

STAFF REPORT: 12/8/2021 MEETING- REVISED 12/8/2021

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7615

VIOLATION NUMBERS: #462, #432, #537

ADDRESS: 1702-1716 SHIPHERD

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT/ PROPERTY OWNER: CYNTHIA FARLEY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/8/2021

DATE OF STAFF SITE VISIT: 11/19/2021

SCOPE: REPLACE ALL WINDOWS, PAINT ON FRONT ELEVATION MASONRY (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

Built in 1915, the property at 1702-1716 is a 2 story, multi-family residence facing southwest. The flat roof covers 5 units, with two pairs of entrances clustered under single-roofed porches, and a fifth unit with its own covered entrance. The building is clad in red brick with banding and diamond masonry details. The original wood windows featured 6-over-1 true divided light mullions, which have since been replaced by vinyl windows. The basement windows had matching dimensions with three divided lights, which have also been replaced by vinyl windows. Each window has masonry sills, some on the first floor have been painted brown. The rear elevation, visible on this corner lot from St. Paul St., features arched doorways and window openings are now also fitted with vinyl windows. Each front porch is flanked with brick walls with masonry capstones painted brown, and brick posts with wood brackets supporting the wood-beamed ceiling. Small beds or lawn patches occur between porch steps and the public sidewalk. The rear of the property is surrounded by a chain link fence immediately behind wood decks behind each unit.



Site Photo 1, by Staff November 19, 2021: (Southwest) front elevation showing work complete of vinyl window installation and painted masonry on first floor window sills and capstones of the front porches. The BSEED stop work notice can be seen on the right-most entrance.

This property has the following HDC violation for work done without approval:

- April 2021, Work Done Without Approval: wood framed windows replaced with vinyl.
- June 2021, Work Done Without Approval: additional wood framed windows replaced with vinyl.
- November 2021, Work Done Without Approval: brown paint on window sill and porch capstone masonry.



Site Photo 2, by Staff November 19, 2021: (Northeast) rear elevation showing installed vinyl windows on first and second floors.



Site Photo 3, Google Streetview Aug. 2019: (Southwest) front elevation showing original 1st, 2nd and basement windows with newly installed vinyl windows in upper left.



Sanborn V8, P079

PROPOSAL

The applicant provided a narrative describing the conditions of the existing windows and a timeline of unapproved installation of replacement windows with Andersen’s American Craftsman vinyl windows. From July 2020 to June 2021, the applicant replaced 50 windows on all elevations of the first and second floors and the front elevation basement. However, earlier street views from Google shows that windows were being replaced in earlier times without approval (See photo 3, from August 2019). ~~The applicant has not responded to the question of whether the paint on masonry violation will be included in this proposal at the time of this report.~~ **The applicant has confirmed that the paint on masonry is included in this application.** All windows are one-over-one, single light, double hung windows, except for the ten (10) basement windows, which are five (5) picture windows and five (5) slider vinyl windows.

STAFF OBSERVATIONS AND RESEARCH

- From April through July 2021, HDC Staff executed several site visits and violation notices that were deferred to BSEED for further support. BSEED shows a record of 5 inspections April through July 2021, posting a stop work order. Ms Farley responded with a letter on October 13, 2021 (see attached), which began the process for this application.
- Staff observed that all first and secondary story original wood windows had 6-over-1 divided light double hung, and the basement front elevation windows had 3 panes of divided light casements. The divided lights on all three floors matched in size and design and staff believes that this composition was a distinctive character-defining feature of this property.
- Staff observed that the capstones and windowsills all share similar dimensions and buff color masonry that matches the diamond details with the brickwork and would consider this a character-defining feature of the building’s masonry. The porch capstones and some of the first floor windowsills have since been painted brown. (See photo 4.) (The material of these windowsills and capstones of the porch brick walls are not confirmed as cast stone, but Staff observes that this is the likely material.)
- Staff requested the applicant provide photos and conditions of the original windows. The applicant responded that they don’t have specific conditions for each window, nor have photos for each one. They provided this general description and some outside photos. Staff requested a copy of the “professional evaluation” as described below but has not received one to date. **Staff later received a correction from the applicant that there was not professional evaluation and that this was a mistake in the application.**



Site Photo 4, by Google Street August 2007: (Southwest) front elevation showing previous windows, and paint-free capstones and sills.

“Windows were replaced as a result of my tenants complaining and bringing to my attention many problems which included alignment, inability to open/close existing windows, rainwater penetrating the perimeter and substantial wind drafts. A professional evaluation revealed that many of the existing windows were dry rotted and cracked. Because so many of the windows were defective, I made the costly but necessary decision to replace all of the windows in various phases in order to assure my tenants that I was attentive to and was willing to permanently resolve the discovered issues. As a result of the foregoing, new windows were stalled to effectuate efficiency and the curb appeal was an added confirmation that I am invested in maintaining the property and the wonderful community for the residents.”

- The applicant confirmed that all original windows were disposed of by the contractor.

- Staff has identified that the divided light windows on all elevations and the divided light basement casements on the first elevation are distinctive character-defining features that have been removed without approval, and therefore substantially detracts from and destroys the historic appearance of the building.
- As per the Secretary of the Interior Standards, “applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance” **is not recommended** <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>

ISSUES

- It is staff’s opinion that the painted masonry sills and capstones and the removal of fifty (50) original windows has destroyed the original *scale, design, and materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- Vinyl windows are not a historically appropriate replacement for repairable wood windows. No documentation establishing that the original wood windows were beyond repair has been submitted.
- Staff **has not** received confirmation from the applicant to address the painted masonry on the front porch and first floor windowsills.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation: Replacement of windows and paint on masonry:

Staff finds that the application of paint to the front elevation window sills and porch capstones and the replacement of fifty (50) original windows with vinyl windows destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

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.

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

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



STOP

St Paul

CAUTION
02187681

CAUTION
09011110

CAUTION
97166521





Shipherd

1710

1714

1708

1706

1702



Shipherd

1126

1114

1108

1100

1102





LEGAL NOTICE
STOP WORK
1702 SALTHERD
[Signature]

1702



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 11/08/2021

PROPERTY INFORMATION

ADDRESS(ES): 1702-1716 SHEPHERD AKA: _____

PARCEL ID: 17000098 HISTORIC DISTRICT: WEST VILLAGE

- SCOPE OF WORK: (Check ALL that apply)
- Windows/Doors
 - Walls/Siding
 - Painting
 - Roof/Gutters/Chimney
 - Porch/Deck/Balcony
 - Addition
 - Demolition
 - Signage
 - New Building
 - Major Alteration (3+ scope items)
 - Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: WINDOWS REPLACED, EXTERIOR REAR BRICK WALL POWER WASH, TUCK POINTING & SEALANT.

APPLICANT IDENTIFICATION

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

NAME: CYNTHIA FARLEY COMPANY NAME: CDF SUPREME PROPERTIES LLC.

ADDRESS: 23890 EDENBURGH CITY: SOUTHFIELD STATE: MICH. ZIP: 48033

PHONE: _____ MOBILE: (248) 895-7049 EMAIL: FARLEYCYNTHIAS8@YAHOO.COM

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 11/08/2021

PROPERTY INFORMATION

Address: 1702-1716 SHEPHERD Floor: _____ Suite#: _____ Stories: 2
AKA: _____ Lot(s): _____ Subdivision: _____
Parcel ID#(s): 17000098 Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: RESIDENTIAL Proposed Use: SAME
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)

(SEE ATTACHED)

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: 5 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: _____

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner



Property Owner/Homeowner is Permit Applicant

Name: CYNTHIA FARLEY

Company Name: CDF SUPREME PROPERTIES LLC

Address: 23890 EDINBURGH

City: SOUTHFIELD State: MICH. Zip: 48033

Phone: N/A

Mobile: (248) 895-7049

Driver's License #: F-640-132-139-106

Email: FARLEY CYNTHIA 58@YAHOO.COM

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: N/A Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT



Architect/Engineer/Consultant is Permit Applicant

Name: N/A 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: CYNTHIA FARLEY Signature: Cynthia Farley Date: 11/08/2002
(Homeowner)

Subscribed and sworn to before me this 8th day of November 20 01 A.D. Oakland County, Michigan

Signature: [Signature] My Commission Expires: 7/11/2005
(Notary Public) NOTARY PUBLIC, STATE OF MI

MY COMMISSION EXPIRES JUL 11, 2005

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**

SCOPE OF WORK

Windows

Written Info./Narrative:

1. Description of existing conditions: Existing wooden windows were replaced with high efficiency vinyl windows. Project initiated in the summer of 2020 (15 windows replaced at that time). Remaining 35 windows were replaced in the summer of 2021.
2. Description of Project: Windows were replaced as a result of my tenants complaining and bringing to my attention many problems which included alignment, inability to open/close existing windows, rain water penetrating the perimeter and substantial wind drafts. A professional evaluation revealed that many of the existing windows were dry rotted and cracked. Because so many of the windows were defective, I made the costly but necessary decision to replace all of the windows in various phases in order to assure my tenants that I was attentive to, and was willing to permanently resolve the disclosed issues. As a result of the foregoing, new windows were installed to effectuate efficiency and the curb appeal was an added confirmation that I am invested in maintaining the property and the wonderful community for the residents.
3. Detailed Scope of Work for approval: Location – 1702-1716 Shipherd St. Total of fifty (50) windows replaced located on the 1st floor, 2nd floor, and front-side basements windows.

Note: The wooden frames of all windows were actually not removed. They are all in place and intact. Because most of the window frames were cracked and dry rotted, we simply covered them with a new trim for a more attractive appearance.

See attached for cost of window replacement.

WINDOWS – COST OF REPLACEMENT

Phase I – 2020 (15 windows)

<u>Date</u>	<u>No. of Windows</u>	<u>Dimension of Windows</u>	<u>Total Cost of Materials</u>	<u>Total Cost of Labor</u>
07/20/20	10	30 ½ x 59 ¾		
	5	27 ½ x 59 ¾		
			\$2,682.55	\$1,800.00

Phase I – 2021 (20 windows)

<u>Date</u>	<u>No. of Windows</u>	<u>Dimension of Windows</u>	<u>Total Cost of Materials</u>	<u>Total Cost of Labor</u>
05/23/21	10	29 ¾ x 18 ¾		
	2	30 ½ x 60 ½		
	1	31 ¾ x 55 ¼		
	4	25 ¾ x 42 ¼		
	1	31 ½ x 55 ¼		
	2	32.0 x 55 ½		
			\$3,372.76	\$3,600.00

Phase II – 2021 (5 windows)

<u>Date</u>	<u>No. of Windows</u>	<u>Dimension of Windows</u>	<u>Total Cost of Materials</u>	<u>Total Cost of Labor</u>
06/24/21	2	30 x 58		
	3	36 x 54		
			\$1,444.87	\$1,660.00

Phase III – 2021 (10 windows)

<u>Date</u>	<u>No. of Windows</u>	<u>Dimension of Windows</u>	<u>Total Cost of Materials</u>	<u>Total Cost of Labor</u>
06/28/21	4	30 x 58		
	5	36 x 54		
	1	30 x 54		
			\$2,249.50	\$2,700.00

TOTAL MATERIALS AND LABOR: \$19,509.68

10/13/21

Dear Historic District Committee (HDC),

My name is Cynthia Farley. I am the Property Owner of 1702-1716 Shipherd in West Village, Detroit. (CDF Supreme Properties).

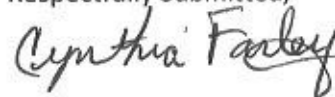
Back in July of this year, I completed installing fifty (50) windows on my rental property located at 1702-1716 Shipherd in West Village, Detroit. I started this process in July of 2020, and finished up this Summer of 2021. To my complete surprise, my tenant at 1702 Shipherd called me when she got home from work to say there was a "Stop Work" Ticket on her front window. This ticket was dated 07/23/21. I had all windows installed prior to 07/23/21. So there was no way I could stop the work, as it was all completed prior to 07/23/21.

I immediately called the Inspector on the Ticket, Inspector L. Walton, who informed me why the ticket was issued. She said I installed vinyl windows without authorization from the HDC. I was told I would be issued a violation ticket(s), and that I should contact the HDC for a Permit, and resolution of this matter. I immediately went down to the City County Building and paid \$268.00 dollars for what was on file for my property. I went back down on 09/14/21 to check for any other tickets, but nothing was on file.

I am very sincere when I say I did not know I needed a Permit to replace my windows. I did not remove the wooden frames, just replaced the wooden windows with vinyl windows, and added trim around the windows. Again not knowing I needed a Permit for this work. Had I known, I definitely would not have spent \$19,000.00 dollars on this repair/improvement project without getting HDC approval. In addition, there are several homes adjacent to my property that has vinyl windows. So I thought this was a typical, normal replacement process. I wanted to give my tenants windows they could be proud, as well as their comfort. I also was proud to maintain the Community appeal by doing my part to keep the Property well maintained.

I am asking the HDC to accept my apology, and please inform me what can be done to rectify this unfortunate misunderstanding. I can be reached at (248) 895-7049. Home address is 23890 Edinburgh St. Southfield, Mich. 48033.

Respectfully Submitted,



Cynthia Farley

CDF Supreme Properties

10/13/21

Dear Historic District Committee (HDC),

My name is Cynthia Farley. I am the Property Owner of 1702-1716 Shiperd in West Village Detroit. (CDF Supreme Properties). I recently discovered I have a water issue on 1/3 of my Rear Wall to the Building. This a result of the heavy rainfalls we incurred back in the Summer. The repair to correct involves Powerwashing, some TuckPointing, and a coat of Sealant. I would like to get this repair corrected before the weather gets cold, and Winter sets in. I'm told the Sealant process won't be effective if the temperature isn't warm enough. So I am asking for your prompt attention so I may proceed as soon as possible.

In addition the heavy rains has caused water damage to the interior wall on two of my units. One of my tenants has complained to me of mildew smells. So I am in the process of having the areas of concern addressed by cutting out the wet mildew area, drying and sanitizing the area for my tenant's safety and comfort.

I wasn't sure if I needed the Historic District's permission, or if I needed to pull a Permit, being this is the first time I have ever had this issue. I called the HDC Phone Number, and Mr. Brennan, I believe was his name called me back and stated I needed a Certificate of Appropriateness? I'm not sure what to do. I was instructed to contact the HDC via email to make this request and get the process started. Please send me the required paperwork, as I am not familiar or aware of what I need to do. I can be reached at (248) 895-7049. Home Address is 23890 Edinburgh St., Southfield, Mich. 48033.

Your Prompt Attention is greatly appreciated on this request.

Respectfully Submitted,



Cynthia Farley

CDF Supreme Properties

From: cynthia_farley
To: [Dan Rieden](mailto:Dan.Rieden)
Cc: farleycynthia58@yahoo.com
Subject: [EXTERNAL]Re: HDC Meeting update: 1702-1716 Shipherd
Date: Tuesday, November 23, 2021 4:45:50 PM
Attachments: [image001.png](#)

Hello Daniel,

Sorry for the late response, I just opened my email today from last week. In a response to your questions, I will try to answer to the best of my ability, provided the request needed to be in by close of business today. I'm not very tech savvy, so I will have to have someone help me send any additional picture(s) that might be helpful to the application.

Bullet #1 - I don't have specific old window conditions. I sent two (2) pictures I was able to get off of Google Earth with the application. I do have one additional picture in my cell phone that I will have someone help me send to you after the Thanksgiving Holiday.

Bullet #2 - No, 15 windows were replaced in 2020, and the other 35 windows were replaced in 2021. I provided all the window measurements in the original application, not sure what header, jam, sill or muntins are? I can ask the window company where I bought the windows from.

Bullet #3 - I didn't consciently decide to change the original design. I just thought this was how new standard windows were installed, not realizing 6 over 1 divided light windows were considered over 1 over 1 windows. I didn't now what this was until I inquired today after I read your email.

Bullet #4 - A total of 50 windows were replaced between 2020 and 2021. That includes 1st floor windows front, back and side, 2nd floor windows front, back and side, 2nd floor bathroom windows, front basement windows. Rear basement windows are original windows, due to my funds was running out on this project.

Bullet #5 - No, just replaced old window dimensions with the new window dimensions.

Bullet #6 - No, old windows were disposed of by Installation Techs.

Bullet #7 - Yes vinyl windows, not sure what grilles or muntins are? I can ask the window company where I bought the windows from.

Hopes this help with the application, I will send the one picture I have on the old window once I get someone to help me send it.

Thanks Daniel!

On Friday, November 19, 2021, 03:52:53 PM EST, Dan Rieden <riedenda@detroitmi.gov> wrote:

Dear Ms. Farley,

I would like to introduce myself so you have my information available. Please note that staff is working from home, so please reach me by this email. Upon an initial review of your application material I do have a few questions listed here. It would be most helpful if you're able to respond by end of day Tuesday, November 23rd.

- I understand that you reported that 50 windows were replaced due to poor conditions. Do you have any photos of the original windows, inside and outside, that show their condition before they were removed?
- Your application has a reference to a professional evaluation that reports conditions of these windows. Are there any supporting documents or photos that show their condition and which ones are being referenced? Is there any documentation that shows the original windows' dimensions: the header, jam, sill, muntins, etc.?
- The front elevation showed wood windows with 6 over 1 divided lights that were replaced with 1 over 1

windows. Can you describe the decision to change this original design?

- It appears that there may be some original windows remaining in the rear. Please confirm if all windows have been replaced, including any basement windows. Please confirm the total number of windows replaced and those that remain per side of the building (ie., front 20 windows replaced, 1 retained, etc.)
- Have you changed any dimensions of the original window openings?
- Have you kept any of the original window material, or are they all disposed?
- It appears that all windows are vinyl, and none have grilles or muntins. Please confirm.

Let me know if you have any questions.

Sincerely,

Daniel RiedenPLA/ASLA

Lead Landscape Architect | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.1357
Email: riedenda@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

From: Historic District Commission (Staff) <hdc@detroitmi.gov>

Sent: Friday, November 19, 2021 12:19 PM

To: Historic District Commission (Staff) <hdc@detroitmi.gov>; 'farleycynthia58@yahoo.com' <farleycynthia58@yahoo.com>

Cc: Dan Rieden <riedenda@detroitmi.gov>

Subject: RE: HDC Meeting update: 1702-1716 Shipherd

PLEASE EXUCSE TYPO IN PREVIOUS MESSAGE SUBJECT

Good afternoon,

Your application for 1702-1716 Shipherd will be heard at the next available Historic District Commission meeting, on **December 8, 2021 at 5:30 p.m.** Because of COVID-19 restrictions, this meeting will be held electronically and is open to the public. More details to follow and access information is available at the bottom of this message. You will receive additional details as the meeting date approaches.

Going forward with your application, my colleague, Dan Rieden, who is cc'd on this email, will be your primary HDC contact.

Upon an initial review of the submitted materials, he may need to schedule a phone call with you to introduce himself and to answer any immediate questions.

Any information about your project proposal conveyed to me/staff through conversations in the office, on the phone or in email, should be captured in writing in a separate document and submitted by you as part of your application. Also, as staff prepares your report, please be prepared to clarify specific details of your application, or to supply additional information, if requested.

If you feel there is additional information the Commission should consider, or HDC staff has requested additional information to supplement your application, please submit this as a separate document.

The staff report is typically available the Monday prior to the Wednesday meeting and may contain a staff recommendation to the Commission. It will be posted to the HDC website along with all submitted documents and photographs. Staff will notify you by email when the staff report is available. **It is imperative you read the staff report completely prior to the meeting.**

Because of COVID-19 restrictions, this meeting will be held electronically and is open to the public

Zoom Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

Dan Rieden

From: cynthia farley <farleycynthia58@yahoo.com>
Sent: Tuesday, November 30, 2021 10:02 AM
To: Dan Rieden
Cc: farleycynthia58@yahoo.com
Subject: [EXTERNAL]Re: HDC Meeting update: 1702-1716 Shipherd

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HD Applications

Hello Daniel,

I just found and sent you one picture of the old windows for my rental property at 1702-1716 Shipherd. This is the only I have. Also in referance to Bullets 2 & 7, I asked my Window Company where I bought the windows what header, jam, sill, grilles, muntins and grilles were? The representative I bought the windows from said I did not have any of these items on the new windows.

Thanks!

On Tuesday, November 23, 2021, 04:45:44 PM EST, cynthia farley <farleycynthia58@yahoo.com> wrote:

Hello Daniel,

Sorry for the late response, I just opened my email today from last week. In a response to your questions, I will try to answer to the best of my ability, provided the request needed to be in by close of business today. I'm not very tech savvy, so I will have to have someone help me send any additional picture(s) that might be helpful to the application.

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Bullet #3 - I didn't consciently decide to change the original design. I just thought this was how new standard windows were installed, not realizing 6 over 1 divided light windows were considered over 1 over 1 windows. I didn't now what this was until I inquired today after I read your email.

Bullet #4 - A total of 50 windows were replaced between 2020 and 2021. That includes 1st floor windows front, back and side, 2nd floor windows front, back and side, 2nd floor bathroom windows, front basement windows. Rear basement windows are original windows, due to my funds was running out on this project.

Bullet #5 - No, just replaced old window dimensions with the new window dimensions.

Bullet # 6 - No, old windows were disposed of by Installation Techs.

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Hopes this help with the application, I will send the one picture I have on the old window once I get someone to help me send it.

From: [cynthia farley](#)
To: [Dan Rieden](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: HDC Meeting update: 1702-1716 Shipherd
Date: Tuesday, December 7, 2021 9:20:58 AM
Attachments: [image001.png](#)

Good Morning Daniel,

Yes, please give me a call regarding your message below.

Regarding the professional evaluation, that was misquoted, my sister was helping me type up the final report, and I didn't catch the verbage. I apologize for any misunderstanding.

Regarding the window sills and capstones, again this I didn't realize this wasn't allowed. I'm only trying to let the building look good and maintain curb appeal. I apologize once again. It's to late for me to do any type of research on this issue before the meeting tomorrow. We can add the issue for the HDC Meeting tomorrow, if it's not too late. But please call me sometime today or tomorrow to discuss.

Respectfully,

Cynthia Farley
(248) 895-7049 (Cell #)

On Wednesday, December 1, 2021, 12:29:45 PM EST, Dan Rieden <riedenda@detroitmi.gov> wrote:

Good morning Ms. Farley,

One of the items that was noticed during our review of your case is that there are masonry window sills on the first floor and capstones on the porches that were painted brown. This is considered a violation, as masonry (brick, stone, etc.) should not be painted without approval. There's an opportunity to address this violation within your application by providing a potential plan to remove the paint from the masonry. Otherwise, this would have to be addressed at a future time. Would you like to add to your application? I can set up a quick call with you if you would like to discuss this further.

Thanks,

Daniel RiedenPLA/ASLA

Lead Landscape Architect | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.1357
Email: riedenda@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, the Historic Preservation Team will be working remotely.

From: cynthia farley <farleycynthia58@yahoo.com>
Sent: Tuesday, November 30, 2021 10:02 AM
To: Dan Rieden <riedenda@detroitmi.gov>
Cc: farleycynthia58@yahoo.com
Subject: [EXTERNAL]Re: HDC Meeting update: 1702-1716 Shipherd



1716

1714



1706

1702

Shpherd St
Street View & 360°



1702 Shpherd St
Detroit, Michigan
Google
Street View - Aug 2019



Google

pherd St

1714 Shipherd St
 Detroit, Michigan

Google

Street View - Aug 2019

Street View & 360°



1702 Sh
 Detroit, M















Limited Lifetime Warranty

Residential Vinyl Windows and Patio Doors

Subject to the terms and conditions stated herein, American Craftsman[®] window and/or patio door products (including mechanical parts, components and insulated glass), are warranted to be free from the following defects in manufacturing, materials and workmanship to the Original Purchaser for the lifetime of the product:

- a) Blistering, peeling, flaking, rotting or corrosion.
- b) Material obstruction of vision on the internal surfaces of the insulated glass unit caused by seal failure of the insulated glass unit.

In the event a failure occurs as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, American Craftsman, upon receipt of the original part/component/material or validation of the complaint, will at its option: 1) provide a new replacement part/component/material; or 2) provide a factory-authorized repair to the existing part/component/material; or 3) refund the purchase price or the retailer's/dealer's price at the time of the original purchase, whichever is less. American Craftsman reserves the right to require return of the defective part(s)/component(s)/material(s).

Patio Doors with Shades/Blinds in Insulated Glass

Subject to the terms and conditions stated herein, the shades/blinds in insulated glass (including insulated glass, shade/blind insulated glass seal and external control mechanisms attached to the glass) in American Craftsman[®] patio doors are warranted to be free from defects in manufacturing, materials and workmanship to the Original Purchaser for ten (10) years from the date of purchase from the dealer.

In the event a failure occurs as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, American Craftsman, upon receipt of the original part/component/material or validation of the complaint, will at its option: 1) provide a new replacement part/component/material; or 2) provide a factory-authorized repair to the existing part/component/material; or 3) refund the purchase price or the retailer's/dealer's price at the time of the original purchase, whichever is less. American Craftsman reserves the right to require return of the defective part(s)/component(s)/material(s).

Residential Vinyl Windows and Patio Doors in Commercial Applications

American Craftsman[®] windows and doors installed in a building operated as a multi-family dwelling or used for commercial purposes or rental properties such as schools, houses of worship, apartment complexes, government-owned structures, office buildings, etc., are warranted to be free from defects in manufacturing, materials and workmanship to the Original Purchaser for ten (10) years from the date of purchase from the dealer. In the event a failure occurs as a result of a defect in manufacturing, materials or workmanship within the limited warranty period, American Craftsman, upon receipt of the original part/component/material or validation of the complaint, will at its option: 1) provide a new replacement part/component/material; or 2) provide a factory-authorized repair to the existing part/component/material; or 3) refund the purchase price or the retailer's/dealer's price at the time of the original purchase, whichever is less. American Craftsman reserves the right to require return of the defective part(s)/component(s)/materials.

What is NOT Covered by This Limited Warranty

Product failure or damage due to the following:

- The improper installation of the product.
- The improper application or use of the product.
- The occurrence of accidents, vandalism, fire, floods, acts of God including, but not limited to, earthquakes and hurricanes.
- Any modification or alteration to the product.
- The failure to perform reasonable and necessary maintenance on the product.
- The neglect, abuse, improper handling and/or improper storage of the product.
- Exposure of the product to excessive heat and/or cold beyond naturally occurring conditions.
- Stresses caused by building defects or settlement or movement of the structure in which the product is installed.
- The application of harmful cleaning solutions or products including, but not limited to, acetone, petroleum products or abrasive compounds.
- Misalignment of grilles/muntins of 1/8" or less from appropriate position.
- Slight fading and/or color variations caused by normal aging or weathering.
- Torn or ripped insect screens for any cause whatsoever.

- The improper removal of any permanent warning or identification labels from the product or products.
- The rusting or corrosion of non-vinyl products or components due to the close proximity to coastal areas unless the product is composed of appropriate stainless steel or other non-corrosive hardware.
- Installation of the product or products outside of the 48 contiguous United States.

Additional Items Excluded From This Limited Warranty

- Minor blemishes in the glass that do not significantly impair the structure or vision through the glass, including glass curvature.
- Color variation or variations of the glass.
- Glass breakage for any cause or any reason.
- Damage due to exposure to stresses arising from glass surface temperature differentials or caused by building settlement or movement.
- Condensation on the external surfaces of the window and/or glass, which may occur as the natural result of humidity and interior/external temperature differentials.
- Damage due to the transportation or installation of the glass product or products at altitudes in excess of 3,500 feet above or below point of manufacture unless equipped with capillary or breather tubes.
- The very gradual, natural migration of inert gas used in insulated glass units.
- Improper application, alteration, modification, or use of the insulated glass units, including the application of aftermarket films.

For quality assurance purposes, all window and patio door products should be inspected by the Original Purchaser prior to, at the time of installation, or upon transfer of title to the Original Occupant.

General Conditions and Exclusions

The limited warranty set forth in this document is the only express warranty (either written or oral) applicable to American Craftsman[®] windows and doors, and no one is authorized to modify or expand this limited warranty. All warranty claims must be made during the applicable warranty period.

ALL IMPLIED WARRANTIES INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE APPLICABLE STATUTE OF LIMITATION, BUT IN NO CASE WILL EXTEND BEYOND THE TERM OF THE LIMITED WARRANTIES SET FORTH ABOVE. AMERICAN CRAFTSMAN EXCLUDES AND WILL NOT PAY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER ARISING OUT OF CONTRACT, TORT OR OTHERWISE, AND ITS LIABILITY WILL IN ALL INSTANCES BE LIMITED TO THE REPAIR OR REPLACEMENT OR REFUND OF THE ACTUAL PURCHASE PRICE OF THE DEFECTIVE PRODUCT.

Some states do not allow limitations on how long an implied warranty lasts and/or the exclusion or limitation of incidental or consequential damages, so the above limitations may not apply to you. These warranties give you specific legal rights and you may also have other rights which vary from state to state.

The warranties cover replacement parts, components and/or materials only, and American Craftsman does not assume any expense or responsibility involved with the removal and/or reinstallation of any replacement parts, components or materials. American Craftsman reserves the right to discontinue the model or models manufactured under these warranties. Any discontinued parts, components or materials may be replaced with an equivalent part at the sole discretion of American Craftsman. American Craftsman is not responsible for any color variation in the replacement part, component or material. American Craftsman is not responsible for any window or door which has been modified in any manner to accommodate an alarm system which may be attached to the product nor is it responsible for the reconnecting of the window or door to the alarm system. American Craftsman reserves the right to inspect any and all products with alleged defects in the field. Field visits may result in service charges for non-warranty inspections.

ELIGIBILITY REQUIREMENTS

Enforceability of the warranties set forth above is limited to the Original Purchaser. The term "Original Purchaser" as used in this limited warranty means:

- That individual, individuals or entity who or which took original title to the premises or are the original occupants of the structure in which the product was installed.

Claim Procedure

Any inquiry with respect to the product must be made in writing and include the Original Purchaser's name, address, date of purchase, product information from the product label and daytime as well as evening telephone numbers.

All claims and/or inquiries should be forwarded to the following address:

American Craftsman Window and Door Company
Attn: Warranty/Registration Department
P.O. Box 6029
North Brunswick, New Jersey 08902-6029

For additional questions, you may contact us by phone at 888-504-0005.

NON-TRANSFERABILITY: The warranties described above are non-transferable and limited to the Original Purchaser as described above.

If any part of the warranties described above is void or unenforceable in any State of the United States, the remaining portions will nonetheless continue in full force and effect.

Installation Instructions Picture Windows

Insert Replacement Windows
(Interior Installation)



americancraftsmanwindows.com

Installation Instructions

Project Requirements:

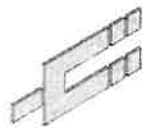
- Installation must comply with all applicable building codes.
- This product is designed to be used as a replacement window installed into an existing wood window frame.
- Existing window, wall and weather-resistant barrier must be adequate and wall must be structurally sound.
- The replacement window should be approximately 1/4" less in both width and height than the opening (minimum clear opening of the existing window frame after removal of sash and components).

If you have questions in regard to project requirements or installation, call 800-234-4228.

Tools & materials required:



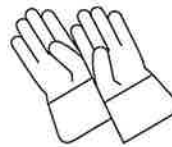
Safety glasses



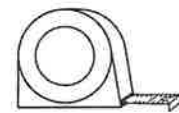
Shims



Hammer



Work gloves



Tape measure



Drill/Driver and
3/16" bit



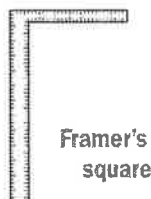
Utility knife



Caulk gun and
sealant



Low expanding
foam



Framer's
square



Putty knife



Level



Dropcloth

Warnings and Cautions:

⚠ WARNING

Use caution when working at elevated heights and around window and door openings. Follow the manufacturers' instructions for ladders and scaffolding. Failure to do so could result in injury or death.

⚠ WARNING

Follow manufacturers' instructions for hand and power tools. Always wear safety glasses. Failure to do so could result in injury, product or property damage.

⚠ WARNING

Windows and doors can be heavy. Use safe lifting techniques and a reasonable number of people with enough strength to lift, carry, and install window and door products. Heavier windows and doors will require mechanical assistance. Failure to do so could result in injury, product or property damage.

⚠ WARNING

Windows and doors have small parts (e.g. hole plugs, operator spline caps, fasteners, etc.). Small parts if swallowed could pose a choking hazard to young children. Dispose of unused, loose, or easily removed small parts. Failure to do so could result in injury.

⚠ WARNING

Sill weep doors are small parts and, if swallowed, could pose a choking hazard to young children.

⚠ WARNING

Support window or door in opening at all times until fastened. Failure to do so could result in window or door falling out causing injury, property or product damage.

⚠ WARNING

Unless specifically ordered, windows are not equipped with safety glass, and if broken, could fragment causing injury. Many laws and building codes require safety glass in locations adjacent to or near doors. Windows are available with safety glass that could reduce the likelihood of injury when broken. Information on safety glass is available from your local dealer.

⚠ WARNING

Do not leave the window opening unattended, especially when small children are present. A fall from the window opening could cause death or serious injury.

⚠ WARNING

Before, during, and after installation, place all tools as well as any casing or window parts on a drop cloth or in a location that will not pose a hazard to installers, customers, or property.

CAUTION

Do not drill or fasten through sill. Product and/or property damage will result.

Warnings and Cautions:

CAUTION

Do not cover weep holes. Property damage may result.

CAUTION

Follow instructions of foam, sealant, and flashing manufacturer regarding safety, material application, compatibility, and periodic maintenance for continued weather resistance of their product. Failure to do so could result in injury, product or property damage.

CAUTION

When insulating between unit frame and rough opening or between units when joining, **DO NOT** overpack batt insulation or overfill with foam. Bowed jambs will result affecting product performance and/or proper operation of unit.

NOTICE

DO NOT apply any type of film to insulating glass. Doing so could cause thermal stress conditions and result in glass damage. Shading devices (e.g. insulated coverings, shutters, etc.) could also cause thermal stress and condensation causing deterioration of windows or doors.

IMPORTANT

Buildings constructed prior to 1978 could contain lead paint which could be disturbed during window or door replacement. For more information on proper management of lead paint, go to: www.epa.gov/lead

CAUTION

Remove or cut ventilation holes in plastic shipping wrap if window is not installed immediately or product damage may occur.

CAUTION

Do not store windows flat or in the sun or product damage may occur.

CAUTION

Weep holes must face the exterior and must be located at the bottom of the window or product and/or property damage may occur.

NOTICE

Use masonry screws when fastening directly into masonry or through a buck into masonry. Failure to do so could affect product performance, and could result in product or property damage.

NOTICE

Important safety information. Leave this information for the building occupant.

NOTICE

DO NOT over drive screws or nails. Doing so could result in product damage.

Fasteners:

⚠ WARNING

Metal fasteners and components could corrode when exposed to preservative-treated or fire-retardant treated lumber. Use approved fasteners and components to fasten window or door. Failure to do so could cause a failure resulting in injury, product or property damage.

Finishing, Cleaning and Maintenance Instructions:

NOTICE

Acid solutions used for cleaning masonry or concrete will damage glass, fasteners, hardware, and metal flashing. Protect window or door and follow cleaning product manufacturer's instructions. If acid contacts window or door, wash all surfaces immediately with clean water.

DO NOT use metal razor blades to clean glass surface. Glass damage could result.

DO NOT use or apply solvents, abrasives, harsh chemicals or cleaners to glass, sash, panels, frame, or window or door components. Doing so will result in product damage.

NOTICE

DO NOT stain or paint weatherstrip, vinyl, glass, or hardware. Doing so could result in product damage.

Read and follow finish manufacturer's instructions and safety information. Failure to do so could result in product damage.

IMPORTANT

Clean glass using liquid glass cleaner.

Clean exterior frame, sash, panels, and insect screens using mild detergent and water with a soft cloth or brush.

For hard to clean areas, use a nonabrasive cleaner.

Installation Instructions

Step 1

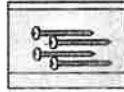
Inspect new window and verify opening.

Inspect for proper size and condition and verify that all parts are included.

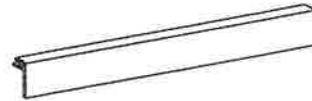
Parts Included:

- (20) #8 x 3" Pan Head Screw
- (4) Installation Hole Cover
- (1) Sill Angle Filler
- (1) Head Expander

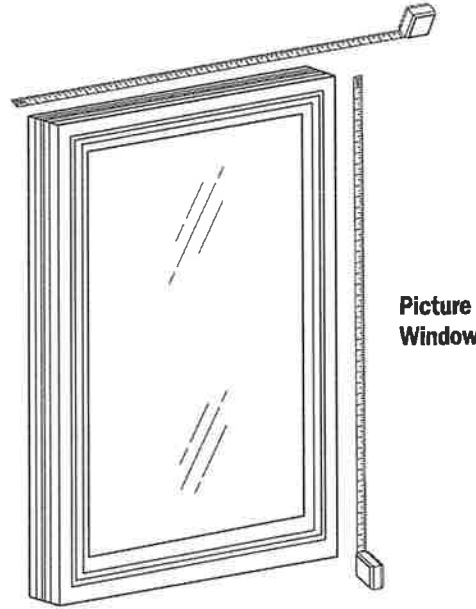
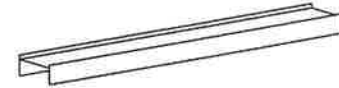
Screw bag



Sill angle filler



Head expander

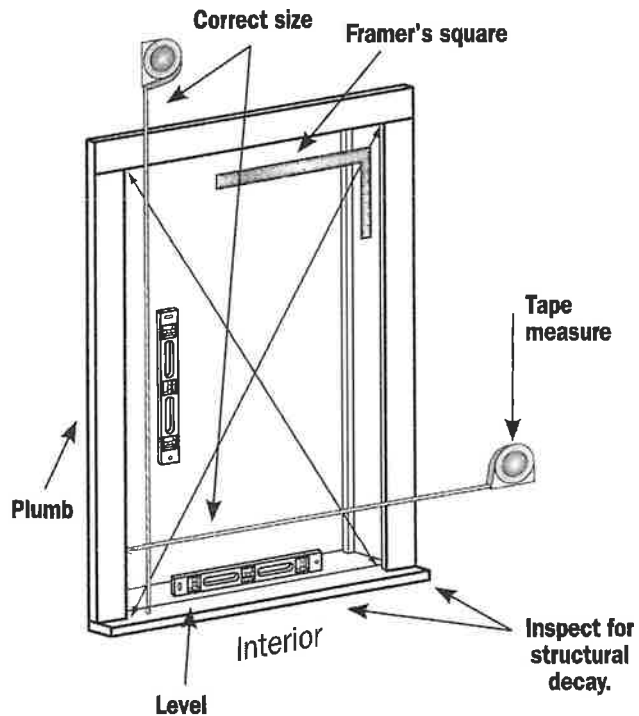


Step 2

Inspect opening.

After removing old window sash, inspect existing window frame and wall for structural decay. Repair as needed.

Make sure the opening is plumb, level and square.

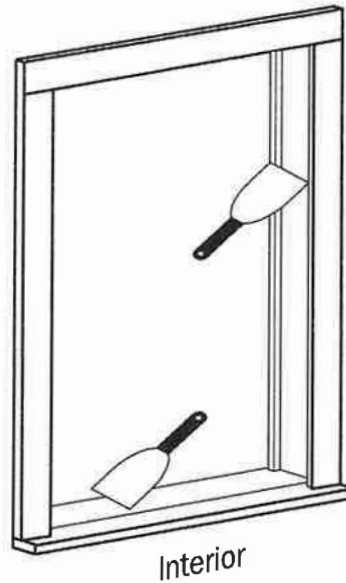


Insert Picture
Replacement Windows

Step 3

Prepare opening.

Clean opening of all debris. Remove any protruding fasteners. Insulate any large areas as needed. Cover or fill all holes.

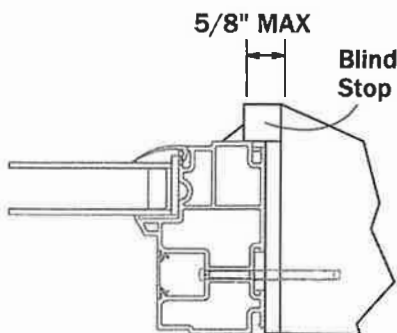
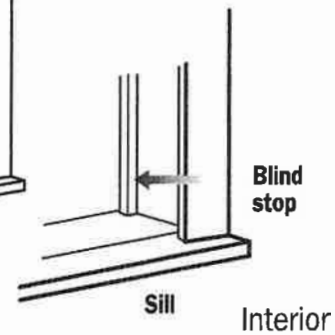
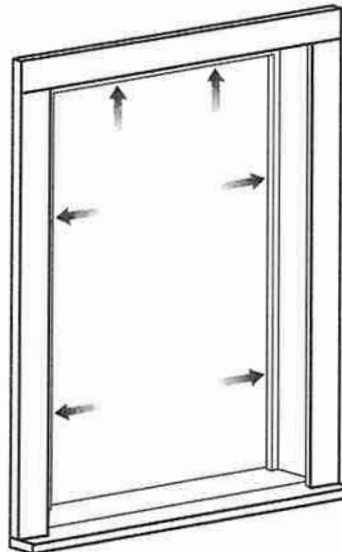


Step 4

Verify blind stop.

Leave existing blind stop intact. If any portion of the blind stop is damaged, the entire stop will need to be replaced.

The stop should cover both sides and the top of the opening. The stop should not exceed 5/8" in width.



Top Cross Section View

Insert Picture
Replacement Windows

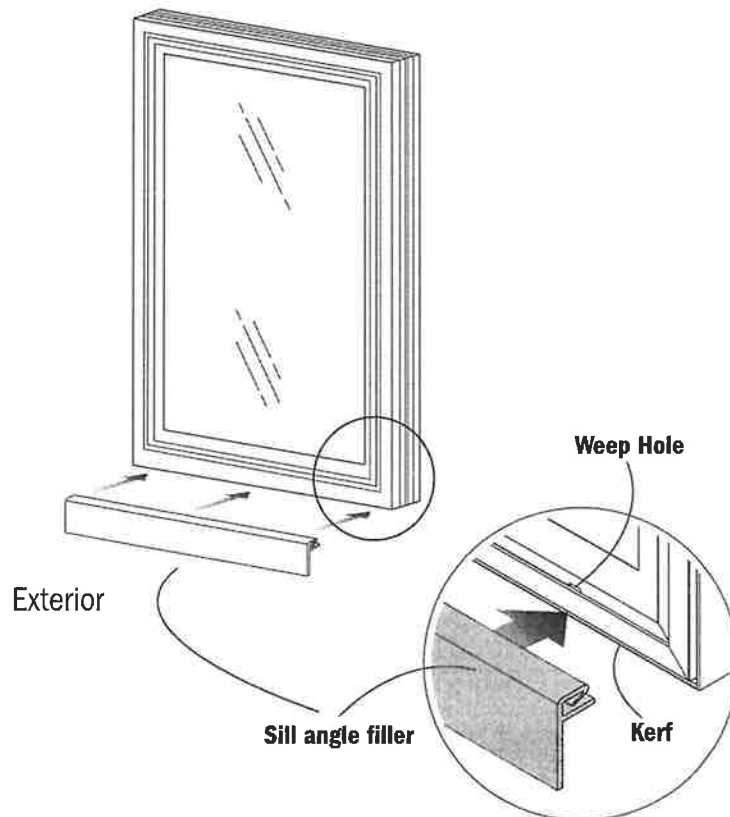
Installation Instructions

Step 5

Install sill angle filler if needed.

If sill of existing window opening is sloped, install supplied sill angle filler in the kerf on the bottom of the window.

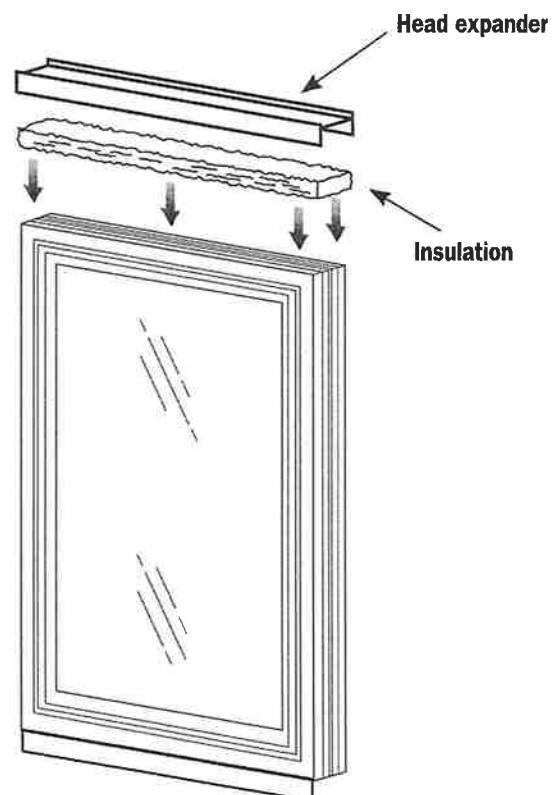
NOTE: Identify the bottom of the window by the presence of weep holes.



Step 6

Install head expander if needed.

If the height of the window opening is higher than what will be covered with interior stops, then place the supplied head expander on top of the window as shown. It is recommended to add fiberglass insulation between head expander and window.



Insert Picture
Replacement Windows

Step 7

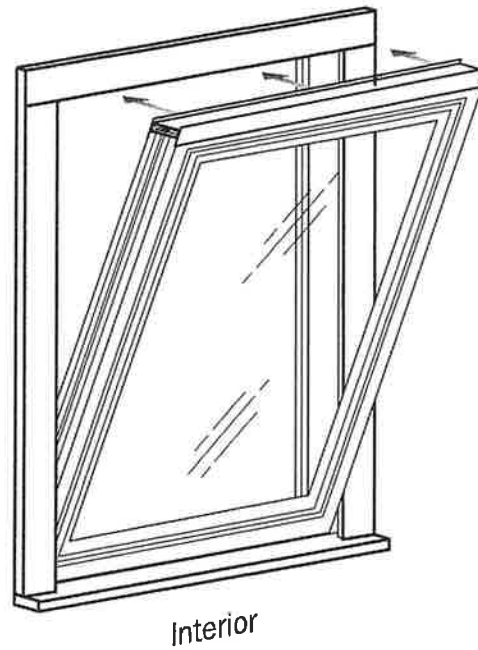
Check fit of window.

Temporarily place window into opening tilting in from bottom and check for fit.

Then remove window.

Adjust and trim sill angle filler as needed.

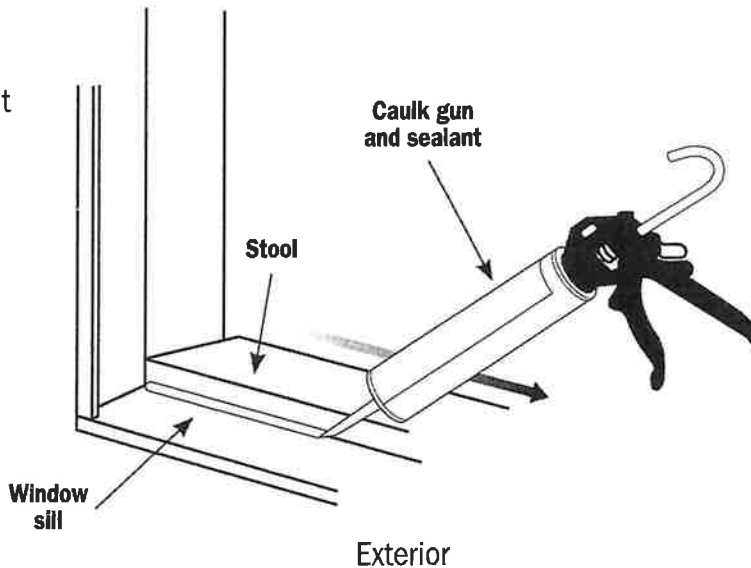
NOTE: Shown with head expander.



Step 8

Apply sealant to sill.

Apply 3/8" bead of sealant where the existing stool meets the window sill.



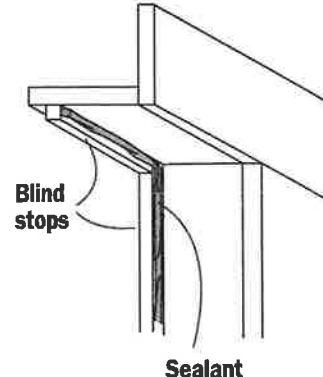
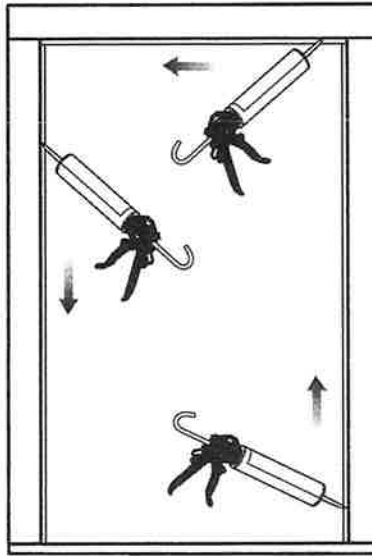
Insert Picture
Replacement Windows

Installation Instructions

Step 9

Apply sealant to blind stop.

Apply 3/8" bead of sealant to inside edge of blind stop at top and both sides.



Blind stops

Sealant
(apply to inside edges of blind stops.)

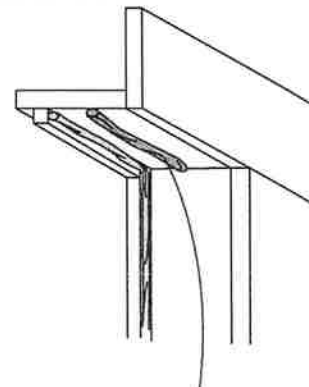
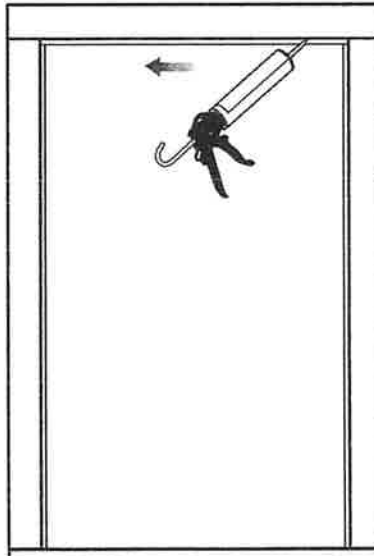
Interior

If using head expander, continue with Step 10. If not using head expander, proceed to Step 11.

Step 10

Apply sealant to top of the window opening (for head expander).

Apply 3/8" bead of sealant to top of the opening in middle across the entire width of the opening if using head expander.



Sealant
(apply to top of opening in the middle across the entire width.)

Interior

Step 11

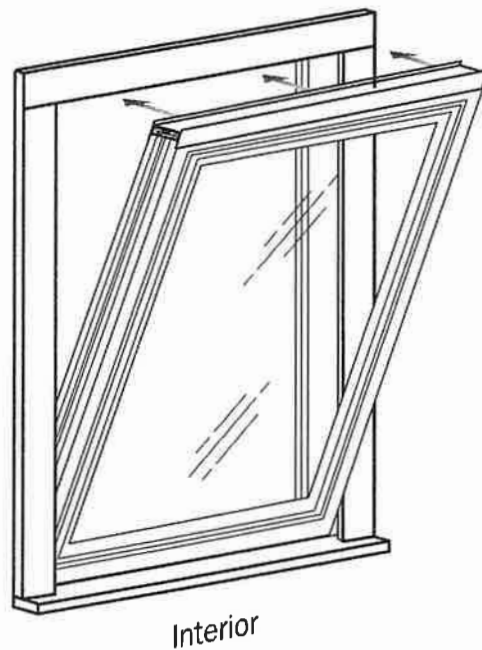
Place window into opening.

Place window into opening, tilting in from bottom. Make sure sill angle filler and head expander remain in place if present.

The bottom interior edge of the window should sit tight against the stool.

If present, the head expander should be pushed up to meet the top of the opening.

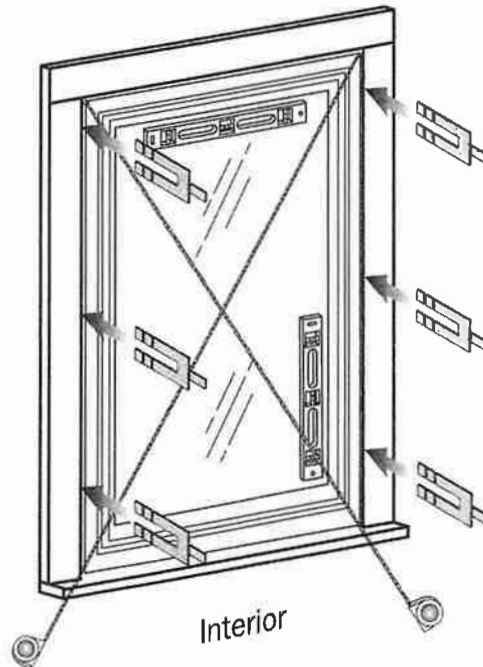
NOTE: Shown with head expander.



Step 12

Shim window and check for plumb.

Shim window so it is plumb, level and square.



Insert Picture
Replacement Windows

Installation Instructions

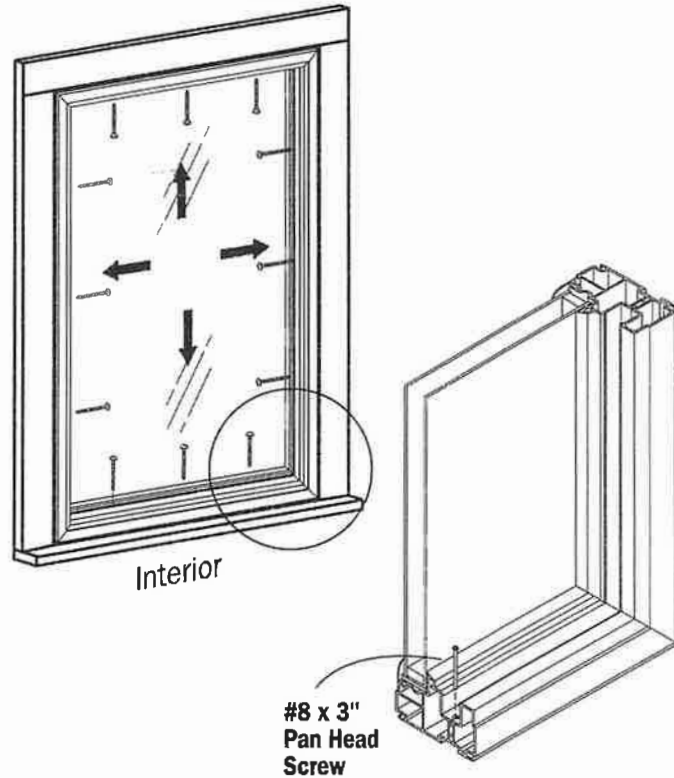
Step 13

Fasten window.

Fasten window to opening with included #8 x 3" screws in each pre-drilled installation hole as shown.

NOTE: If using head expander, use installation holes in head as a guide to pre-drill holes through head expander with 3/16" bit.

NOTE: Pre-drilled installation holes may vary by window size.



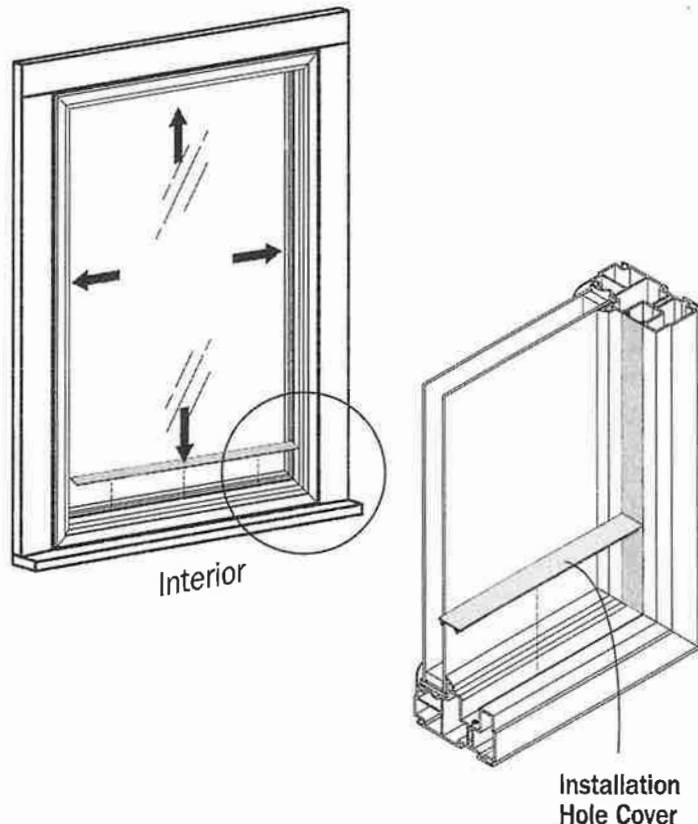
Step 14

Apply installation hole covers to all sides.

Cover installation holes as shown using included installation hole covers.

CAUTION

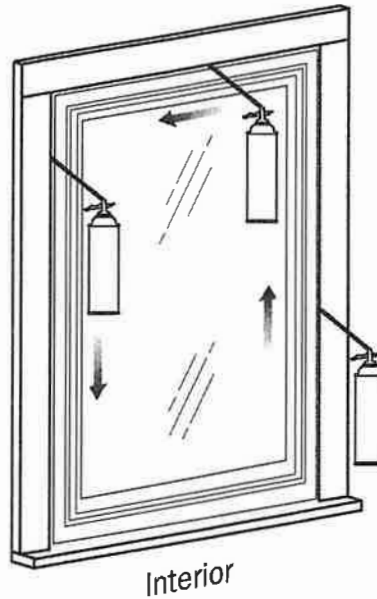
DO NOT apply installation hole covers until installation is complete. Covers are meant to be permanent, and may become damaged if removed.



Step 15

Seal interior.

After shims are trimmed flush with the window frame, seal any opening voids around opening perimeter.

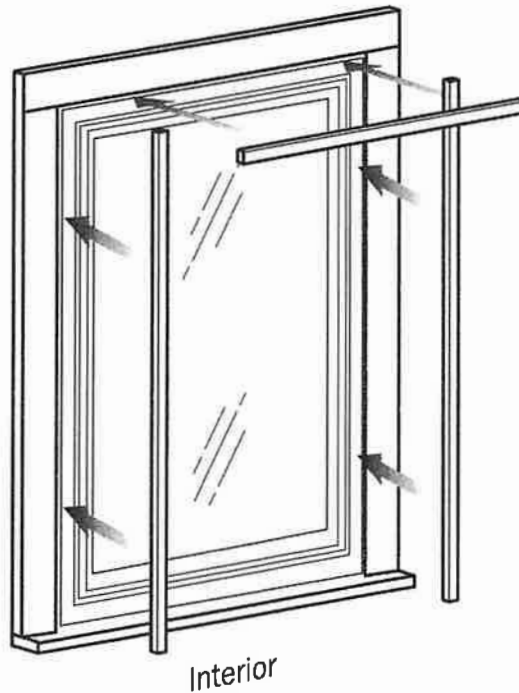


Step 16

Apply interior stops.

Replace or add, if needed, interior stops against the window. Fasten stops to opening frame, being careful to not damage the window.

NOTE: If interior trim is needed, apply now.



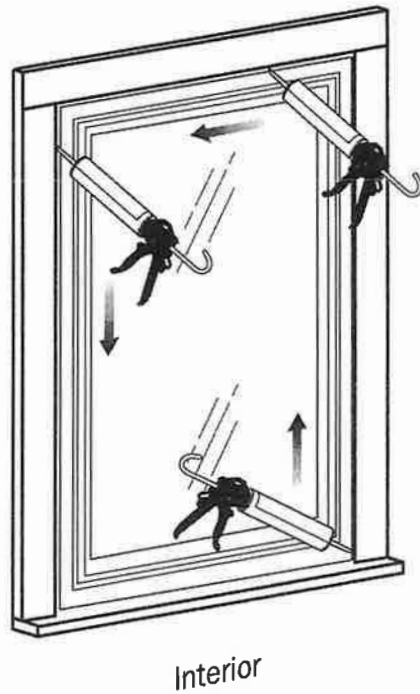
Insert Picture
Replacement Windows

Installation Instructions

Step 17

Apply sealant to interior.

Apply sealant to the interior of the window where the interior stops meet the window and where the head expander, if present, meets the window to seal any gaps.

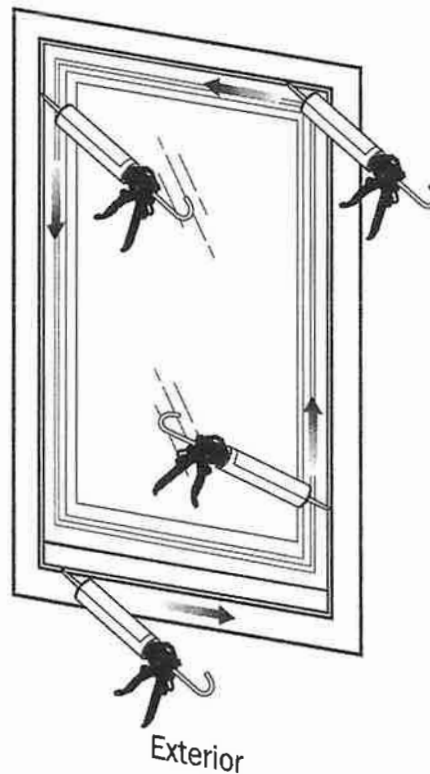


Step 18

Apply sealant to exterior.

Apply sealant to the exterior perimeter of window where window frame meets the blind stops and sill angle filler. Take care to make sure that all gaps and holes are sealed between the window and the wood frame.

Do not cover weep holes on bottom of window.



Vinylmax
WINDOWS



what's *your* idea
of the perfect window?



Edison
The *idea* Window

Our Window



Multi-chambered vinyl construction. Maintenance-free vinyl provides superior strength and thermal efficiency, yet won't weather, chip, warp or rot.

Fusion welded frame and sashes. Four-point fusion welding ensures sashes and frames are square and true and the corners will never pull apart.

IdeaSeal™ triple protection interlock. Mylar fin triple weatherstripped sashes and an interlock with two rows of mylar fin weatherstrip, plus foam filled bulb seal means the elements stay out.

Dual function partitioned sloped sill. Edison's unique partition forms a negative pressure pocket that keeps sash securely in place, even in the most adverse weather conditions. Water management is accomplished by the slope of the sill.

Integral lift and pull rails. Ergonomic handles are located for easy operation, are a fundamental part of the sash and will not pull loose or break.

Optional IntelliGlass high-performance glass. Climate-specific Low E glass package in dual or triple pane. See additional info.

Optional integral nail fin. For ease of matching windows in existing and new construction, integral nail fin is available.

BioMaxx locks & keepers. Technologically advanced composite material is color true, scratch resistant, lead-free, and is 50% stronger than typical die-cast metal alloy locks. Positive action locks pull window together securely. Closed back keeper conceals lock cam position.

Pivot True balance system. Strong, stainless steel coils combine with a high impact polymer shoe to provide effortless fingertip operation. Metal on metal pivot connection is durable, while the low-friction design provides whisper quiet operation.

Flush mount tilt latches. Tilt-in sashes allow for easy cleaning from inside the home. Ergonomic single piece shuttle design will not break, even with thousands of uses.

Dual vent latches. Push-button activated latches permit limited, secure opening of the window from the bottom or top.

Beveled exterior profile. The beveled exterior frame profile provides visual interest that complements any home style.

Chisel beveled sash interiors. Modern interior detailing creates dimension and beautifully frames every view.

Low profile dedicated head. Each vinyl piece is thoughtfully designed for a specific purpose. No snap on conversion parts are used so each window enjoys maximum visible light area.

Shadow groove sash welds. Consistent weld quality emulates the look of finely crafted wood windows.

Concealed stop system. Sash stops are concealed, leaving the window jamb interior uncluttered and uninterrupted.



Model 4600
Double Hung

CONSTRUCTION FEATURES

HARDWARE HIGHLIGHTS

AESTHETIC DETAILS

Make it *your* Window

colors

Choosing the decorative features of your new windows allows for complete personalization for your home's aesthetic. Start by selecting vinyl interior and exterior finishes that are anything but ordinary. Whether selecting solid, color true vinyl or our exquisite decorator exterior finishes, your home will take on your ideal ambiance.



White



Tan



Bronze Exterior laminate on White interior



Tan Exterior laminate on White interior



Clay Exterior laminate on White interior available July, 20 2016



Classic Oak interior laminate on White exterior

Decorator Exterior Finishes



Tan Clay Cocoa Forest Brick Bronze Terra



grids

Stylize your home with decorative grids. A variety of grid profiles are available. Patterns vary according to window style, size and even your preference. Other decorative options available, too.



Flat, Georgian and Pencil profiles available. Between-the-glass grids are securely locked into the spacer, so they'll always stay straight.

Simulated Divided Lites available in Georgian.



Colonial



Prairie



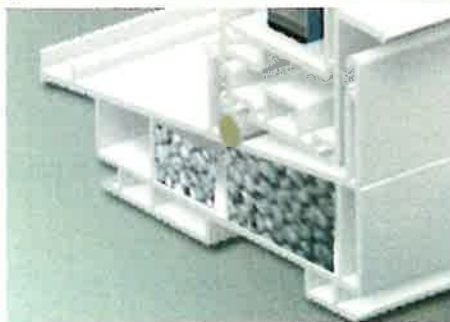
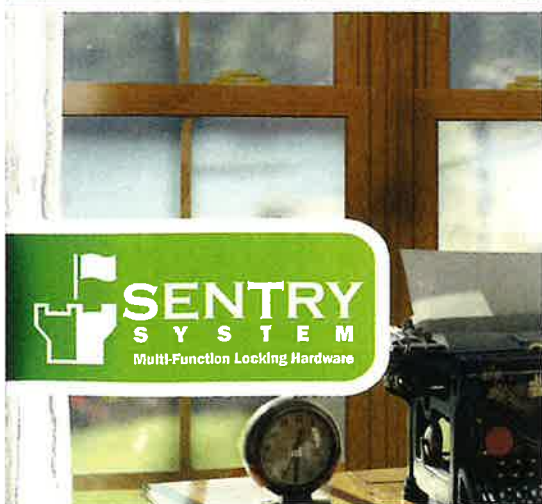
Diamond



Valance

Upgrade *ideas*

Sentry System multi-function locking hardware integrates the lock and tilt functions into the same lock housing. It also includes Deluxe Night Locks that are ASTM F588 Forced Entry resistant. Sentry System is standard on Classic Oak interior windows.



Neopor Rigid Thermal Insulation in the frame combines fluorocarbon-free foam with graphite particles that reflect radiant heat, improving strength and insulation.



Optional FlexScreen Frame

A high-performance PVC coated spring steel frame is damage resistant, beautifully invisible and effortless to install. Simply hold the screen in your hands... bend the sides in... and fit FlexScreen into your screen track.

Style ideas



Double Hungs are the most popular window type and exude classic style. They can be combined into multiple units to create more light.

Slider Windows

are perfect for easy ventilation. Both two and three lite models are available. Three lite sliders are available in equal or 50% center end vent configurations.



Picture Windows and Architectural Shapes combine to maximize daylight and allow a lovely spanning view.



Casements, Awnings, Bays & Bows, and Patio Doors available.



2921 McBride Ct.
Hamilton, OH 45011
(800)847-3736
www.vinylmax.com



Energy ideas

Maximizing energy performance is the true measure of window quality. By choosing Edison Replacement Windows, you have the option to fine tune the energy performance of each window in your home.

IntelliGlass high performance Low E glass with Argon gas.



Dual Pane Options

(available with Super Spacer)

IntelliGlass for mixed climates

IntelliGlass X for warm climates



Triple Pane Options

(available with Super Spacer)
IntelliGlass Plus with two panes of Low E glass and two cavities of Argon gas.

IntelliGlass X3 solar control Low E glass and two cavities of Argon gas fill

IntelliGlass Supreme with 2 panes of Low E glass and two cavities of dense Krypton gas.



Edison Replacement Windows are so energy efficient, they are already available with options that meet the future 2016 requirements of ENERGY STAR.



Our promise

All products manufactured by Vinylmax are backed by a Lifetime Limited Warranty. All vinyl, glass, seals, screens and hardware are covered by this warranty as long as the original purchaser is residing in the home. Elements of this warranty coverage are transferrable to the next homeowner. We ensure your Peace of Mind.



Edison
The idea Window

Information accurate at time of printing. Product subject to change.
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