

STAFF REPORT 02/17/2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #21-7090

ADDRESS: 3790 STURTEVANT

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: BRETT MAHAFFEY (RENEWAL BY ANDERSON)/MILDRED CROSS (OWNER)

DATE OF COMPLETE APPLICATION: 01/25/2021

DATE OF STAFF SITE VISIT: 01/29/2021

SCOPE: REPLACE SIX EXISTING HISTORIC WINDOWS AND TRIM WITH NEW FIBREX WINDOWS

EXISTING CONDITIONS

Erected ca. 1926, the building located at 3790 Sturtevant is a single-family dwelling that is located in the Russell Woods-Sullivan Historic District. The rectangular-plan home features a hipped-roof, two-story main/central mass, with a projecting, two-story, gabled wing at the primary elevation. A one-story, partial-width, gabled wing at the front elevation marks the building's primary entrance. Gabled and hipped-roof dormers top the building's roof. The building's exterior walls are clad red brick. The front elevation features a buff-colored, masonry "sunray" pattern/decorative detail at the gable ends and above the four-sash window opening at the first-story. Decorative battered masonry buttresses are located at the front-elevation, one-story entry wing and at the side elevations. The majority of windows are 1/1, double-hung, vinyl units with aluminum coilstock trim. Arched, wood windows with leaded glass sash, wood storm windows, and wood trim are located at the front and side elevations. Leaded-glass windows are also located at the building's rooftop dormers.



These windows are proposed for replacement



These windows are proposed for replacement

PROPOSAL

With the current submission, the applicant is seeking the Commission's approval to replace historic windows within two openings. Specific work items associated with this proposal include the following:

Front Elevation/First Story

- Remove the existing arched four-sash, double-hung, leaded glass windows; wood storm windows; wood mullions; and wood brickmould, leaving only the rough opening
- Install four new arched, double-hung, Fibrex/Renewal by Andersen windows and trim (materiality, specs, profile details not provided). The top sash of each window will feature muntins between the glass or true divided lites. The new windows will be "red rock" in color (color swatch not provided)

Side Elevation/First Story

- Remove the existing arched two-sash, double-hung, leaded glass windows; wood storm windows; wood mullions; and wood brickmould, leaving only the rough opening
- Install two new arched, double-hung, Fibrex/Renewal by Andersen windows and trim (materiality, specs, profile details not provided). The top sash of each window will feature muntins between the glass or true divided lites. The new windows will be "red rock" in color (color swatch not provided)

STAFF OBSERVATIONS AND RESEARCH

- The application notes that the windows proposed for replacement at the front elevation (opening to the home's living room) are showing "exterior...signs of deterioration and exterior has not been maintained, outside glass "storm windows" are broken out on some of the windows, interior windows won't close all the way to lock properly, and all "pulley" ropes are broken."
- The application noted that the windows proposed for replacement at the side elevation (opening to the home's stairwell) are showing "exterior...signs of deterioration and exterior has not been maintained, interior windows won't close all the way to lock properly, and all "pulley" ropes are broken."
- After a review of the applications photos of the existing windows and a visit to the site, staff determined that the sash proposed for replacement are in repairable condition. Furthermore, many of the submitted pictorial examples of exterior deterioration refer to condition issues with the wood storm windows rather than the actual sash.
- While most of the windows at the home are vinyl, non-historic units which are located on less-important elevations, the windows proposed for replacement are original wood-sash units which display a distinctive arched shape and leaded glass upper sash. The trim at the windows (brickmould and mullions) also feature a distinctive stepped profile. In addition, these windows are at the building's most important/highly-visible elevations in establishing the home's historic character.
- Medieval/Tudor Revival stylistic elements at the home include the multiple, stepped overlapping gables at the front elevation; decorative battered buttresses at the front and side elevations; and the arched, leaded-glass windows and their wood trim. It is staff's opinion that these windows are character-defining features at the home.
- The windows proposed for replacement are readily visible from the public-right of way.
- Per SOI Standard #2, *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*
- Per SOI Standard # 5, *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- Per SOI Standard #6, *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- The applicant has not provided detailed profile dimensions of the existing windows or the detailed dimensions/profiles for the proposed new windows

ISSUES

- As previously-noted, it is staff's opinion that the windows proposed for replacement are distinctive, character-defining features of the home. These windows are also readily visible from the public right-of-way. It is therefore staff's opinion that the removal of these windows and the installation of new Fibrex windows would detract from the windows historic character/appearance.
- It is staff's opinion that the proposed project does not meet SOI Standards #2, #5, and #6.
- The applicant has not provided a good level of detailed dimensional information for the existing or proposed new windows

RECOMMENDATION

- It is staff's opinion that the window sash and trim proposed for replacement are distinctive, character-defining features at the home and that their removal does not conform to the Russell Woods-Sullivan Elements of Design and the Secretary of the Interior Standards for Rehabilitation, Standard #2, *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*; Standard #5, *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved* and Standard #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 therefore recommends that the Commission **Deny** the issuance of a Certificate of Appropriateness for the work.



Mildred Cross
3790 Sturtevant
Detroit MI 48202
Russell Woods District

Renewal by Andersen 37720 Amrhein Livonia, MI 48150

- Customer wants to replace the windows in two openings that currently have wood window units with Renewal by Andersen Fibrex window units.
- Renewal by Andersen windows are Fibrex (wood composite) material
- Windows are located in the front of the house and front right (right when looking at front of home from the road).
- Windows will be red rock and exterior trim will be replaced with something similar (this isn't traditional brickmould)



Renewal by Andersen 37720 Amrhein Livonia, MI 48150

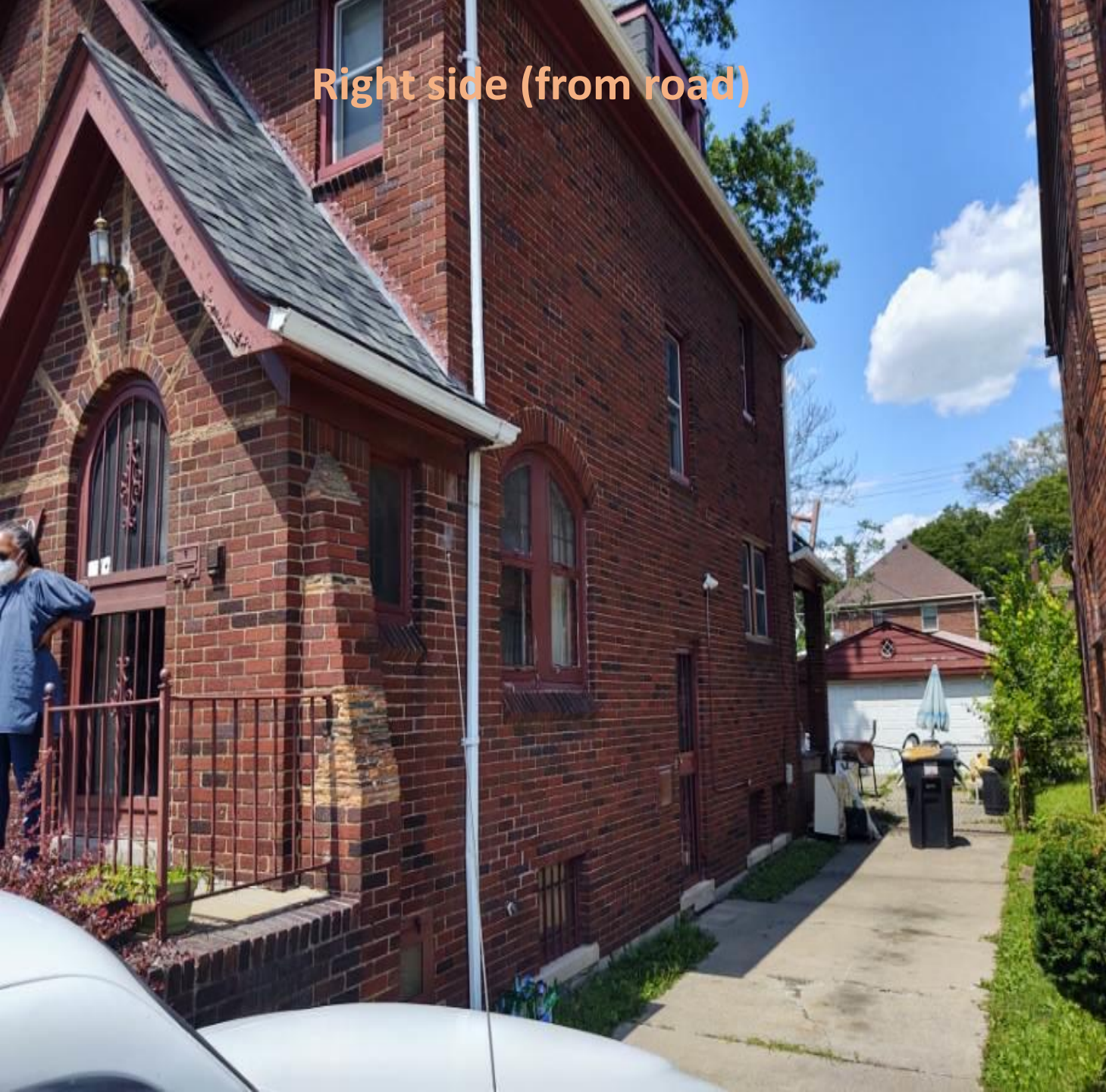
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Front of house



Right side (from road)



Left side (from road)



WINDOW OPENING 1

Living Room

Existing:

- **Double Hung**
- **Window is in Livingroom**
- **Exterior shows signs of deterioration and exterior has not been maintained**
- **Outside glass “storm windows” are broken out on some of the windows**
- **Interior windows won’t close all the way to lock properly**
- **All “pulley” ropes are broken**

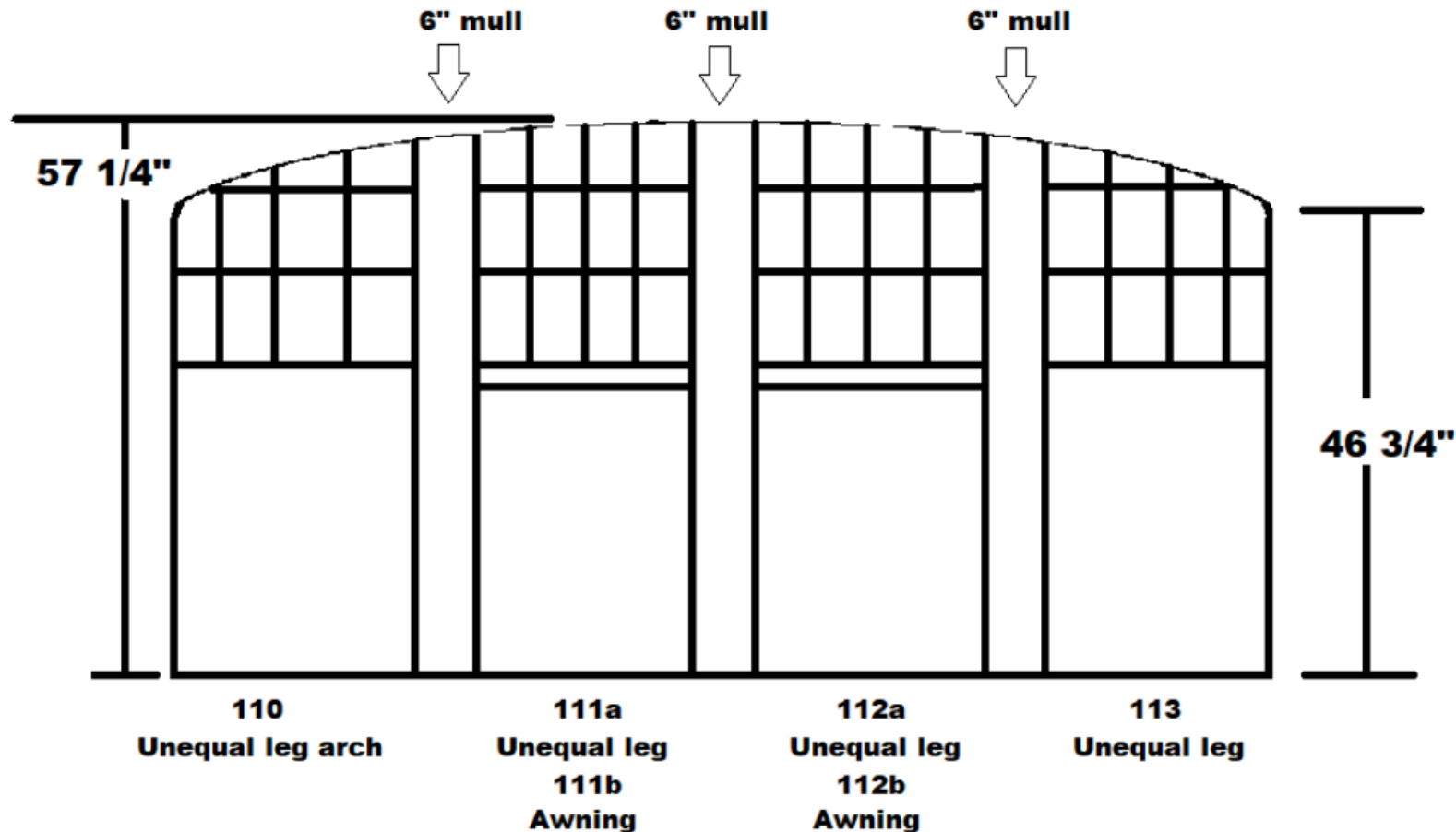


WINDOW OPENING 1

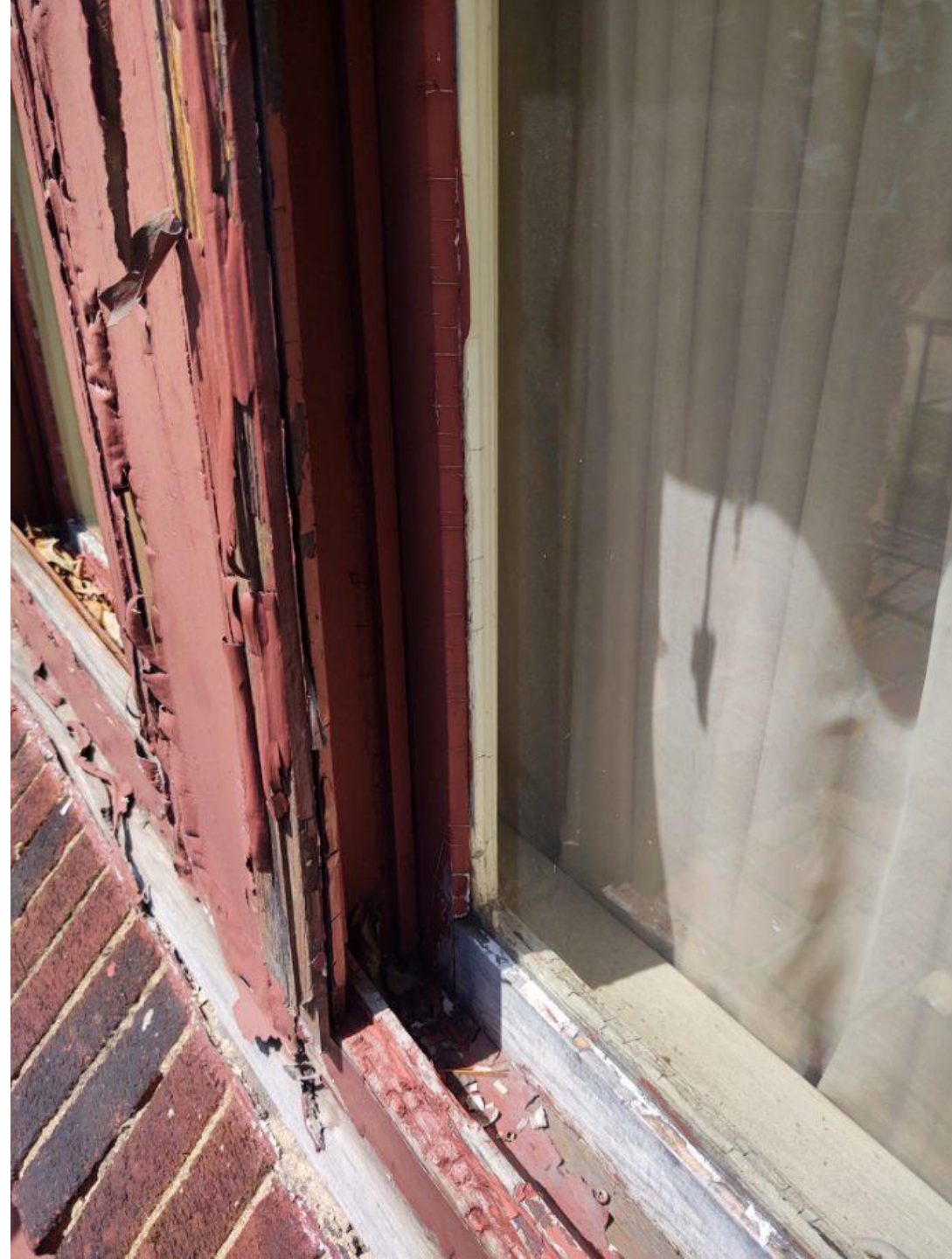
Living Room

Replacement:

- 110 – Unequal leg arch (non operable)
- 111 – Unequal leg arch (non operable) above an awning (operable)
- 112 – Unequal leg arch (non operable) above an awning (operable)
- 113 – Unequal leg arch (non operable)
- Matching grille pattern currently in the upper sashes with GBG or FDL.
- Fibrex – Wood Composite window
- Red rock exterior color
- No storm window units















WINDOW OPENING 2

Side area / stairwell Room

Existing:

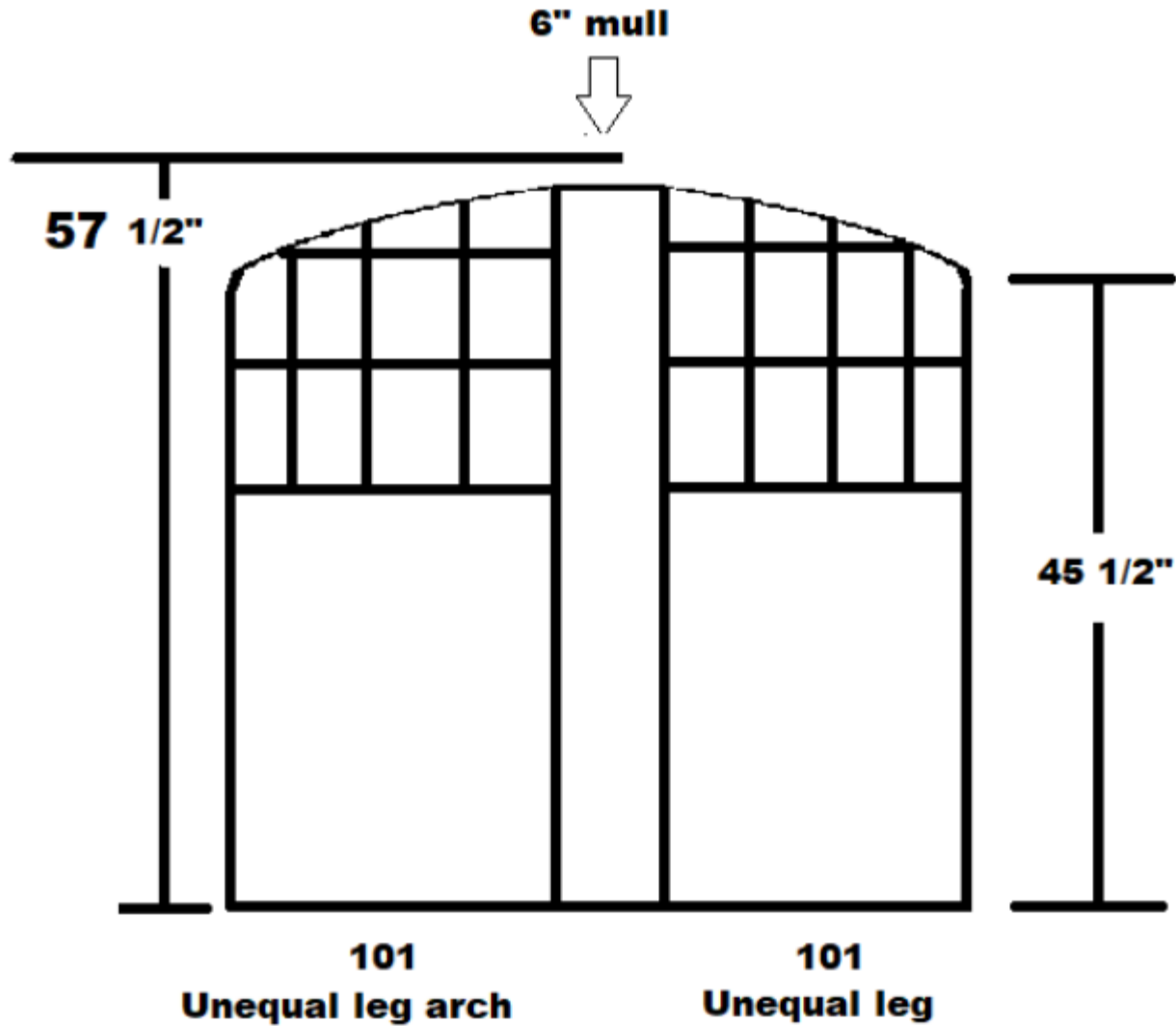
- **Double Hung**
- **Window is at bottom of stairs**
- **Exterior shows signs of deterioration and exterior has not been maintained**
- **Interior windows won't close all the way to lock properly**
- **All "pulley" ropes are broken**

WINDOW OPENING 1

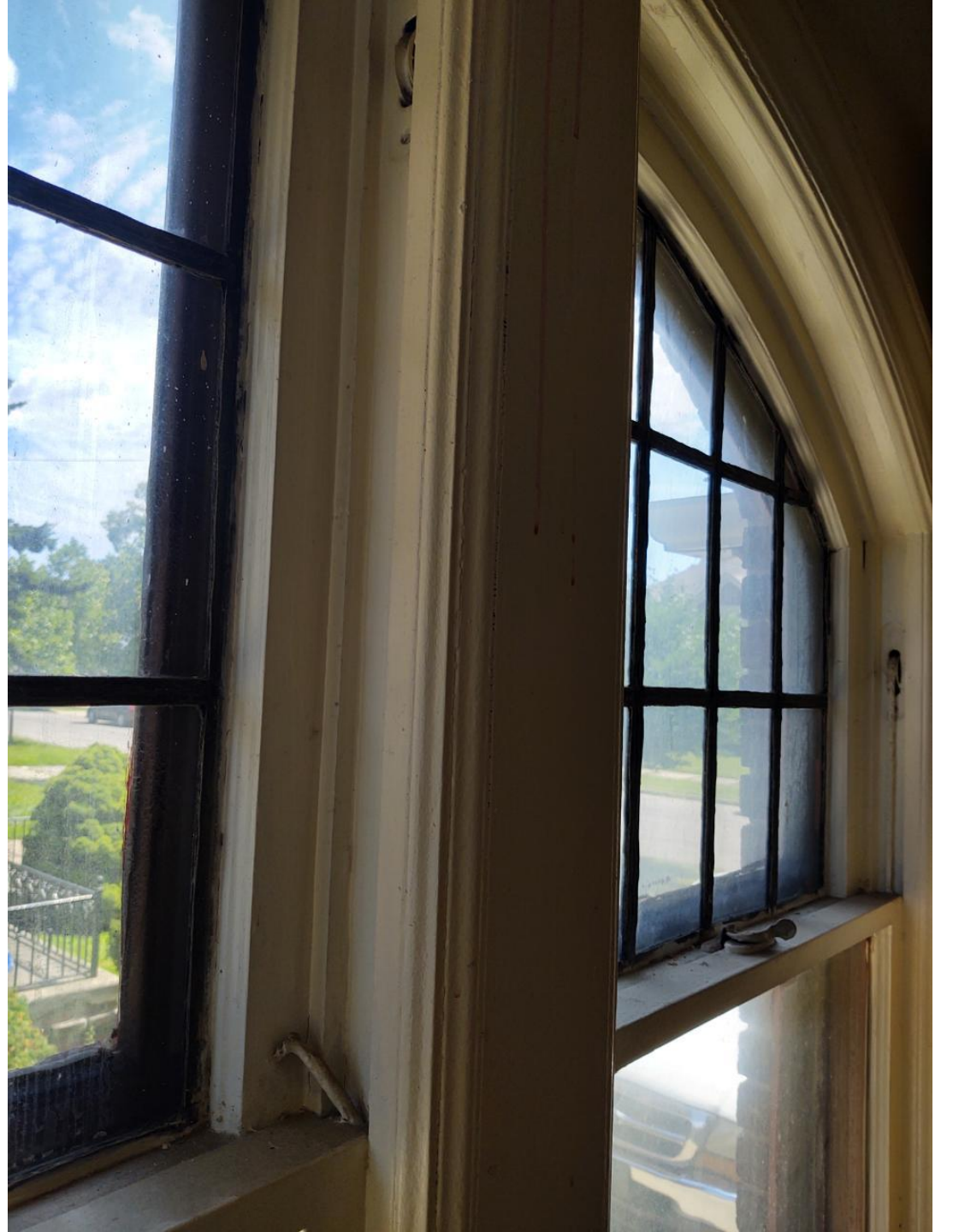
Living Room

Replacement:

- 101a – Unequal leg arch (non operable)
- 111b – Unequal leg arch (non operable)
- Matching grille pattern currently in the upper sashes with GBG or FDL.
- Fibrex – Wood Composite window
- Red rock exterior color
- No storm window units











FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
Beauty	<p>Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.</p> <p>The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.</p>	<p>Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.</p> <p>Fiberglass can only be made into straight lineals.</p>
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	<p>Andersen windows are the only windows with Green Seal certification.</p> <p>Fiberglass is a thermoset material and cannot be reformed into new profiles.</p>
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

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

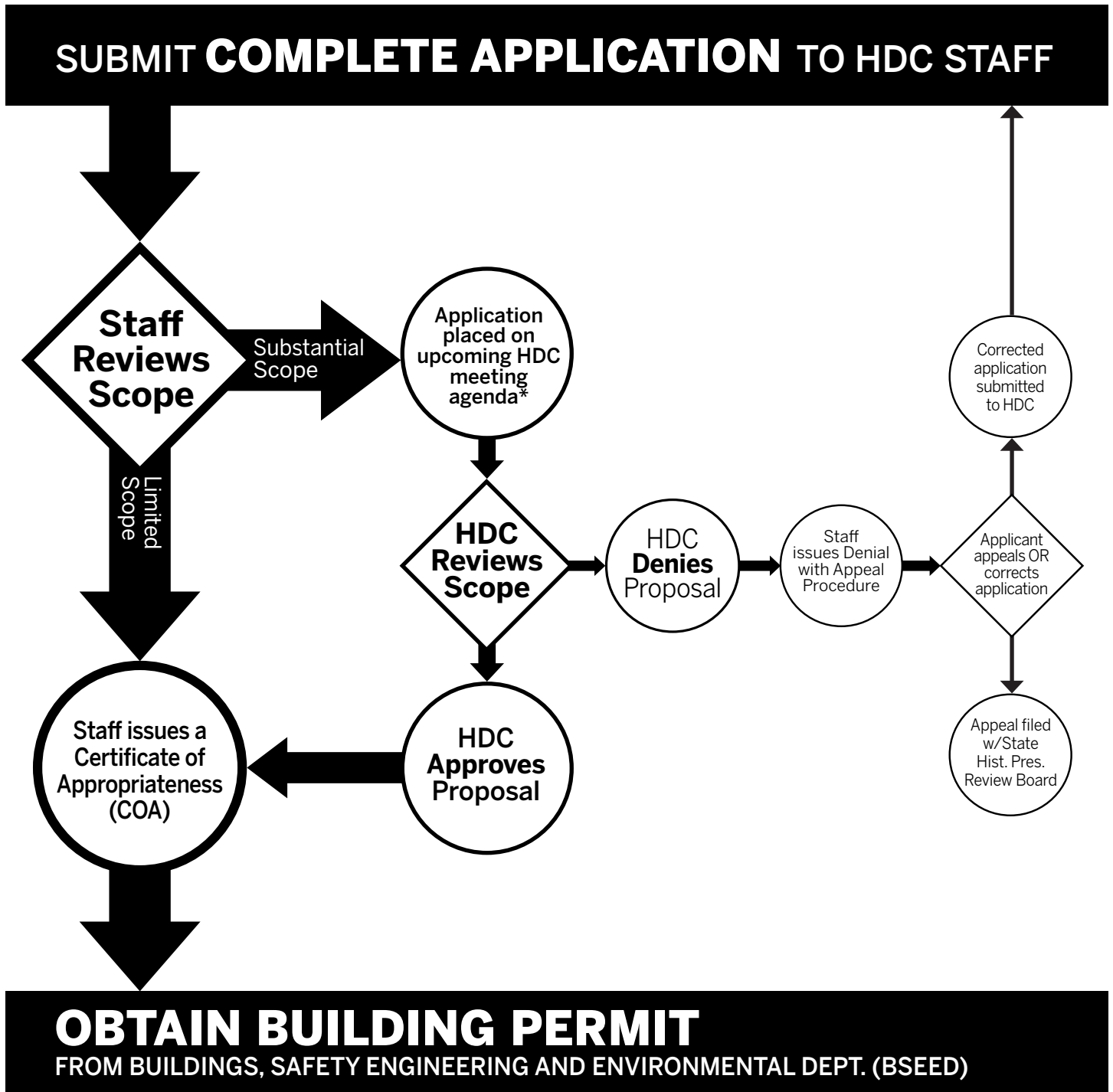
Signature: _____ My Commission Expires: _____
(Notary Public)

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 REGULARY 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