

STAFF REPORT 12-9-2020 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 20-6968

ADDRESS: 691 W. ALEXANDRINE STREET

HISTORIC DISTRICT: WILLIS – SELDEN

APPLICANT: DAVID BALFOUR, RED SHEPARD INVESTMENTS, LLC

PROPERTY OWNER: DAVID BALFOUR, RED SHEPARD INVESTMENTS, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11-23-2020

DATE OF STAFF SITE VISIT: 12-1-2020

SCOPE: REHABILITATE EXISTING BUILDING; ERECT NEW BUILDING

EXISTING CONDITIONS

The building located at 691 W. Alexandrine Street is a 2-story duplex constructed ca. 1905. The building is clad in dark reddish brown brick with painted wood details. The asymmetrical front (north) façade includes a two story porch at the entry of the west unit and a simple brick porch and awning at the entrance of the east unit. The building retains the majority of its wood double hung divided light windows. Located at the rear (southeast corner) of the lot, the building is set far back from W. Alexandrine and is flanked by four – and five – story apartment buildings on either side. A public alley exists directly adjacent to the structure on the east side.



View from Alexandrine looking southwest – Photo taken by HDC staff – December 1, 2020

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval **to rehabilitate the existing building located at the rear of the property and erect a new building at the front of the property per the attached drawings and application.** Included in the proposal are the following scope items:

- **General rehabilitation of existing duplex (687-689 W. Alexandrine)**

- Porches and Stoops
 - Disassemble existing brick porches, sandstone steps and wing walls; clean brick and stone and rebuild porches. Mortar to match the mortar of the existing brick façade.
 - Northern porch and stair is to be rebuilt to its existing configuration.
 - Southern porch and stair (closest to alley) is to be rebuilt in a modified configuration from what currently exists. Stair currently runs north/south off of the porch toward West Alexandrine street but are proposed to be rebuilt running east/west toward the adjacent apartment building to the west.
 - Remove existing wood elements of the porches including columns, railings, floor, ceiling, and trim. Replace with weather treated wood columns. Cedar planks will be used as finish for the columns, façade panels and trim. Trim board to be installed to match existing. All wood to be painted in either Grayish Brown (B:8) or Light Yellow (B:3).
 - Install 4 new wall-mounted up/downlight exterior lights at the base of the porch of the west unit to illuminate the walking surface.
- Windows and Doors
 - Remove and replace all existing historic wood windows and two existing replacement windows with new aluminum clad wood windows to match operation, design, profiles, and light configuration.
 - Repair and paint existing historic wood entry door at west unit.
 - Replace east unit entry door with new wood doors to match existing historic wood door at west unit.
 - Replace rear (south) entry door.
 - At west elevation, create new window opening and window well for egress purposes.
- Repoint brick at exterior walls as needed. New mortar to match existing.
- Install new wood cornice at existing cornice line. Cornice to be painted to Grayish Brown (B8) to match porches.
- Repave the alley from West Alexandrine to the rear (south) property line. The alley is currently paved but in disrepair.
- Install two A/C condensers at the southeast (rear) corner of the building
- Construct new roof deck with handrail/railing wall to be set back 5' from north, east, and west facades. Railing wall to be constructed with wood on the interior and Core 10 on the exterior with a metal cap at the top to match the railing wall of the proposed new building.

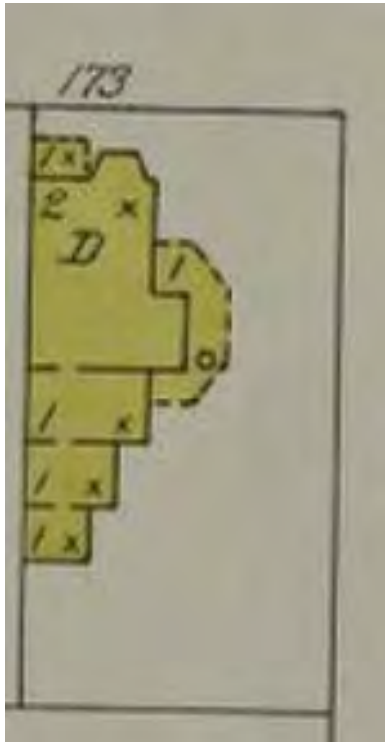
- **New Construction (691 W. Alexandrine)**

- Construct new three-story, three-unit, multi-family residential building situated at the front northwest corner of the lot and aligned with the property line along West Alexandrine.
- Simple and rectilinear in form with an overall footprint of 50' x 36'.
- Secure parking located within the building footprint, below-grade. Steel garage doors are to be painted black to match window frames.
- Cladding is to be vertically oriented weathered steel panels (18" W flat panel) in a regular pattern.
- Main building entrance is located at the far west end of front (north) façade and is accentuated with a ½" steel plate "portal" (painted dark gray) which protrudes beyond the face of the building. The entrance door and frame is to be a narrow stile flat panel aluminum door and frame painted dark gray.
- The rear (south) entrance door is to be a narrow stile flat panel aluminum door and frame.
- A balcony constructed of black anodized steel is proposed at second floor of the east façade.
- Windows are to include aluminum fixed units with tilt-and-turn operating sashes (color: black anodized)
- Rooftop terrace (accessed via stair at west edge of building) proposed at rear (southern) half of roof with an angled screen wall running east/west separating the rooftop terrace from the front portion of the roof which will house A/C condenser units.
- Proposed site design includes:
 - Concrete pavement in alley and driveway with rectilinear pattern
 - 5' high x 18' long concrete screen wall directly adjacent to the rear of the building to prevent headlights impacting the neighboring apartment building.
 - 2 columnar sweet gum trees at the front of the building along with a row of decorative sumac shrubs planted along the entire width of the front of the lot.
 - 1 Ginkgo tree will be planted in the rear of the lot near the existing duplex
 - Ground cover, lawn and low shrubs in the "garden area" around to the west and south of the existing duplex as well as a small grill terrace and paved seating area.

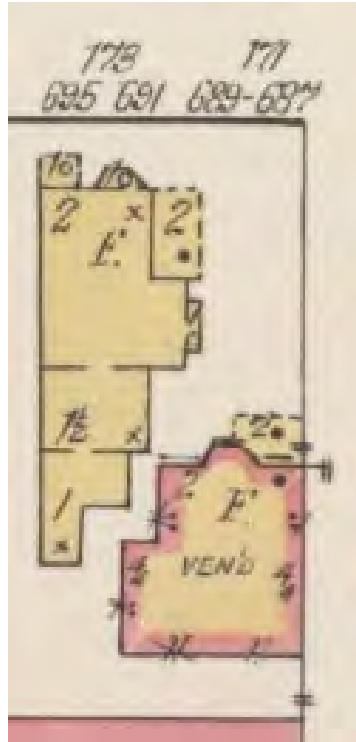
- At the rear of the existing duplex is proposed a small paved area for refuse containers and A/C condenser units. This rear area will be fenced off from the alley with a small segment of wrought-iron style, black aluminum, fence and gate.

STAFF OBSERVATIONS & RESEARCH

- Willis – Selden Historic District was designated in 2011.
- Sanborn maps show the development history of the site below. As shown, the parcel was first developed with a large dwelling, which was then converted to flats. The rear building, built as flats, was erected later and is now the only structure surviving on the parcel.



Sanborn Map 1897



Sanborn Map 1922



Sanborn Map 1922-1950

ISSUES

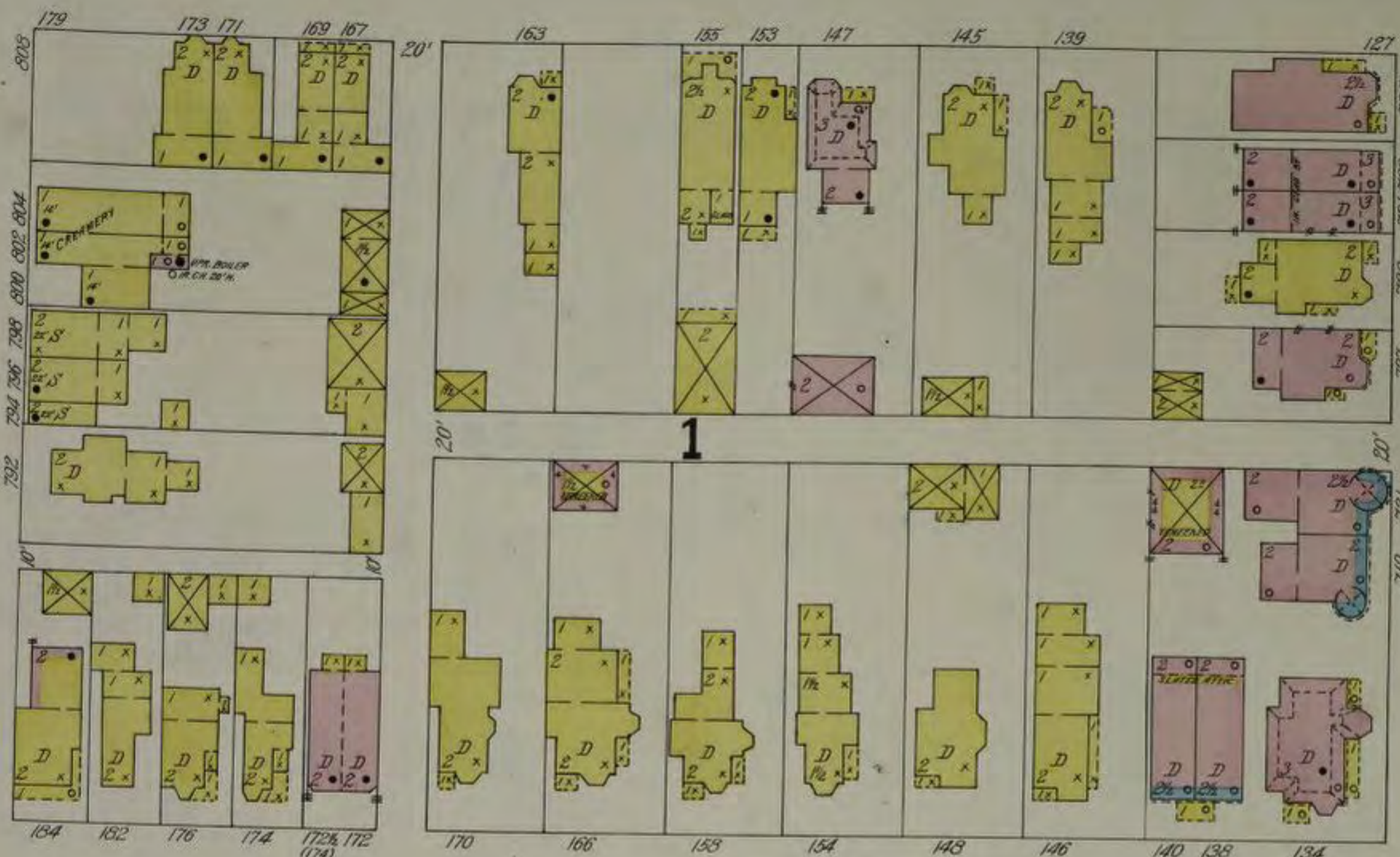
- **General rehabilitation of existing duplex (687-689 W. Alexandrine)**
 - Staff finds that the existing wood windows are character defining features of the existing duplex building and should be retained if possible. It is staff's opinion that the existing windows are repairable. The contractor who provided the statement that the windows require replacement does not appear to have relevant expertise or experience with historic window repair and restoration.
- **New Construction (691 W. Alexandrine)**
 - It is staff's opinion that, in general, the proposed new construction is compatible with the Willis – Selden historic district. However, staff does recommend that the applicant slightly revise the design in the following ways to better align with the elements of design of the historic district:
 - **Balcony design** – Of the five balcony options presented in the submission material, staff's preferred option is "The Black Box" as it is of the same architectural language as the entrance portal of the building.
 - **Window openings** – Rather than an irregular fenestration pattern (overly and unnecessarily complex), utilize a regular fenestration pattern similar to the adjacent apartment buildings. This will allow the detail of the balcony and the front entrance to stand out.
 - **Concrete paving** – The proposed area of concrete paving is very large and not appropriate for the character of the property. Consider reducing the amount of impervious paving or incorporating permeable paving.

RECOMMENDATION

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards and the Willis – Selden Historic District's Elements of Design, with the conditions that:

- The existing original wood windows are to be repaired and restored rather than replaced. In the case of non-historic windows such as existing vinyl replacements, or where sashes are missing, the replacement windows are to match the existing [historic wood windows \(added to report 12/9/2020\)](#) in material, profile design, operation, light configuration, and finish.
- Implement "The Black Box" balcony design option on the new building.
- Utilize a regular fenestration pattern on the new building.
- Reduce the amount of concrete paving proposed and/or utilize permeable paving.

WILLIS 6th W.P. AV. W.



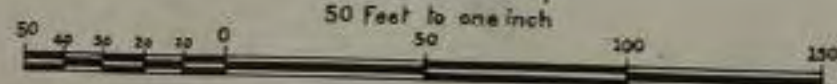
691 W. ALEXANDRINE

ALEXANDRINE 4th W.P. AV. W.



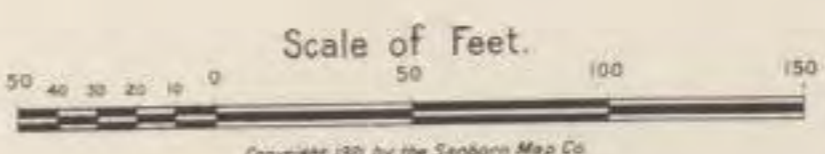
SELDEN 4th W.P. AV.

Scale of Map:
50 Feet to one inch





691 W. ALEXANDRINE



The Sanborn Map Collection
Origination and Map Division
Library of Congress

75
(74)

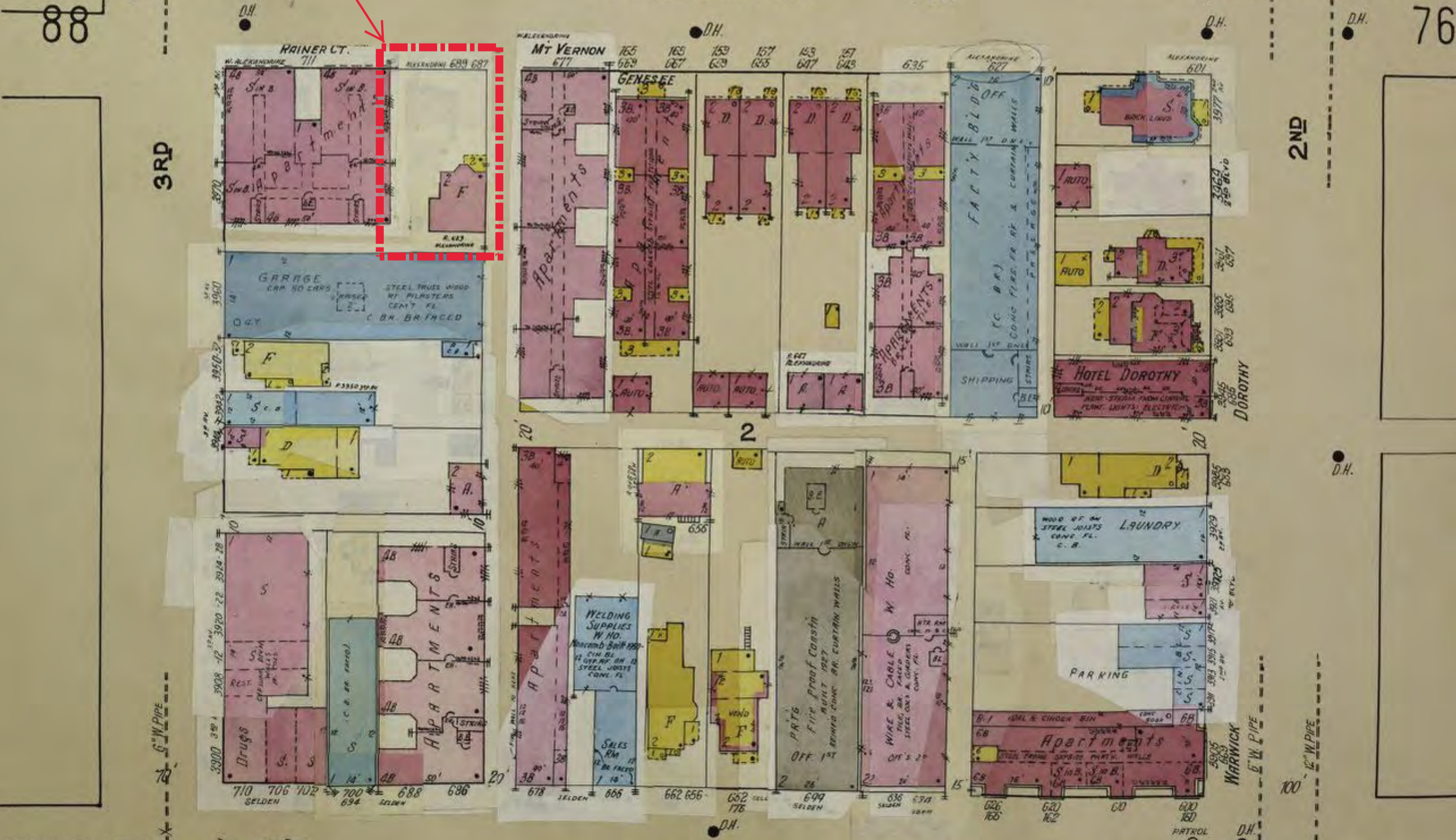
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W. WILLIS AV.



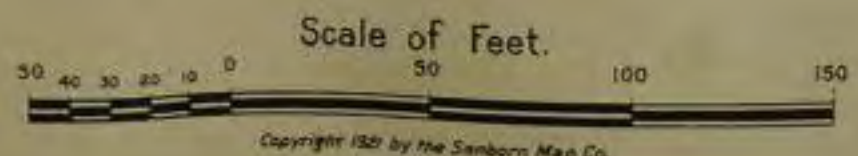
691 W. ALEXANDRINE

W. ALEXANDRINE AV.



SELDEN AV.

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STAFF SITE VISIT 12/01/2020



STAFF SITE VISIT 12/01/2020



STAFF SITE VISIT 12/01/2020



STAFF SITE VISIT 12/01/2020



STAFF SITE VISIT 12/01/2020



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STAFF SITE VISIT 12/01/2020

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New 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)

 MBC use change 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 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: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

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 Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc



687, 689, 691 W. ALEXANDRINE

REHABILITATION AND NEW CONSTRUCTION

THE CITY OF DETROIT HISTORIC
DISTRICT COMMISSION HEARING

DECEMBER 9, 2020

V1 VOLUMEONE DESIGN STUDIO
1100 PARKER ST. SUITE 100
DETROIT, MI 48214
INFO@V1-STUDIO.COM
+ 1.313.264.1130

MOSAIC
PROPERTIES

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LETTER OF SUPPORT BY THE OWNER OF 711 W. ALEXANDRINE



pkhousing.com

517-347-2001

1784 Hamilton Road
Okemos MI 48864

Red Shepard Investments, LLC
ATTN: Brad Rottschafer
2050 Celadon Dr. NE, Ste. B
Grand Rapids, MI 49525

Re: 691 Alexandrine Project

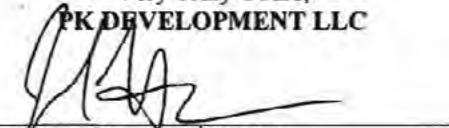
To Whom it May Concern:

We are the owners of 711 Alexandrine, the property adjacent to 691 Alexandrine. One of our related companies sold the site to Red Shepard Investments. We have reviewed the plans for the proposed development and fully support the project. We think the design will add value to the neighborhood, both aesthetically and economically, and the building will be a positive addition to the community.

Let us know if you have any questions. Thanks.

Very Truly Yours,

PK DEVELOPMENT LLC



By: JACOBS HOLMAN
Its: VP OF DEVELOPMENT



This institution is an equal opportunity provider | TDD# 711



687, 689, 691 W. ALEXANDRINE STREET, DETROIT

One Multi-Family Residential Building

Owner: Mosaic Properties & Homes,
2050 Celadon Drive, Suite B
Grand Rapids, MI 49525

Phone: 616.340.5366

Location: 687, 689, 691 W. Alexandrine Street,
Detroit MI 48201

Building Size: 5,295 sq ft GSF (proposed)
2,232 sq ft GSF (existing)

Building Height: 41'-4" (North, East, South), 48'-10" (West facade)
23'-8" (existing historic structure)

Lot Size: 5,350 sq ft

Parcel Number: 04000795

County: Wayne

Subdivision: CASS FARM

Legal: S ALEXANDRINE E 50 FT 8-7 BLK 94 CASS FARM
SUB L1 P175-7 PLATS, W C R 4/34 50 X 107

Existing Residential Duplex built: ~ 1905

Zoning Regulations: Willis-Selden Local Historic District
SD2 – Special District

Occupancy Type, New Use: R-2

Construction Type (MBC 602): Type V A Light wood framing

Design Team: VolumeOne Design Studio LLC, Detroit
Lars Gräbner & Christina Hansen
1100 Parker Street, Suite 100
Detroit, MI 48214
Phone: 313-264-1130
graebner@v1-studio.com, www.v1-studio.com

PROJECT DESCRIPTION

The proposed project consists of two parts. One is the rehabilitation of the existing two-story duplex in the rear of the lot (687 and 689 W. Alexandrine). The existing duplex is currently uninhabited. The second part of the project consists of a new construction of a three-story multi-family residential building with parking located below the building (691 W. Alexandrine). The new construction replaces a former two-story building in the same location, which has been demolished in or before the 1950's, according to records (Sanborn maps).

The lot is zoned SD2 which promotes multi-family development and discourages low density typologies, such as single family or duplex buildings or town houses.

The existing building on the lot was built around 1905 and is a contributing building in the Willis-Selden Local Historic District. The site encompasses 5,350 square feet, with the two-story duplex encompassing approximately 2,232 square feet, which is located on the rear of the lot and a rear setback of 10'-0". The front of the lot used to be occupied by another two-story structure, which has been demolished some time before 1951. The Sanborn maps, included in this document (pages 6 and 9), reveal the history of the lot.

The existing building has a red face brick façade with modest decorative elements, which include an entrance porch on the main entrance and a small awning over the second entrance to the unit above. The windows are double hung (6 over 1) and made of a wood frame with single pane glazing with thin muntins. The windows are deteriorated to a degree that prohibits restoration and are planned to be replaced by equally designed new windows with matching profiles and appearance.

The wooden structure of the porch is in equally deteriorated condition and reveals non-original wood and ceiling panels. The aspiration is to reconstruct the porch to a historically adequate quality and detailing and to apply a color scheme adequate to the historic district.

Furthermore the facade shows signs of a cornice, which no longer exists. A modest and historically correctly proportioned new cornice will be installed and will be painted in the same color scheme as the porch.

The renovated units in the existing building will include access to the roof via a roof hatch. The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level. The unit on the ground level will also have access to the basement, which will require a new window and light well on the west facade to maximize the natural light and to comply with egress requirements. The new window will be the same style as the historical windows in the existing building. The light well will be of minimal visual impact to the historical building and will only be visible from the west side.

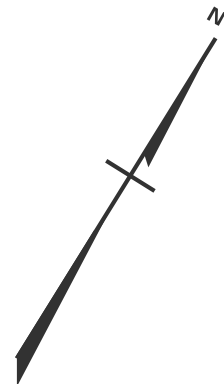
The proposed configuration of the two buildings on the lot allows for two parking spaces for the existing duplex. However, to provide adequate clearance for maneuvering vehicles, we propose to alter the historic building's steps and reinstall them on the side of the porch. Any repair and reconstruction will be executed with reclaimed brick from the same building components.

The second part of the project consists of a new three-story multi-family residential building in the same location as the former, demolished building. The new structure will be located on the property line on West Alexandrine. This attempt to re-densify the lot results in a continuation of the street façades along the street, which contributes positively to the urban character of the streetscape. The proportions of the new building in terms of height and width fits adequately between the two larger residential buildings on either side of the lot and in respect to the historic context. To achieve feasibility of the building the proforma required the provision of a minimum of three units, one egress stair and no elevator. The limitation to three floors resulted in the provision of parking at EL. -2'-10" to not be counted as an additional floor.

The proposed façade material are weathered steel panels in resemblance of precedents found on Selden Street (The Selden) and on W. Alexandrine Street across the street (The Elmore). The material of weathered steel will naturally age over time. We believe that the weathered steel fits perfectly into the primarily brick and limestone context of the neighborhood. Due to the construction type of this building (light wood framing) brick cannot be applied for structural reasons. The dark bronze colored window frames in the new building will reference the dominant dark colors of windows of the adjacent buildings.

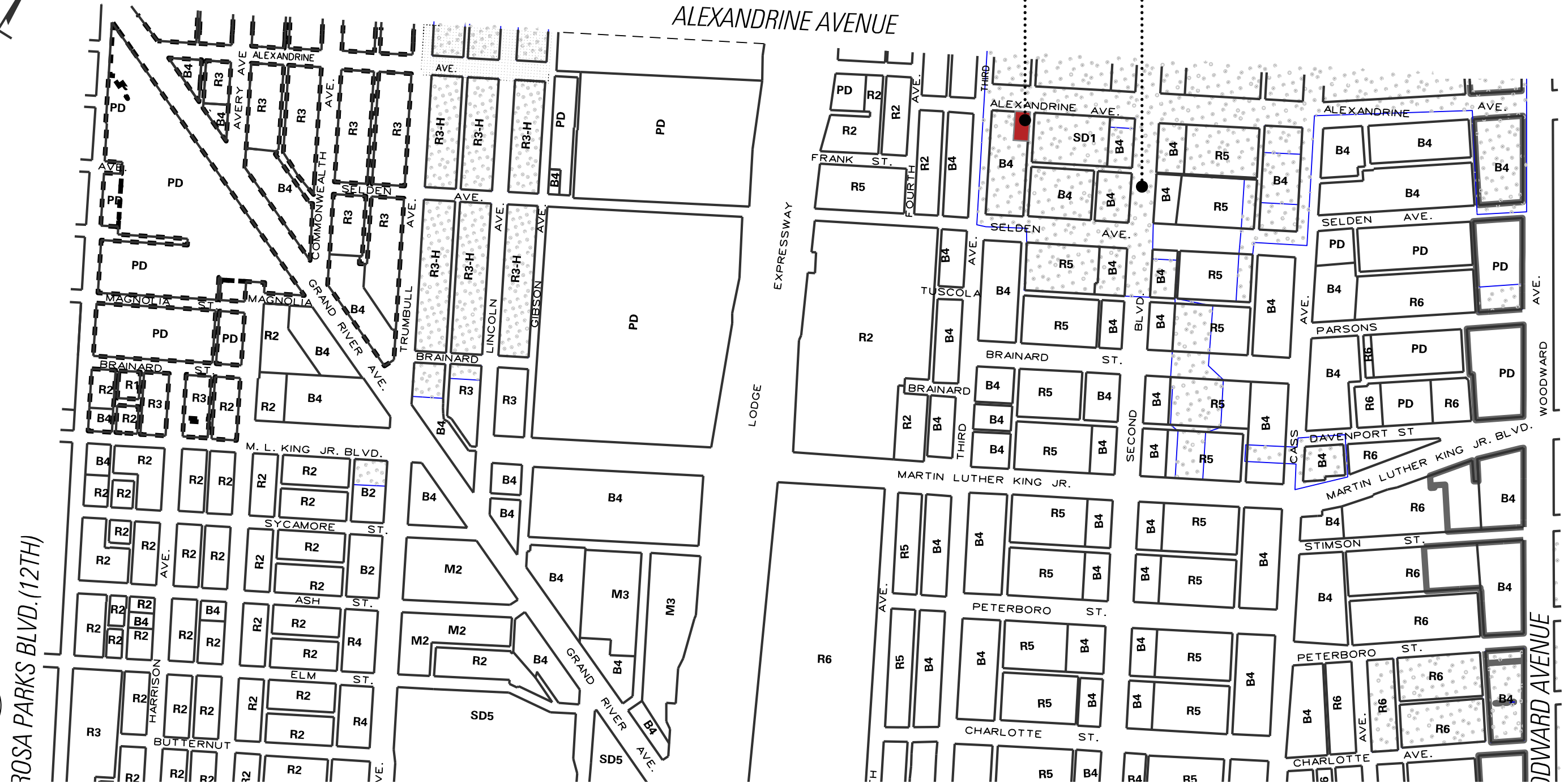
691 W ALEXANDRINE ST.
ZONING: SD2
5

WILLIS-SELDEN
LOCAL HISTORIC DISTRICT



44

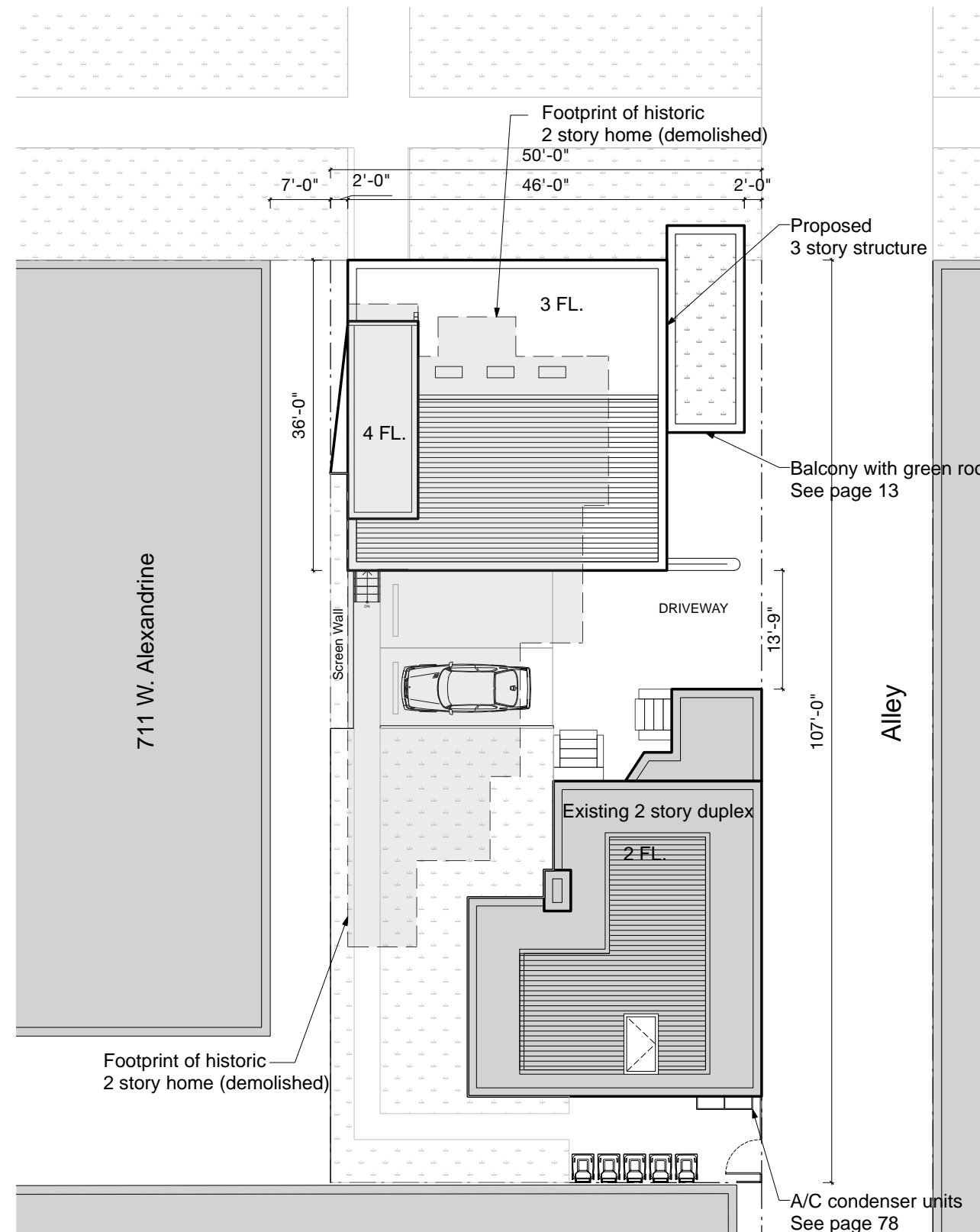
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ZONING AND MBC CODE SUMMARY



SANBORN MAP



SITE PLAN

OWNER'S DIRECTION:

- 3 Multi Family Apartments min.
- 3 Enclosed Parking Garages min.
- Provision of additional surface parking for Duplex if possible
- Enclosed main staircase

ZONING:

SD2 - SPECIAL DEVELOPMENT DISTRICT
 WILLIS - SELDEN LOCAL HISTORIC DISTRICT

PARKING REQUIREMENTS:

0.75/ Dwelling unit for Multifamily in SD2 and 0.5 Miles from rapid transportation.
 0/ Dwelling for existing Duplex (Grandfathered in)
TOTAL: Min. of 3 parking spaces required

SETBACKS:

Front: Median Building Line
 Side: No min.
 Rear: 10' w Alley and 20' w/o Alley

BUILDING HEIGHT: 45' max.

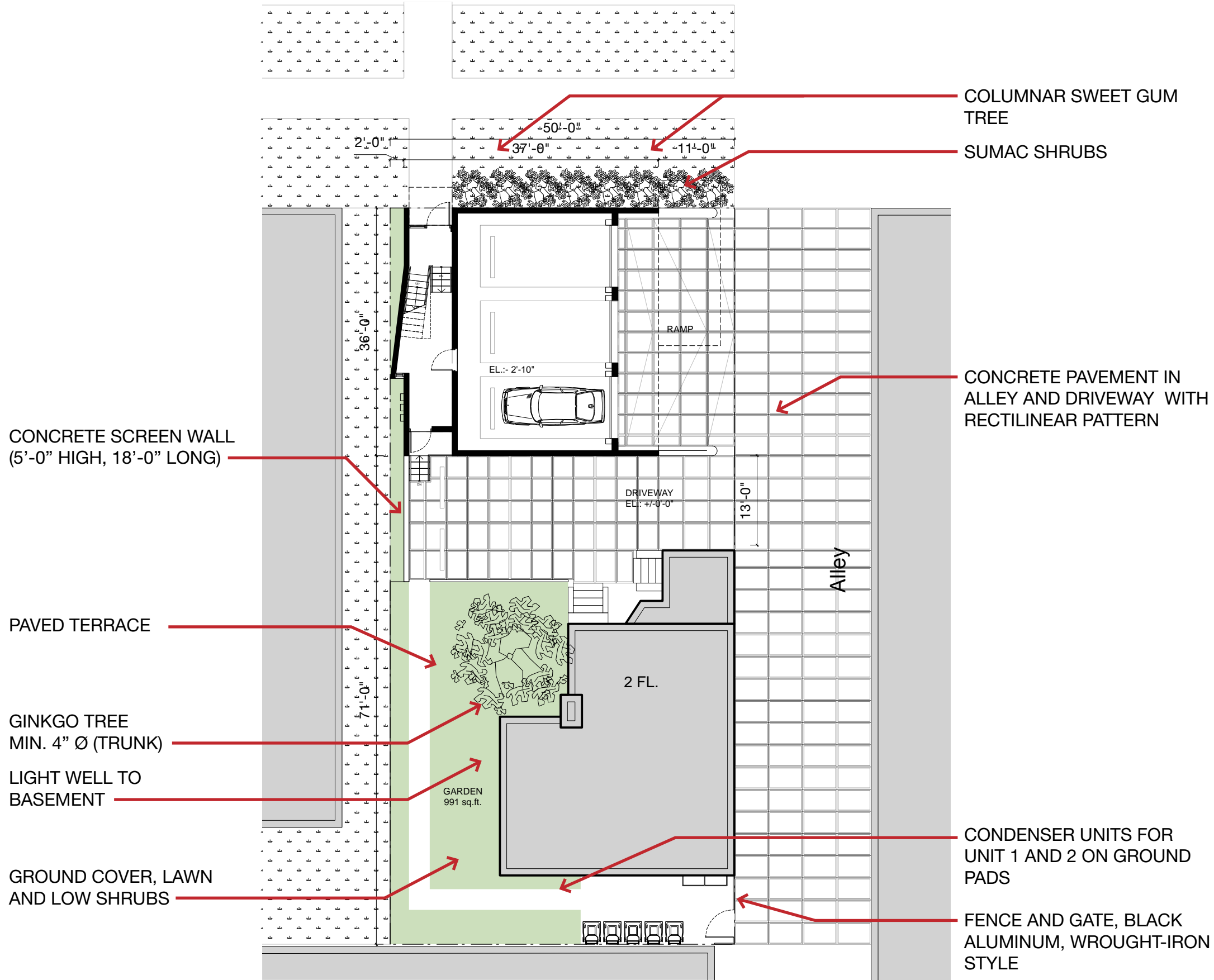
RSR Requirements: 0.07 RSR (375 sqft)

Sec. 61-11-190. Conditional Uses. (Multi-family dwelling)
 Sec. 61-12-3. Conditional use need to be reviewed and approved in accordance with the Conditional Use Permit procedures of ARTICLE III
 Sec. 61-3-1. Summary table of review and approval procedures

MICHIGAN BUILDING CODE:

(MBC Table 713.4, 1019.3)
 Fire Rating for Stairs (Exit access doorways): 1 hour
 (MBC Table 1006.2.1) Spaces with one exit or egress doorway
 Requirements for R-2: Max. Occ. load = 10
 Max. travel distance to exit/ exit access doorway : 125'

LANDSCAPE PLAN



Landscape and site design

The entire lot will be landscaped adequately for the use of the tenants as shared garden space and driveway and parking area. The Alley will be restored and repaved in conjunction with the driveway on the lot. The pavement will be in-situ concrete with a rectilinear pattern. The extent of the paved alley will be along the entire property line (170'-0") and in full width (20'-0")

Plantings are planned for the garden as well as in front of the building. Two columnar sweet gum trees are planned in the front of the building. A row of decorative sumac shrubs will be planted along the entire front of the lot. A Ginkgo tree (approx 4"Ø maturity) will be planted in the rear of the lot. Ground covers and decorative shrubs of native species will be designed for the garden area, as well as a small grill terrace and paved seating area for the residents.

In conjunction with the garage foundation and walls, a small concrete screen wall (5'-0" high, 18'-0" long) will be installed on the lot line towards the western neighboring building, to prevent any headlights to impact the neighboring units in the lower floor.

In the back of the existing building (10'-0" Set-back) will be a small paved area for Refuse containers and two A/C condenser units for the two residences. The area will be fenced off towards the alley with a wrought-iron style, black aluminum fence and gate.

The unit on the ground level will also have access to the basement, which will require a new window and light well on the west facade to maximize the natural light and to comply with egress requirements. The new window will be the same style as the historical windows in the existing building. The light well will be of minimal visual impact to the historical building and will only be visible from the west side.



LANDSCAPE DESIGN
TREE AND SHRUB SPECIES



COLUMNAR SWEET GUM TREE



SUMAC SHRUB



GINKGO TREE

THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION - PROJECTS RESPONSE

See the following pages illustrating conformation with the Standards

- ① A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The existing building will remain a duplex residential building and will be rehabilitated with minimal changes. The new building will be a walk-up 3 unit 3-story residential building, replacing the two-story duplex that was demolished some decades ago, aligning with the front property line defining West Alexandrines street scape.

- ② The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationship that characterize a property will be avoided.

The orientation of the historic building stoops will be altered in order to provide accessible parking for the existing duplex. The wood porch and brick building will be maintained or rehabilitated to the original historic features facing the street frontage of the building.

- ③ Each property will 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 elements from other historic properties, will not be undertaken.

The new building in the front of the lot will recognize and respect the historic duplex and the character of the historic district by distinguishing itself clearly as a new and contemporary addition. It will not imitate the historic details seen on historic building and will be executed in contemporary proportions and minimalist detailing.

- ④ Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The historic building will be retained and preserved with minimal adjustments to the stoop. The new building will substitute for the once demolished two-story duplex.

- ⑤ Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No alterations of existing features of the historic structure will be undertaken. There is a missing cornice that will be rebuilt with correct historical proportions and painted the same color scheme as the porch.

- ⑥ Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The existing wood windows are deteriorated to a degree that prohibits restoration and will be replaced by equally designed new aluminum windows matching profile and color.

- ⑦ Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A

- ⑧ Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

- ⑨ New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

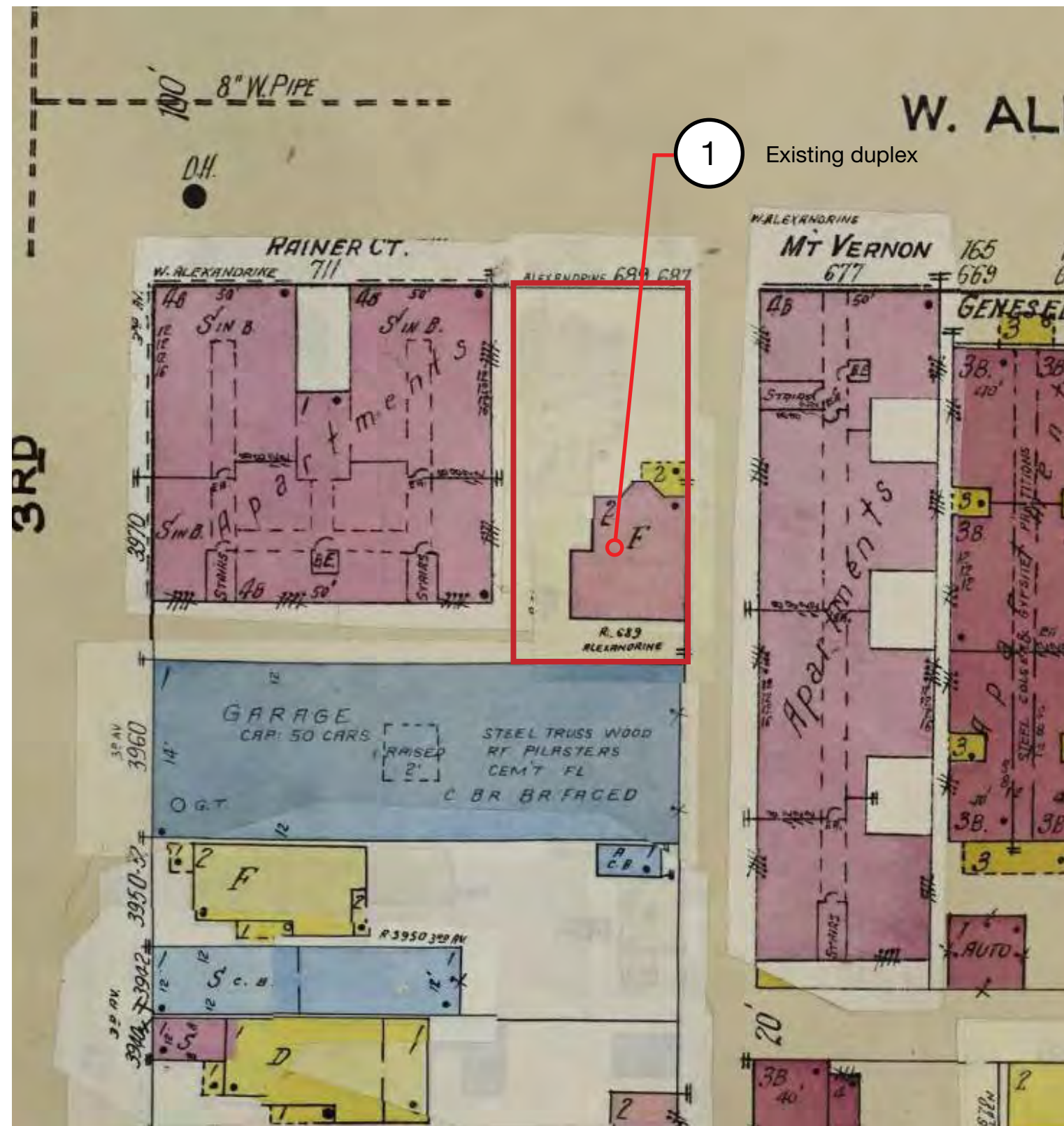
The stoops of the historic building will be altered in order to make parking accessible. The stoops will be relocated and combines the two separate entrances. The brick will be salvaged and reinstalled in a modified configuration to allow access to parking on the lot. The new building in the front of the lot will recognize and respect the adjacent historic buildings by distinguishing itself clearly as a new and contemporary addition. The new building will not imitate the historic character and will be executed in contemporary proportions and minimalist detailing. The facade of the new building will be executed with natural rusted steel facade panels, matching material characteristics and proportions of the neighborhood, however can be clearly identified as new material. The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level.

- ⑩ New additions and adjacent or related new construction will 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.

The new building will not be touching the historic building. The construction of the new addition will not remove historic valuable details and distinctive features.



SANBORN MAP, 1897



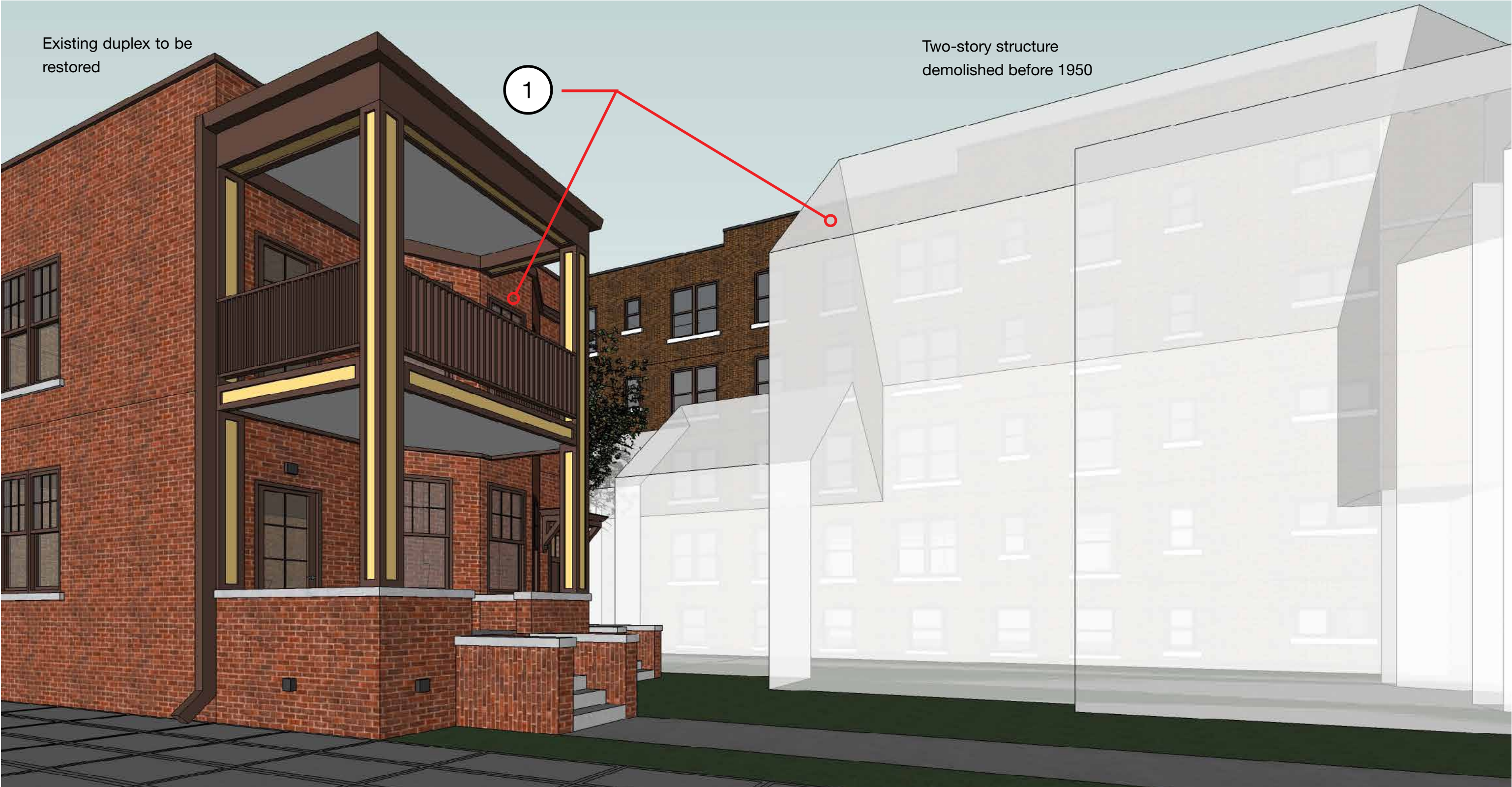
SANBORN MAP, 1950



1

Two-story structure demolished before 1950

Existing duplex to be restored



Existing duplex to be restored

Two-story structure demolished before 1950

1





















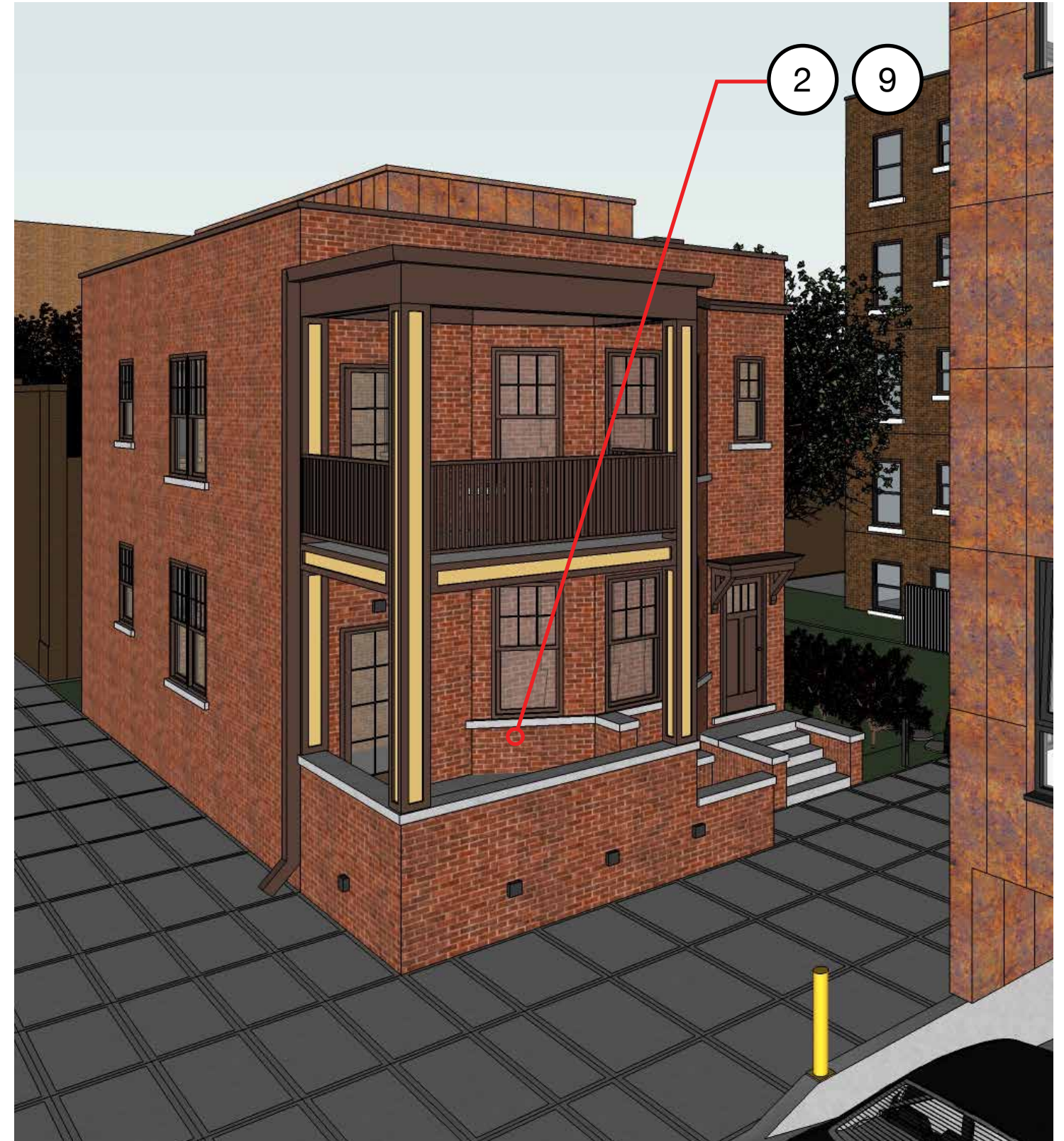




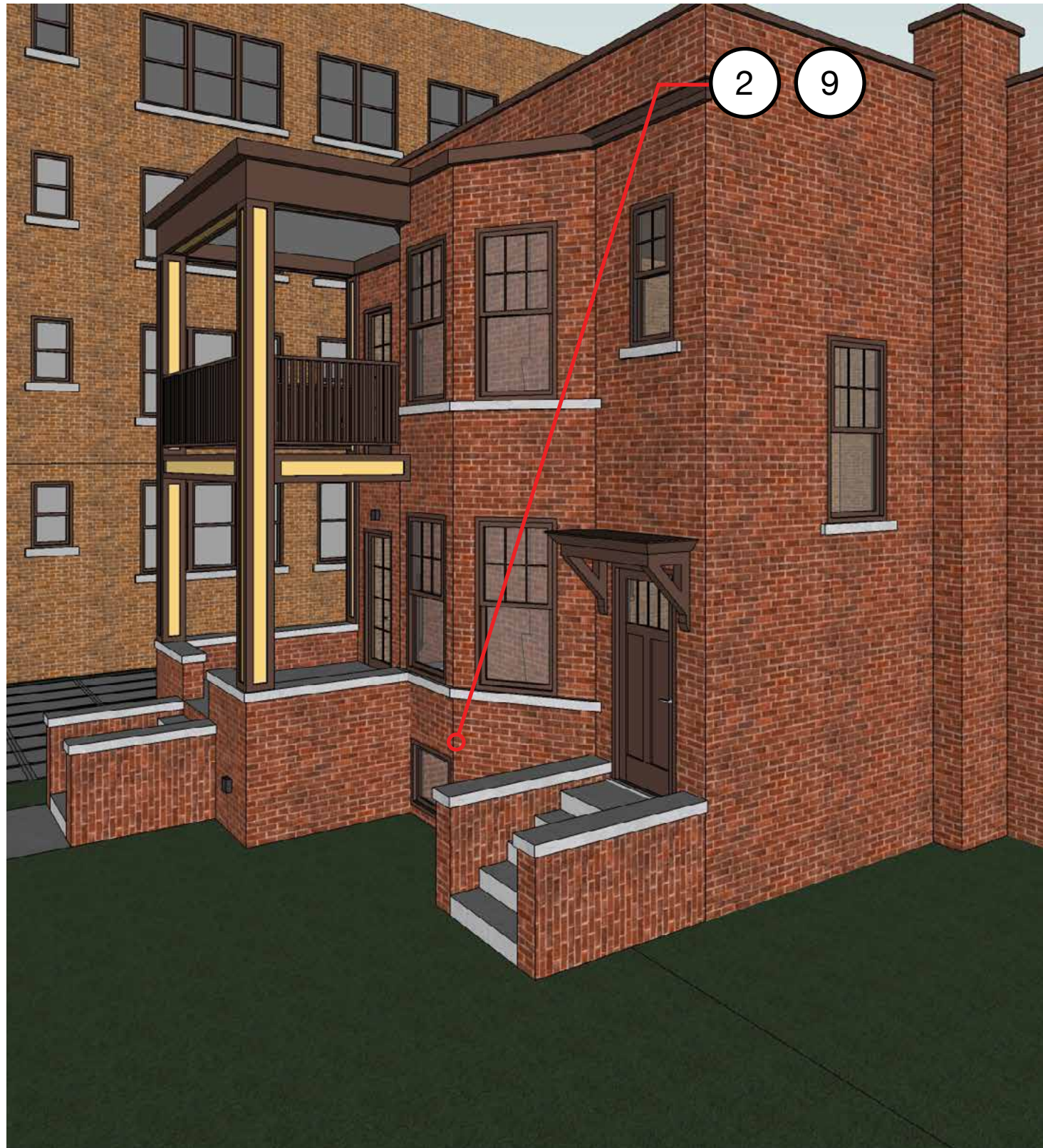




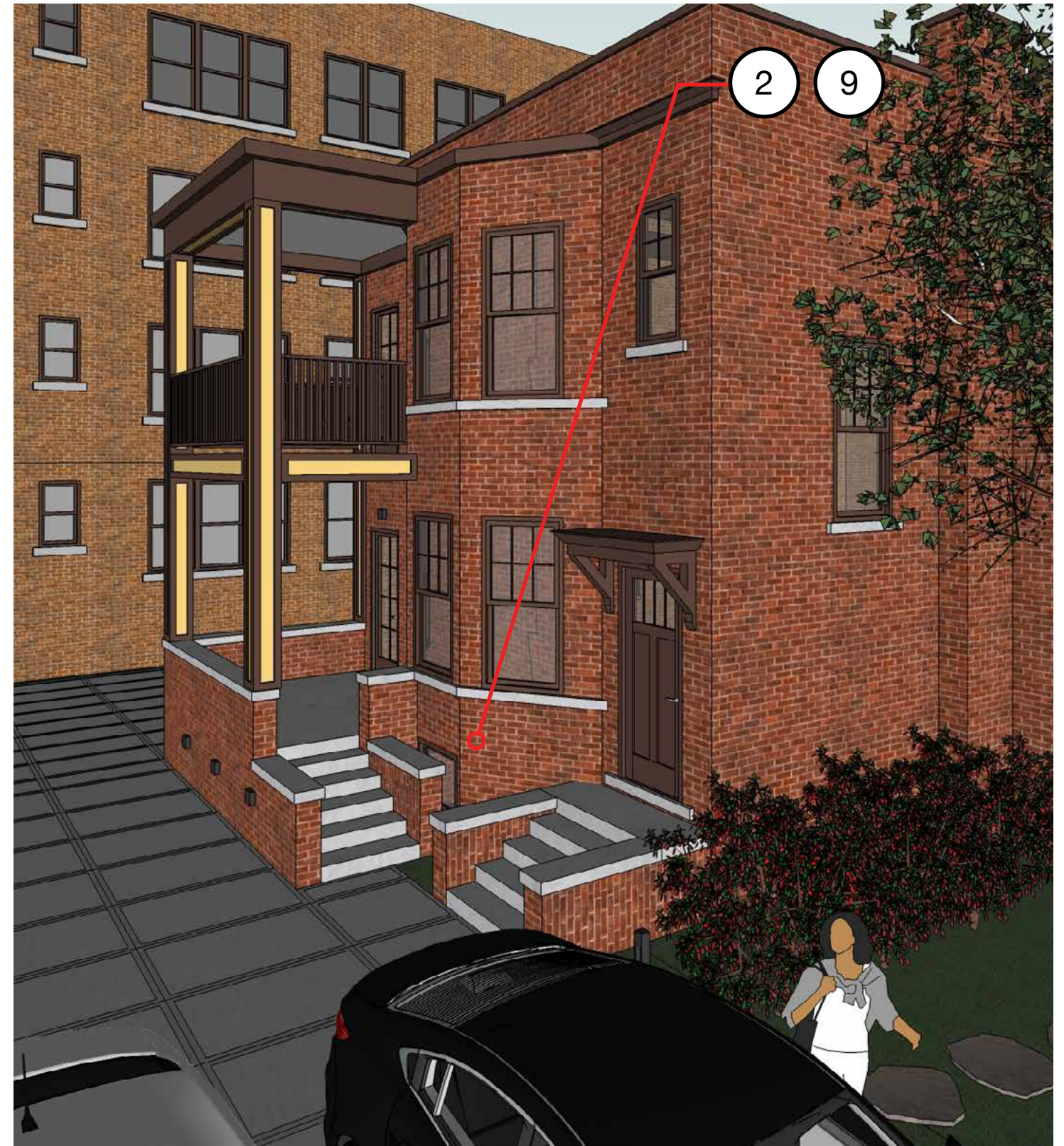
EXISTING PORCH AND STOOP CONFIGURATION



PROPOSED PORCH AND STOOP CONFIGURATION
TO ALLOW ACCESS TO PARKING ON THE LOT



EXISTING PORCH AND STOOP CONFIGURATION



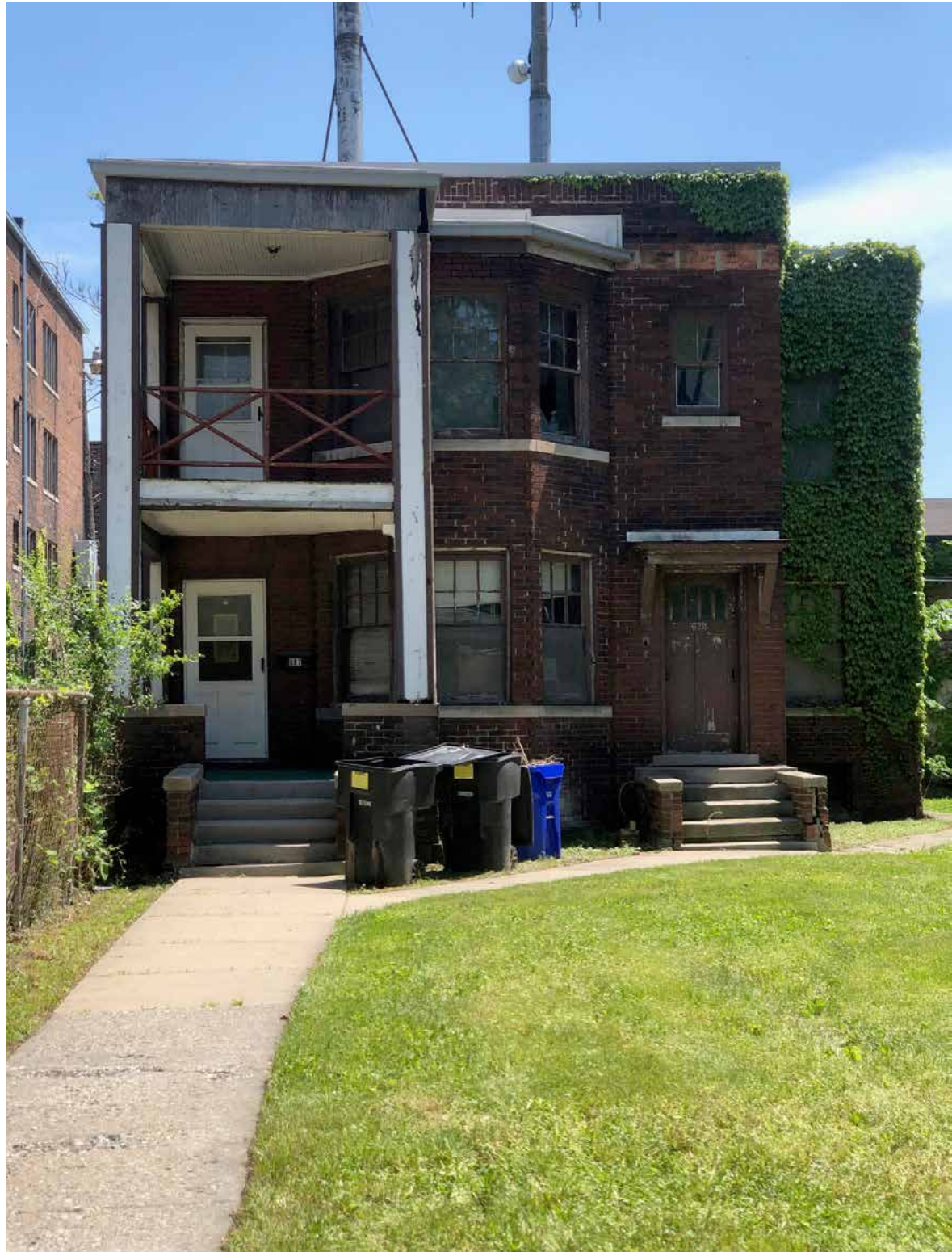
PROPOSED PORCH AND STOOP CONFIGURATION
TO ALLOW ACCESS TO PARKING ON THE LOT











HISTORIC DUPLEX REHABILITATION

687 & 689 W. ALEXANDRINE

SCOPE OF WORK

Brick Stoops:

Dismantle existing brick porches as they are falling apart. Existing brick to be salvaged and cleaned to be reinstalled.

Rebuild both brick porches with the original brick and sandstone caps and steps in the proposed new configuration to allow access to parking on the lot. The new mortar is intended to match the mortar of the existing brick facade.

Wood Porches:

Remove the existing wood porches and columns as they are falling apart and they are a safety hazard.

Rebuild wooden porches and columns using weather treated wood columns. Cedar planks will be used as finish for the columns, facade panels and trim.

The new wood porch, its columns, trim and cornice will be painted in the historic colors of (B-8 Grayish Brown, B-3 light Yellow).

Windows:

Demolish two replacement windows that do not match the existing ones.

Remove the all remaining existing wood windows and frame as they have rotted sashes, sills and some jambs. Install new historical correct windows that match the existing profiles, sashes configuration of six over one glazing. The windows will be aluminum clad wood windows from Quakers historic collection. See specifications in this document.

Entrance doors:

Replace the existing entry doors with wood doors matching profiles found on historic entrance door in the Historic District.

Cornice:

The existing cornice has fallen off the building and was demolished. A new wood cornice will be installed with replicated profiles found on other historic buildings in the district, however in a modest interpretation.

Brick Facade:

The brick front façade of the build will be tuckpointed (around the door, in between the window and the entry door for the upstairs unit, at the corner of the building near the door for the upstairs unit). The new mortar is intended to match the mortar of the existing brick facade.

Alley:

The repaving of the alley through the entire depth of the lot will be included in the scope. The installation of a concrete pavement with a rectilinear pattern is proposed.

Roof:

The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level.

New Window and Light Well:

The west facade will have a new window and light well for the basement. The new window will be the same style as the historical windows in the existing building.

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



PROPOSED PORCH COLOR SAMPLES FROM THE "ACCEPTABLE COLOR COMBINATIONS COLOR SYSTEM B"

PHOTOS OF EXISTING DUPLEX FACADE



NORTH FACADE

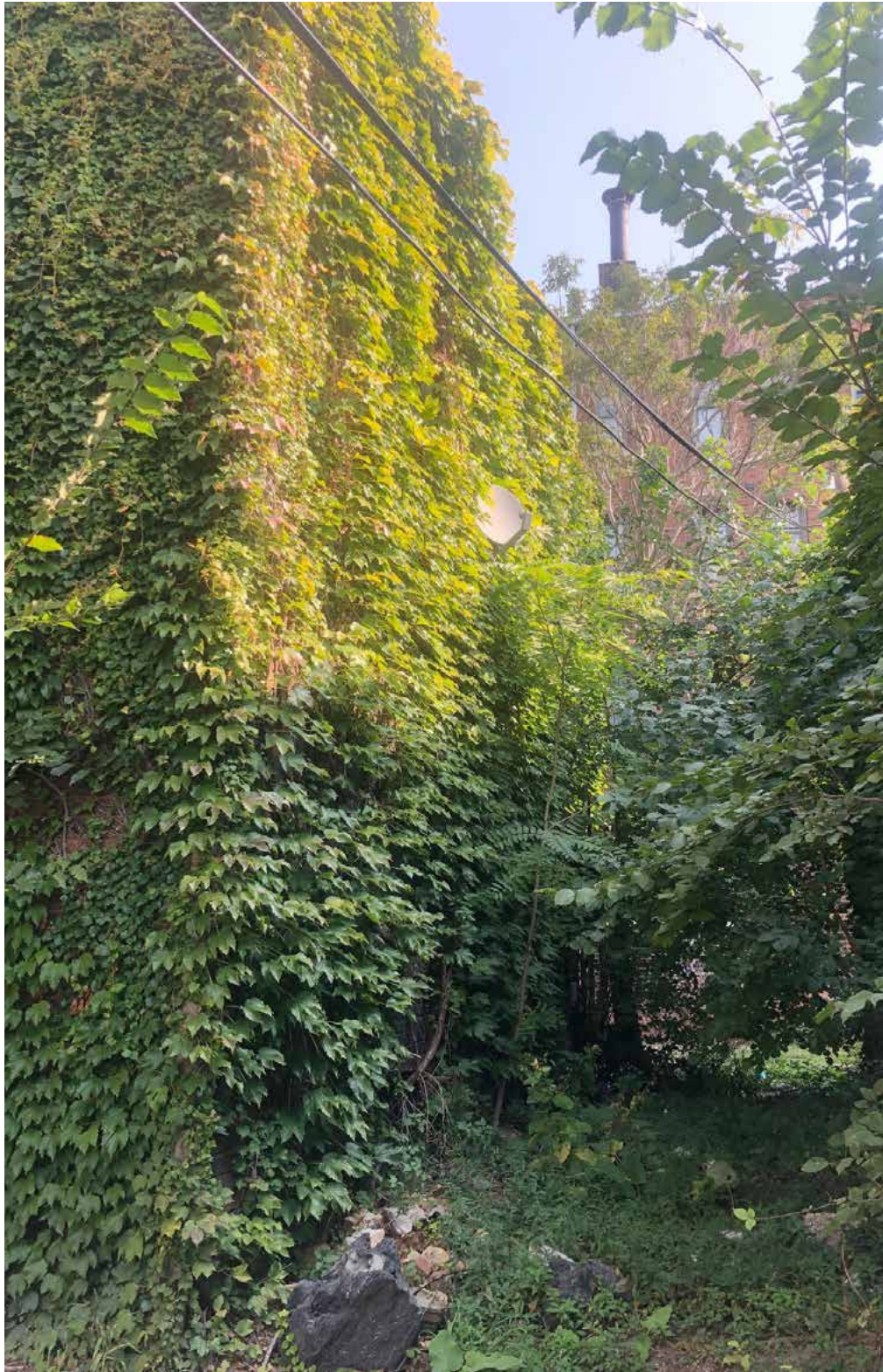


EAST FACADE (FRONT)



EAST FACADE (SIDE)

PHOTOS OF EXISTING DUPLEX FACADE



SOUTH FACADE (BACK)



WEST FACADE (SIDE)



WEST FACADE (SIDE)

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW
AT NORTH FACADE, EXTERIOR & INTERIOR



NORTH FACADE



WINDOW F-1
EXTERIOR



WINDOW F-2
EXTERIOR



WINDOW F-2
INTERIOR



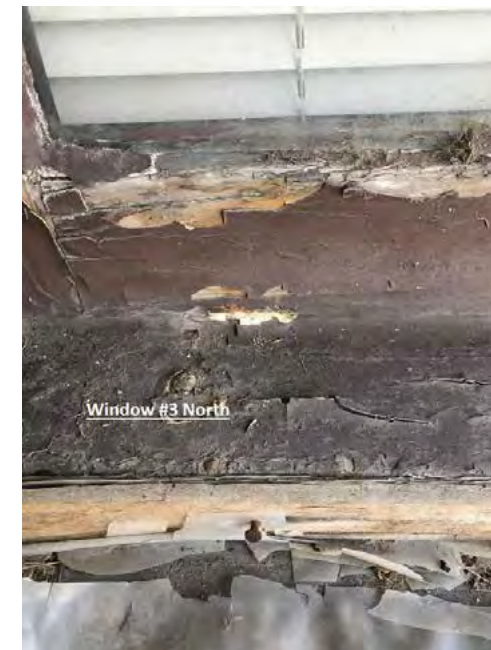
WINDOW F-2
INTERIOR



WINDOW F-3
EXTERIOR



WINDOW F3
INTERIOR



WINDOW F3
INTERIOR



WINDOW F3
INTERIOR

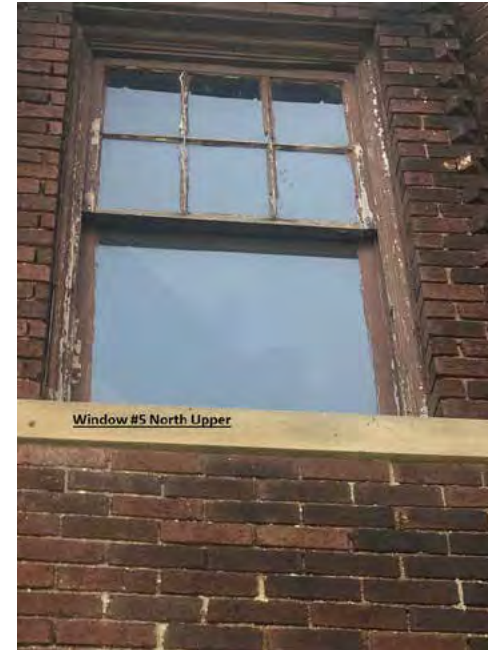
PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT NORTH FACADE,
EXTERIOR & INTERIOR



NORTH FACADE



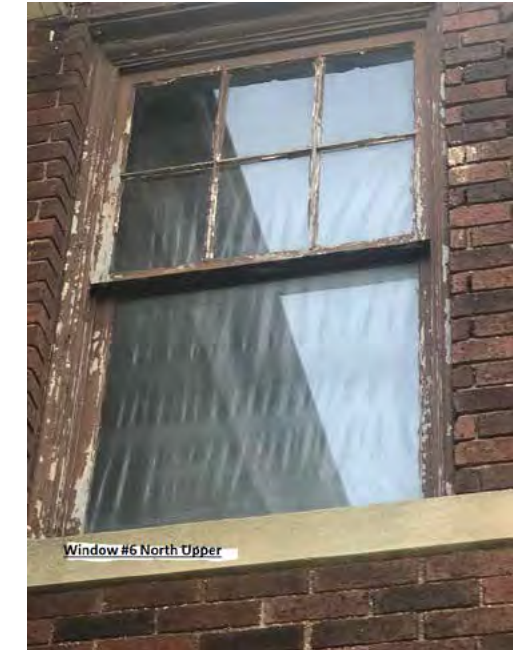
WINDOW S-1
EXTERIOR



WINDOW S-2
EXTERIOR



WINDOW S-2
INTERIOR



WINDOW S-3
EXTERIOR



WINDOW S-3
INTERIOR



WINDOW S-4
EXTERIOR



WINDOW S-4
INTERIOR



WINDOW S-4
INTERIOR

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT NORTH FACADE,
EXTERIOR & INTERIOR



NORTH FACADE



WINDOW B-2
EXTERIOR

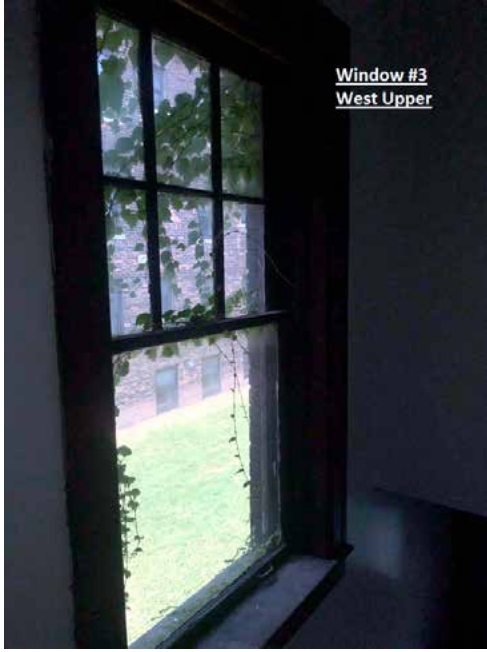
PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT WEST FACADE
EXTERIOR & INTERIOR



WEST FACADE



WINDOW F-4
EXTERIOR



WINDOW F-4
INTERIOR



WINDOW B-4
EXTERIOR

PHOTOS OF EACH INDIVIDUAL WINDOW AT WEST FACADE
EXTERIOR & INTERIOR



WEST FACADE



WINDOW S-7
EXTERIOR



WINDOW S-7
INTERIOR



WINDOW S-8
INTERIOR



WINDOW F-6
INTERIOR



WINDOW F-6
INTERIOR



WINDOW F-7
INTERIOR

6

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT SOUTH FACADE
EXTERIOR & INTERIOR



SOUTH FACADE



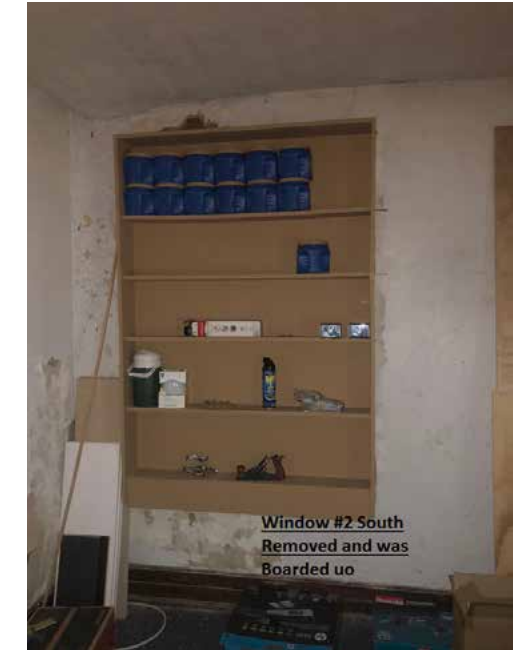
WINDOW S-9
INTERIOR



WINDOW S-9
INTERIOR



WINDOW S-9
INTERIOR



WINDOW F-8
INTERIOR



WINDOW S-12
INTERIOR



WINDOW F-9
INTERIOR



WINDOW F-10
INTERIOR

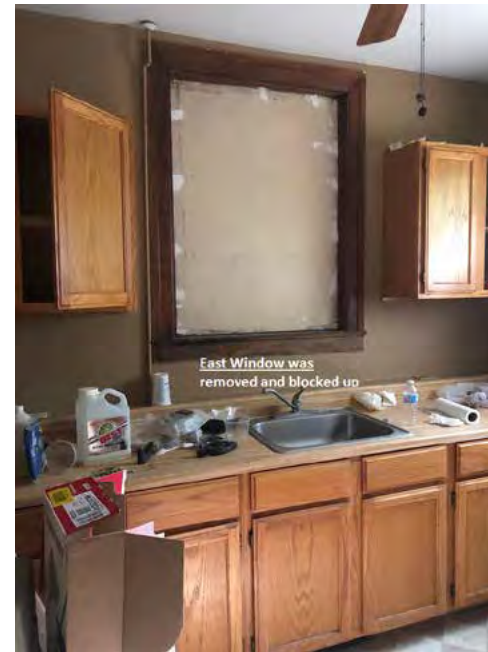


WINDOW F-10
INTERIOR

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT EAST FACADE
EXTERIOR & INTERIOR



EAST FACADE (BACK)



WINDOW F-11
INTERIOR



WINDOW S-14 & S-15
INTERIOR



WINDOW S-13
INTERIOR

F-1



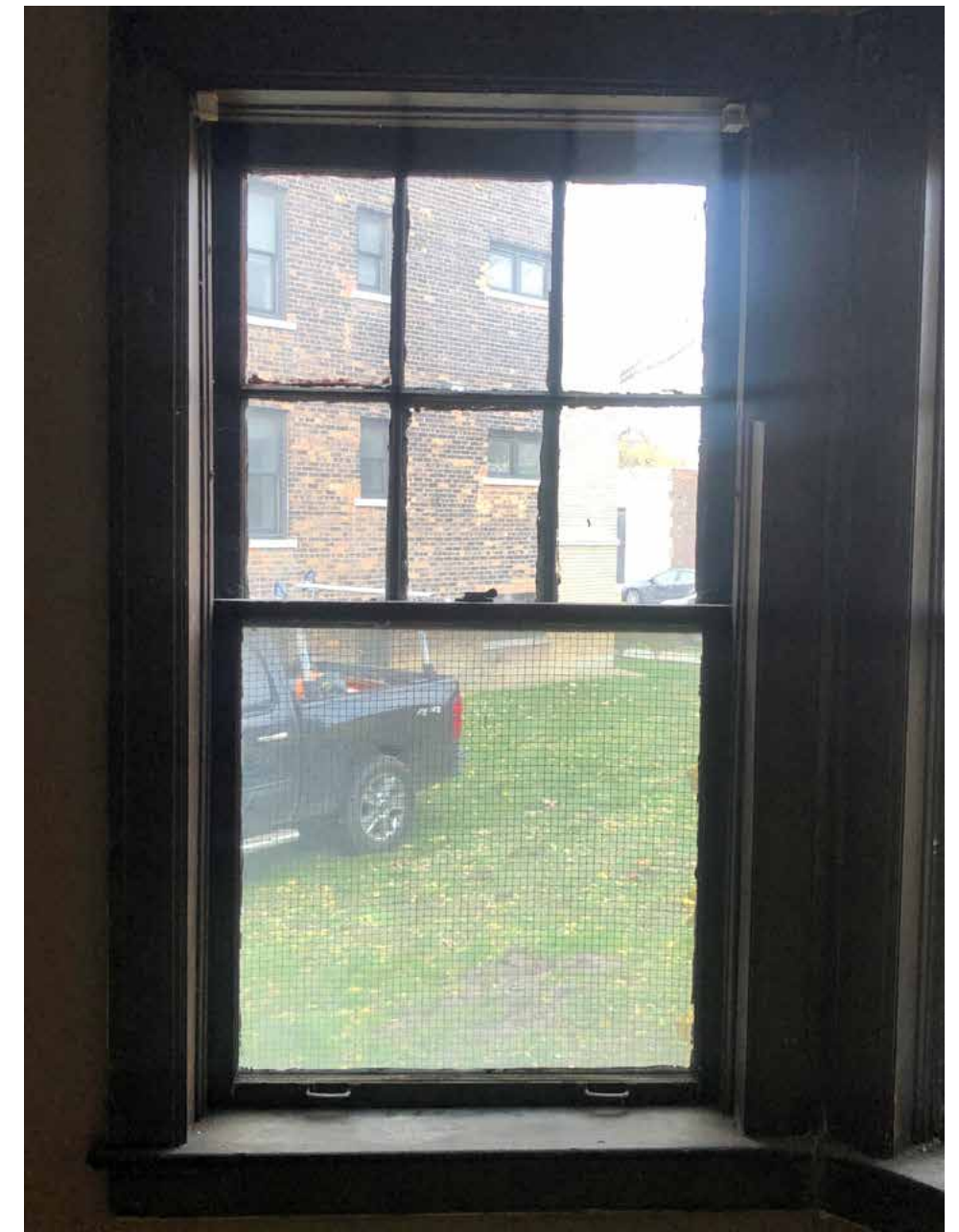
- WINDOW IS SEALED SHOUT
- EXTERIOR WINDOWSILL HAS SOME ROT
- ONE OF THE LEAD WEIGHTS IS MISSING
- WINDOW IS COCKED IN OPENING
- WINDOW WILL NOT LOCK
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING

F-2



- WINDOW OPENS BUT THE LEAD COUNTERWEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN
- ONE STOP IS MISSING, AND THE OTHER STOP IS MISSING ALL BUT ONE OF THE SCREWS
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING
- JAMB ON RIGHT SIDE HAS ROT

F-3



- WINDOW IS SEALED SHOUT
- EXTERIOR WINDOWSILL AND JAMB HAVE SOME ROT
- GLASS IS BROKEN IN BOTTOM SASH
- BOTH LEAD WEIGHTS ARE MISSING
- BOTTOM SASH HAS ROT RIGHT SIDE
- TRIM AT BOTTOM OF WINDOW HAS ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

F-4



- WINDOW WILL NOT OPEN
- MISSING HANDLES
- BOTH OF THE LEAD WEIGHTS ARE MISSING
- UPPER SASH HAS EXTENSIVE ROT ON BOTTOM
- WINDOW INTERIOR SILL HAD SOME REPLACEMENT
- EXTERIOR BRICKMOLD EXTENSIVE ROT ON BOTTOM
- EXTERIOR SILL HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED
- WINDOW WILL NOT LOCK

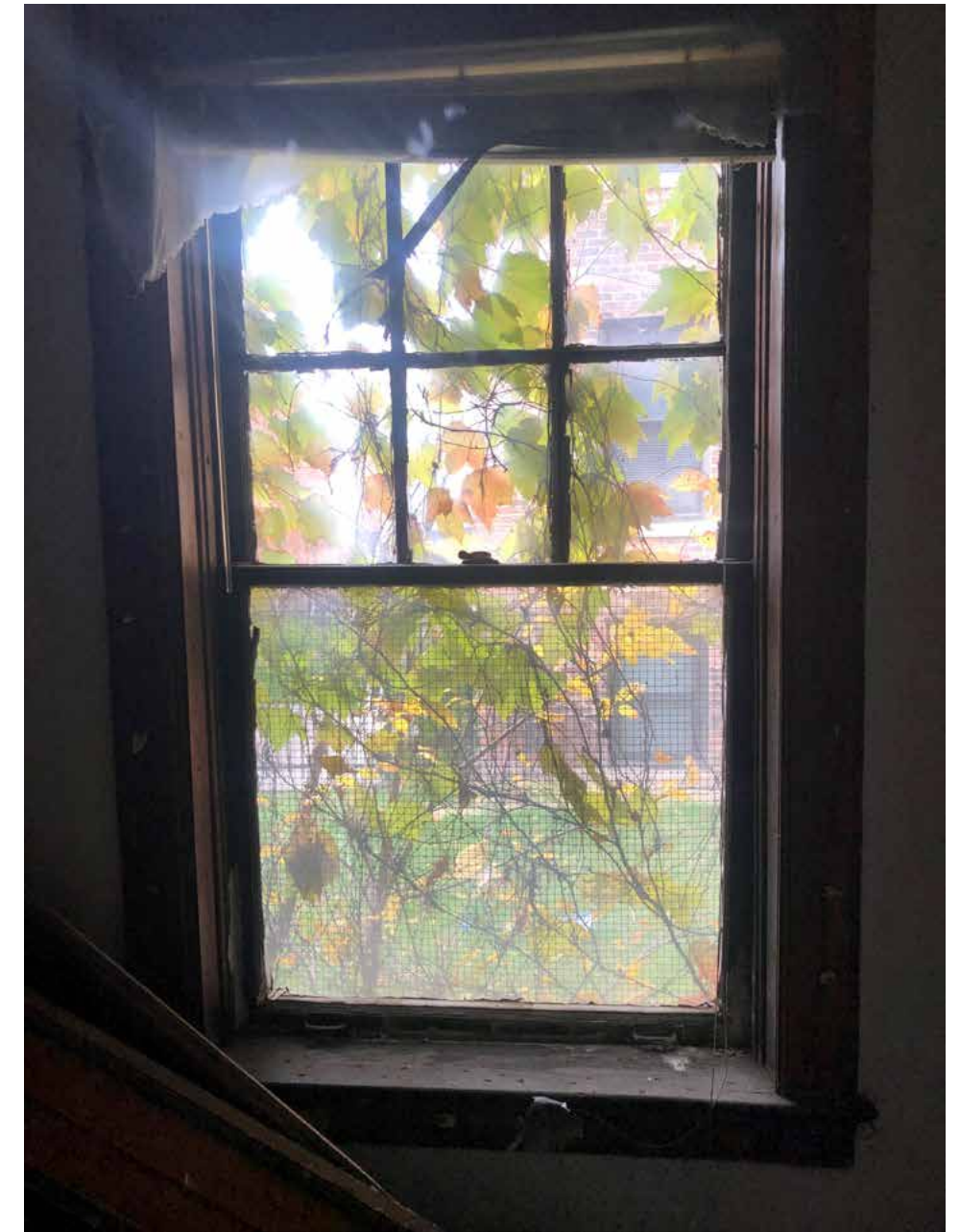
687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT

F-5



- UPPER SASH HAS FALLEN AND WILL NOT MOVE. OLD NEWSPAPER HAS BEEN STUFFED IN GAP
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN
- BOTTOM SASH HAS EXTENSIVE ROT
- STOPS HAVE ROT
- EXTERIOR LEFT BRICKMOLD HAS EXTENSIVE ROT
- EXTERIOR SILL HAS EXTENSIVE ROT

F-6



- WINDOW WILL NOT OPEN
- BOTTOM SASH HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN AND BROKEN
- EXTERIOR SILL HAS EXTENSIVE ROT, AND THE SASH IS PUSHED OUT
- STOPS ARE MISSING
- WEATHER STRIPPING MISSING

F-7



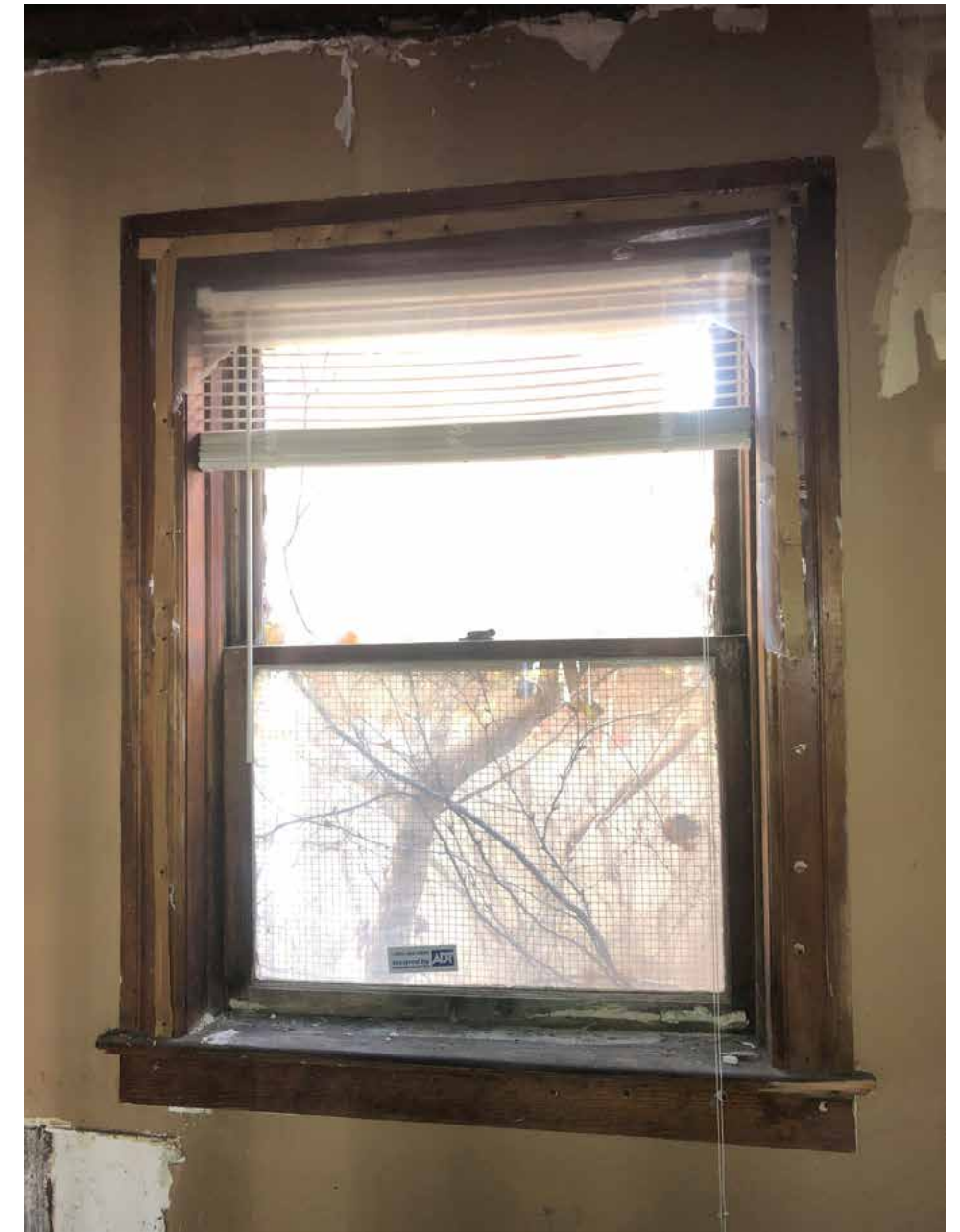
- INTERNAL SILL IS MISSING
- WINDOW WAS BOARDED UP ON THE OUTSIDE AND SEALERS WAS USE AROUND THE SASHES
- STOPS ARE BROKEN ON BOTH SIDES
- SEVER ROT ON WHAT IS LEFT OF THE JAMBS
- STOPS ARE MISSING
- UPPER SASH GLASS IS BROKEN
- LEAD WEIGHTS ARE MISSING
- TRIM IS MISSING

F-8



- INTERNAL SILL IS MISSING
- WINDOW WAS BOARDED UP ON THE OUTSIDE
- BOTTOM SASH MISSING
- STOPS ARE BROKEN ON BOTH SIDES
- SEVER ROT ON JAMBS

F-9



- BOTH SASHES' HAVE SEVERE ROT
- MISSING BOTH HANDLES
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- WINDOW WILL NOT OPEN
- WEATHER STRIPPING MISSING
- JAMB ON RIGHT SIDE HAS WATER DAMAGE
- BRICK MOLDING ON BOTH SIDES HAVE SEVERE ROT
- EXTERIOR SILL HAS EXTENSIVE ROT
- STOPS HAVE BEEN REPLACED AND DO NOT MATCH

F-10



- SASHES' AND STOPE HAVE BEEN REMOVED AND THE WINDOW IS BOARDED UP INSIDE AND ON THE OUTSIDE.

F-11 & F-12



- THE WINDOW IS BOARDED UP ON THE OUTSIDE.
- EXTERIOR SILL HAS EXTENSIVE ROT
- BOTH SASHES' HAVE SEVERE ROT
- WINDOWS NEED TO BE RE-PUTTED
- WEATHER STRIPPING MISSING
- LEAD WEIGHTS ARE MISSING IN BOTH WINDOWS

S-1



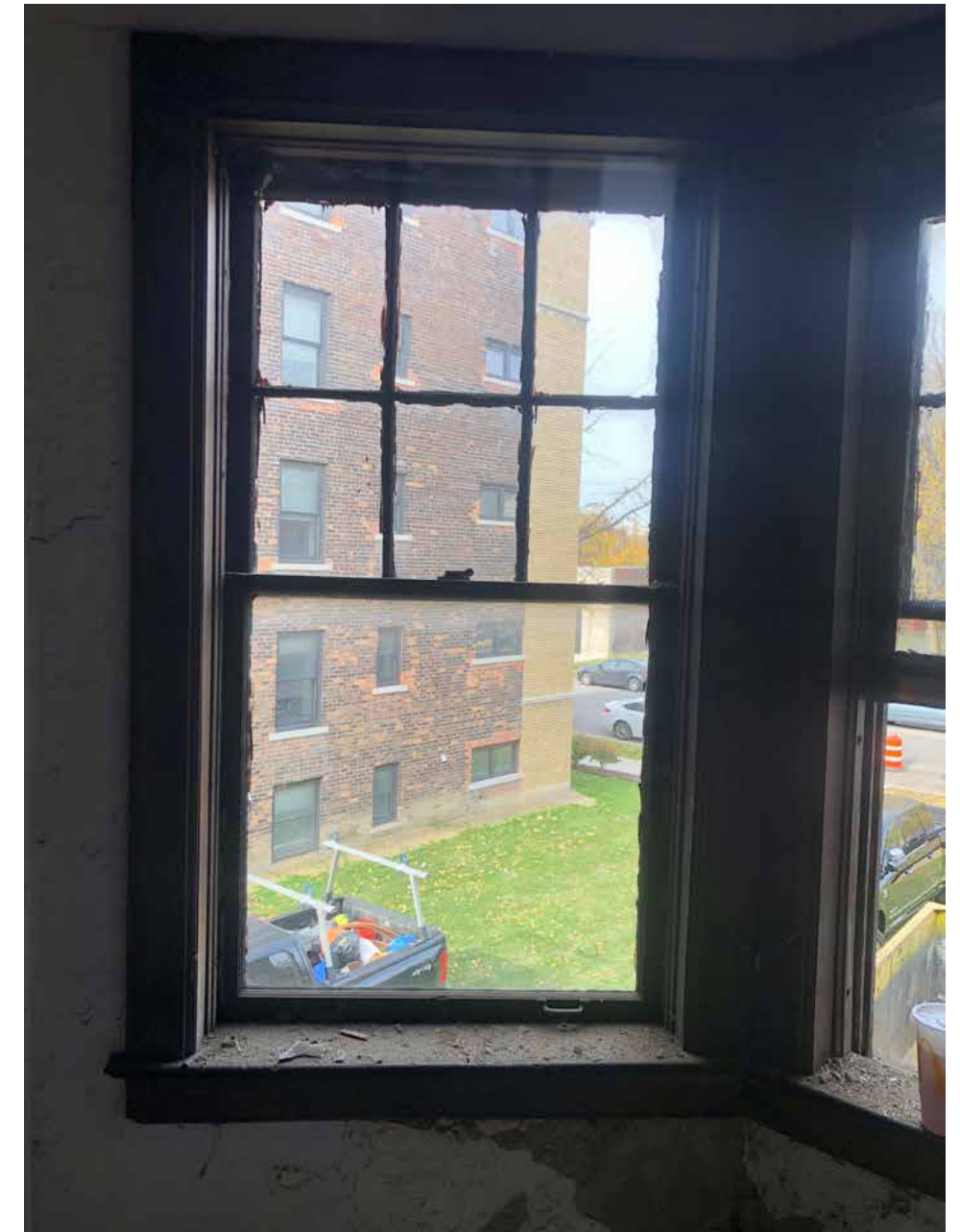
- WINDOW WILL OPEN
- EXTERIOR SILL HAS ROT
- SASHES WILL NOT LINE UP OR LOCK
- WEATHER STRIPPING MISSING
- INTERIOR SILL IS ROTTEN
- WINDOW NEEDS TO BE RE-PUTTED
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING

S-2



- WINDOW WILL OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS SOME ROT
- STOPES ARE MISSING SCREWS
- SASHES WILL NOT LINE UP OR LOCK
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED
- INTERIOR SILL IS ROTTEN AND LOOSE
- BRICK MOLDING ON RIGHT SIDE HAVE SOME ROT

S-3



- RIGHT LEAD WEIGHT IS MISSING
- EXTERIOR SILL IS BROKEN
- BRICK MOLDING ON LEFT SIDE HAS SEVERE ROT
- WINDOW WILL ONLY OPEN HALFWAY
- MISSING ONE HANDLE
- WEATHER STRIPPING MISSING
- BOTTOM SASH HAS ROT AT BOTTOM

S-4



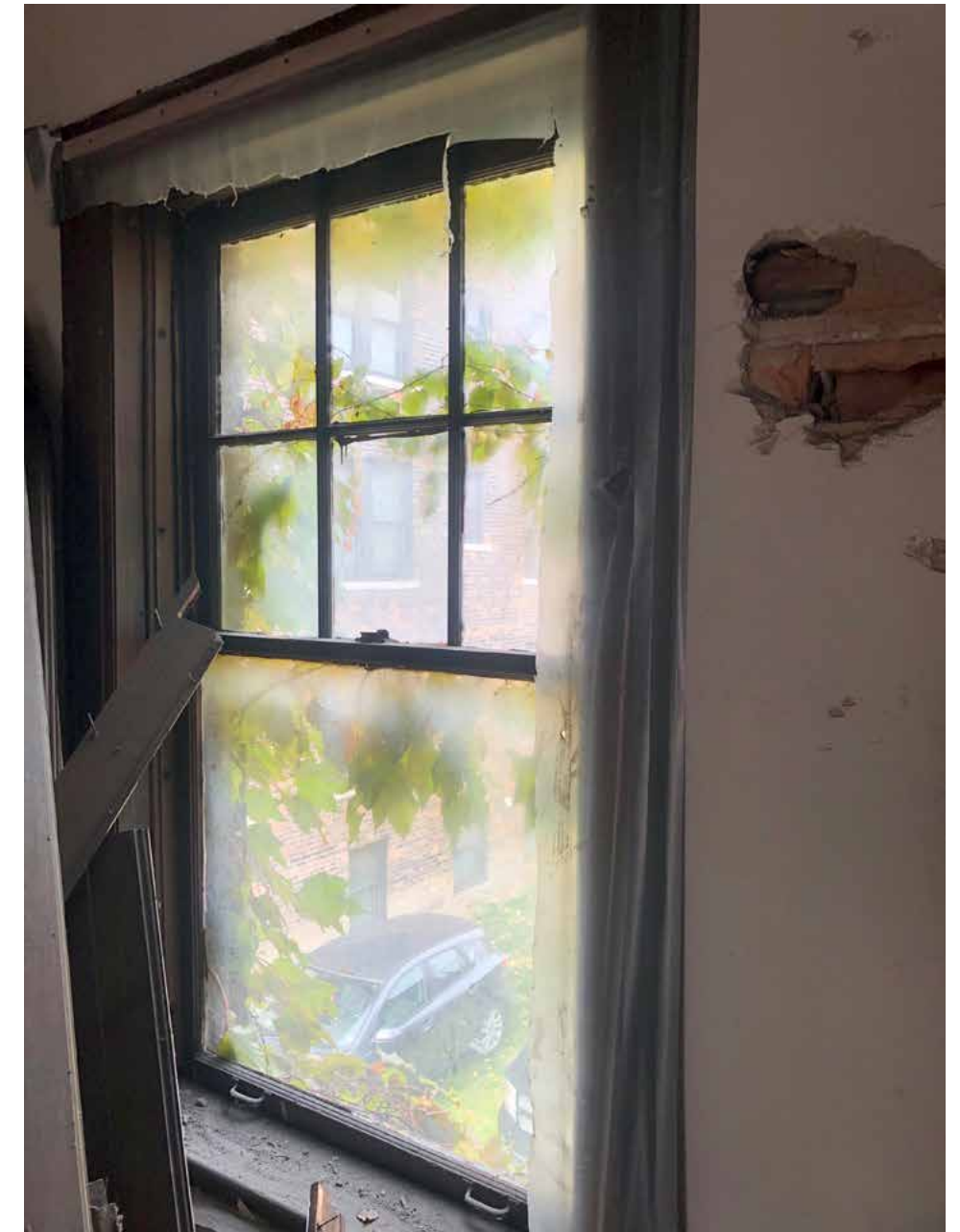
- WINDOW WILL OPEN
- LEAD WEIGHTS ARE MISSING IN BOTH SIDES
- EXTERIOR SILL IS BROKEN AND HAS ROT
- INTERIOR JAMB HAS WATER DAMAGE
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING

S-5



- MISSING BOTH WEIGHTS
- EXTERIOR SILL HAS EXTENSIVE ROT
- WINDOW WILL NOT OPEN
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

S-6



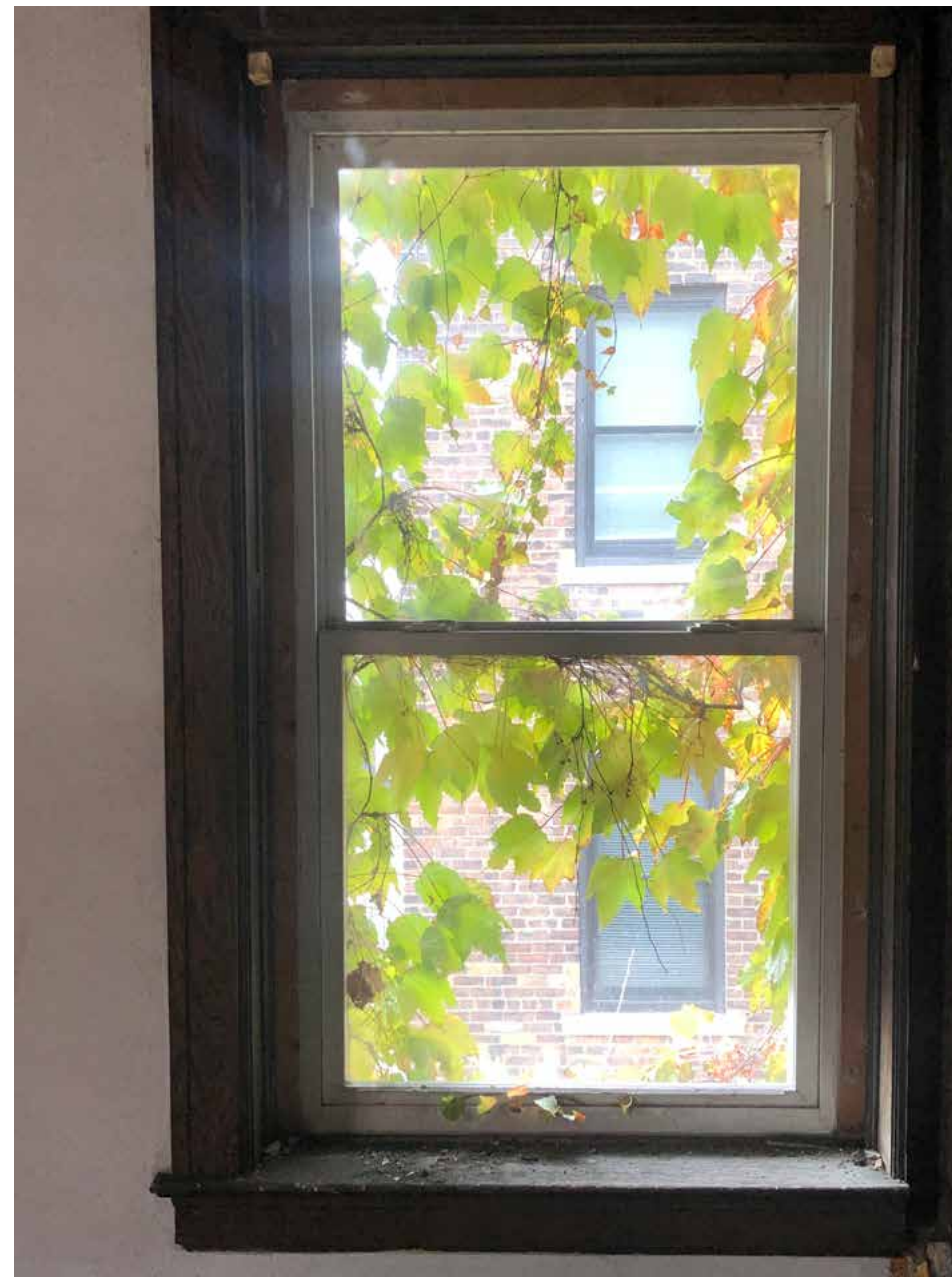
- GLASS IS BROKEN IN UPPER SASH
- WINDOW WILL NOT OPEN
- MISSING BOTH WEIGHTS
- EXTERIOR SILL HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE-PUTTED
- MISSING SCREWS IN STOPS
- WEATHER STRIPPING MISSING
- TOP SASH HAS ROT ON RIGHT SIDE
- VINES ARE GROWING THRU WINDOW

S-7



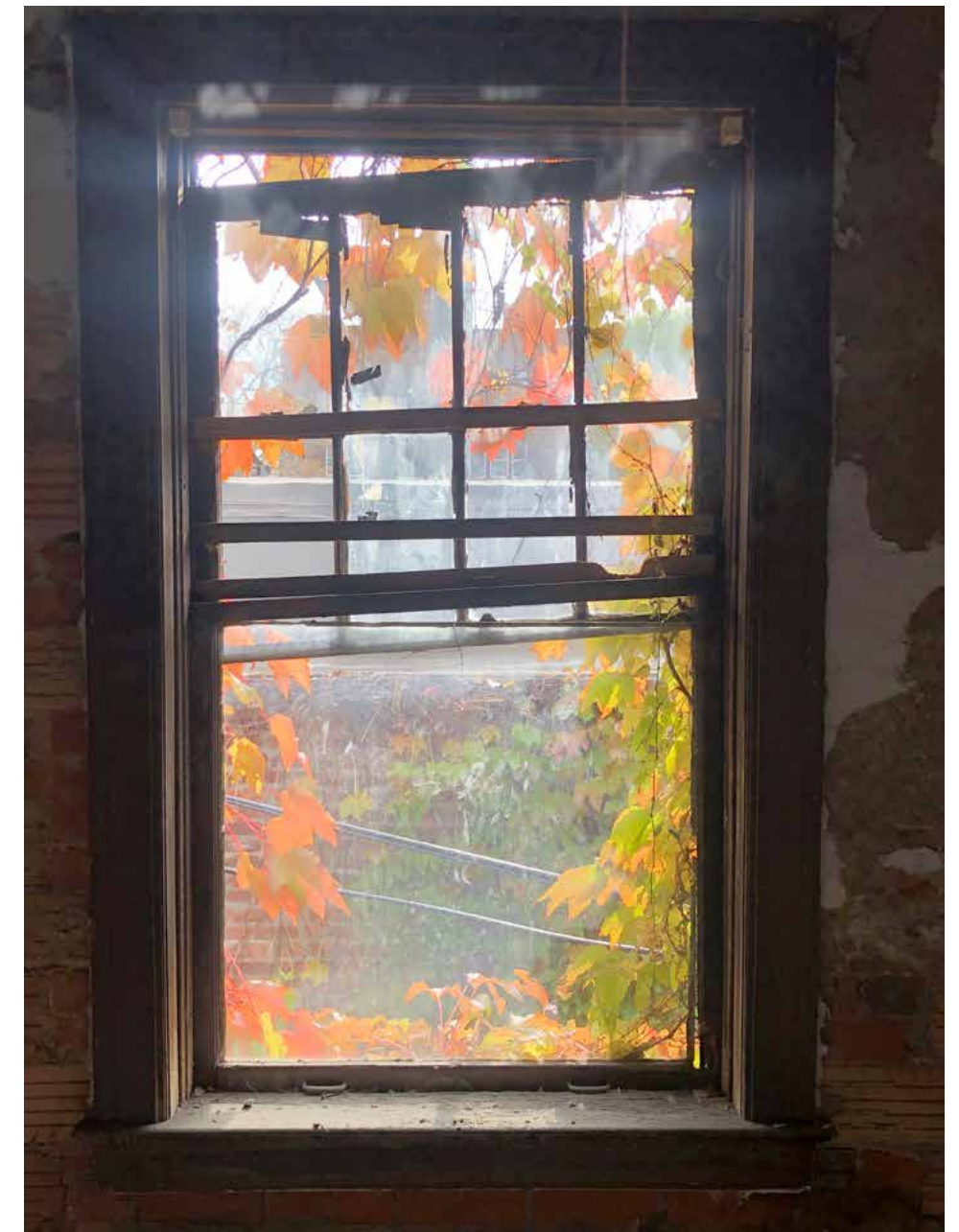
- WINDOW WILL NOT OPEN
- MISSING ONE LEAD WEIGHT
- VINES ARE GROWING THRU WINDOW
- BOTTOM SASH IS ROTTEN
- INTERIOR SILL HAS DAMAGE
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

S-8



- WINDOW HAS BEEN REPLACED WITH A VINYL REPLACEMENT THAT DOES NOT FIT IN OPENING
- WOOD WAS USED TO INFILL THE GAPES
- STOPS ARE MISSING
- SASHES ARE MISSING
- LEAD WEIGHTS ARE MISSING
- EXTERIOR SILL IS ROTTEN

S-9



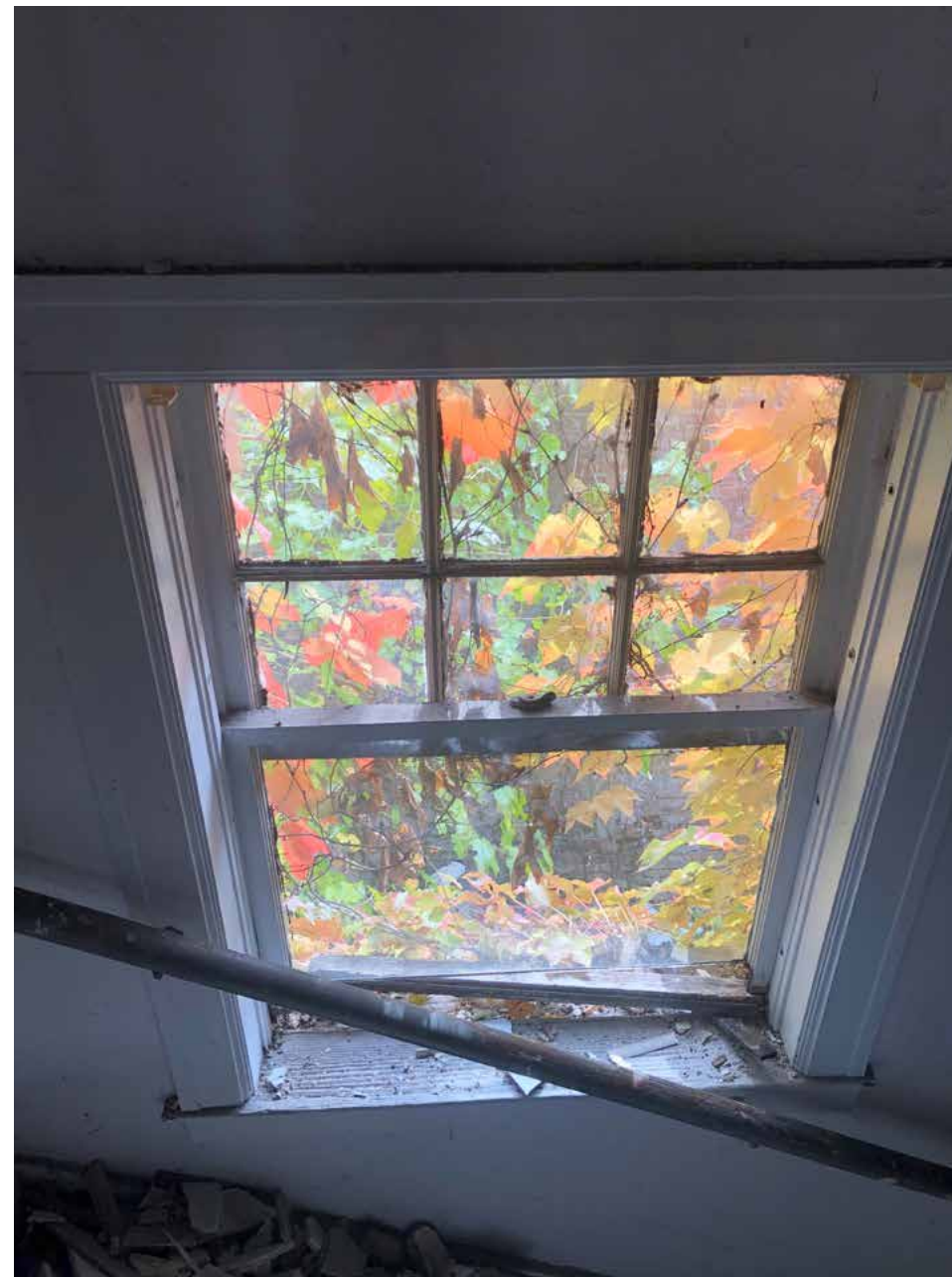
- WINDOWS HAS BEEN REPLACED WITH A VINYL REPLACEMENT THAT DOES NOT FIT IN OPENING
- WOOD WAS USED TO INFILL THE GAPES
- STOPS ARE MISSING
- SASHES ARE MISSING
- LEAD WEIGHTS ARE MISSING
- EXTERIOR SILL IS ROTTEN
- ONE WINDOW IS MISSING TRIM ON RIGHT SIDE

S-10



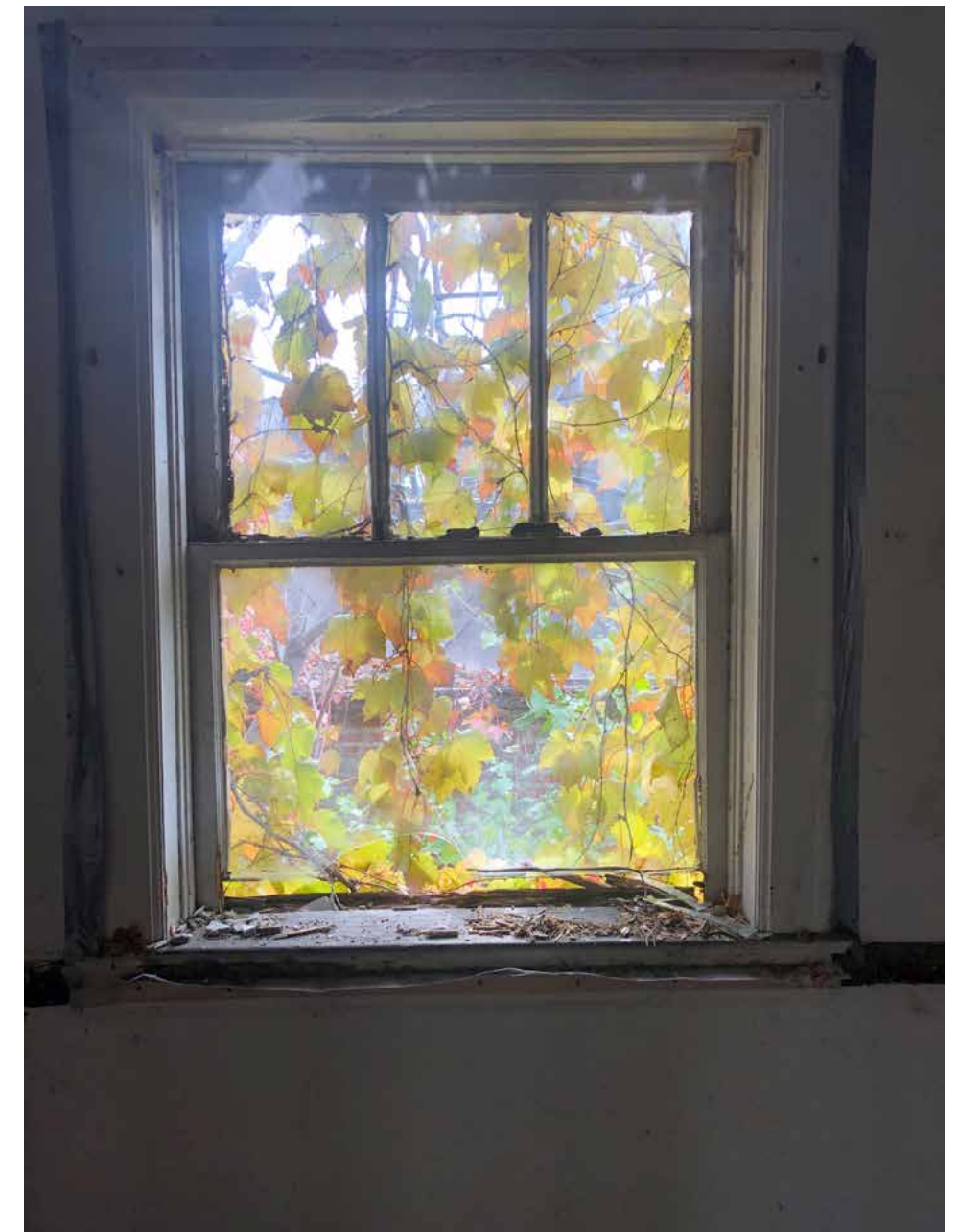
- UPPER AND LOWER SASHES HAVE MASSIVE ROT
- BOTH SASHES ARE FALLING APART
- MISSING GLASS IN UPPER SASH
- INTERIOR SILL HAS MASSIVE ROT
- EXTERIOR SILL HAS MASSIVE ROT
- WEATHER STRIPPING MISSING
- STOPS & JAMBS HAVE MASSIVE ROT AND ARE FALLING APART
- TRIM AROUND WINDOW HAS WATER DAMAGE
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING

S-11



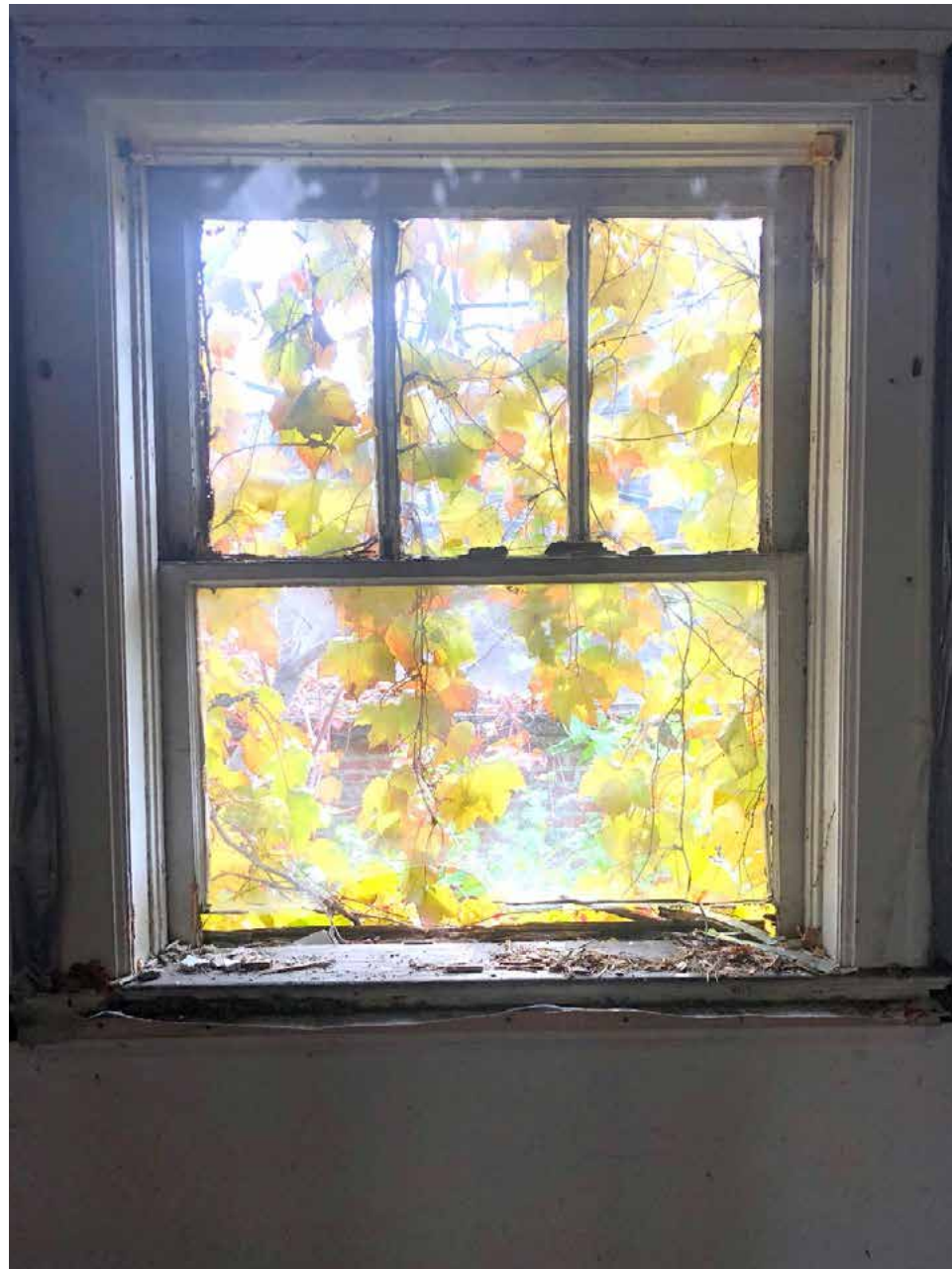
- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- EXTERIOR SILL HAS MASSIVE ROT
- INTERIOR SILL IS ROTTEN AND LOOSE
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE PUTTED
- BOTTOM SASH HAS EXTENSIVE ROT

S-12



- WINDOW WILL NOT OPEN
- WINDOW IS THREE OVER ONE
- BOTTOM SASH HAS EXTENSIVE ROT AND IS BROKEN
- GLASS IN UPPER SASH IS BROKEN ON RIGHT SIDE
- INTERIOR SILL HAS MASSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE PUTTED
- EXTERIOR SILL HAS MASSIVE ROT
- LEAD WEIGHTS ARE MISSING

S-13



- WINDOW WILL NOT OPEN
- WINDOW IS THREE OVER ONE
- BOTTOM SASH HAS EXTENSIVE ROT
- GLASS IN UPPER SASH IS BROKEN ON LEFT SIDE
- INTERIOR SILL HAS MASSIVE ROT
- EXTERIOR SILL HAS MASSIVE ROT
- WINDOW NEEDS TO BE RE PUTTED
- LEAD WEIGHTS ARE MISSING
- WEATHER STRIPPING MISSING
- BRICK MOLDING HAS EXTENSIVE ROT

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT

S-14



- WINDOW WILL NOT OPEN
- BOTH LEAD WEIGHTS ARE MISSING
- BOTTOM SASH HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE PUTTED
- LOWER SASH GLASS IS FALLING OUT
- WEATHER STRIPPING MISSING
- INTERIOR SILL HAS MASSIVE ROT

S-15



- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW IS BOARDED UP ON THE OUTSIDE
- WINDOW WILL NOT LOCK
- BRICK MOLDING HAS EXTENSIVE ROT
- GLASS IN UPPER SASH IS BROKEN
- UPPER SASH HAS EXTENSIVE ROT

S-16



- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW IS BOARDED UP ON THE OUTSIDE
- WINDOW WILL NOT LOCK
- BRICK MOLDING HAS EXTENSIVE ROT
- TRIM BELOW WINDOW HAS WATER DAMAGE
- WINDOW WILL NOT LOCK



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To Whom it may Concern:

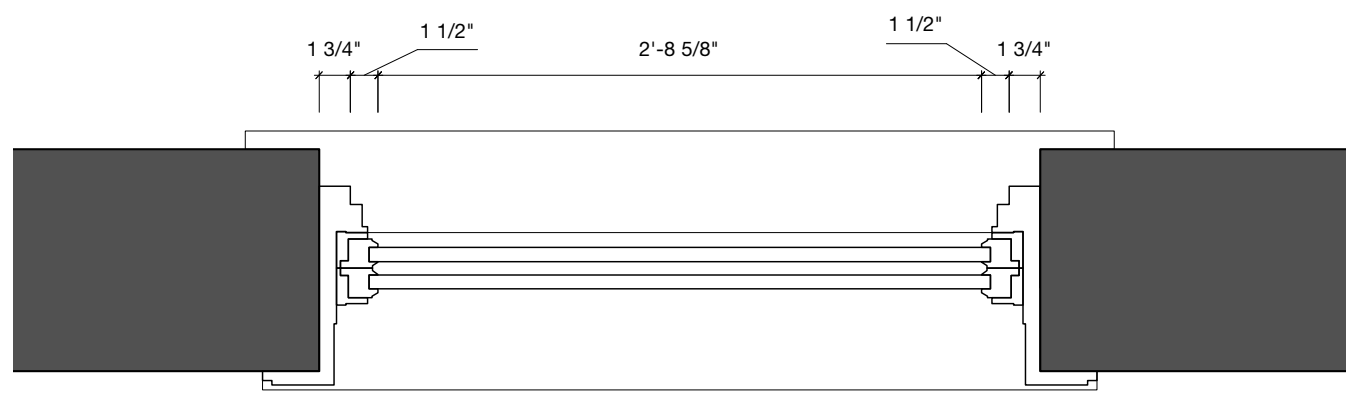
We have inspected the windows at the property known as 687 / 689 Alexandrine, in Detroit Michigan. We have determined that the windows are beyond repair and should be replaced. They have several issues including rotten wood, missing wood, windows that have been replaced with noncompliant or nonhistorical windows, missing sashes, cracked and/or missing glass, poor insulating value (single pane) and damaged hardware that cannot be replaced. I have provided a detail report with photos for your review. Please see attached

There are options that will maintain the historical component and look of the original windows that were installed.

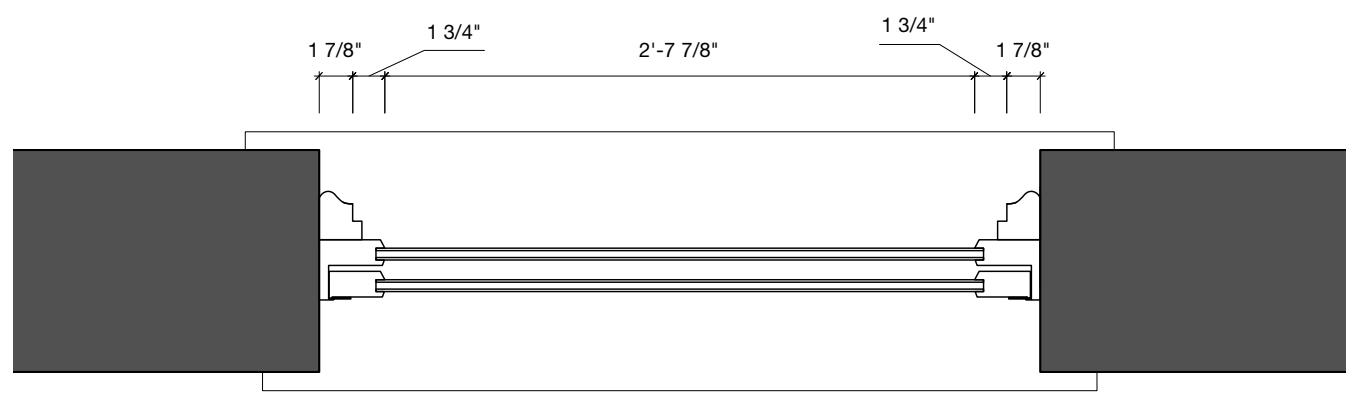
Thank you for your time,

Paul Aggeler
Mobile: 586-405-3977
Office Direct: 734-744-8434
PGA@gutherielumber.com

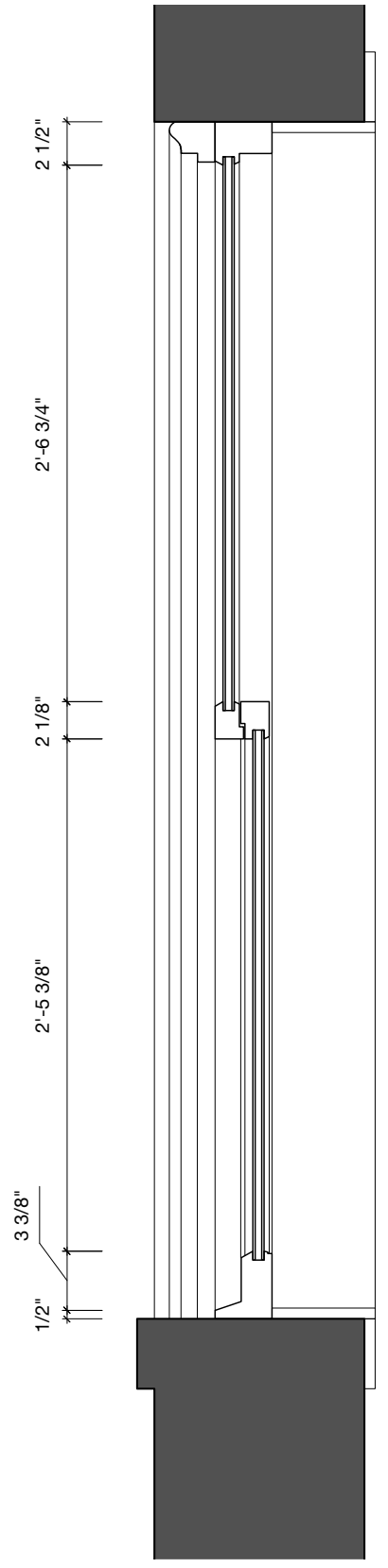
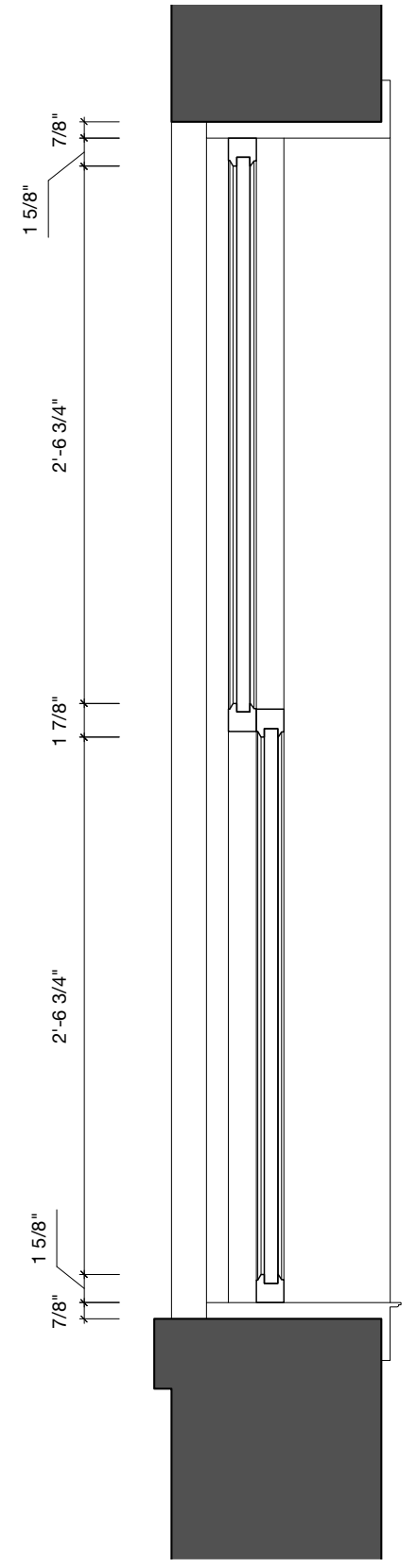
WINDOW PROFILES - OLD PROFILES



EXISTING HORIZONTAL SECTION



PROPOSED HORIZONTAL SECTION



WINDOW PROFILES -
OLD PROFILES



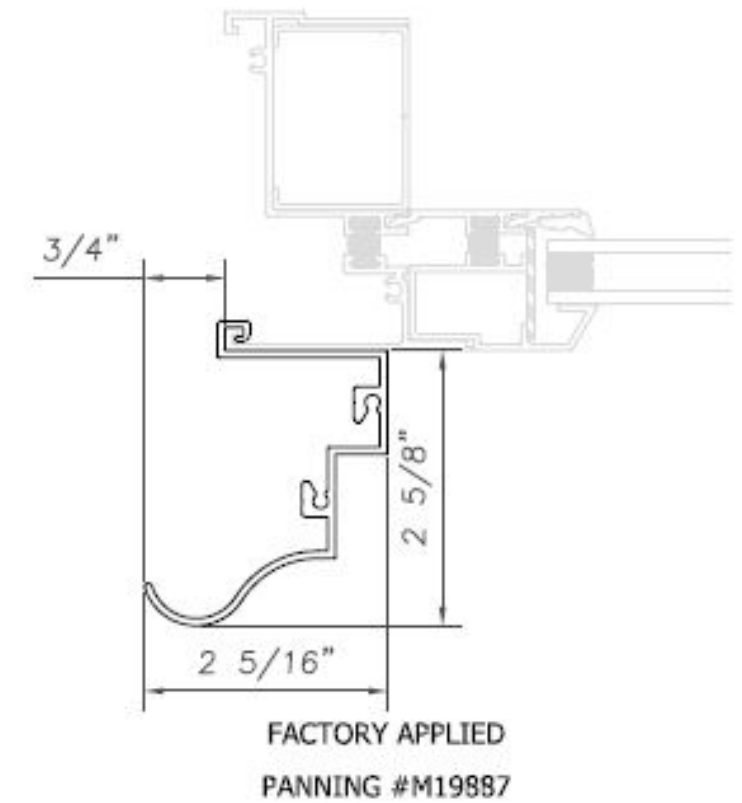
HISTORICAL WINDOW



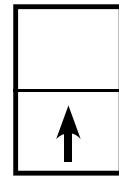
HISTORICAL WINDOW PROFILE



ALL WINDOWS WILL BE REPLACED
WITH THIS PROFILE, BY QUAKER



NEW WINDOW PROFILE
QUAKER, H300 SERIES SINGLE HUNG



**H300 Series
HC40
3 1/4" Frame Depth
Single Hung**

H300 SERIES SINGLE HUNG

The Quaker Historical H300 Series Single Hung window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 3 1/4" main frame
 - 0.062" wall thickness of interior and exterior walls
- ◇ Thermally Enhanced Design
 - Azon pour and debridge thermal break is 1/2" wide in all main frame and vent rail extrusions
- ◇ Glazing
 - 5/8" insulated glass
- ◇ Hardware
 - Block and tackle balancer
 - Gravity latch
- ◇ Screen
 - Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Single Hung
AAMA/WDMA/CSA 101/LS.2/A440-08 Rating	HC40
Structural Load P.S.F.	60.15
Air at 50 MPH (cfm/ft ²)	0.20
Water (No Penetration) P.S.F.	12.11
U-Value (with Low-E and Argon)	0.39 - 0.48
SHGC (with Low-E and Argon)	0.14 - 0.31

Window test size: 60" x 99" Operating Force: 39 lbf (maintain motion), 10 lbf (latches)

OPTIONS

- ◇ Available Configurations
 - Single Hung
 - Oriel single hung
- ◇ Muntin Choices
 - Internal or simulated divided lites available
- ◇ Limited travel hardware
- ◇ Screen
 - Extruded aluminum screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
 - Security screen
- ◇ Glazing
 - Capillary tubes
 - Argon gas
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- ◇ Mulling
 - Wide variety of structural mulls
- ◇ Specialty
 - Attached exterior or interior storm window
 - Extension jambs
 - Screen track cut-out
 - Ogee lugs

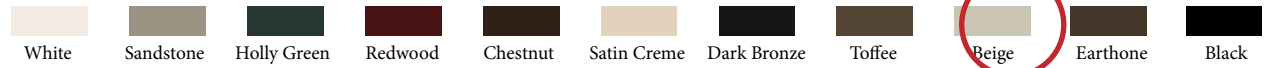


WINDOW SPECIFICATIONS FOR EXISTING DUPLEX

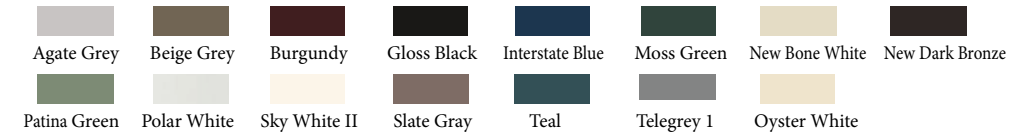
ARCHITECTURAL PAINT COATINGS AND FINISHES

- ◇ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

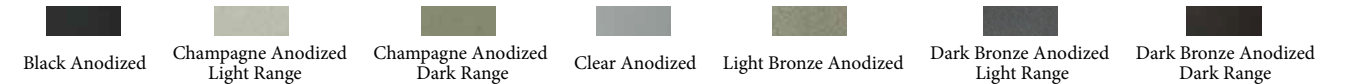
- 11 Popular Colors



- 15 Impressive Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

- ◇ ANSA/AAMA 2605 powder coat finishes
- ◇ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

NEW WINDOWS WILL HAVE SIMULATED DIVIDED LIGHT

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



1/2019 - V4

www.QuakerCommercialWindows.com

Freeburg, MO

1-800-347-0438

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

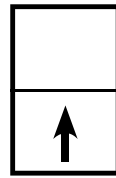


1/2019 - V4

www.QuakerCommercialWindows.com

Freeburg, MO

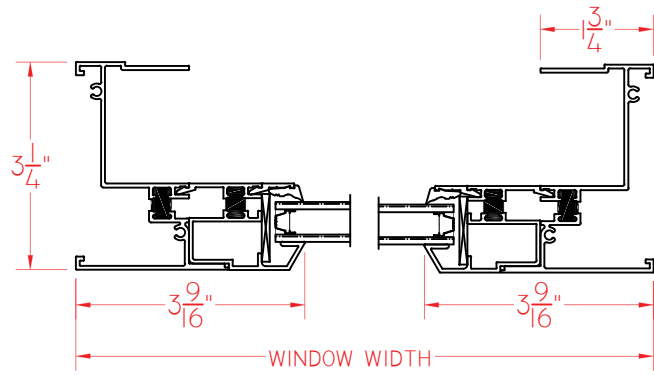
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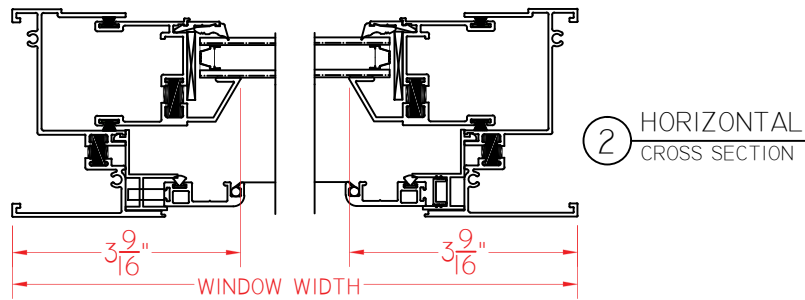
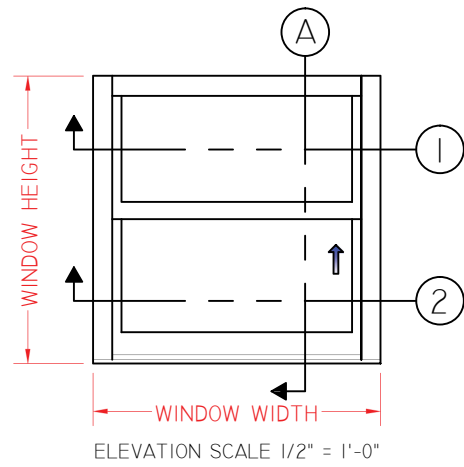
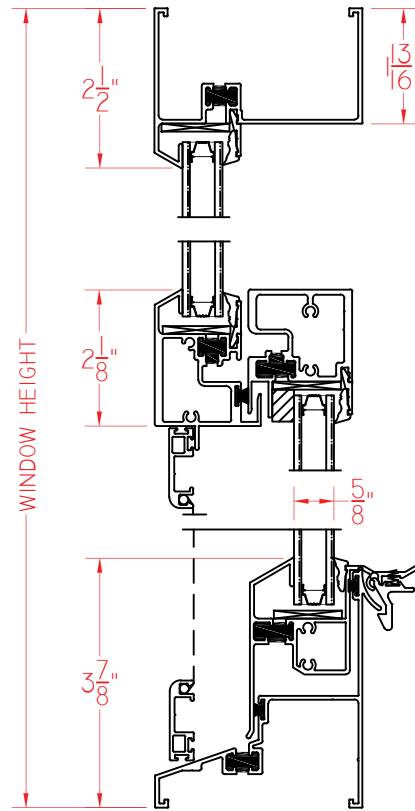
**H300 Series
HC40
3 1/4" Frame Depth
Single Hung**

H300 SH

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Quaker reserves the right to change any/all designs without notice. Due to periodic re-certification requirements, result shown may vary.

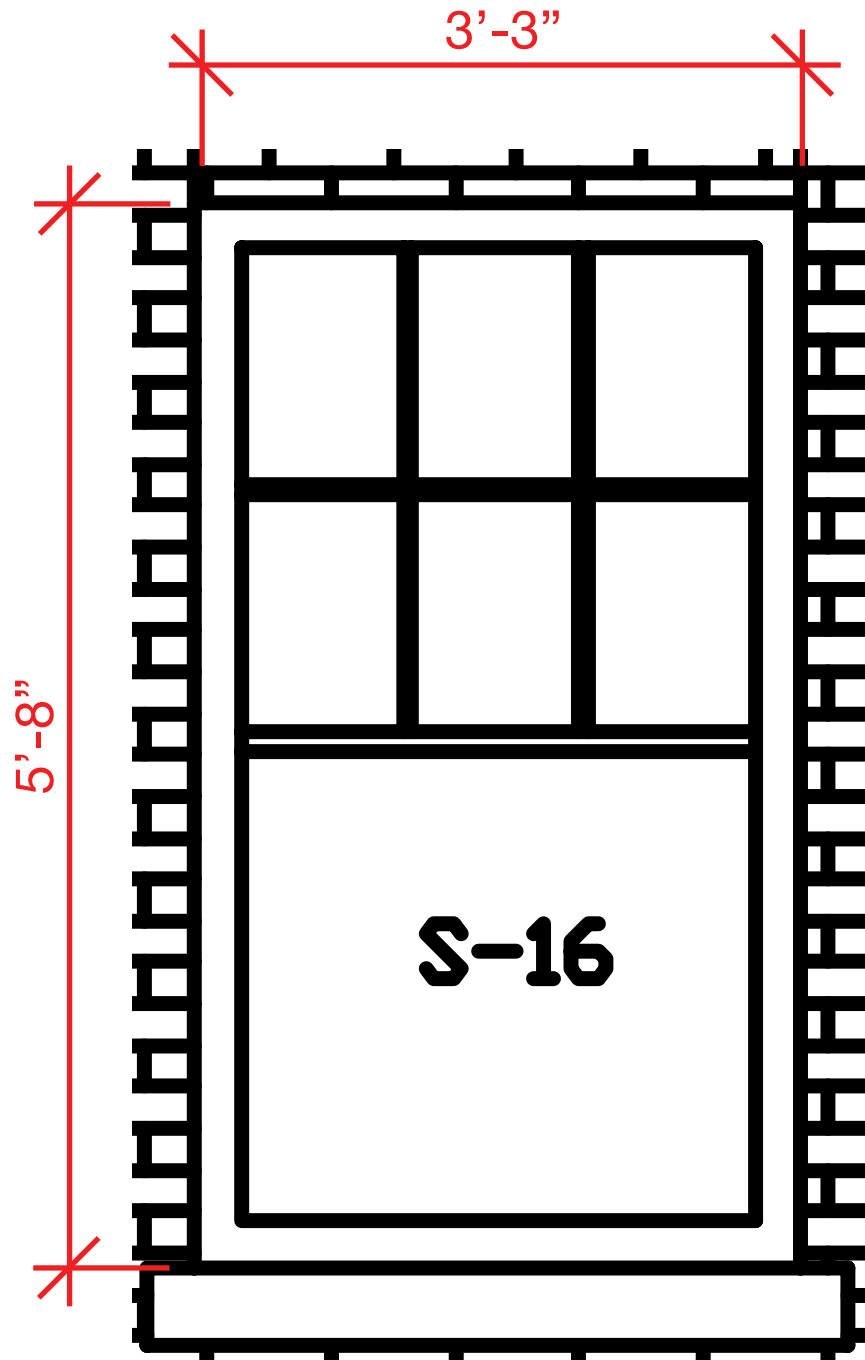


Ⓐ VERTICAL CROSS SECTION



H300 SINGLE HUNG 02.04.2015 VERSION 1.0

SCALE 1:3



ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



1/2019 - V4

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Freeburg, MO

1-800-347-0438

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



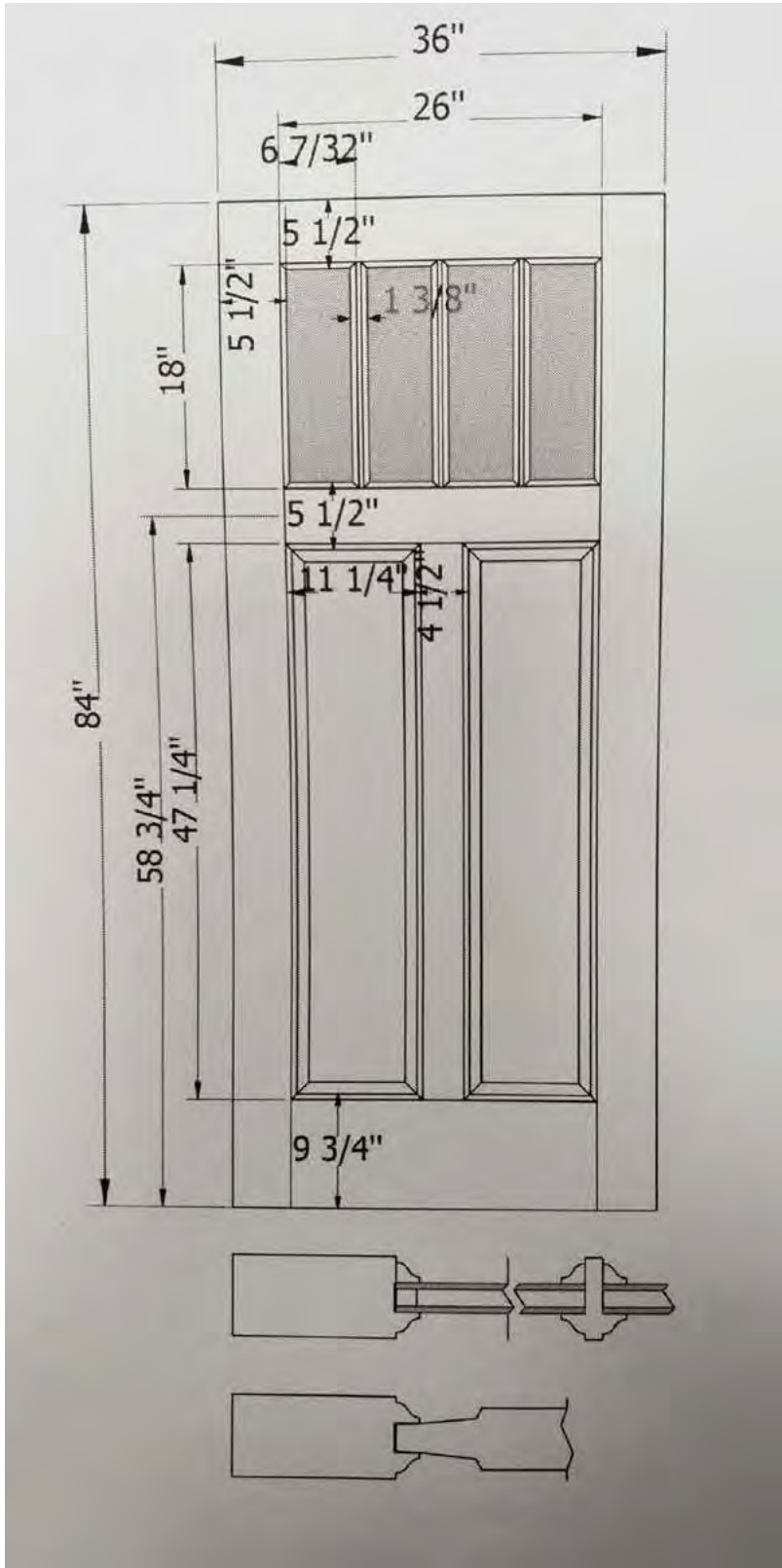
VOLUMEONE DESIGN STUDIO



ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

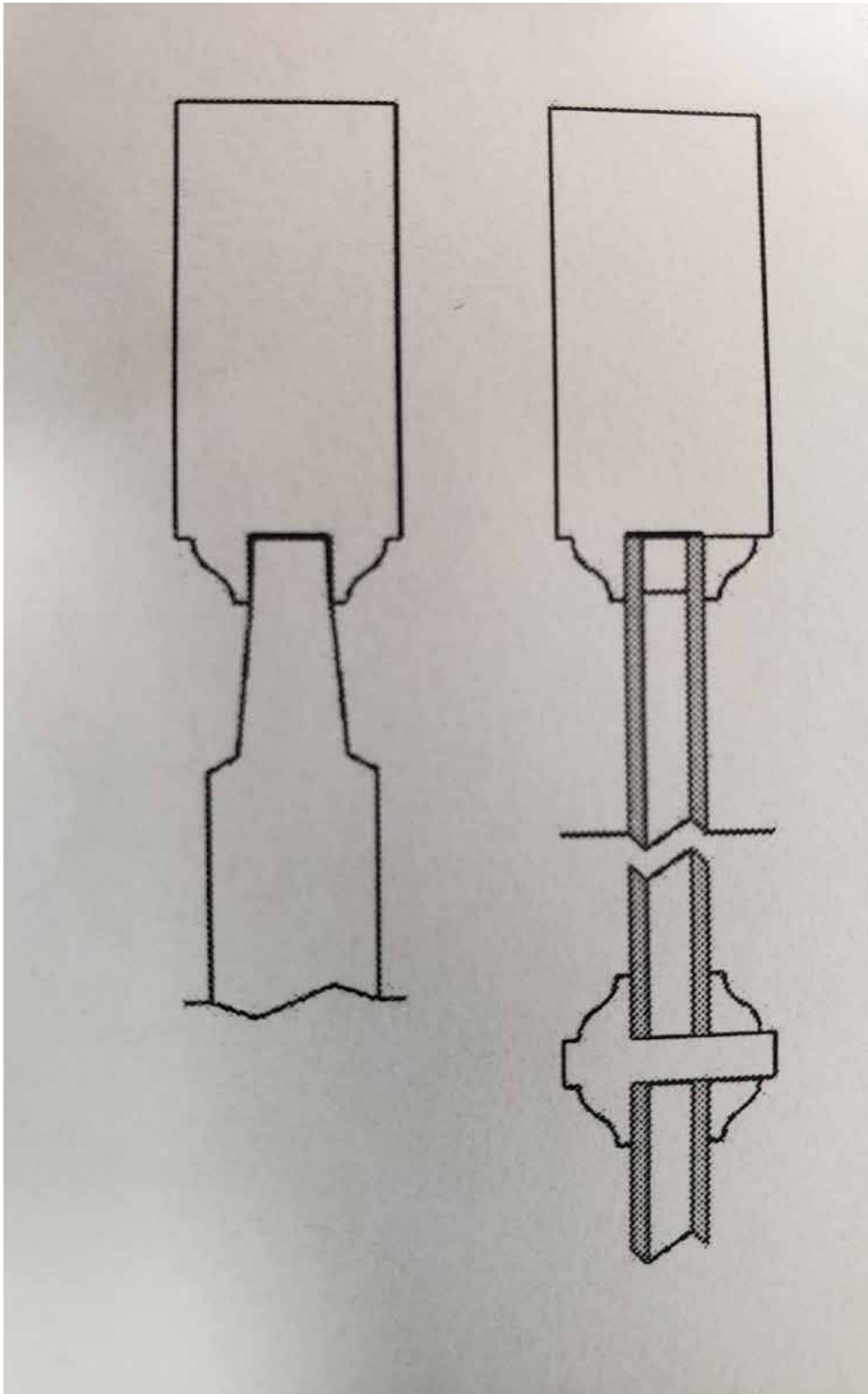
ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT

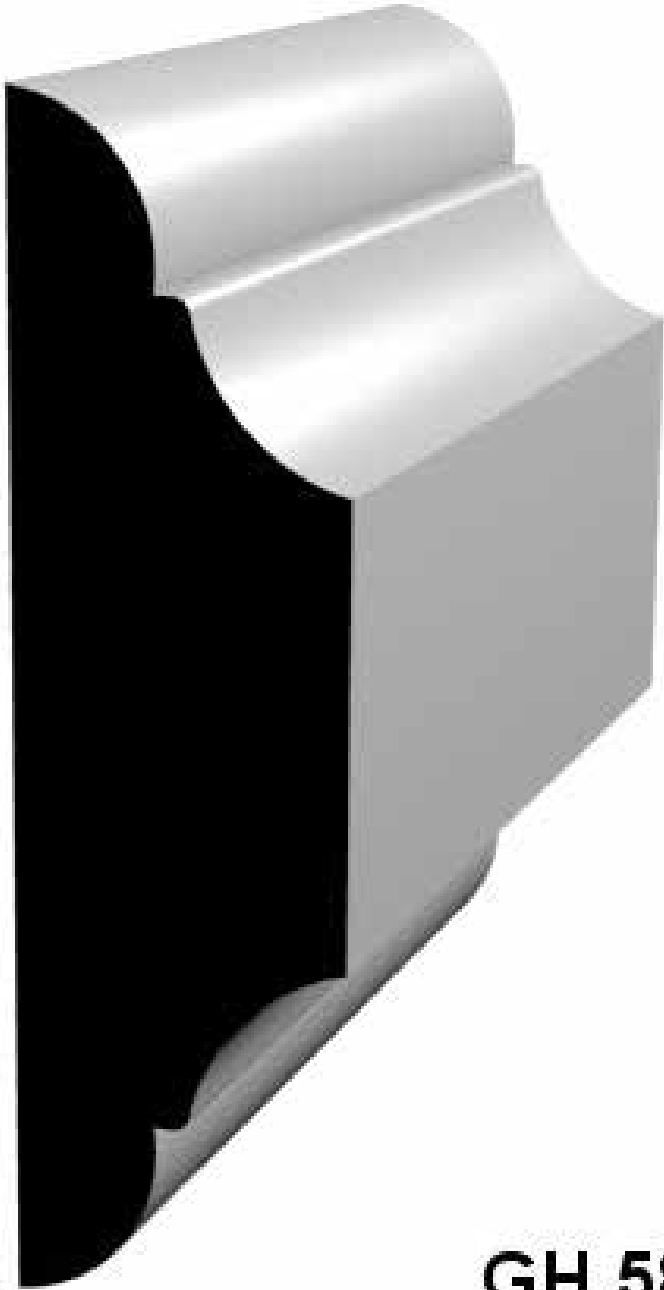


HISTORIC DOOR DETAILS DIMENSIONED

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



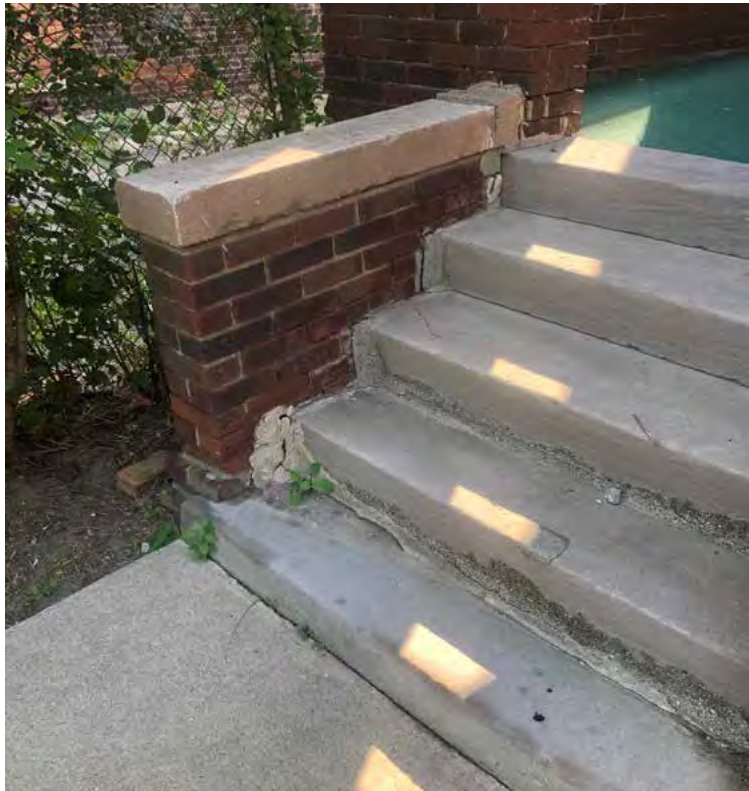
TYPICAL HISTORIC DOOR
 MULLION PROFILE



GH 584
 7/8" x 3 1/16"

NEW DOOR MULLIONS

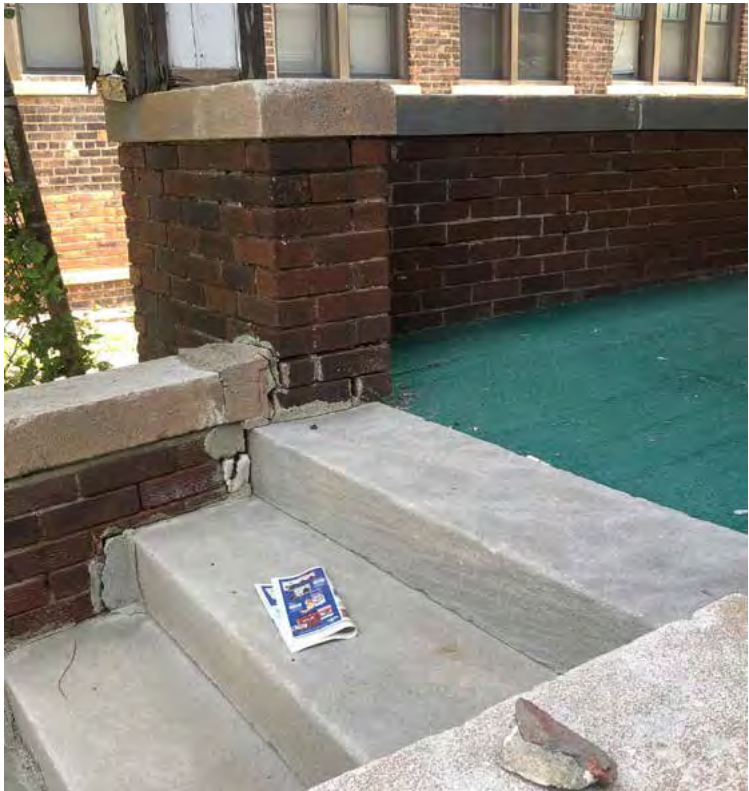
PHOTOS OF CONDITIONS OF PORCH AND STOOP



PHOTOS OF CONDITIONS OF PORCH AND STOOP



PHOTOS OF CONDITIONS OF PORCH AND STOOP



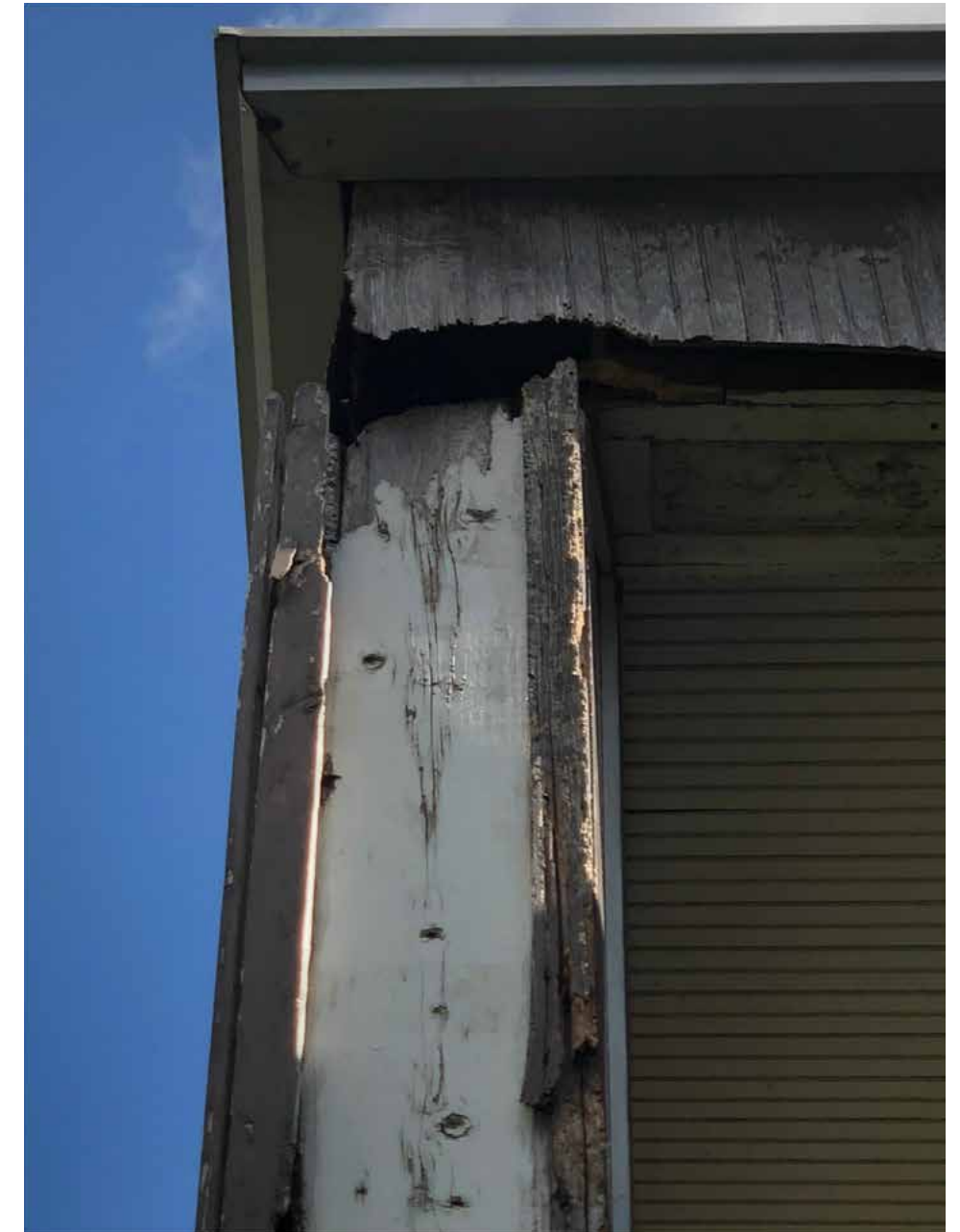




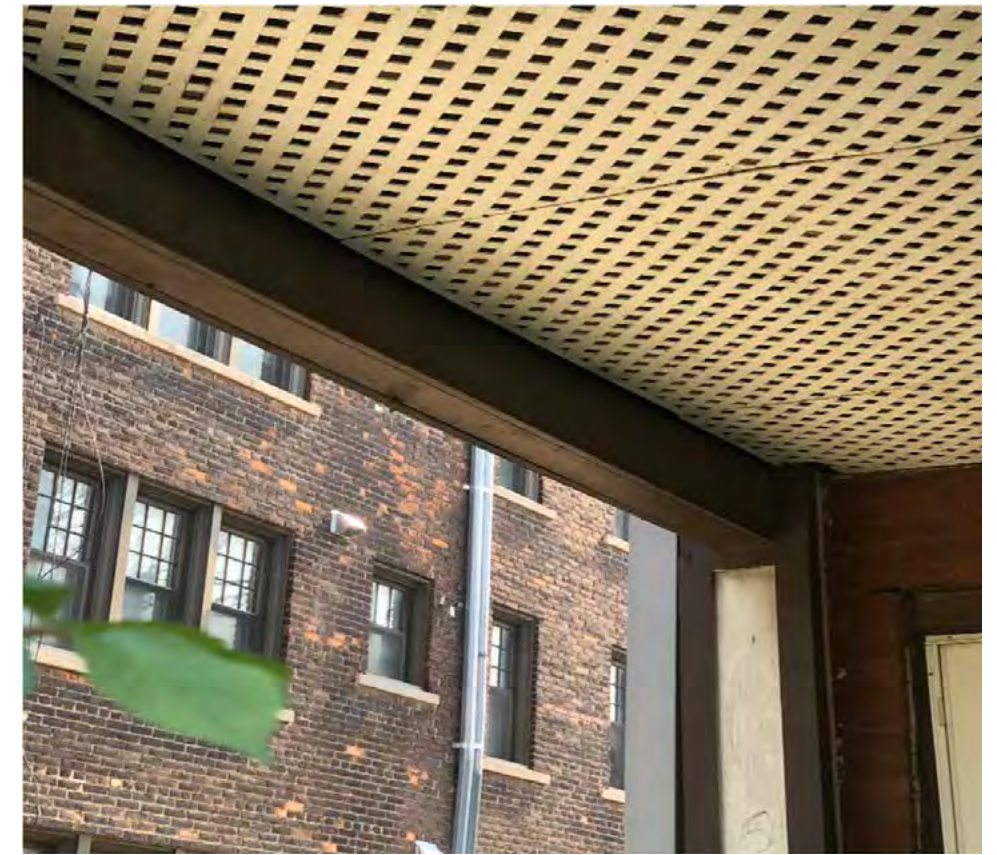
- COLUMNS HAVE SEVERE ROT AND DECAY
- TRIM BOARDS ARE MISSING



- BOARDS HAVE BEEN REPLACED
- COLUMNS HAVE SEVERE ROT AND DECAY
- SUPPORT FOR THE UPPER PORCH IS IN RISK



- BOARDS HAVE BEEN REPLACED
- TRIM BOARDS ARE MISSING
- COLUMNS HAVE SEVERE ROT AND DECAY COULD COLLAPSE CAUSING THE UPPER PORCH TO COLLAPSE.
- FACIA BOARDS HAVE ROTTED AWAY



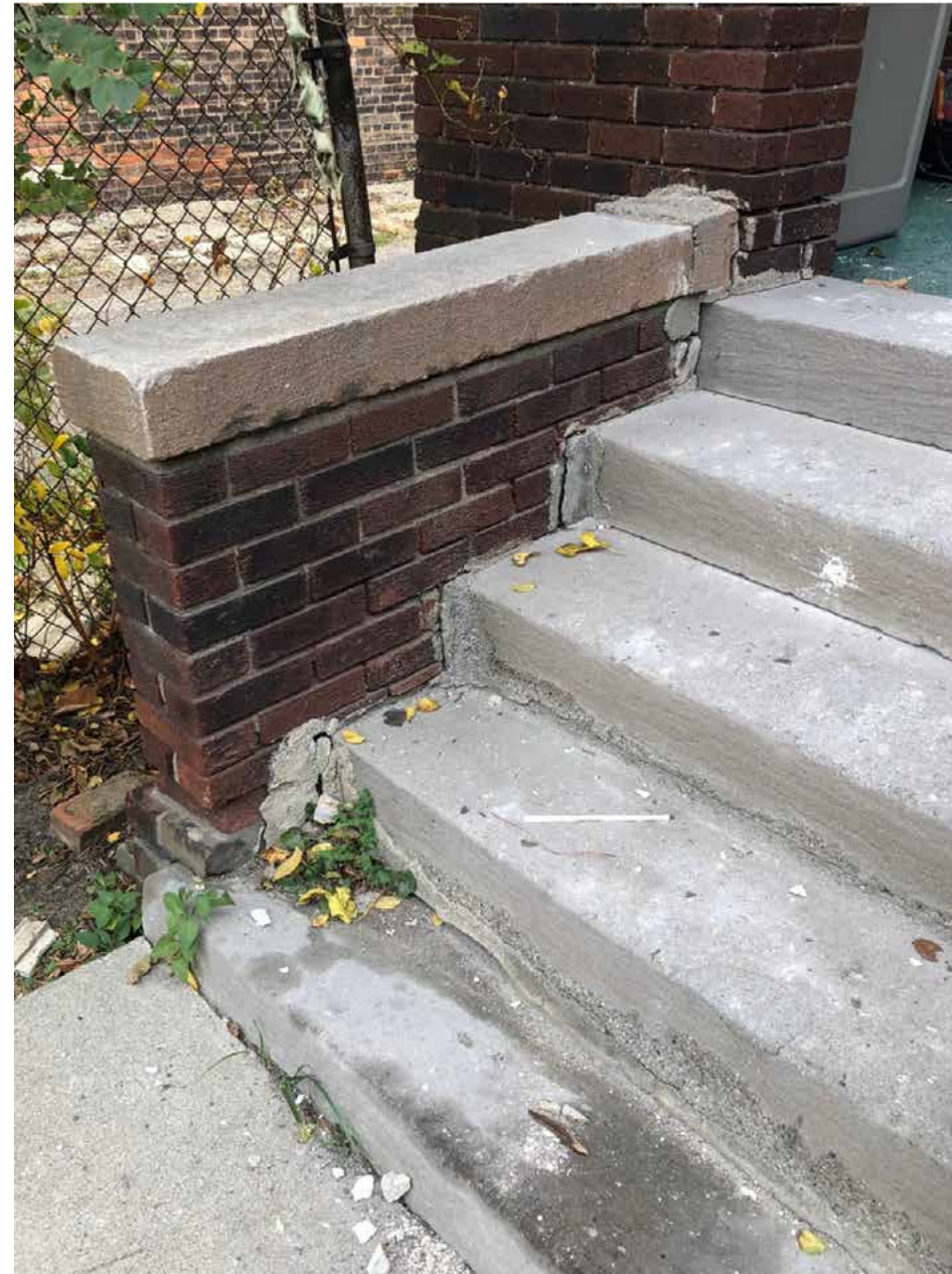
- UPPER PORCH HAS SOME ROT IN THE SUPPORTS
- THE FLOORING HAS A LOT OF ROT (WOULD NOT RECOMMEND ANYONE VENTURE ONTO THE PORCH)
- THE CEILING OF THE LOWER DECK HAS BEEN REPLACED WITH VINYL LATTICE.



- UPPER PORCH CEILING IS BEADBOARD AND IN GOOD CONDITION. WOULD SUGGEST REMOVING AND REINSTALL ON REBUILT PORCH.



IT IS OUR OPINION THAT THE WOOD ON THE PORCH HAS SEVER ROT AND IS IN DISARRAY. THE UPPER PORCH IS DANGEROUS AND SHOULD NOT BE USE. THE WOOD ON THE PORCH NEEDS TO BE DISASSEMBLED WHILE SUPPORTING THE ROOF. THE PORCH TO BE REBUILT USING NEW WOOD AND SUPPORT COLUMNS. TRIM BOARD TO BE INSTALLED TO MATCH EXISTING AND PAINTED TO REDUCE THE CHANCE OF ROT.



- STEPS HAVE PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- WALL HAS PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- STEPS ARE NOT TO CODE OR ADA COMPLIANCE.
- THERE ARE GAPS BETWEEN THE STEPS AND HAVE BEEN FILLED



- WALL IS 2 LAYERS OF BRICK
- WALL HAS PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- WALL IS FALLING APART. WILL NEED TO BE TORN DOWN AND REBUILT TO MAKE RIGHT.
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT



- WALL IS 4 LAYERS OF BRICKS
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- WALL IS FALLING APART. WILL NEED TO BE TORN DOWN AND REBUILT TO MAKE RIGHT.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS.

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



- WALL IS 4 LAYERS OF BRICKS
- THERE ARE SEVERE CRACKS IN THE PORCH WALL
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- WALL IS FALLING APART AND IS UNSAFE. WILL NEED TO BE TORN DOWN AND REBUILT TO BE CORRECTED.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS.
- WALL SUPPORTS THE UPPER PORCH AND IS LEANING OUT AND COULD COLLAPSE CAUSING THE UPPER PORCH TO COLLAPSE ALSO.
- BRICKS ON CORNER ARE MISSING.
- THE REST OF THE PORCH WALLS IS IN GOOD CONDITION. BRICKS NEED TO BE CLEANED.

PHOTOS OF CONDITIONS OF STEPS AND WINGWALLS OF UNIT 2 ENTRANCE



PORCH MASONRY REPORT BY QUALITY MASONRY



- STEPS HAVE PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- STEP WALL HAS PULLED AWAY FROM ITSELF AND WAS IMPROPERLY FILLED
- STEPS ARE NOT TO CODE OR ADA COMPLIANCE.
- THERE ARE GAPS BETWEEN THE STEPS AND HAVE BEEN FILLED



- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- THERE ARE SEVERE CRACKS IN THE PORCH WALL
- WALL IS FALLING APART AND IS UNSAFE. WILL NEED TO BE TORN DOWN AND REBUILT TO BE CORRECTED.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS

IT IS OUR OPINION THAT THE PORCHES ARE IN SERVER DISARRAY. THE PORCHES ARE DANGEROUS AND NEEDS TO BE DISASSEMBLED, AND THE BRICK BE CLEANED OF OLD MORTAR, THE LIMESTONE STEPS, AND CAPS TO BE REMOVED AND CLEANED. THE PORCH TO HAVE A CONCRETE FOOTING AND THE PORCH TO BE REBUILT USING THE EXISTING BRICK AND LIMESTONE STEPS AND CAPS.

PROPOSED DUPLEX STOOP REMOVAL AND REINSTALLATION



EXISTING STEPS AND WINGWALLS



PROPOSED REINSTALLATION OF STEPS TO PROVIDE CLEARANCE FOR DRIVEWAY

DUPLEX PROPOSED ENTRANCE STEPS



Porch repainted to designated historic approved colors

Original stoop relocated to give way for a driveway for desired parking

Toothed in with reclaimed brick from existing condition

2



EXISTING PORCH AND STOOP CONFIGURATION



PROPOSED REINSTALLATION OF THE ENTRANCE STEPS TO PROVIDE CLEARANCE FOR THE DRIVEWAY

HISTORIC APPROVED PALETTE

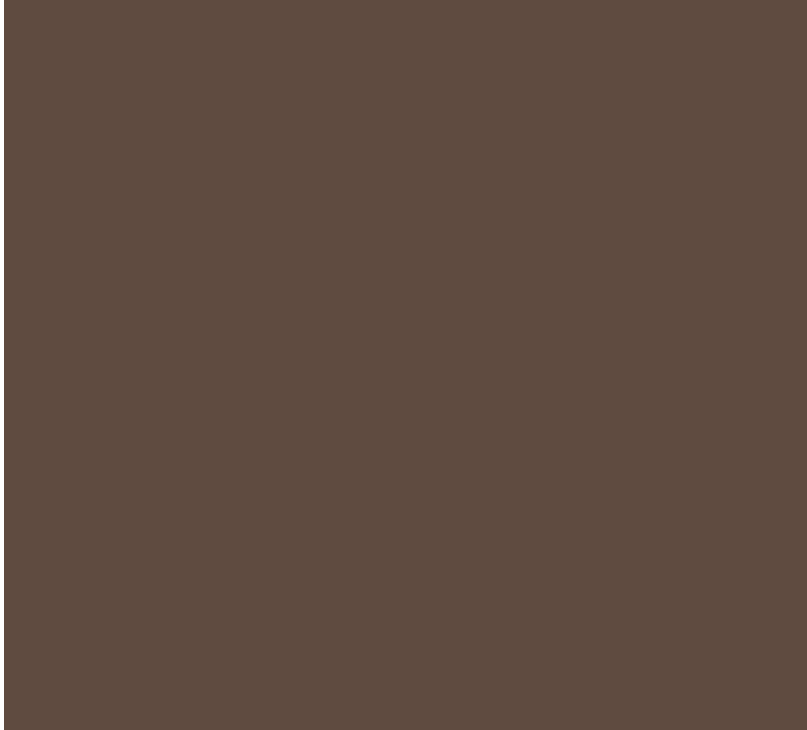
SHERWIN WILLIAMS PALETTE

COLOR SYSTEM B

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	CORNICE/ PORCH	IRON CRESTING
Any System B Color EXCEPT A:7, A:8, A:9, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Shingles: Stained or painted any System B Color ESPECIALLY Dark Greens, Olives, Browns and Yellows EXCEPT A:7, A:8, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Existing brick or stone	Any System B Color darker than the brick or stone body, ESPECIALLY B:6, B:8, B:11, B:18	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19

FIND OUT MORE!
www.detroitmi.gov/hdc



SABLE
SW 6983



AFTERGLOW
SW 6667

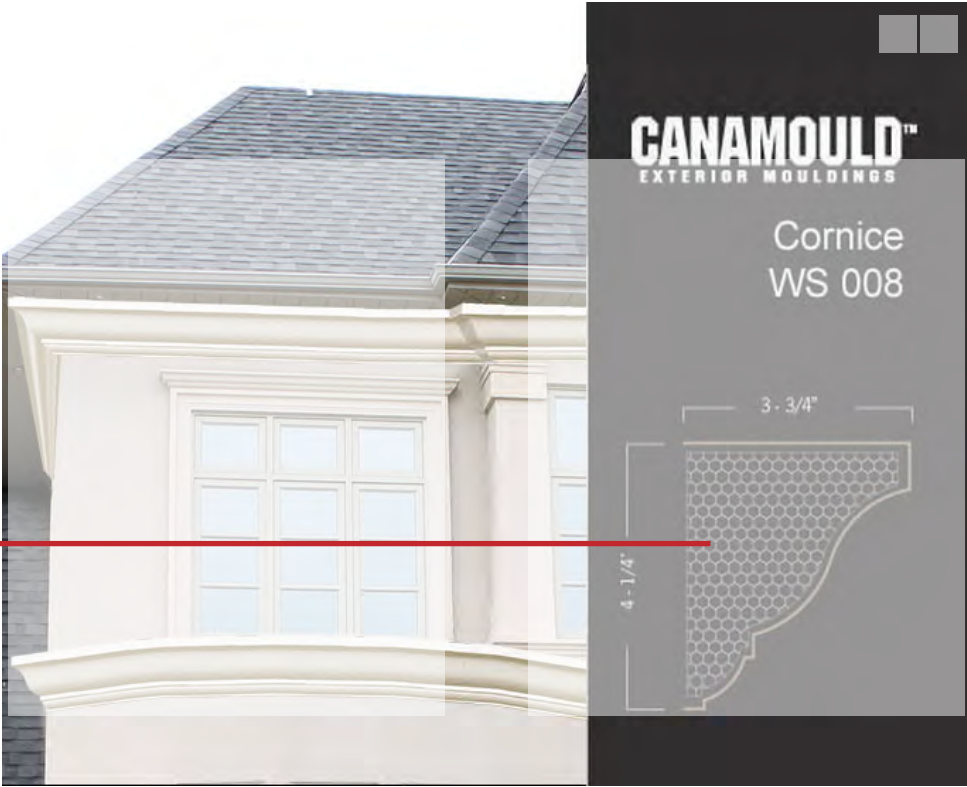


NEW WOOD CORNICE PROFILE



10/15/2020

Exterior Cornices - Canamould.com



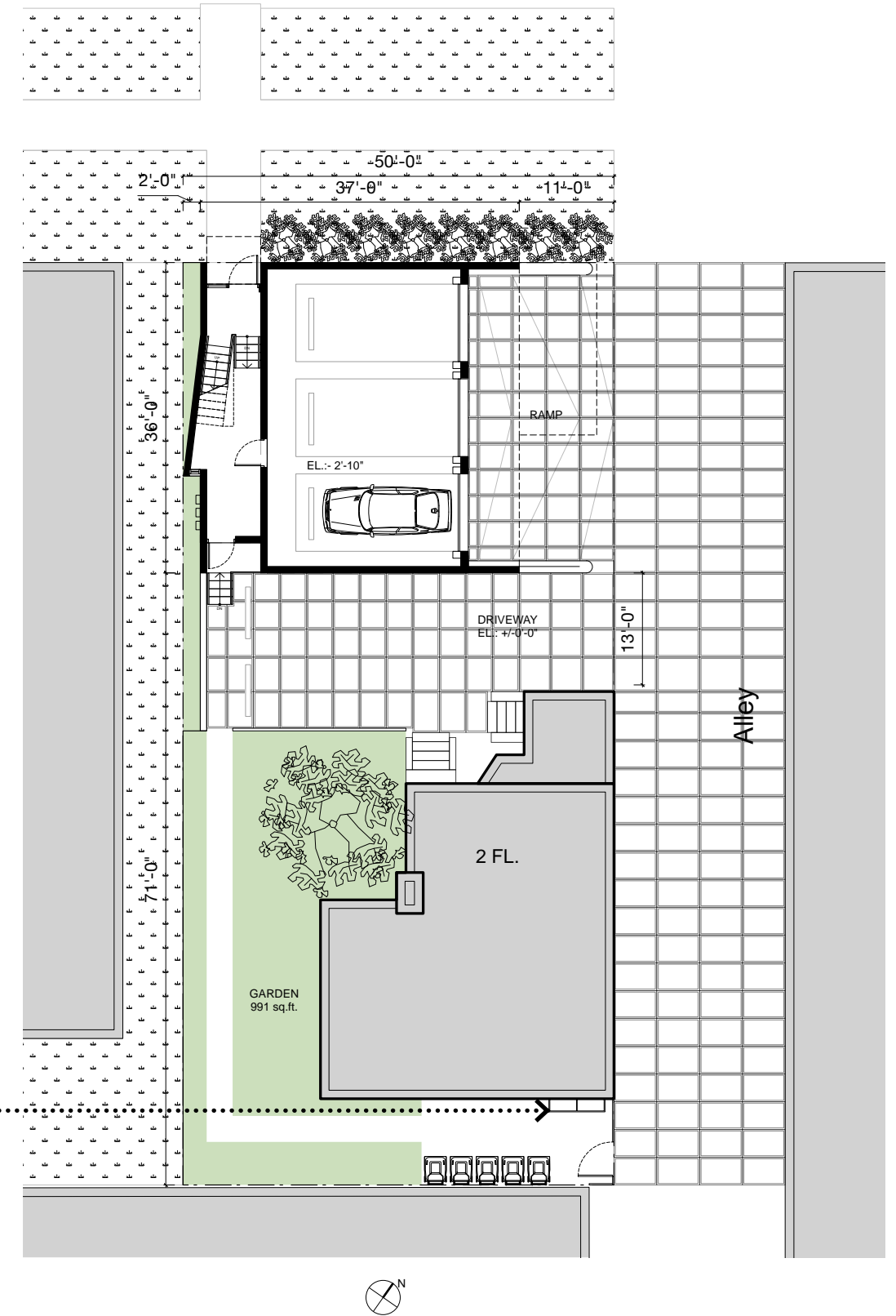
BILCOW WINDOW WELL COVER



LG LMU420HHV



PLATFORM FOR A/C
CONDENSERS WILL HAVE A
DIMENSION OF 1'-6" X 6'-6"



Job Name/Location: _____ Tag #: _____

Date: _____ For: File Resubmit

PO No.: _____ Approval Other _____

Architect: _____ GC: _____

Engr: _____ Mech: _____

Rep: _____ (Company) (Project Manager)



LMU420HHV
Multi F MAX with LGRED Heat Pump Outdoor Unit



Performance:

Cooling (Min-Rated-Max, Btu/h)	11,700~42,000~53,897
Heating (Min-Rated-Max, Btu/h)	13,455~45,000~55,256
Cooling Power Input (Min-Rated-Max, kW)	0.72 ~ 3.00 ~ 4.34
Heating Power Input (Min-Rated-Max, kW)	0.96 ~ 3.30 ~ 4.48

Cooling Nominal Test Conditions: Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB
 Heating Nominal Test Conditions: Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB

Electrical:

Power Supply (V/Hz/Ø)	208-230/60/1
MOP (A)	45
MCA (A)	30.2
Cooling Rated Amps (A)	25.06
Heating Rated Amps (A)	25.06
Compressor (A)	20.4
Fan Motor (A)	0.73 x 2

MOP - Maximum Overcurrent Protection MCA - Minimum Circuit Ampacity

Piping:

Refrigerant Charge (lbs.)	12.34
Liquid Line (in, OD)	Ø3/8 x 1
Vapor Line (in, OD)	Ø3/4 x 1
Max Total Piping ² (ft)	475.7
Max ODU to IDU Piping ³ (ft)	229.6
Piping Length ⁴ (no add'l refrigerant, ft)	147.6
Max Elevation between ODU and IDU (ft)	98.4
Max Elevation between IDU and IDU (ft)	49.2

ODU - Outdoor Unit IDU - Indoor Unit

- Controls Features:**
- Auto operation
 - Auto restart operation
 - Defrost/Deicing
 - Inverter (variable speed compressor)
 - Low ambient operation to 14F (cooling mode)
 - Restart delay (3-minutes)
 - Self diagnosis
 - Soft start
 - Factory installed Drain Pan Heater

- Optional Accessories:**
- PI-485 Integration Board - PMNFP14A1
 - AC Smart IV - PACS4B000
 - ACP IV - PACP4B000
 - Power Distribution Indicator - PQNUD1S41
 - MultiSITE™ CRC1 - PREMTBVC0
 - MultiSITE CRC1+ - PREMTBVC1
 - MultiSITE CM - PBACNBTR0A
 - LonWorks® Gateway - PLNWKB100
 - Y-Branch - PMBL5620
 - AC Smart IV BACnet® Gateway - PBACNA000
 - ACP IV BACnet Gateway - PQNFB17C2
 - Low Ambient Wind Baffle (Cooling operation to -4°F) - ZLABGP04A x2
 - 2 Port BD Unit - PMBD3620
 - 3 Port BD Unit - PMBD3630
 - 4 Port BD Unit - PMBD3640
 - 4 Port BD Unit - PMBD3641

For a complete list of available accessories, contact your LG representative.
 For continual product development, LG reserves the right to change specifications without notice.
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Operating Range:

Cooling (°F DB)	14 to +118
Heating (°F WB)	-13 to +75

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure ³ (Cool/Heat) ±3 dB(A)	54 / 57
Net Unit Weight (lbs)	222.7
Shipping Weight (lbs)	249.1
Heat Exchanger Coating	GoldFin™
Min Number of Indoor Units	2
Max Number of Indoor Units	6

Compressor:

Quantity	1
Type	Twin Rotary
Oil/Type	FVC68D

Fan:

Type	Propeller
Quantity	2
Fan Motor/Drive	Brushless Digitally Controlled/Direct
Airflow Rate (CFM)	2,119 x 2

- Notes:**
1. Acceptable operating voltage: 187V-253V
 2. Piping lengths are equivalent.
 3. 180.4 ft of Main Piping + 49.2 ft of Branch Piping.
 4. 16 ft of Main Piping + 131 ft of Branch Piping.
 5. At least one BD Unit is required for system operation; a maximum of two can be installed per ODU with use of Y-branch accessory (PMBL5620).
 6. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 1996.
 7. All power/communication cable to be minimum 16 AWG from the outdoor unit to the BD unit and 18 AWG from the BD unit to the indoor unit.
 8. All power/communication cable to be 4-conductor, stranded, shielded and must comply with applicable local and national code.
 9. Power wiring cable size must comply with the applicable local and national code.
 10. See Engineering Manual Capacity Tables for ODU sensible and latent capacities.
 11. See Engineering Manual Combination Tables for allocation of ODU rated capacity to each connected IDU when all are calling for full capacity. Allocation percentages should be applied to ODU capacity at design conditions.
 12. This data is rated 0 ft above sea level, with 115 ft of refrigerant line and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 - 105%.
 13. Must follow installation instructions in the applicable LG installation manual.
 14. See Engineering Manual Capacity Tables for ODU capacity at design condition.

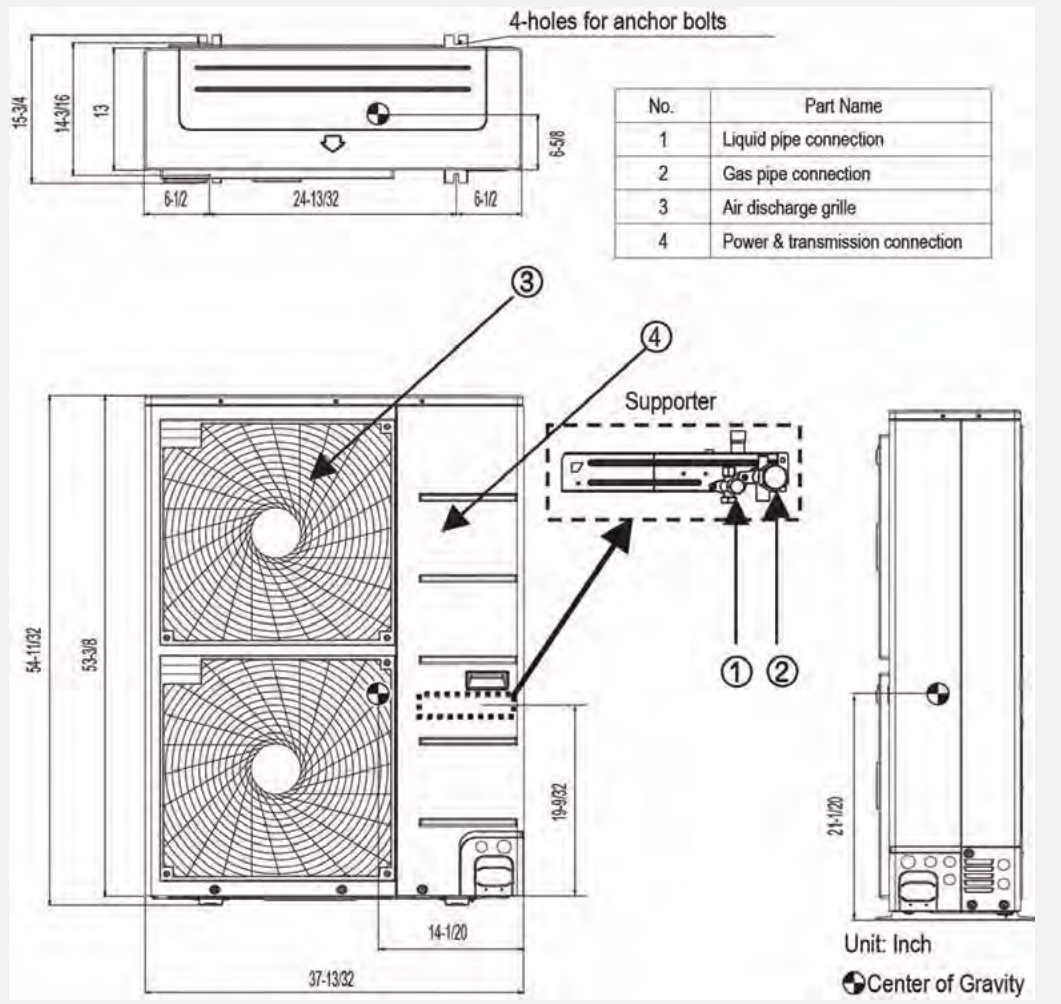


BACnet® is a registered trademark of ASHRAE. LonWorks is a trademark of Echelon Corporation.

Job Name/Location: _____ Tag #: _____

LMU420HHV Date: _____

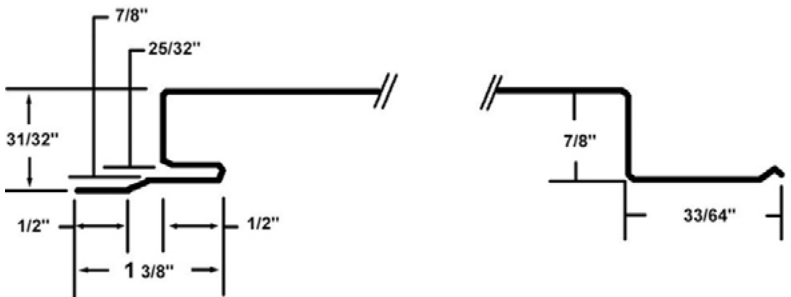
Multi F MAX with LGRED Heat Pump Outdoor Unit PO No.: _____



For continual product development, LG reserves the right to change specifications without notice.
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GUARDRAIL ON DUPLEX ROOF DECK WITH SAME RUSTED STEEL AS NEW BUILDING

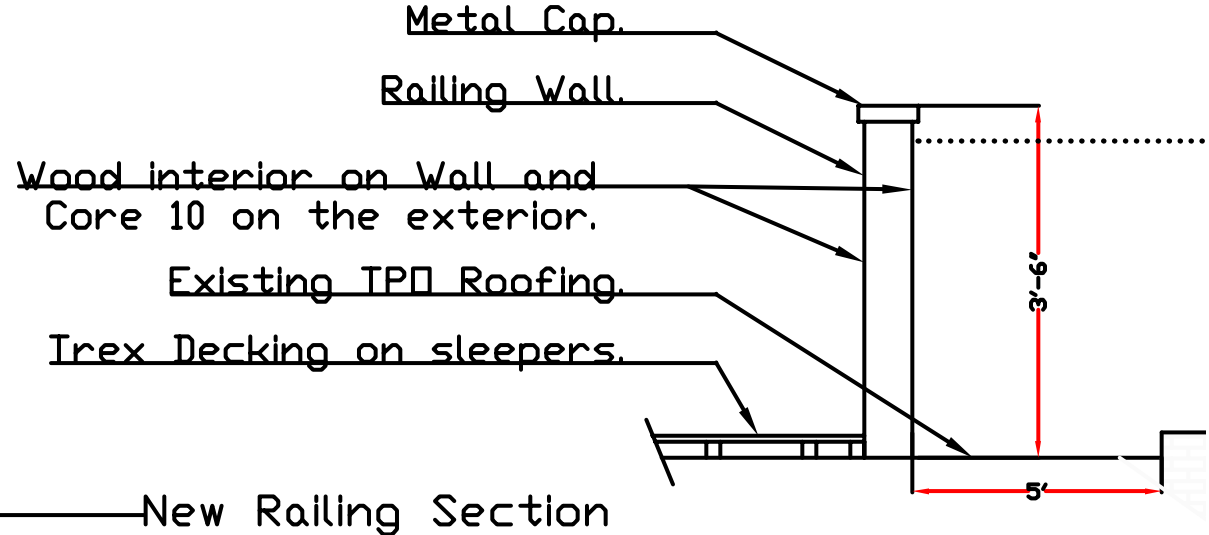
Natural Rusted Metal Facade Panel
 Manufacturer:
 Oakland Metal Sales, Inc.
 18" wide, 24ga, Flat Panel



8", 10", 12", 14", 16", 18", 20" AND CUSTOM WIDTHS AVAILABLE

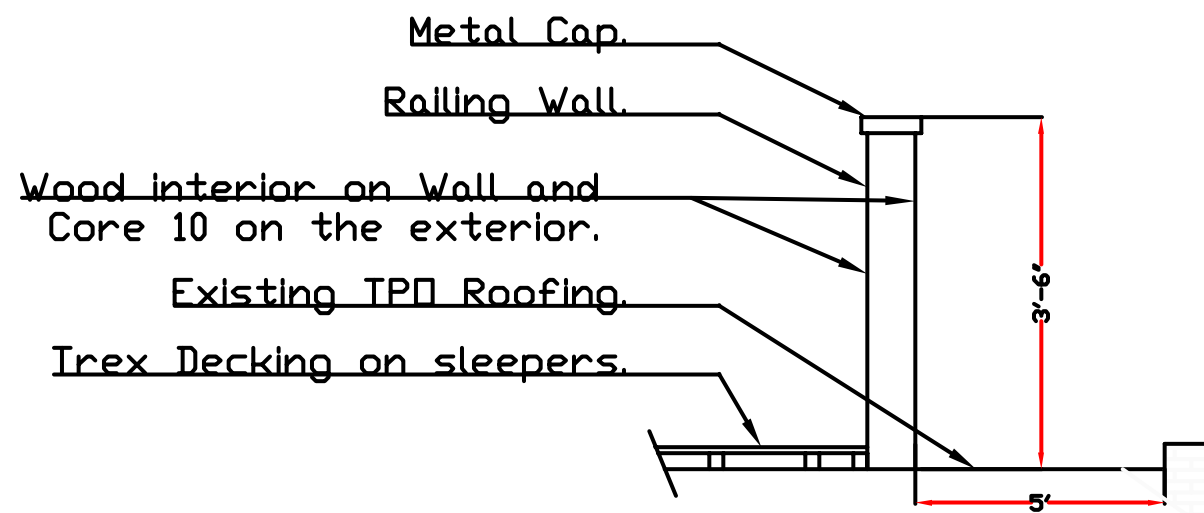


PRECEDENT

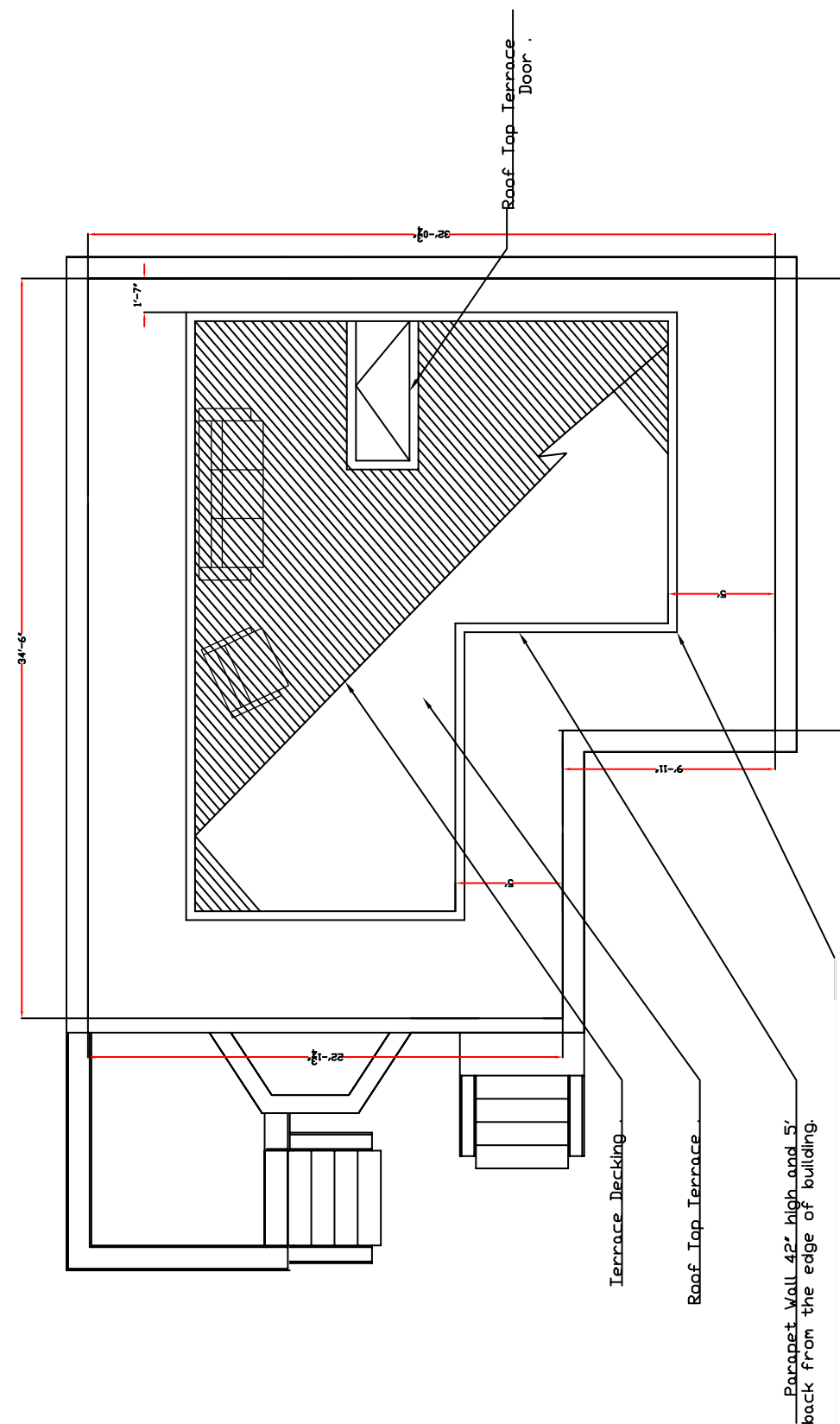


NEW RAILING SECTION





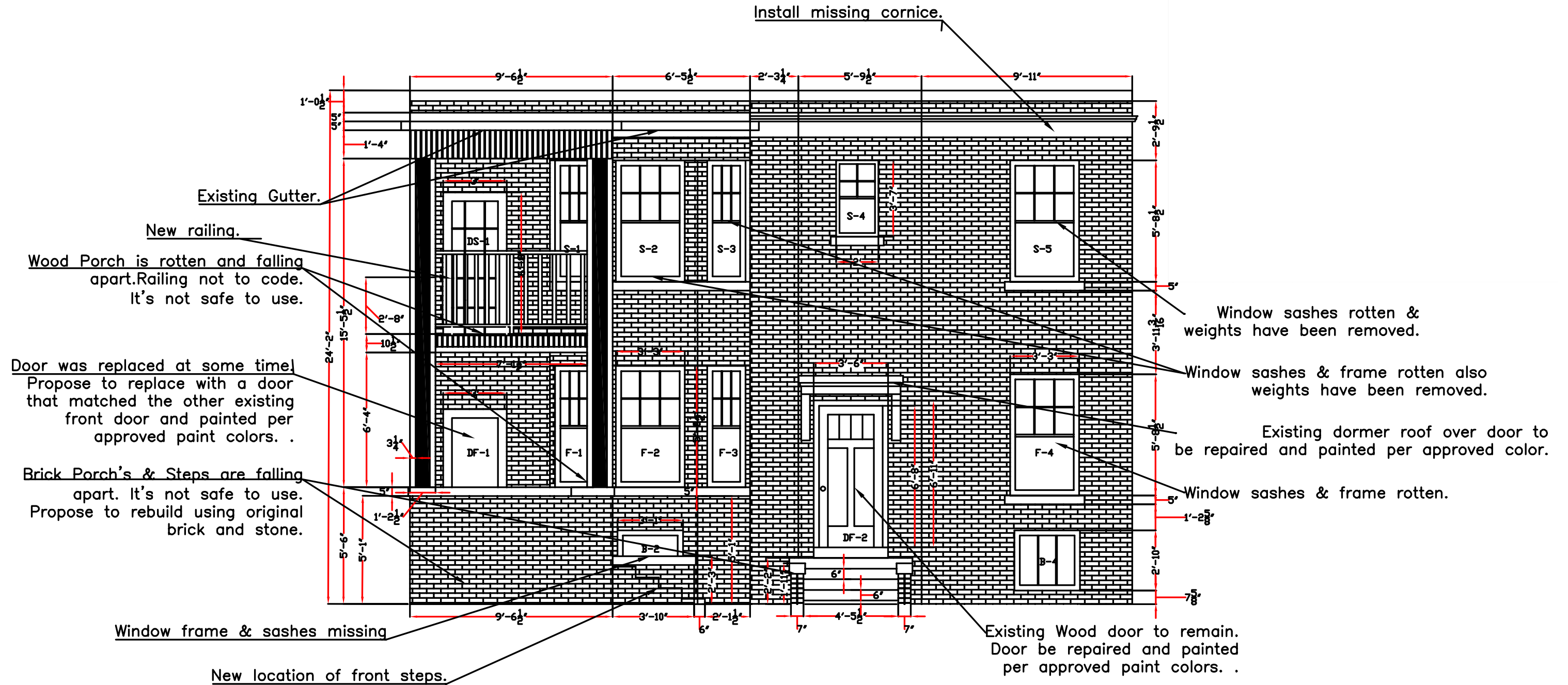
NEW RAILING SECTION



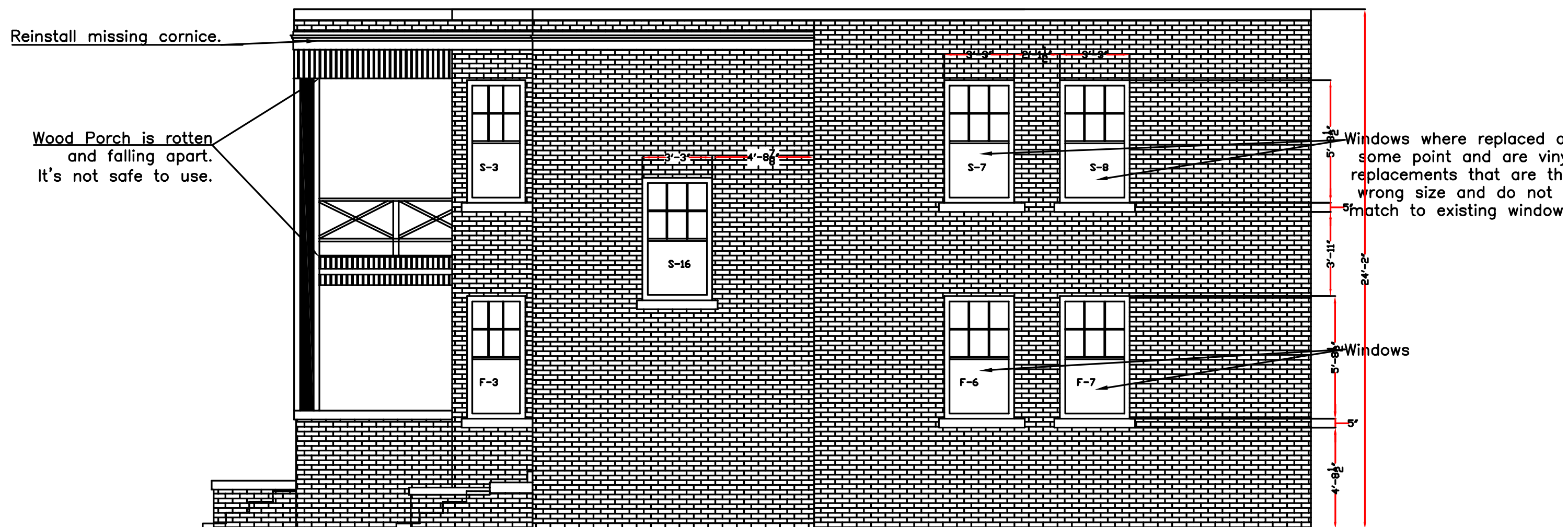
PROPOSED/PLANNED ROOF PLAN

NORTH ELEVATION (PROPOSED)

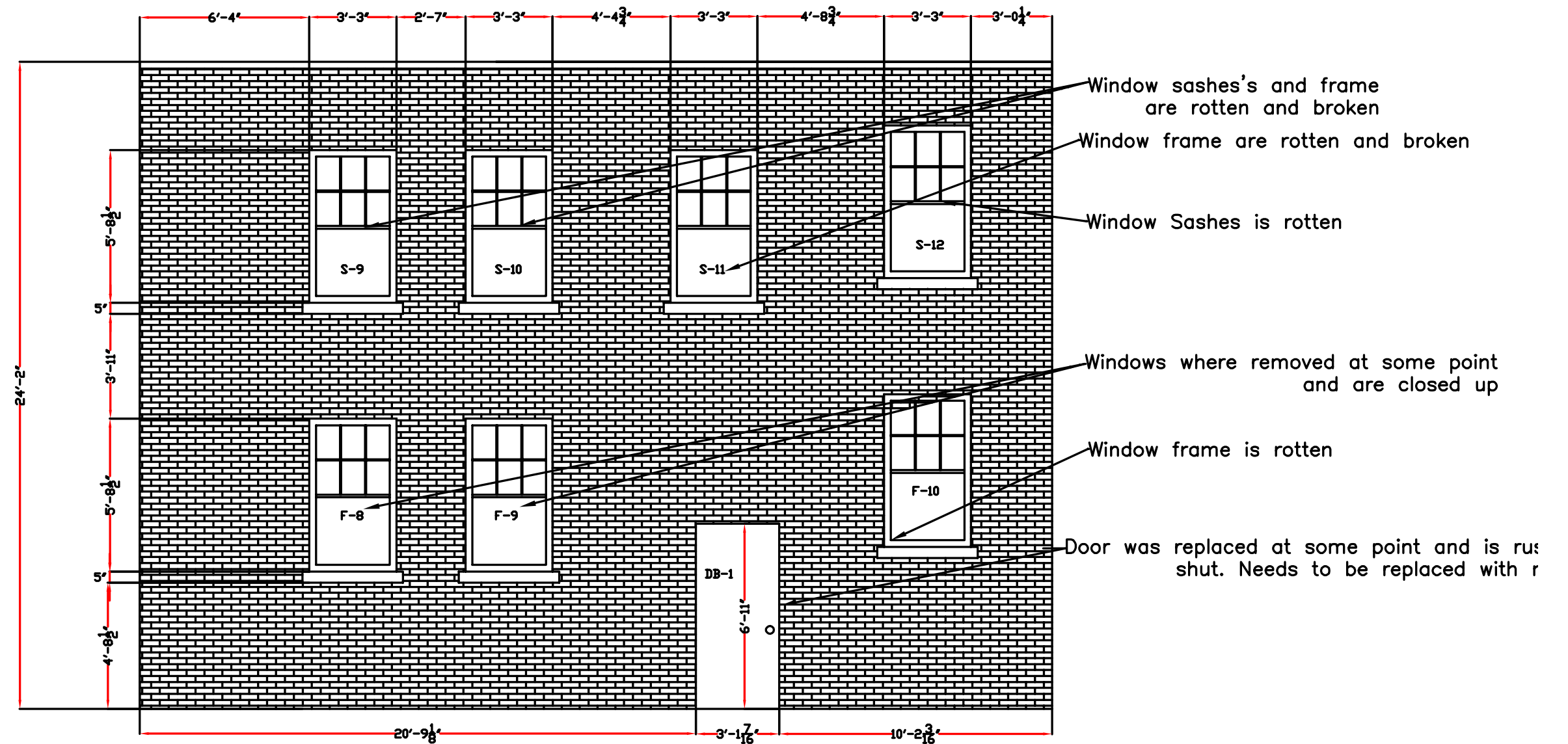
Install missing cornice.



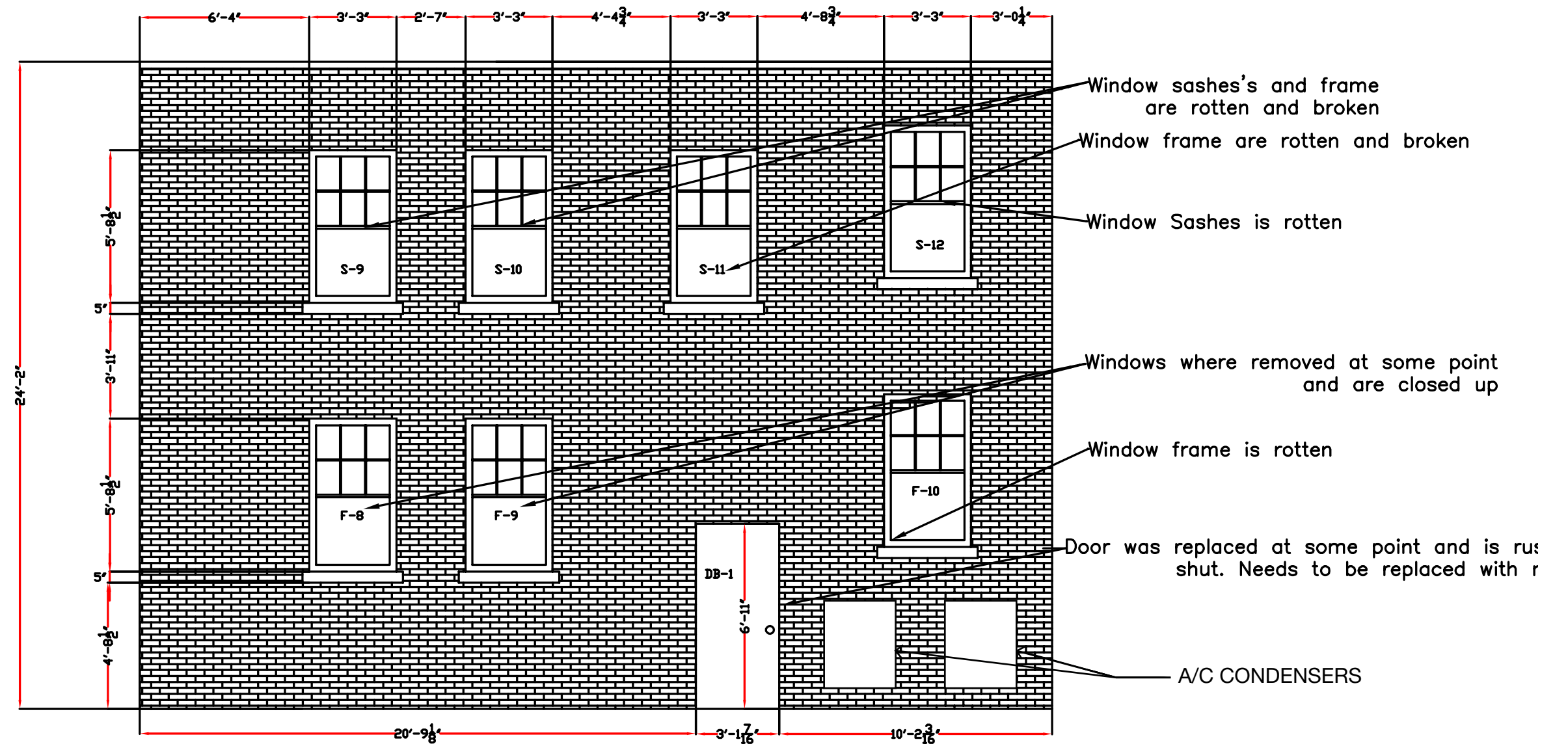
WEST ELEVATION
(EXISTING)



SOUTH ELEVATION (EXISTING)



SOUTH ELEVATION (PROPOSED)





NEW THREE-STORY MULTIFAMILY BUILDING

691 W. ALEXANDRINE

AREA CALCULATIONS

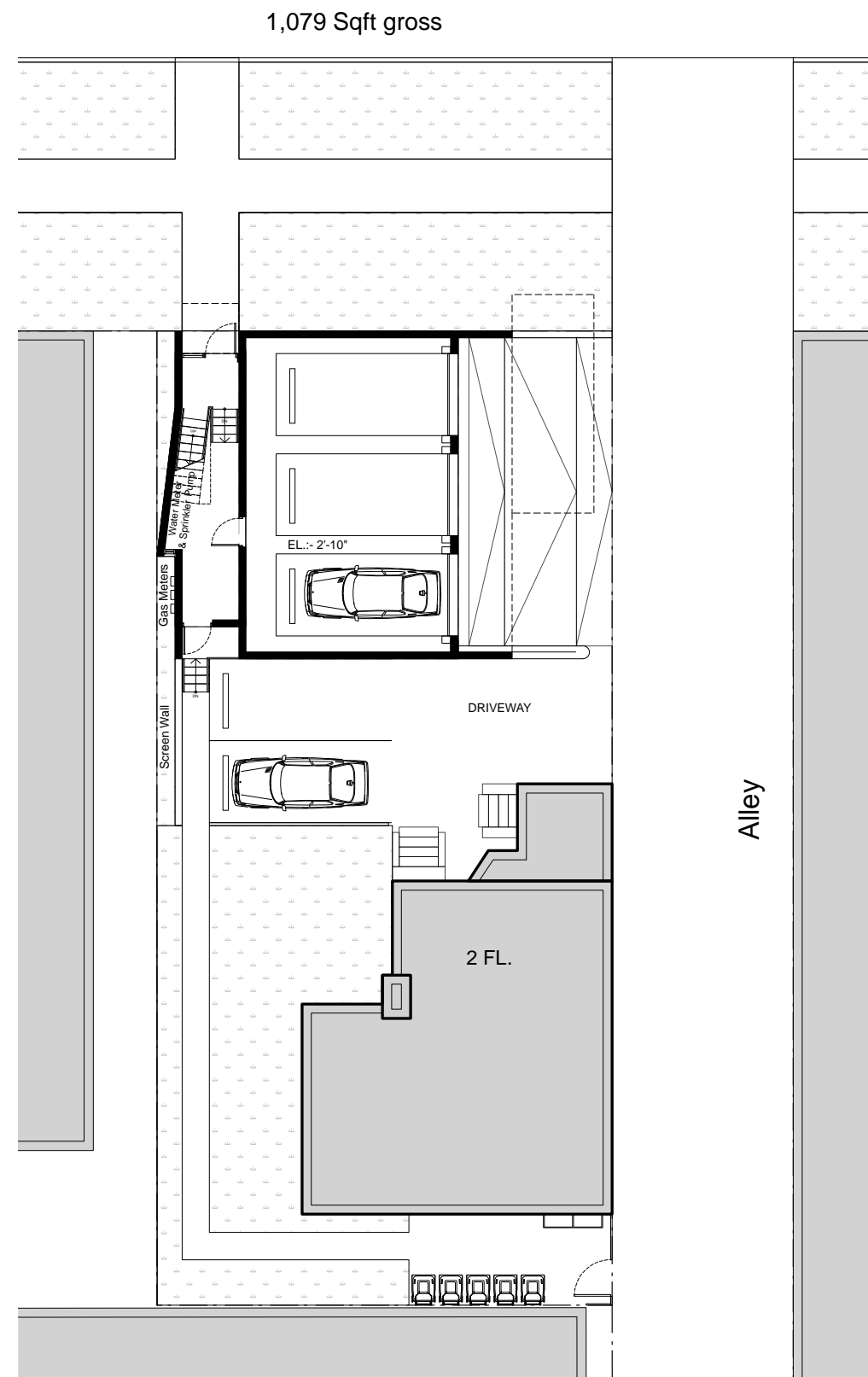


GROSS FLOOR AREA:	5,295 sq ft
RESIDENTIAL FLOOR AREA (NET)	3,803 sq ft
UNIT 1, FLOOR AREA 2 BEDROOMS, 2 BATHS	1,152 sq ft
UNIT 2, FLOOR AREA 2 BEDROOMS, 2 BATHS + BALCONY	1,210 sq ft 216 sq ft
UNIT 3, FLOOR AREA 2 BEDROOMS, 2 BATHS + PENTHOUSE + ROOF PATIO	1,229 sq ft 163 sq ft 565 sq ft
GARAGE 3-CAR COMMON GARAGE	842 sq ft
UNCOVERED PARKING	652 sq ft
FOOTPRINT	1,348 sq ft

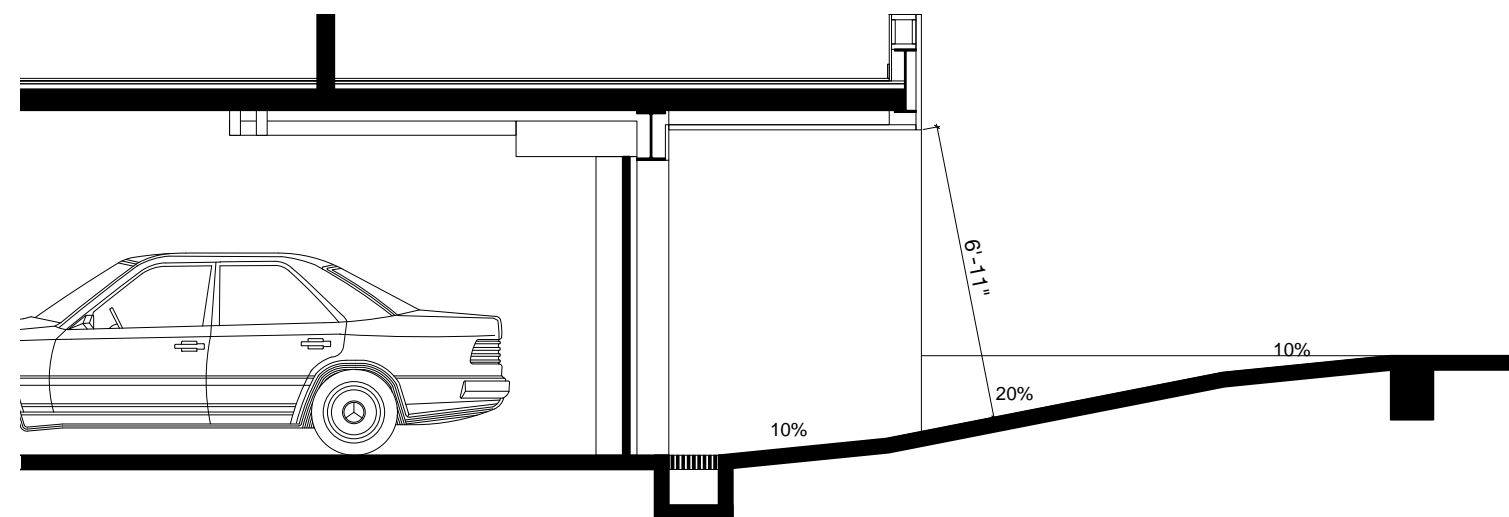
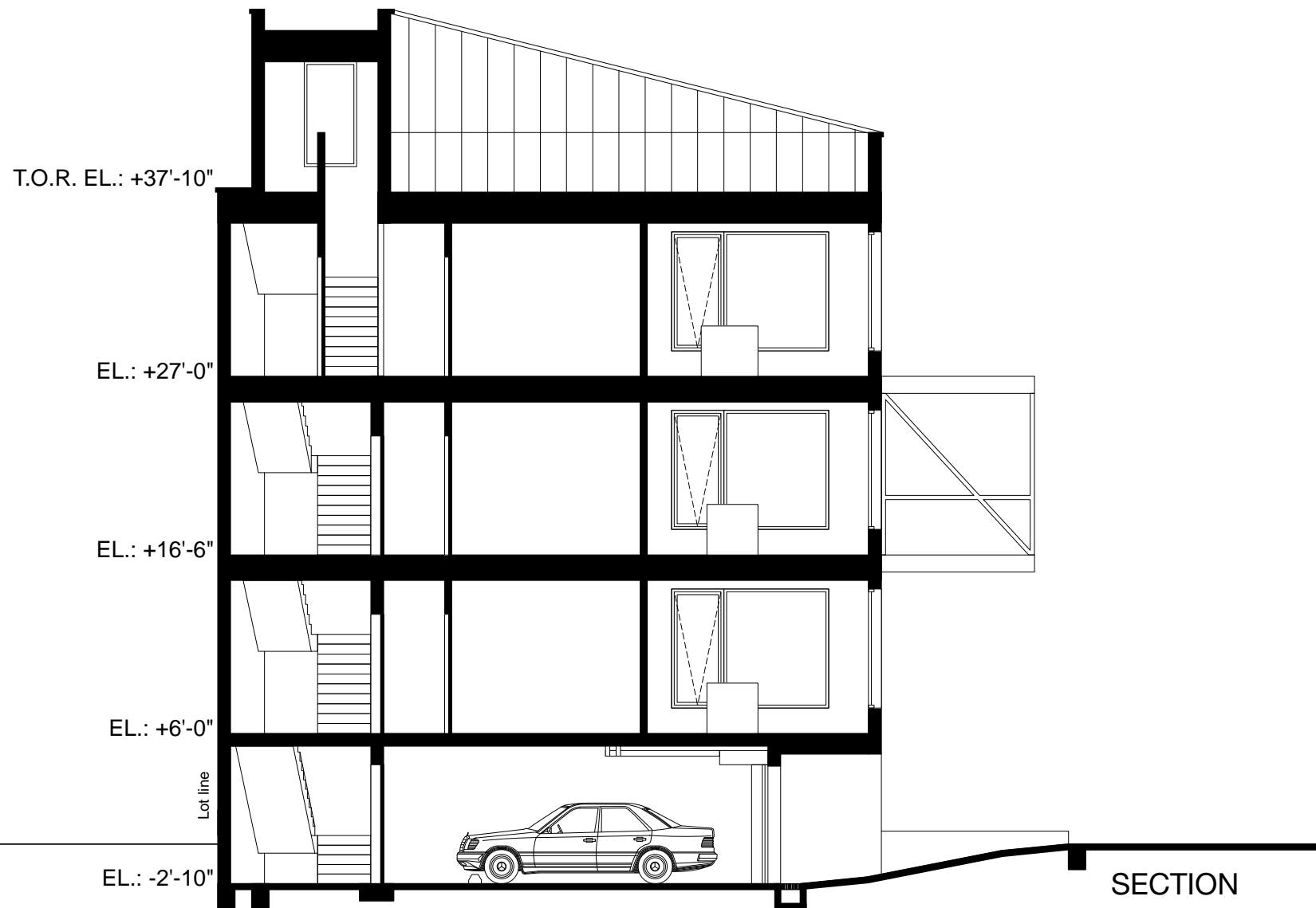
SPECIAL QUALITIES:

- COMPACT MASSING
- SETBACK ALLOWS VIEWS FOR EXISTING BUILDING
- UNIT 2 HAVE BALCONIES
- MINIMIZED FOOTPRINT
- SPACIOUS GARAGE FOR 3 CARS
- STACKED PLUMBING WALLS FOR ALL UNITS
- GARDEN ACCESS FOR ALL UNITS
- PENTHOUSE AND ROOF DECK FOR 3RD FLOOR UNIT WITH DOWNTOWN VIEW
- PRIVATE BALCONY FOR SECOND FLOOR UNIT

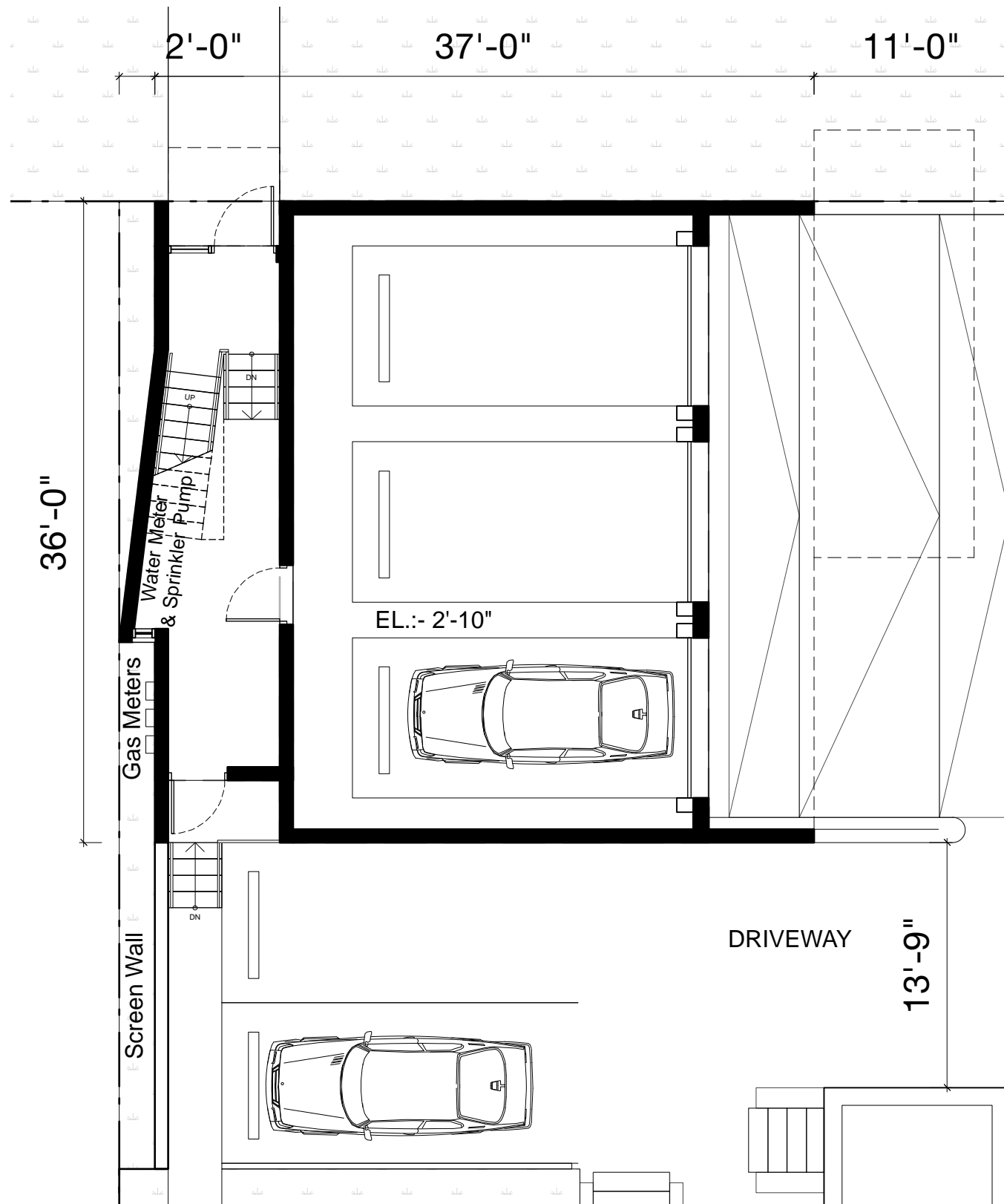
GROUND FLOOR & SECTION



GROUND FLOOR PLAN



GARAGE DETAIL SECTION

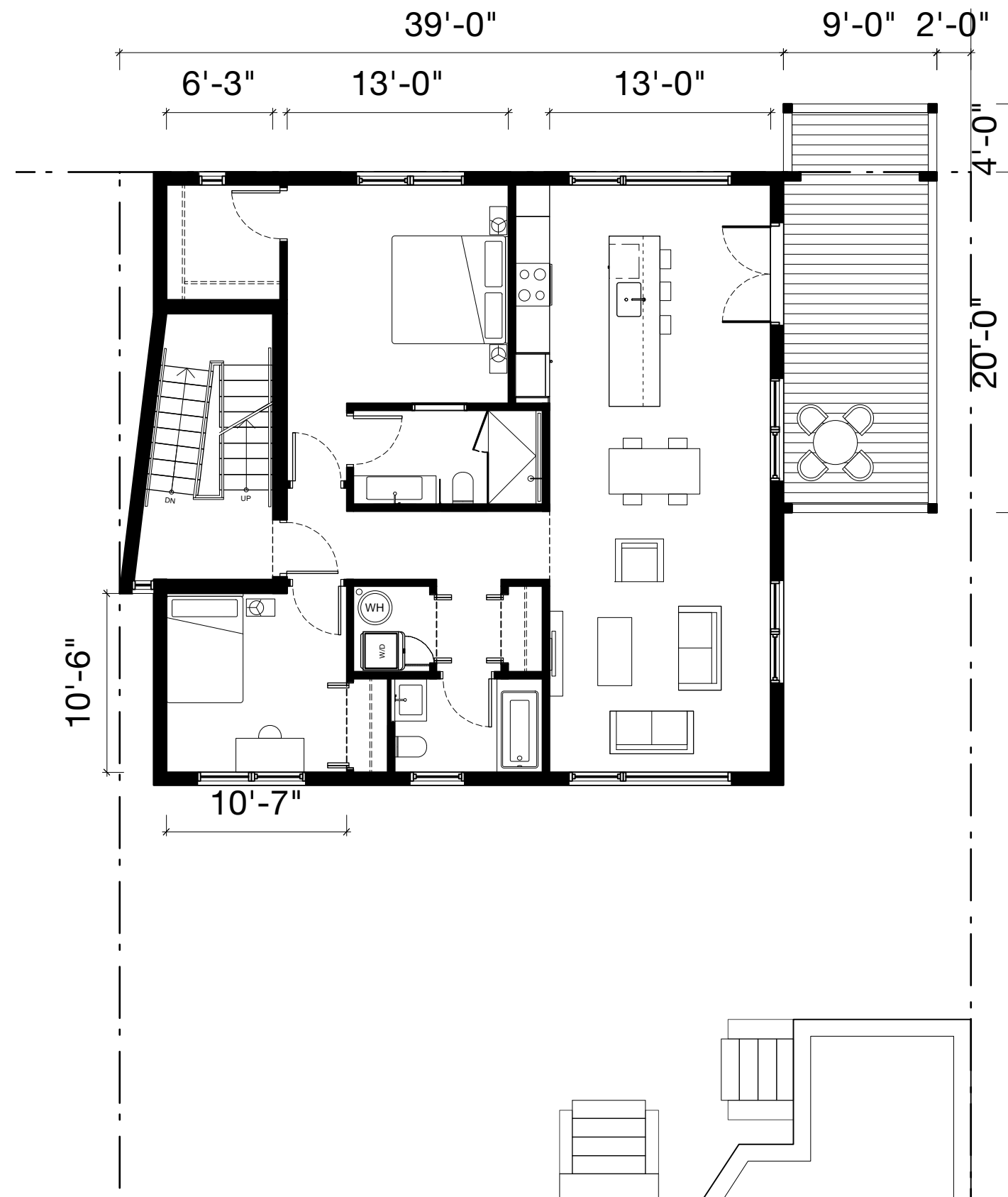
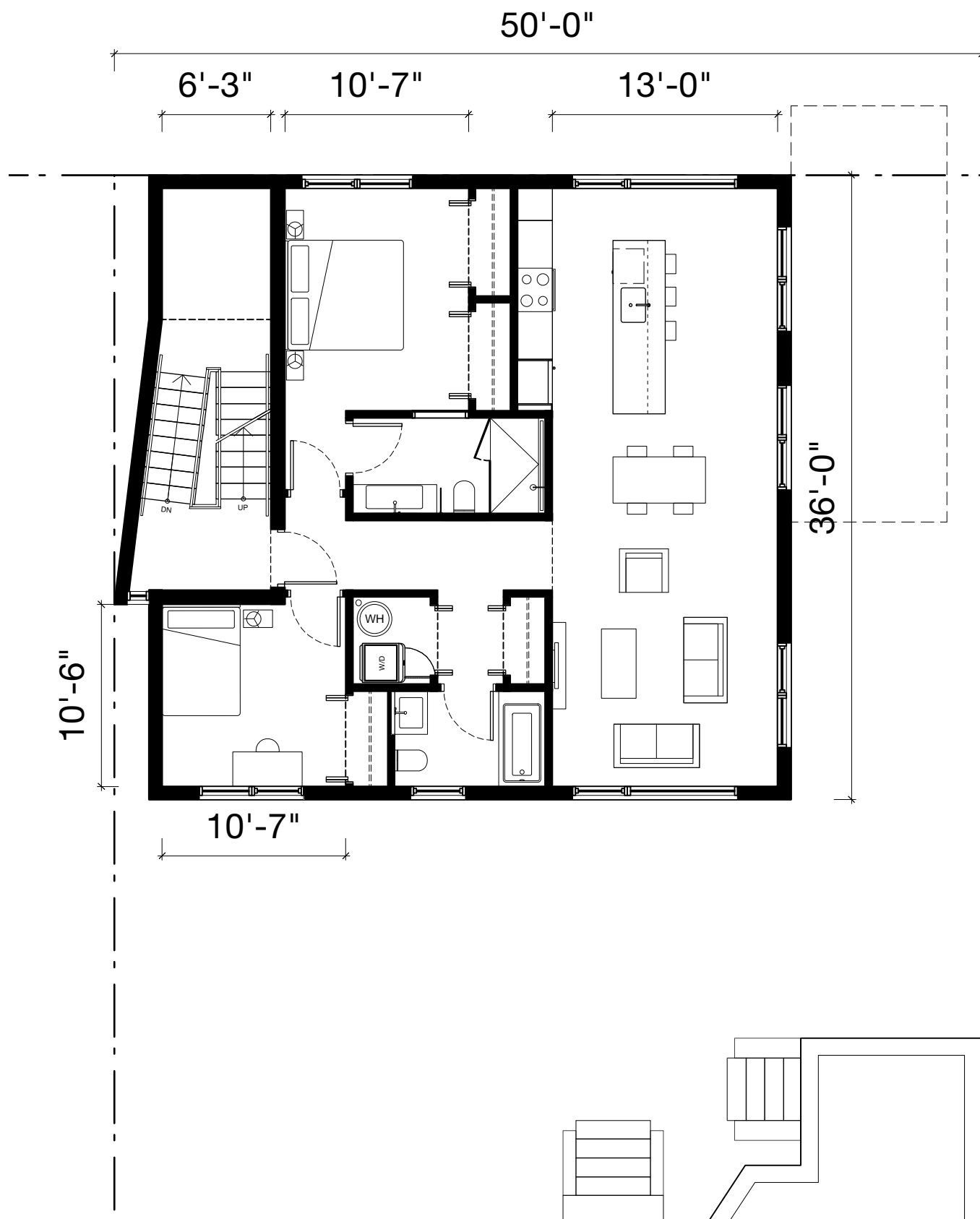


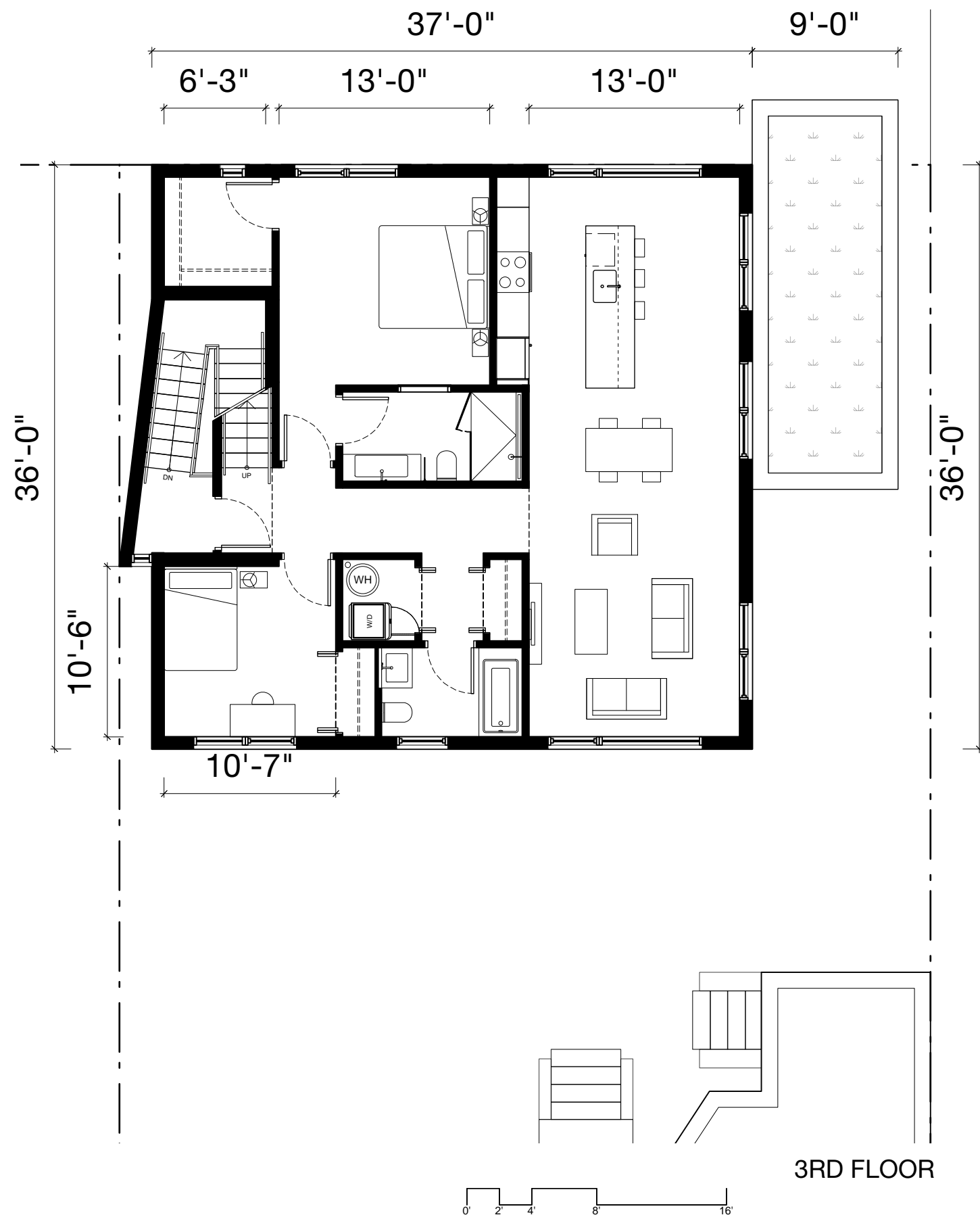
GROUND FLOOR



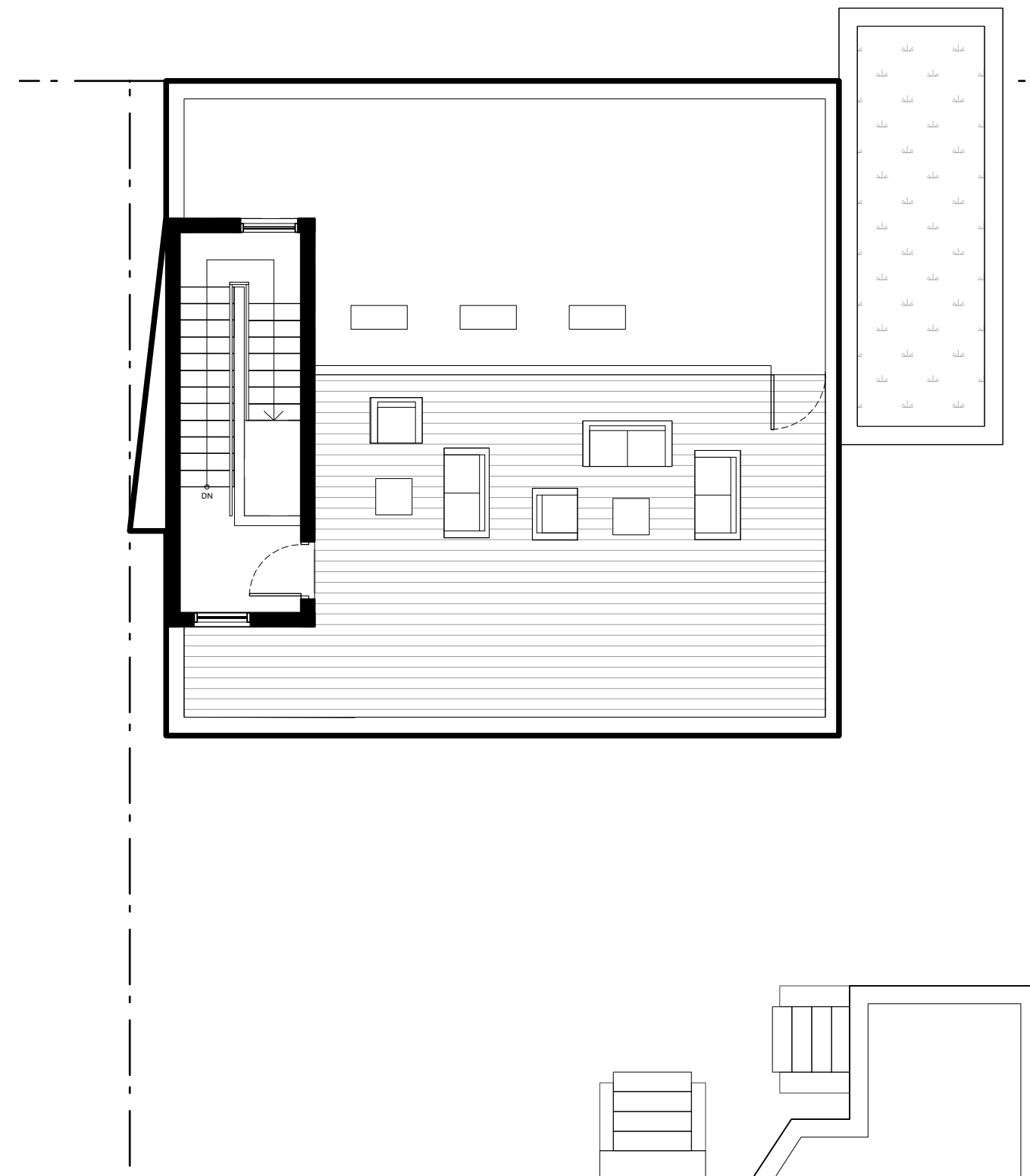
FLOOR PLANS

9'-0" 2'-0"



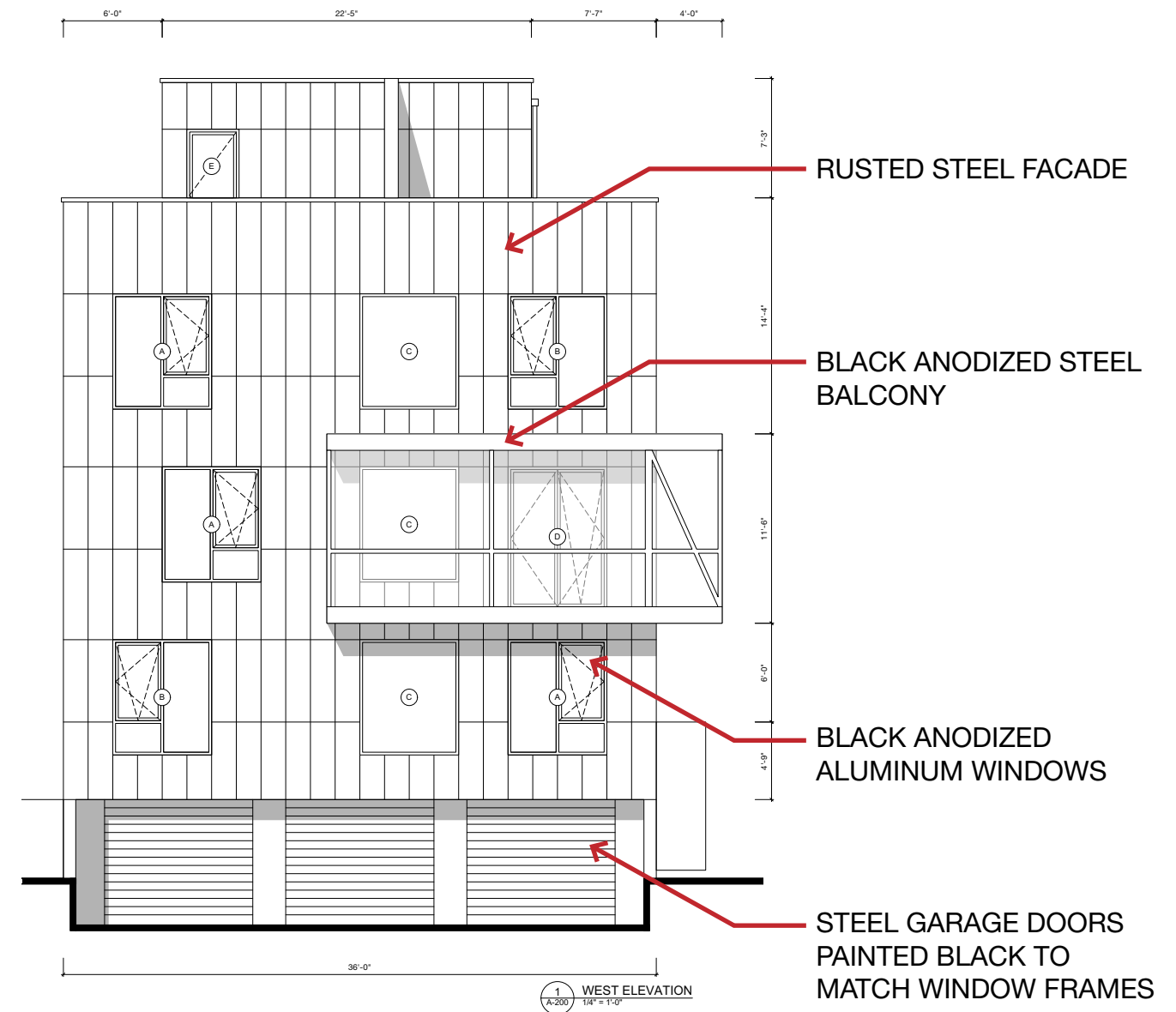
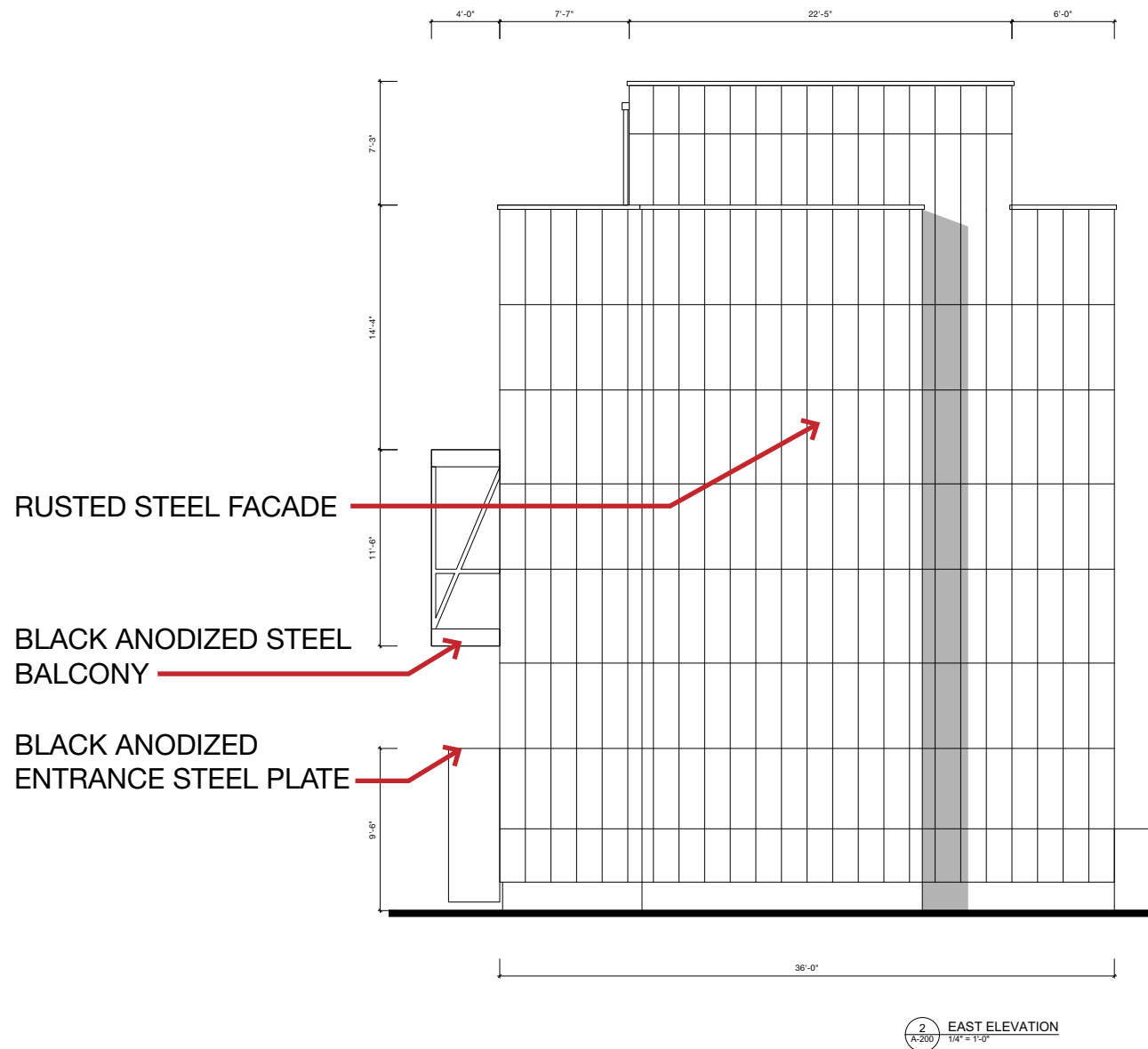
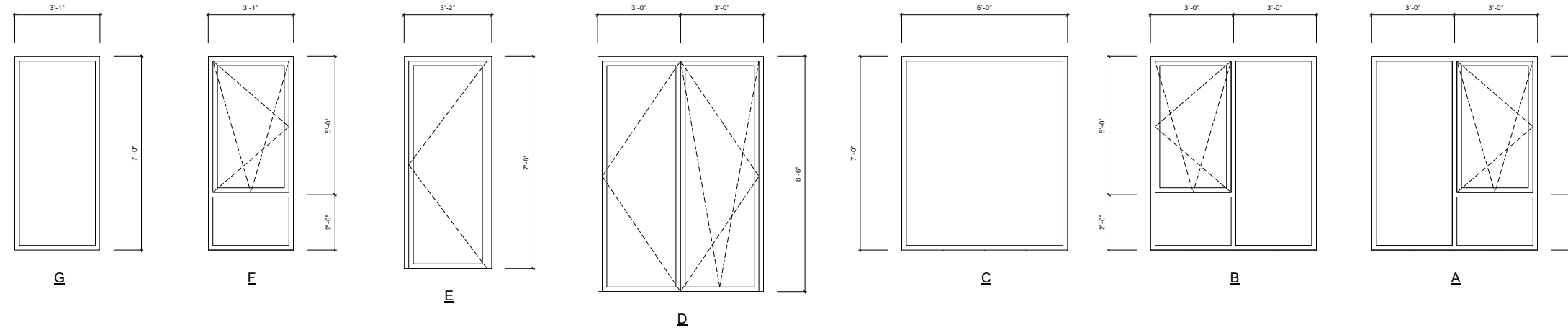


3RD FLOOR

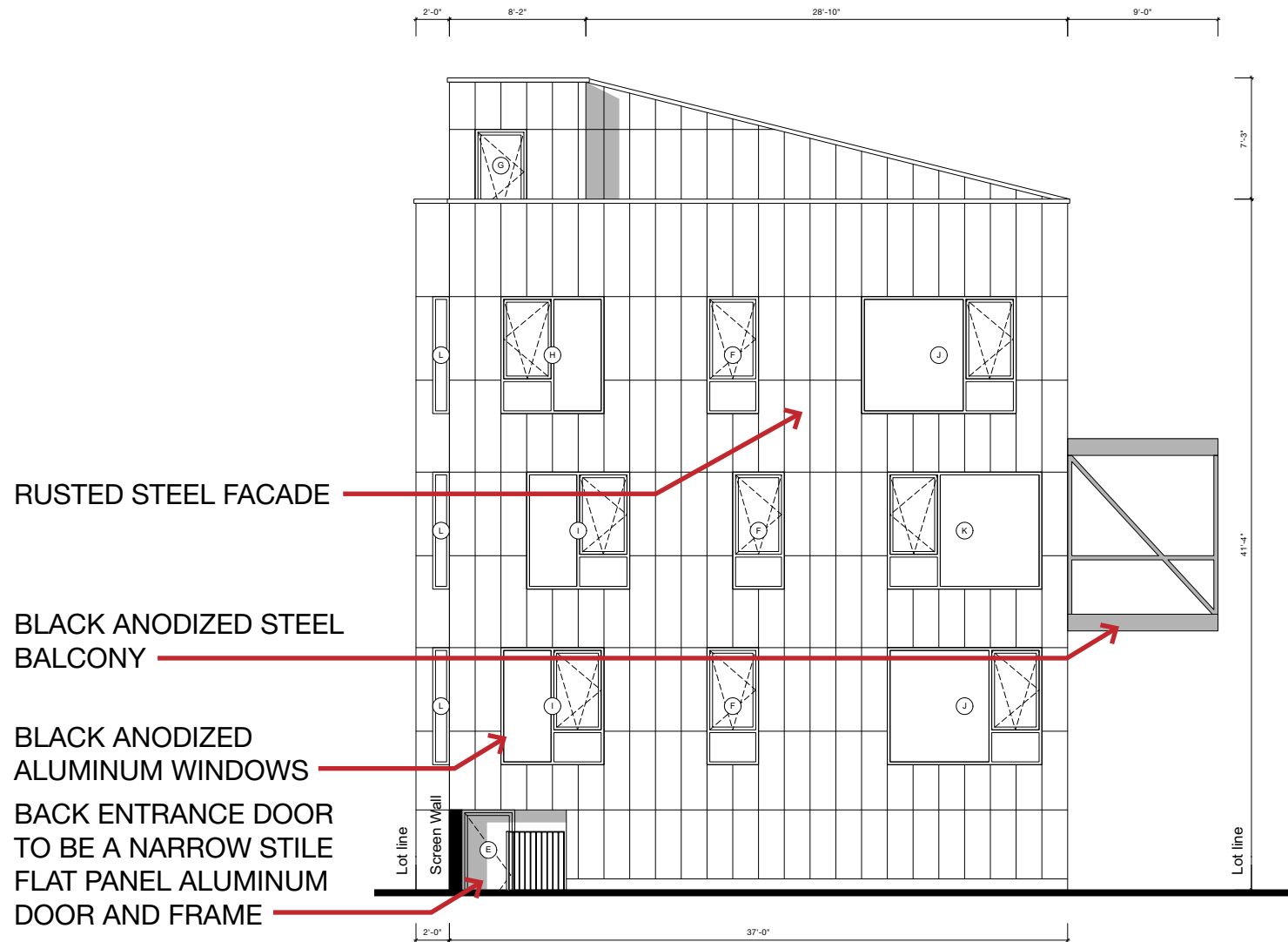
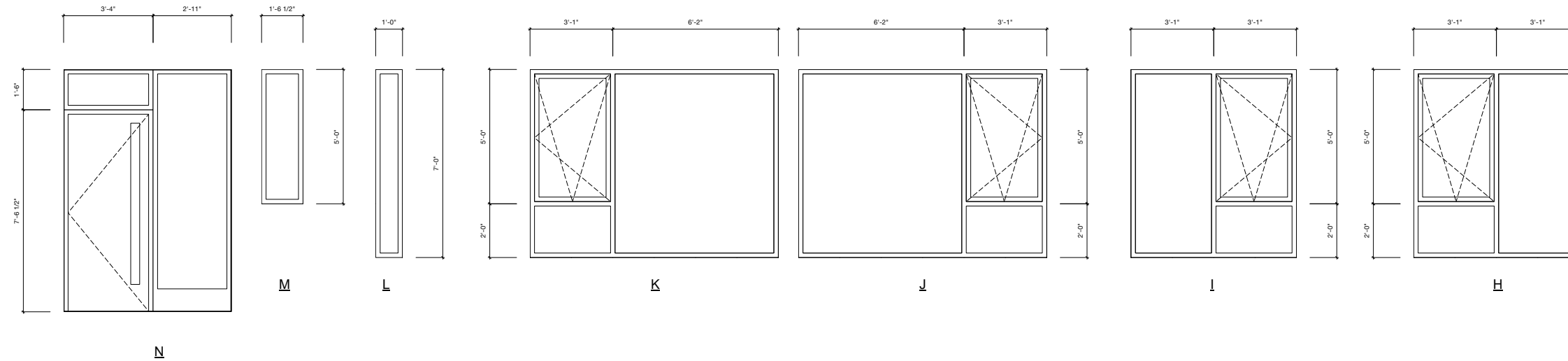


PENTHOUSE

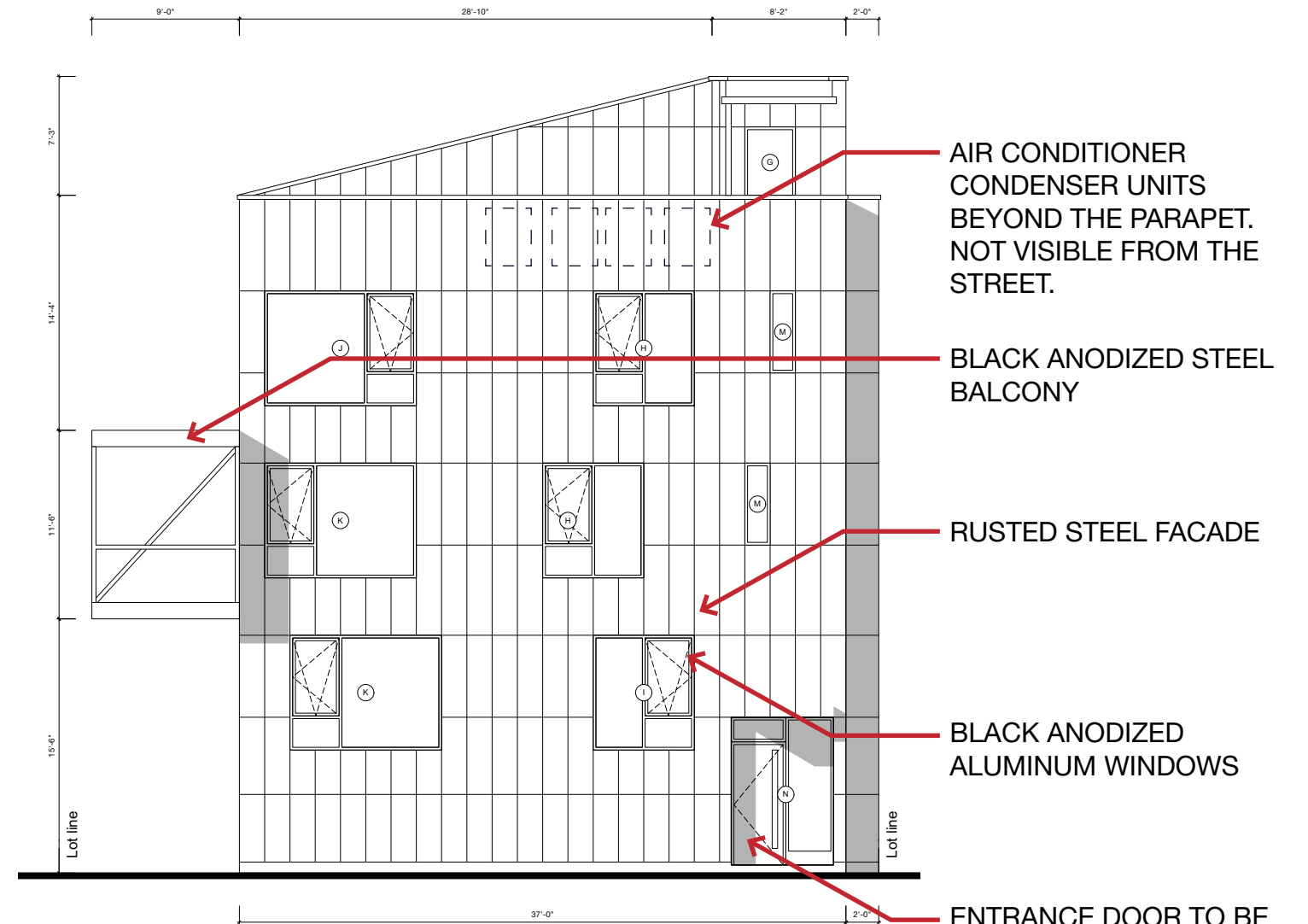
ELEVATIONS / WINDOW SCHEDULE



ELEVATIONS/ WINDOW SCHEDULE

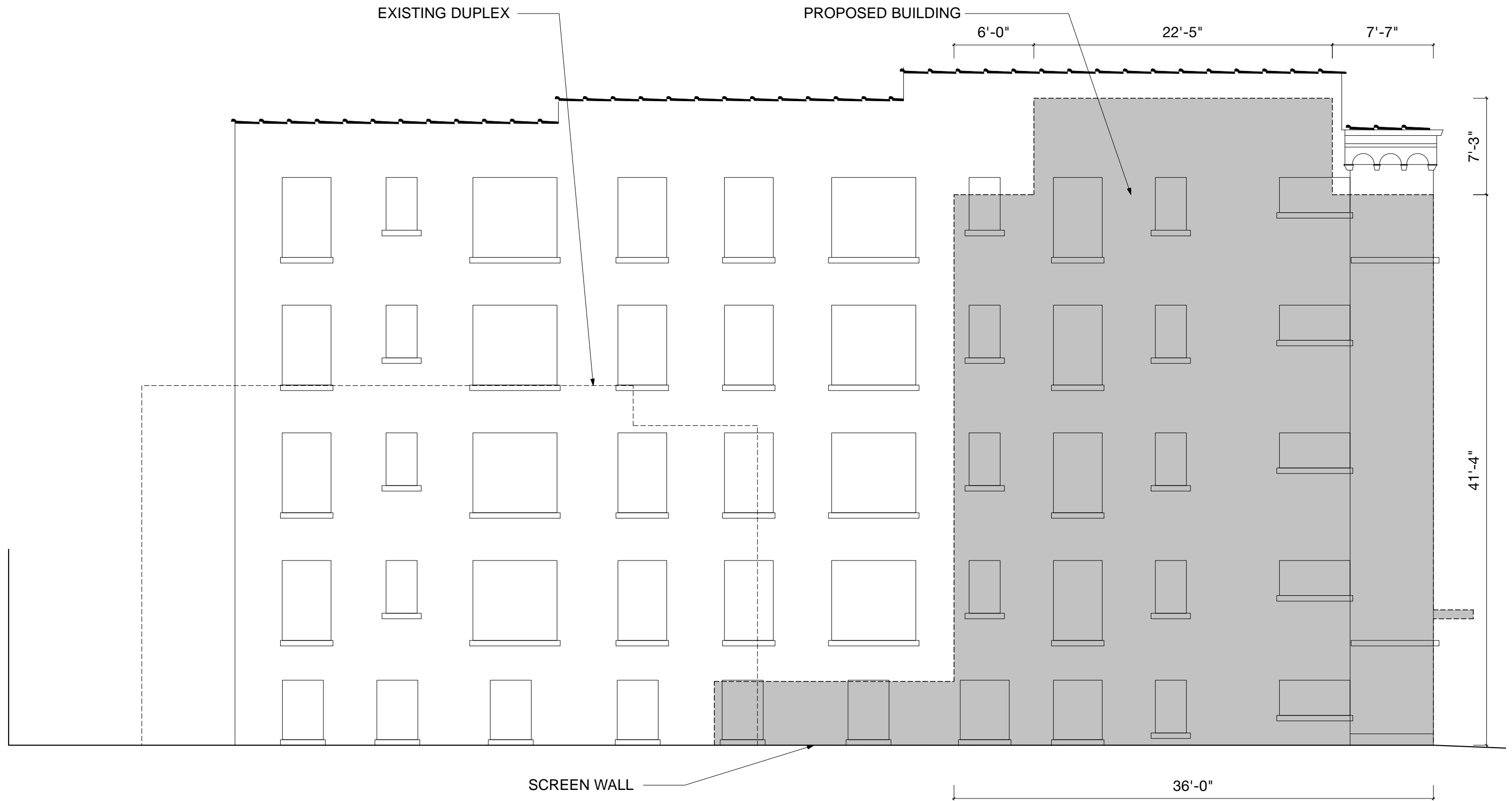


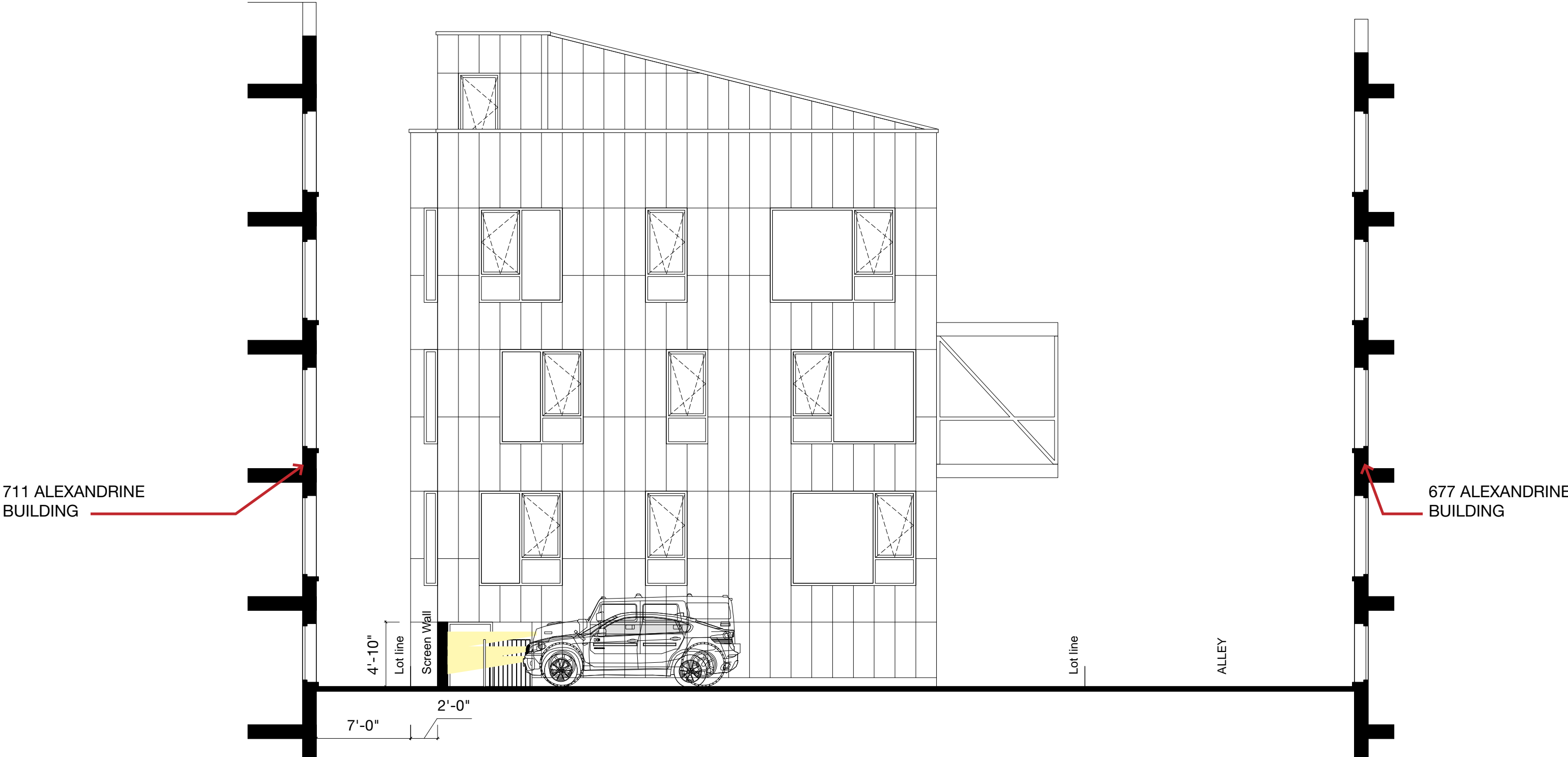
2 SOUTH ELEVATION
A-201
1/4" = 1'-0"



1 NORTH ELEVATION
A-201
1/4" = 1'-0"

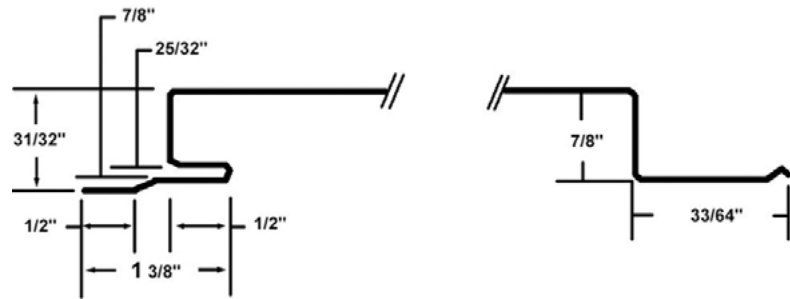
PROJECTION ON ADJACENT BUILDING



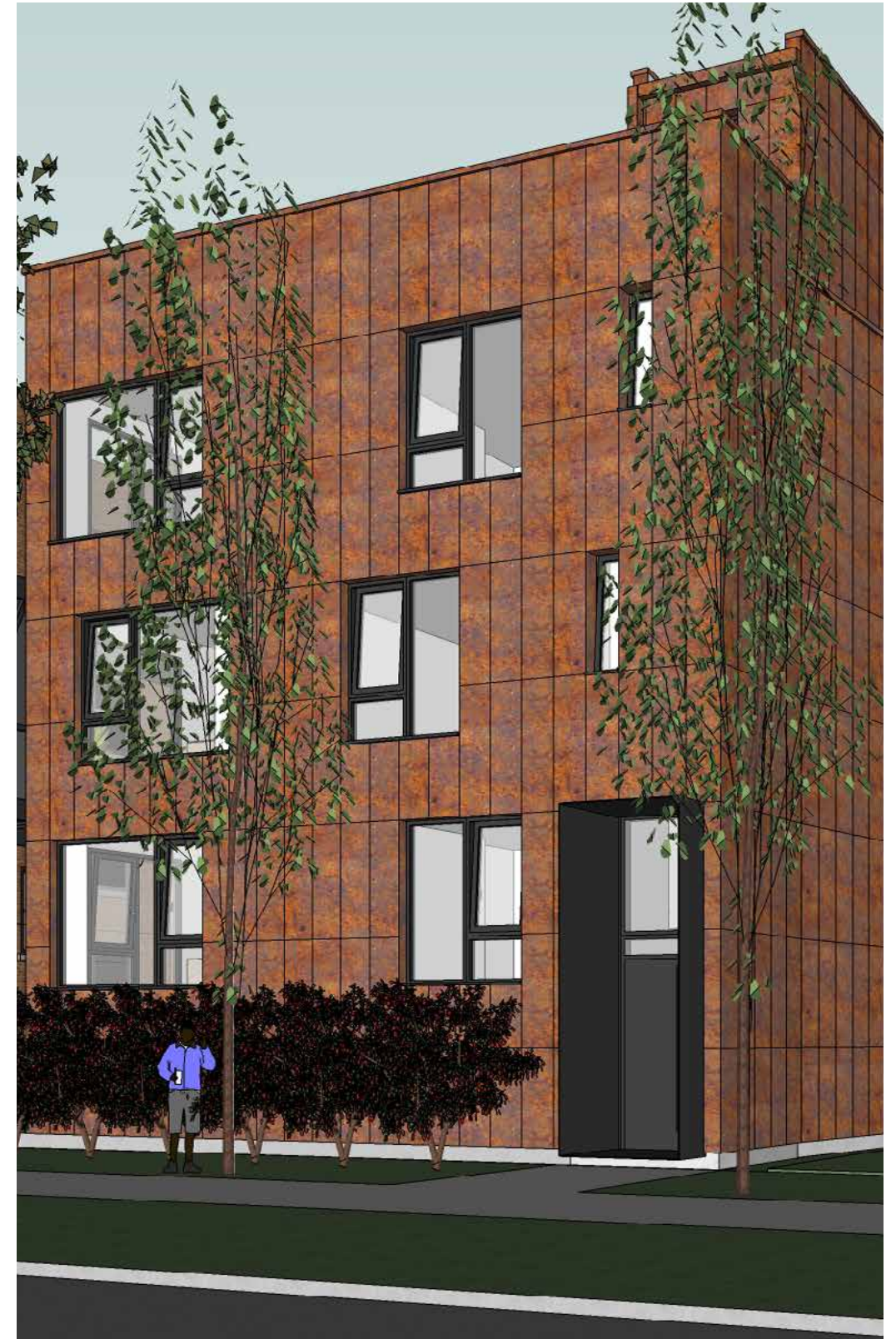


FACADE MATERIAL SPECIFICATIONS
NATURAL RUSTED METAL FACADE PANELS

Natural Rusted Metal Facade Panel
Manufacturer:
Oakland Metal Sales, Inc.
18" wide, 24ga, Flat Panel



8", 10", 12", 14", 16", 18", 20" AND CUSTOM WIDTHS AVAILABLE



PRECEDENTS

PROPOSED METAL FACADE

DOOR/ WINDOW SPECIFICATIONS



ENTRANCE DOOR ON WEST ALEXANDRINE STREET:
Aluminum Door and Frame:
Manufacturer: YKK
YES 45 TU Series, 2" x 4 1/2' Front Set System,
YKK25FD Series Flush Door
Dark gray painted Finish
Door Liner: 1/2" steel plate painted dark gray



INTUS WINDOW SAMPLE
UPV with Dark Bronze foil
Tilt-and-turn

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



Stanford Bronze Outdoor LED Wall Up And Downlight - Style # 2W562, 5 1/2" X 5 1/2"



Hinkley Atlantis 30"H Bronze LED 120V Square Bollard Light - Style # 67E80





THE CAGE



THE TRAY



THE BLACK BOX



THE WEDGE



THE CRATE

BALCONY DESIGN

The owner wishes to offer an exterior space for the second floor condominium as the first floor has direct access to the garden and the third floor unit will get the opportunity to use a roof deck.

In respect to the overall massing of the building in its appearance in the urban context as well as a relatively unobstructed visual connection from the street to the historic building we have tested out several optional designs.

It is our intention to present all five designs as possible solutions. Our preference, however, would be the design of 'The Cage' or 'The Tray' whereas the crate is the least preferable to the design team.

THE CAGE
VIEW FROM SIDEWALK



THE CAGE
VIEW FROM W. ALEXANDRINE



THE CAGE
VIEW FROM EXISTING DUPLEX



THE TRAY
VIEW FROM SIDEWALK



THE TRAY
VIEW FROM W. ALEXANDRINE





THE BLACK BOX
VIEW FROM SIDEWALK



THE BLACK BOX
VIEW FROM W. ALEXANDRINE



THE BLACK BOX
VIEW FROM EXISTING DUPLEX



THE WEDGE
VIEW FROM SIDEWALK



THE WEDGE
VIEW FROM W. ALEXANDRINE



THE WEDGE
VIEW FROM EXISTING DUPLEX



THE CRATE
VIEW FROM SIDEWALK



THE CRATE
VIEW FROM W. ALEXANDRINE







687, 689, 691 W. ALEXANDRINE

WINDOW REPORT

THE CITY OF DETROIT HISTORIC
DISTRICT COMMISSION HEARING

DECEMBER 9, 2020

V1 VOLUMEONE DESIGN STUDIO
1100 PARKER ST. SUITE 100
DETROIT, MI 48214
INFO@V1-STUDIO.COM
+ 1.313.264.1130

MOSAIC
PROPERTIES



Established 1925

12152 Merriman Road • P.O. Box 51877 • Livonia, Michigan 48151

phone: 734.513.5777 • fax: 734.513.5785 • www.gutherielumber.com

To Whom it may Concern:

We have inspected the windows at the property known as 687 / 689 Alexandrine, in Detroit Michigan. We have determined that the windows are beyond repair and should be replaced. They have several issues including rotten wood, missing wood, windows that have been replaced with noncompliant or nonhistorical windows, missing sashes, cracked and/or missing glass, poor insulating value (single pane) and damaged hardware that cannot be replaced. I have provided a detail report with photos for your review. Please see attached

There are options that will maintain the historical component and look of the original windows that were installed.

Thank you for your time,

Paul Aggeler
Mobile: 586-405-3977
Office Direct: 734-744-8434
PGA@gutherielumber.com

Window F-1



- Window is sealed shut
- Exterior windowsill has some rot
- One of the lead weights is missing
- Window is cocked in opening
- Window will not lock
- Window needs to be re-putted
- Weather stripping missing

Window F-2



- Window opens but the lead counterweights are missing
- Interior sill is rotten
- One stop is missing, and the other stop is missing all but one of the screws
- Window needs to be re-putted
- Weather stripping missing
- Jamb on right side has rot

Window F-3



- Window is sealed shut
- Exterior windowsill and jamb have some rot
- Glass is broken in bottom sash
- Both lead weights are missing
- Bottom sash has rot right side
- Trim at bottom of window has rot
- Weather stripping missing
- Window needs to be re-putted

Window F-4



- Window will not open
- Missing Handles
- Both of the lead weights are missing
- Upper Sash has extensive rot on bottom
- Window interior sill had some replacement
- Exterior brickmold extensive rot on bottom
- Exterior sill has extensive rot
- Weather stripping missing
- Window needs to be re-putted
- Window will not lock

Window F-5



- Upper sash has fallen and will not move. Old newspaper has been stuffed in gap
- Window needs to be re-putted
- Both lead weights are missing
- Interior sill is rotten
- Bottom sash has extensive rot
- Stops have rot
- Exterior left brickmold has extensive rot
- Exterior sill has extensive rot

Window F-6



- Window will not open
- Bottom sash has extensive rot
- Window needs to be re-putted
- Both lead weights are missing
- Interior sill is rotten and broken
- Exterior sill has extensive rot, and the sash is pushed out
- Stops are missing
- Weather stripping missing

Window F-7



- Internal sill is missing
- Window was boarded up on the outside and sealers was use around the sashes
- Stops are broken on both sides
- Sever rot on what is left of the jambs
- Stops are missing
- Upper Sash glass is broken
- Lead weights are missing
- Trim is missing

Window F-8



- Internal sill is missing
- Window was boarded up on the outside
- Bottom sash missing
- Stops are broken on both sides
- Sever rot on jambs

Window F-9



- Both sashes' have severe rot
- Missing both handles
- Window needs to be re-putted
- Both lead weights are missing
- Window will not open
- Weather stripping missing
- Jamb on right side has water damage
- Brick molding on both sides have severe rot
- Exterior sill has extensive rot
- Stops have been replaced and do not match

Window F-10



- Sashes' and stop have been removed and the window is boarded up inside and on the outside.

Windows F-11 & 12



- The window is boarded up on the outside.
- Exterior sill has extensive rot
- Both sashes' have severe rot
- Windows need to be re-putted
- Weather stripping missing
- Lead weights are missing in both windows

Window S-1



- Window will open
- Exterior sill has rot
- Sashes will not line up or lock
- Weather stripping missing
- Interior sill is rotten
- Window needs to be re-putted
- Lead weights are in place, but cords need replacing

Window S-2



- Window will open
- Lead weights are in place, but cords need replacing
- Bottom sash has some rot
- Stopes are missing screws
- Sashes will not line up or lock
- Weather stripping missing
- Window needs to be re-putted
- Interior sill is rotten and loose
- Brick molding on right side have some rot

Window S-3



- Right lead weight is missing
- Exterior Sill is broken
- Brick molding on left side has severe rot
- Window will only open halfway
- Missing one handle
- Weather stripping missing
- Bottom sash has rot at bottom

Window S-4



- Window will open
- Lead weights are missing in both sides
- Exterior sill is broken and has rot
- Interior Jamb has water damage
- Window needs to be re-putted
- Weather stripping missing

Window S-5



- Missing both weights
- Exterior sill has extensive rot
- Window will not open
- Weather stripping missing
- Window needs to be re-putted

Window S-6



- Glass is broken in upper sash
- Window will not open
- Missing both weights
- Exterior sill has extensive rot
- Window needs to be re-putted
- Missing screws in stops
- Weather stripping missing
- Top sash has rot on right side
- Vines are growing thru window

Window S-7



- Window will not open
- Missing one lead weight
- Vines are growing thru window
- Bottom sash is rotten
- Interior sill has damage
- Weather stripping missing
- Window needs to be re-putted

Window S-8



- Window has been replaced with a vinyl replacement that does not fit in opening
- Wood was used to infill the gapes
- Stops are missing
- Sashes are missing
- Lead weights are missing
- Exterior sill is rotten

Window S-9



- Windows has been replaced with a vinyl replacement that does not fit in opening
- Wood was used to infill the gapes
- Stops are missing
- Sashes are missing
- Lead weights are missing
- Exterior sill is rotten
- One window is missing trim on right side

Window S-10



- Upper and lower sashes have massive rot
- Both sashes are falling apart
- Missing glass in upper sash
- Interior sill has massive rot
- Exterior sill has massive rot
- Weather stripping missing
- Stops & Jambs have massive rot and are falling apart
- Trim around window has water damage
- Lead weights are in place, but cords need replacing
- This window is beyond repair and needs to be replaced

Window S-11



- Window will not open
- Lead weights are in place, but cords need replacing
- Exterior sill has massive rot
- Interior sill is rotten and loose
- Weather stripping missing
- Window needs to be re-putted
- Bottom sash has extensive rot

Window S-12



- Window will not open
- Window is three over one
- Bottom sash has extensive rot and is broken
- Glass in upper sash is broken on right side
- Interior sill has massive rot
- Weather stripping missing
- Window needs to be re-putted
- Exterior sill has massive rot
- Lead weights are missing

Window S-13



- Window will not open
- Window is three over one
- Bottom sash has extensive rot
- Glass in upper sash is broken on left side
- Interior sill has massive rot
- Exterior sill has massive rot
- Window needs to be re-putted
- Lead weights are missing
- Weather stripping missing
- Brick molding has extensive rot

Window S-14



- Window will not open
- Both Lead weights are missing
- Bottom sash has extensive rot
- Window needs to be re-putted
- Lower sash glass is falling out
- Weather stripping missing
- Interior sill has massive rot

Window S-15



- Window will not open
- Lead weights are in place, but cords need replacing
- Bottom sash has extensive rot
- Weather stripping missing
- Window is boarded up on the outside
- Window will not lock
- Brick molding has extensive rot
- Glass in upper sash is broken
- Upper sash has extensive rot

Window S-16



- Window will not open
- Lead weights are in place, but cords need replacing
- Bottom sash has extensive rot
- Weather stripping missing
- Window is boarded up on the outside
- Window will not lock
- Brick molding has extensive rot
- Trim below window has water damage
- Window will not lock

687 Alexandrine Porch's Report



STEP and STEP WALLS



- Steps have pulled away from the porch and was improperly filled
- Wall has pulled away from the porch and was improperly filled
- Steps are not to code or ADA compliance.
- There are gaps between the steps and have been filled



- Wall is 2 layers of brick
- Wall has pulled away from the porch and was improperly filled
- Wall is falling apart. Will need to be torn down and rebuilt to make right.
- The gaps in the brick have been improperly filled and look bad.
- Bricks are loose and falling out

Porch walls



- Wall is 4 layers of bricks
- The gaps in the brick have been improperly filled and look bad.
- Bricks are loose and falling out
- Wall is falling apart. Will need to be torn down and rebuilt to make right.
- Some bricks have been replaced with non-matching bricks.

Kevin Wables

QUALITY MASONRY

586-256-2899



- Wall is 4 layers of bricks
- There are severe cracks in the porch wall
- The gaps in the brick have been improperly filled and look bad.
- Bricks are loose and falling out
- Wall is falling apart and is unsafe. Will need to be torn down and rebuilt to be corrected.
- Some bricks have been replaced with non-matching bricks.
- Wall supports the upper porch and is leaning out and could collapse causing the upper porch to collapse also.



- Bricks on corner are missing.
- The rest of the porch walls is in good condition. Bricks need to be cleaned.

SECOND PORCH



- Steps have pulled away from the porch and was improperly filled
- Step Wall has pulled away from itself and was improperly filled
- Steps are not to code or ADA compliance.
- There are gaps between the steps and have been filled



- The gaps in the brick have been improperly filled and look bad.
- Bricks are loose and falling out
- There are severe cracks in the porch wall
- Wall is falling apart and is unsafe. Will need to be torn down and rebuilt to be corrected.
- Some bricks have been replaced with non-matching bricks

It is our opinion that the porches are in server disarray. The porches are dangerous and needs to be disassembled, and the brick be cleaned of old mortar, the limestone steps, and caps to be removed and cleaned. The porch to have a concrete footing and the porch to be rebuilt using the existing brick and limestone steps and caps.

J&M

269.567.0577

Unlimited LL

WOOD PORCH at 687 ALEXANDRINE



J&M

269.567.0577

Unlimited LL



J&M

269.567.0577

Unlimited LL



J&M

269.567.0577

Unlimited LL

PORCH COLUMNS



- Columns have severe rot and decay
- Trim boards are missing

J&M

269.567.0577

Unlimited LL

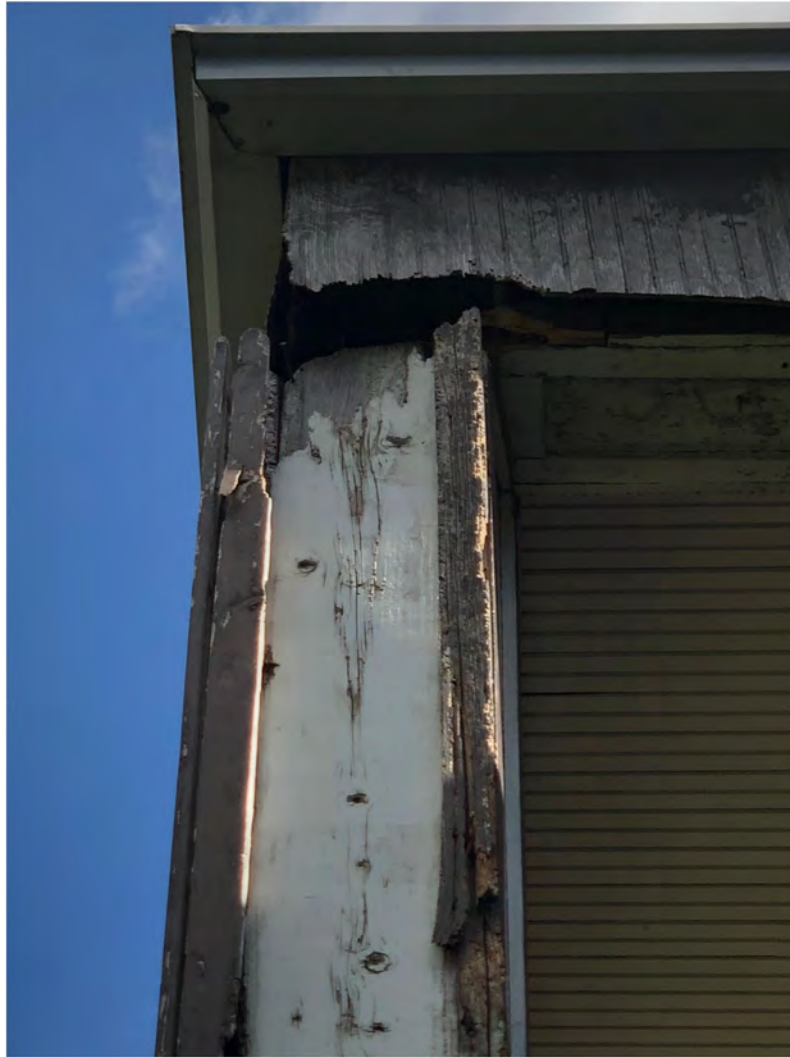


- Boards have been replaced
- Columns have severe rot and decay
- Support for the upper porch is in risk

J&M

269.567.0577

Unlimited LL



- Boards have been replaced
- Trim boards are missing
- Columns have severe rot and decay could collapse causing the upper porch to collapse.
- Fascia boards have rotted away

UPPER PORCH

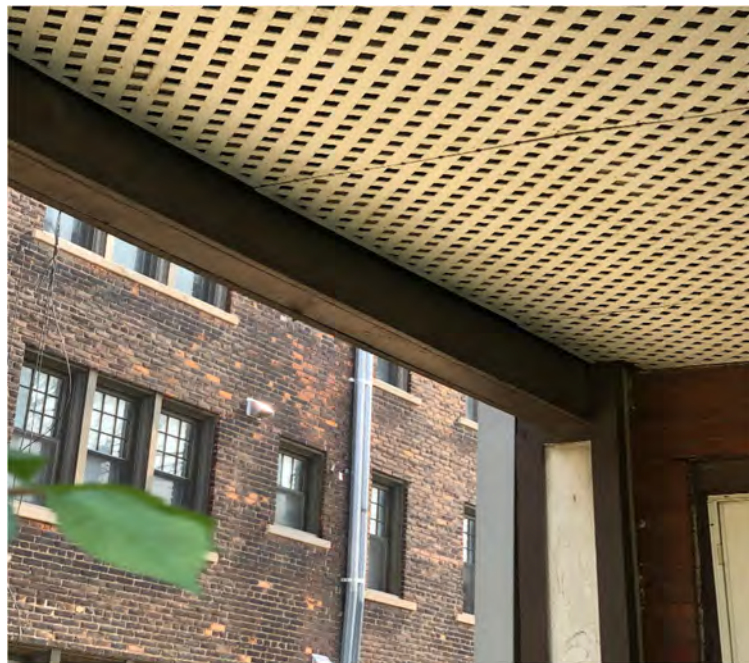


- Upper porch has some rot in the supports
- The flooring has a lot of rot (would not recommend anyone venture onto the porch)
- The ceiling of the lower deck has been replaced with viny lattice.

J&M

269.567.0577

Unlimited LL





- Column has shifted from support on the upper roof.
- Railing has rot.
- Railing does not meet code.



269.567.0577

Unlimited LL

- Upper porch ceiling is beadboard and in good condition. Would suggest removing and reinstall on rebuilt porch.

It is our opinion that the wood on the porch has sever rot and is in disarray. The upper porch is dangerous and should not be use. The wood on the porch needs to be disassembled while supporting the roof. The porch to be rebuilt using new wood and support columns. Trim board to be installed to match existing and painted to reduce the chance of rot.