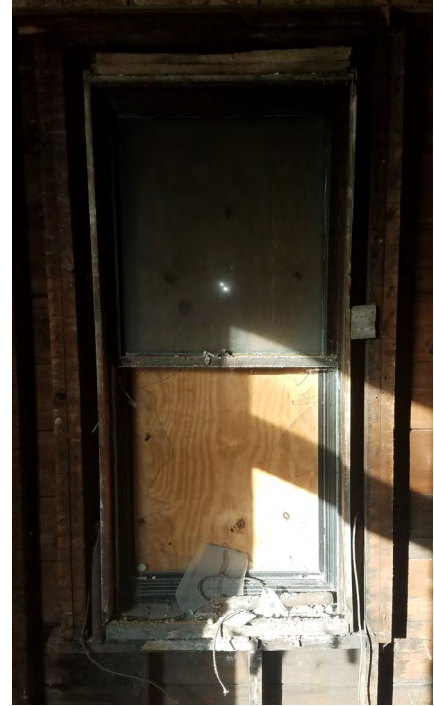
architecture

Window Assessment

W1-02 (West Unit, West Elevation)

Observed Conditions:

- Missing lower sash
- Rot/damage at frame

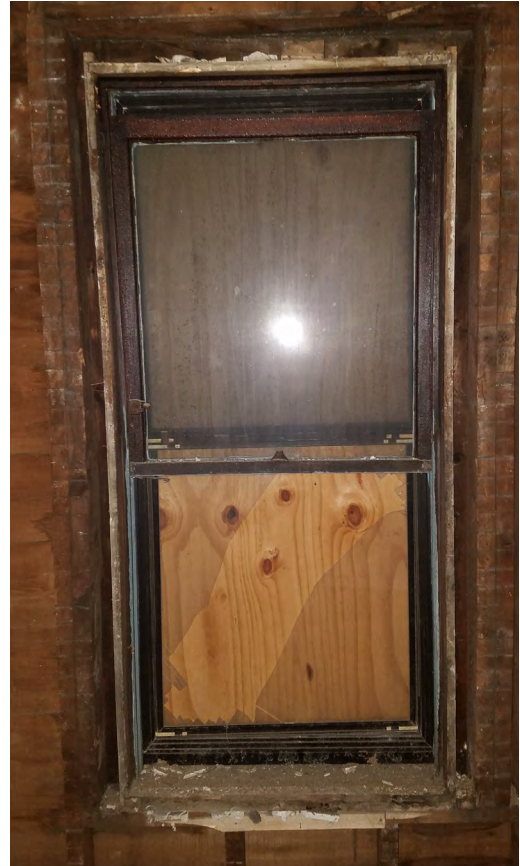


Window Assessment

W1-03 (West Unit, West Elevation)

Observed Conditions:

- Missing lower sash
- Missing ropes/counterweights
- Broken glazing in storm window



Window Assessment

W1-04 (West Unit, West Elevation)

Observed Conditions:

- Broken glazing (upper and lower sash)
- Damaged frame
- Missing rope/counterweights



Window Assessment

W1-05, 06 (West Unit, West Elevation)

Observed Conditions:

- Single pane glazing, no insulation value

W1-05, 06 (West Unit, West Elevation)

Observed Conditions:

- Single pane glazing, no insulation value



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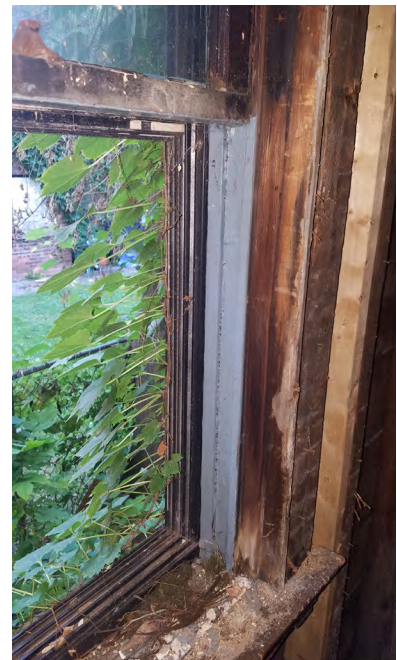
architecture

Window Assessment

W1-07, 08 (West Unit, North Elevation)

Observed Conditions:

- Missing lower sash (left and right windows)
- Missing glazing (right storm window)
- Rot at sill, head framing
- Center mullion will be retained and repaired as required. Proposal is to replace each double hung unit individually.



Window Assessment

W1-09 (West Unit, North Elevation)

Observed Conditions:

- Missing entire window unit
- Existing sill height will be raised to match adjacent windows, W1-07,08.
- Existing stone sill will be salvaged and reinstalled at new height.
- remaining opening will be infilled with brick to match existing.

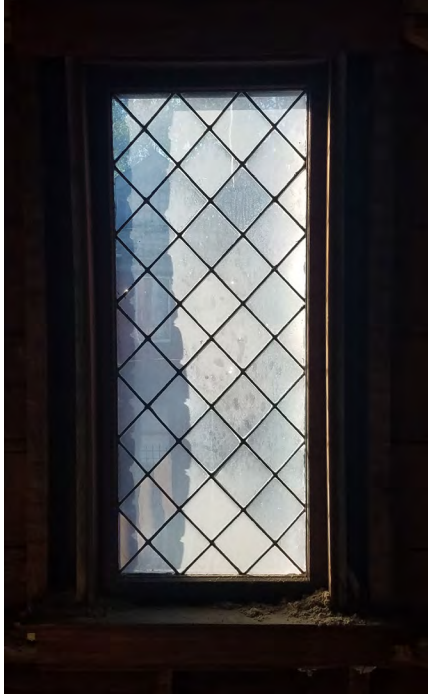


Window Assessment

W2-01 (West Unit, South Elevation)

Observed Conditions:

- Leaded single plane glazing with diamond pattern (fixed window)
- These windows will be retained and repaired as required.



W2-02 (South Unit, South Elevation)

Observed Conditions:

- Leaded single plane glazing with diamond pattern (fixed window)
- These windows will be retained and repaired as required.



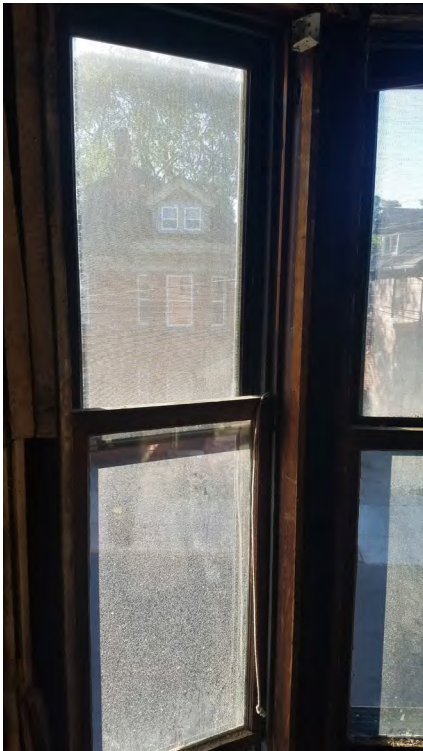
4545 architecture

Window Assessment

W2-03, 04, 05 (West Unit, South Elevation)

Observed Conditions:

- Missing lower sash (all windows)
- Storm window is pulling away from rotted frame (right side)
- Missing counterweights



4545

architecture

Window Assessment

W2-06 (West Unit, West Elevation)

Observed Conditions:

- Missing lower sash



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architecture

Window Assessment

W2-07 (West Unit, West Elevation)

Observed Conditions:

- Missing entire window
- Missing lower sash of storm window



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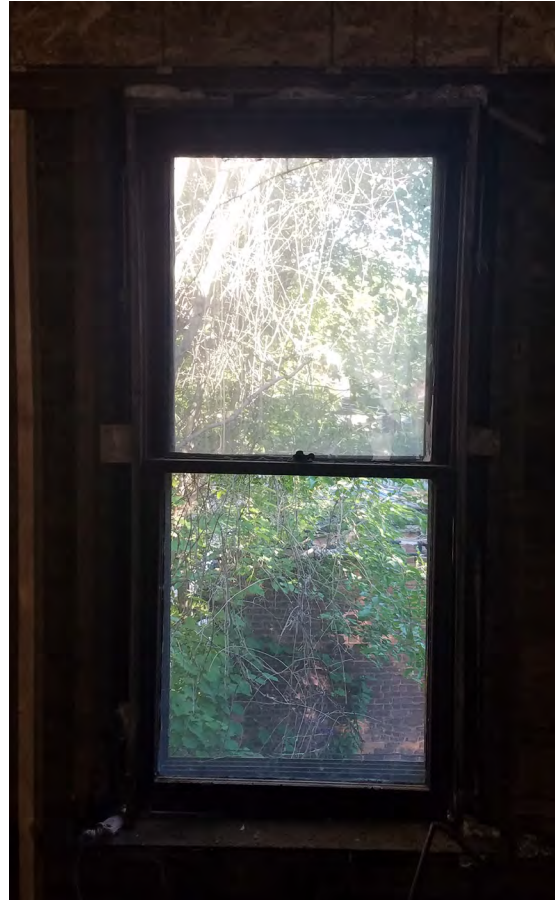
architecture

Window Assessment

W2-08 (West Unit, North Elevation)

Observed Conditions:

- Missing upper sash
- Damage at sill



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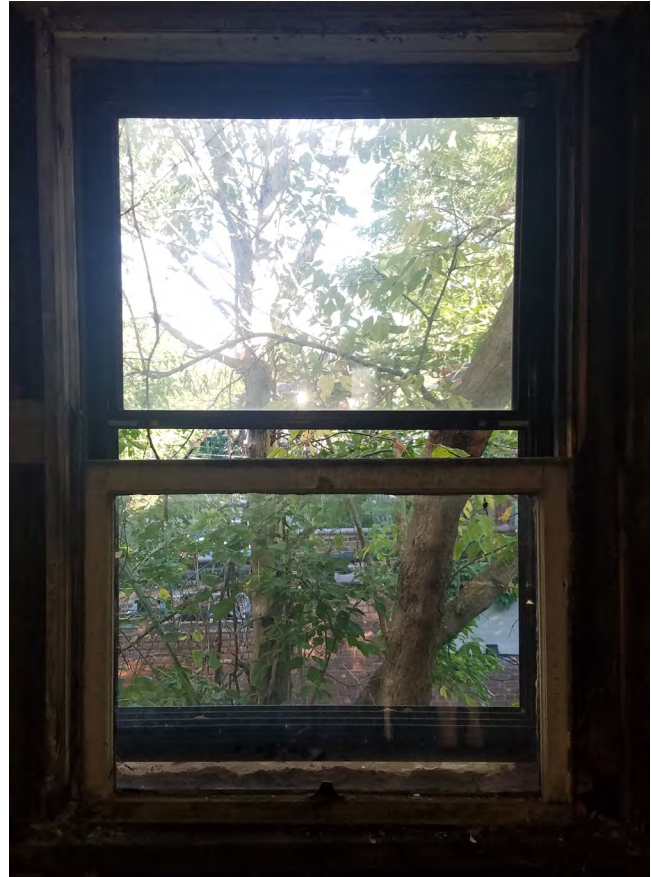
architecture

Window Assessment

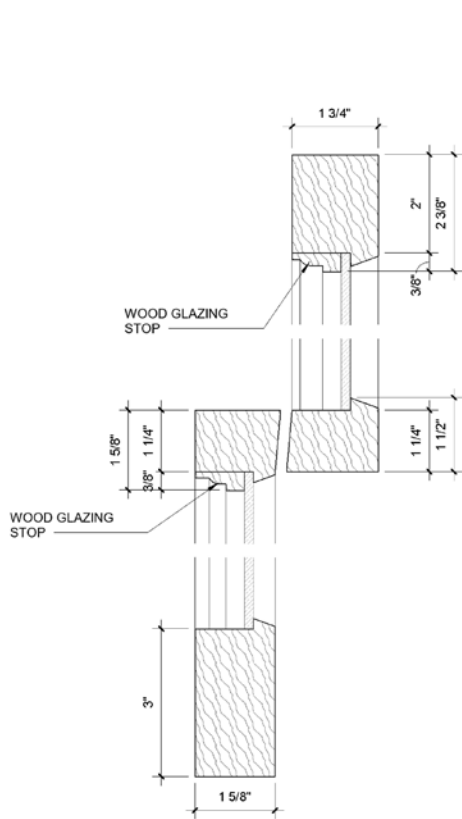
W2-09 (West Unit, North Elevation)

Observed Conditions:

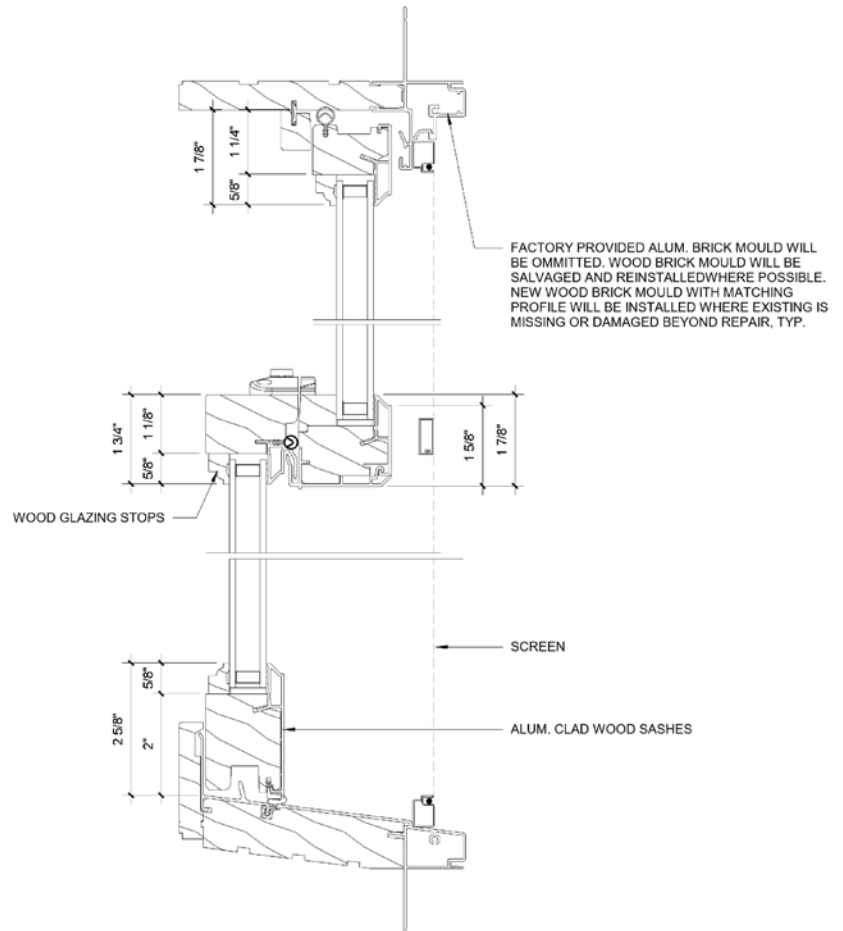
- Missing lower sash
- Missing lower sash of storm window
- Rot observed at bottom of upper sill
- Missing right jamb frame
-



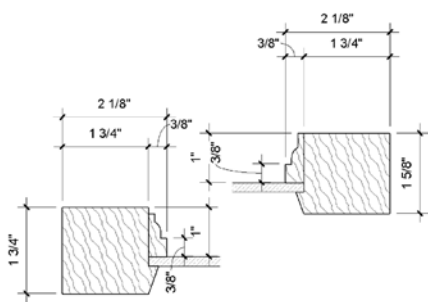
Proposed Window dimensional Comparison - Double Hung Windows



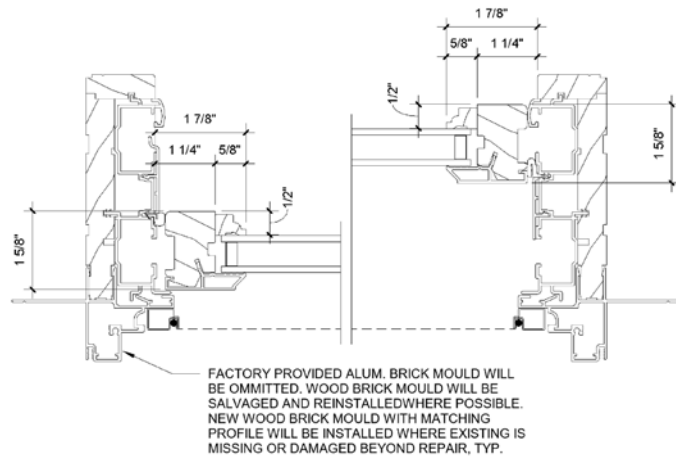
Existing Window - Section



Proposed Window - Section

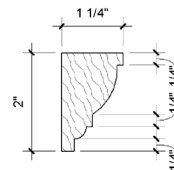
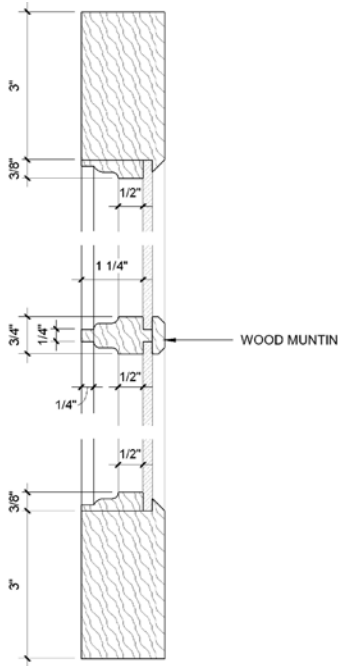


Existing Window - Jamb



Proposed Window - Jamb

Proposed Window dimensional Comparison - Fixed Windows with Wood Muntins (East and West Vestibules)



Existing Window - Section

(These windows will remain intact, only broken glazing will be replaced)

Existing Wood Brick Mould

(Existing profile will be matched and new wood brick mould will be installed with all new alum-clad wood windows)

4545

architecture

October 05, 2020

7949 E. Lafayette St.
Detroit, MI 48214

RE: 7949 E. Lafayette Residential Exterior Renovation, Historic District Commission Submission

Tree Removal

- a. Remove (3) trees along the rear property line.
 - Two trees are located at the Northeast and Northwest corners of the building, close to the foundations, between the building and the north property line. Since the building sits so close to the rear property line, these trees inhibit access to the rear of the building and to the exterior stairwells that provide access to the basement.
 - A third tree is a small Ohio Buckeye tree to the East of the building. This tree is behind, and dwarfed by the large, character defining Oak tree that is planted in the center of the yard to the East of the building.



Tree at Northeast Corner of Building (view from South)

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architecture



Tree at Northwest Corner of Building (view from Southwest)



(View from Northwest)

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architecture



Ohio Buckeye (view from South)















123

123

EXTERIOR DOORS

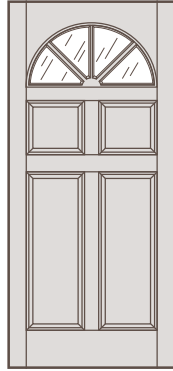


JELD-WEN® Authentic wood exterior doors accentuate any architectural style. From craftsman to prairie, colonial to contemporary, the warmth and beauty of real wood is sure to bring your entrance to life. A wide range of choices in door designs will help you make your house a home.

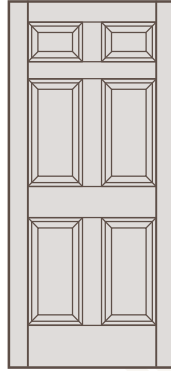
LEFT: 5404 HEMLOCK DOOR, RAISED PANELS
BELOW: 6206 HEMLOCK DOOR WITH CLEAR GLASS
RIGHT TOP: 5104 MERANTI MAHOGANY DOOR WITH CLEAR GLASS
RIGHT MIDDLE: 5106 MERANTI MAHOGANY 8'0" DOORS
WITH CLEAR BEVELED GLASS
RIGHT BOTTOM: 5112 HEMLOCK DOOR WITH CLEAR GLASS



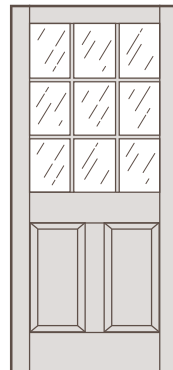
HEMLOCK TRADITIONAL EXTERIOR DOORS



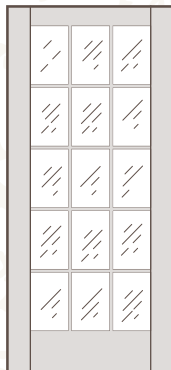
2020
(4-Lite 4-Panel)



2130

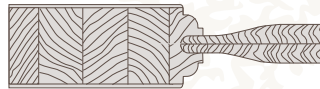


944
(9-Lite 2-Panel)



1515
15-Lite

Traditional doors and sidelites are available with clear single-glazed glass only, unless otherwise noted



3/4" Single-Hip
Raised-Panel Profile

HEMLOCK is a type of wood that features a fine-textured, straight-grained appearance. Hemlock's light, even color takes stain beautifully and will not darken over time. The wood is also free of pitch and is not likely to splinter.

Hemlock



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 09/28/2020

PROPERTY INFORMATION

ADDRESS: 7949 E. Lafayette St. AKA: _____

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input checked="" type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Timothy R. Flintoff Jr. COMPANY NAME: 4545 Architecture

ADDRESS: 3011 W. Grand Blvd. Ste 400 CITY: Detroit STATE: MI ZIP: 48202

PHONE: 248-320-6098 MOBILE: 248-320-6098 EMAIL: Tim.Flintoff@4545architecture.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 09/28/2020

PROPERTY INFORMATION

Address: 7949 E. Lafayette St. Floor: Suite#: Stories: 2
AKA: Lot(s): Subdivision:
Parcel ID#(s): 17007497 Total Acres: Lot Width: 55' Lot Depth: 76'
Current Legal Use of Property: R-5: Residential Proposed Use: R-5: Residential
Are there any existing buildings or structures on this parcel? [X] Yes [] No

PROJECT INFORMATION

Permit Type: [] New [X] Alteration [] Addition [] Demolition [] Correct Violations
[] Foundation Only [] Change of Use [] Temporary Use [] Other:
[] Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Repair entry porches for both units, replace windows and repair window/ door trim.

[] MBC use change [X] No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

[] HVAC/Mechanical [] Electrical [] Plumbing [] Fire Sprinkler System [] Fire Alarm

Structure Type

[] New Building [X] Existing Structure [] Tenant Space [] Garage/Accessory Building
[] Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? [] Yes [] No

(e.g. interior demolition or construction to new walls)

Use Group: Residential Type of Construction (per current MI Bldg Code Table 601) VB

Estimated Cost of Construction \$ 30,000 By Contractor \$ By Department

Structure Use

[X] Residential-Number of Units: 2 [] Office-Gross Floor Area [] Industrial-Gross Floor Area
[] Commercial-Gross Floor Area: [] Institutional-Gross Floor Area [] Other-Gross Floor Area
Proposed No. of Employees: 0 List materials to be stored in the building: N/A

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? [] No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? [] Yes [] No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner** Property Owner/Homeowner is Permit ApplicantName: Jonathan Kung Company Name: 88 Holdings, LLCAddress: 7949 E. Lafayette City: Detroit State: MI Zip: 48214Phone: _____ Mobile: 313-808-0317Driver's License #: _____ Email: jonkung@mac.com**Contractor** Contractor is Permit ApplicantRepresentative Name: Derek Alderman Company Name: Bloedel-Alderman DevelopmentAddress: 16937 Twelve Mile Road City: Roseville State: MI Zip: 48066Phone: _____ Mobile: 313-757-1986 Email: derek@ba-develop.com

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit ApplicantName: Timothy R. Flintoff Jr. State Registration#: 1301064083 Expiration Date: 10/31/2020Address: 4545 Commonwealth St City: Detroit State: MI Zip: 48208Phone: 248-320-6098 Mobile: 248-320-6098 Email: tim.flintoff@4545architecture.com**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Timothy R. Flintoff Jr. Signature: _____ Date: 09/28/2020
(Permit Applicant)Driver's License #: F453793745714 Expiration: 09-14-2020

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

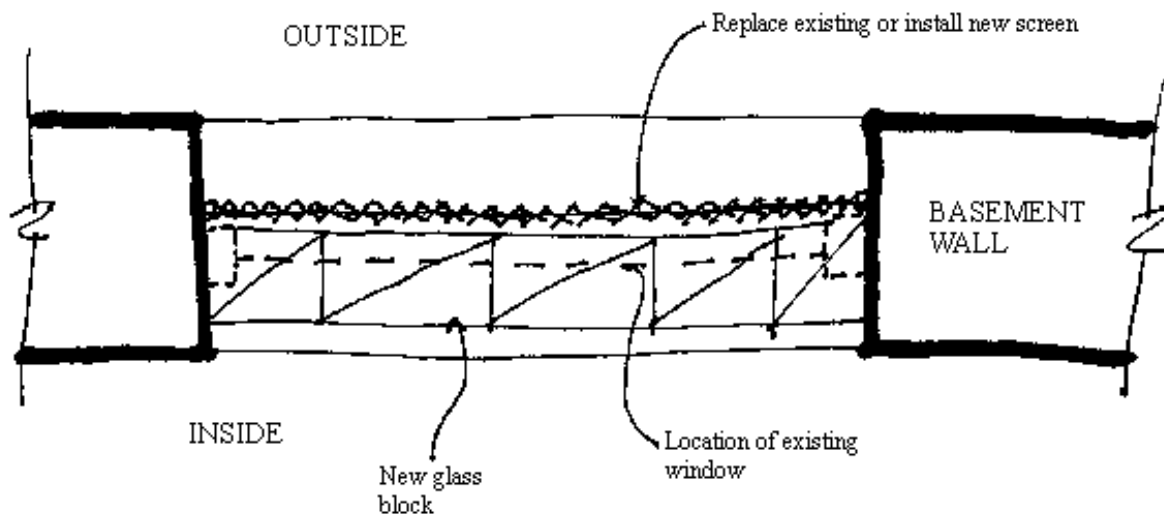
This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

Glass Block

The Detroit Historic District Commission ("Commission") realizes that safety and energy concerns results in the desire to install glass block in basement window openings. While this treatment is not recommended, it may be acceptable provided certain conditions are met.

The installation of glass block in historic districts is work that is regulated by the City of Detroit's Historic District Ordinance No. 161-H. Any proposal for the installation of glass block in a historic district shall meet the following applicable conditions:

- A. The glass block shall be located at the same plane as the existing historic window, set back from the face of the building wall.
- B. The glass block shall be covered with the historic screen placed back in the window or with a new screen.
- C. Glass block will only be permitted in basement window openings.
- D. Openings with glass block that are on the front or visible from a side street shall be screened with foundation plantings that cover the windows.
- E. All glass block installations require a permit and Commission approval
- F. See the drawing below for more information.



N. T. S.
kmk 1/01

COLOR SYSTEM C

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
A:3, A:4, C:1, C:2, C:3, C:4, C:5	C:4, C:5	Match trim color or occasionally B:19	Match trim color or A:8, B:11, B:12, B:13, B:17
Dark brick or stone	A:3, A:4, C:1, C:2, C:3, with C:4, C:5 preferred	Match trim color or occasionally B:19	Match trim color or A:8, B:11, B:12, B:13, B:17



A:3 Light Yellow
MS: 5Y 8/6



A:4 Pale Yellow
MS: 2.5Y 8.5/4



A:8 Blackish Green
MS: 2.5BG 2/2



B:3 Light Yellow
MS: 2.5Y 8/6



B:11 Grayish Olive Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive Brown
MS: 2.5Y 4/4



B:17 Light Olive
MS: 10Y 5/4



B:19 Black
MS: N 0.5/



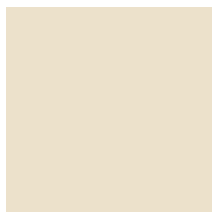
C:1 Light Bluish Gray
MS: 10B 7/1



C:2 Light Yellow
MS: 2.5Y 8.5/6



C:3 Pale Blue
MS: 10B 6/4



C:4 Yellowish White
MS: 5Y 9/1



C:5 Yellowish White
MS: 2.5Y 9/2

FIND OUT MORE! www.detroitmi.gov/hdc

SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov