

STAFF REPORT: 2/23/2022 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #22-7671

VIOLATION NUMBERS: #248, #503

ADDRESS: 2465 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: CHRIS MARABLE

PROPERTY OWNER: HASSAN AND MAURITA MUSSAWWIR

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/14/2022

DATES OF STAFF SITE VISIT: 1/22/2022, 2/17/22

SCOPE: INSTALL VINYL WINDOWS (WORK COMPLETED WITHOUT APPROVAL), REPLACE DOORS, AND OTHER EXTERIOR WORK

EXISTING CONDITIONS

Built in 1923, the property at 2465 Chicago is a 2 ½ story, Colonial home that faces northwest in the middle of the block. The hip roof features a dormer centrally located over bracketed eave and (formerly) 8 over 1 windows below. The windows have since been replaced with vinyl without any muntins. The building is clad in dark brown brick with limestone detailing around the windows. The porch roof of the front entrance porch has been removed, and the porch itself has been reduced in scale to a stoop with concrete steps. The front yard is landscaped with a collection of potted plants and a lawn with a central concrete walkway.

This property has the following HDC approvals on Detroit Property Information System (DPI).

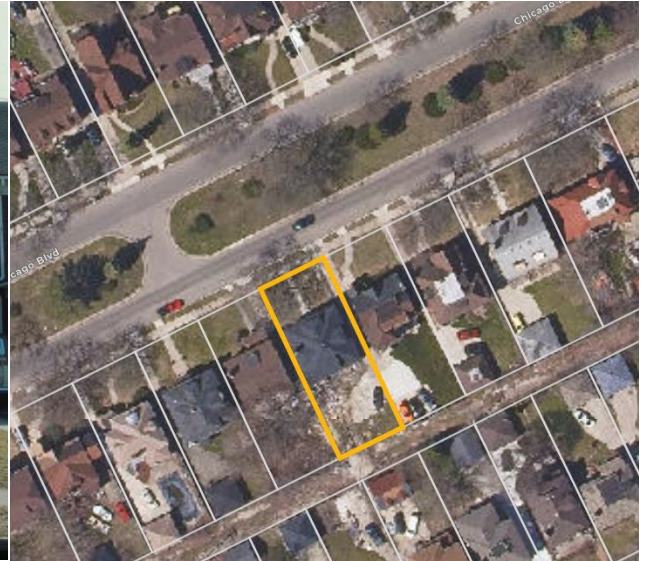
- March 2017, Certificate of Appropriateness (COA): Removal of existing asphalt roof, replaced with asphalt roof, color black.



Site Photo 1, by Staff January 21, 2022: (Northwest) front elevation. Designation photo, 1974: (Northwest) front elevation.



Historic photo, by HDAB 1980: (Northwest) front elevation.



Aerial 1 of Parcel # 10002695, by Detroit Parcel Viewer.



Site Photo2, by Applicant: (Southeast) rear elevation showing applicant's stated condition on Nov. 2014, with soffits and some windows in place.

PROPOSAL

Staff pulled excerpts from the applicant's narrative to identify individual scope items found within the application and received confirmation from the applicant to the scope of work. The replacement of windows with vinyl windows is work complete. The applicant has stated that they will address the work of removing the rear wood decks in a future application and stated no proposed work on the front porch. The remaining scope or work items are proposed for completion. See also attached photos and narrative.

Replaced forty-six (46) windows with vinyl windows

- All replaced windows are Pleasantview vinyl windows, double hung or sliders with no muntins. Wood frames removed and replaced with vinyl.
- Front (Northwest) thirteen (13) wood windows replaced with thirteen (13) vinyl windows as follows:
 - Four (4) wood dormer windows, 6 over 1, double-hung replaced with Four (4) vinyl dormer windows, 1 over 1, double hung.
 - Second floor: Four (4) wood, 8 over 1, double-hung and one (1) wood, 6 over 1, double-hung windows replaced with five (5) vinyl, 1 over 1, double hung windows.
 - First floor: Four (4) wood, 8 over 1, double-hung windows replaced with four (4) vinyl, 1 over 1, double-hung windows.
- Side (Southwest) six (6) vinyl windows installed
 - Original windows' design configuration, not available.
 - Second floor: Two (2) vinyl, 1 over 1, double-hung and one (1) four-panel, vinyl slider windows installed.
 - First floor: Two (2) vinyl, 1 over 1, double-hung and one (1) three-panel, vinyl slider windows installed.
- Rear (Southeast) seven (7) vinyl windows installed (Original windows' design configuration, interpreted from applicant's photos.)
 - Dormer: Two (2) wood, 6 over 1, double-hung windows replaced with one (1) vinyl slider window.
 - Second floor: Three (3) wood, 6 over 1, double-hung windows replaced with one (1) vinyl, 1 over 1, double-hung and one (1) vinyl slider. One casement of three (3) wood windows, 6 over 1, replaced with one (1) four-panel, vinyl slider windows.
 - First floor: Three (3) wood, 6 over 1, double-hung windows replaced with three (3) vinyl, 1 over 1, double-hung windows.
- Side (Northeast) seven (7) vinyl windows installed. (Original windows' design configuration, interpreted from applicant's photos.)
 - Second floor: Three (3) wood, 8 over 1, double-hung windows replaced with three (3) vinyl, 1 over 1, double hung windows.
 - First floor: Three (3) wood, 8 over 1, double-hung windows replaced with three (3) vinyl, 1 over 1, double hung windows. One (1) wood, casement replaced with one (1) vinyl slider.



Site Photo 3, by Staff February 17, 2022: (Northwest) front elevation showing detail of front roof brackets, soffits and windows.

Doors

- Brick-in rear basement exterior door (shown in red), reducing rear entrances to two. The brick material is reused brick from the rear porch that is currently on the property for tuck-pointing. When needed, Belden brick, ISO 9001 & ISO 14001, “Tulip Bld” series will be used.
- Replace remaining four (4) exterior doors:
 - One (1) front door, Therma-Tru Classic-Craft Artissa Collection 3’x6’8” with Arborwatch sidelites, granite color finish.
 - Three (3) rear doors, Therma-Tru Classic-Craft American fiberglass reinforced thermoset composite, entry doors, solid 6’8” height.



Site photo 4, by Applicant: (Southeast) rear elevation indicating location of basement door proposed to be bricked in (red) and doors to be replaced (blue).

Replace soffits and fascia

- Wood soffits and fascia removed and replace with ACM aluminum fascia, 3105/3025-type aluminum coil sheet H26 or equivalent.

Install gutters, gutter coils, and rain barrel

- Install aluminum downspouts and gutter coils
- Install FreeGarden polyethylene rain barrels



Sample photo, by Applicant showing existing brick (right) and sample brick proposed for in-fill of rear door.

STAFF OBSERVATIONS AND RESEARCH

- Boston-Edison Historic District was established in 1974.
- Staff requested further information regarding the following:
 - Confirm if the dormers facing the side of the house were replaced with vinyl windows.
 - Provide locations of the proposed down spouts and rain barrels with a cut sheet showing the color and design of the gutters and downspouts.
 - Confirm that the proposed use of brick for the rear basement matches the existing brick of the house.
- Staff has the opinion that the wood windows with true-divided light were distinctive, character-defining features that was lost when replaced with one-over-one, vinyl windows and sliders.
- Staff believes that most original windows are double-hung, 6 over 1 or 8 over 1 wood frame windows as evident from previous photos.
- Staff confirmed that nearly all windows were removed and replaced with vinyl windows.
- Staff observed that the total number of vinyl windows counted by the applicant may include panels of glass in sliders, counted separately, hence the discrepancy in the stated total of 46 vinyl windows installed and the staff count of 33 vinyl windows installed. Staff has not received confirmation if there are two additional dormer windows replaced with vinyl that face each side of the house.
- Staff has the opinion that the wood front door with the wood paneling and sidelights are distinctive character-defining features and the proposed replacement of the front door and sidelights with a composite material with sidelights is not appropriate.

- Staff has the opinion that the rear, basement door, which is proposed to be bricked-in, is not a character defining feature and therefore does not object to the proposed brick-in of the doorway provided that the applicant use matching brick and not cause harm to existing brick of the doorway.
- Staff has no issue with the proposed replacement of the remaining three doors at the rear of the house.
- Staff noticed that the soffits at the sides and rear elevations of the house have already been removed.
- Staff has the opinion that the wood paneled soffits with the brackets on the front elevation especially are distinctive, character defining features. The removal of these soffits and fascia to be replaced with aluminum would not be appropriate.
- Staff received a confirmation that the aluminum downspouts, color white, would be located on either side of the front elevation of the house towards the side elevations.
- Staff received confirmation that the location of the polyethylene rain barrels would be to the rear. Staff offers the opinion that the rain barrels would not be appropriate at the front elevation of the house but would be appropriate if located to the rear side of the house, in limited public view.



Site Photo 5, by Applicant, November 2014: (Northeast) side elevation showing applicant's stated condition with soffits and windows before work done.



Site Photo 6, by Staff, February 17, 2022: (Northeast) side elevation showing soffits removed, original windows replaced with vinyl

ISSUES

- Staff identifies that both the removal of wood windows and the installation of vinyl windows are inappropriate as they introduce a material and design that destroys the historic character of the property (Standard 2), removed distinctive features (Standard 5), does not match the old character-defining feature (the windows removed without permit) in design, texture, and other visual properties (Standard 6), and are incompatible with the historic integrity of the property (Standard 9).
- Staff identifies that the original 8/1 and 6/1 windows of the front elevation especially contribute to the character defining features of the house and were recognized in the Elements of Design, "Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades" (Section 21-2-106-c (15)) This character is lost in the current vinyl windows now installed.



Designation Photo, 1974 front door compared to proposed front door, provided by applicant.

- Vinyl is not a historically appropriate material for the Boston Edison Historic District or this particular property.
- It is staff's opinion that the replacement of wood soffits and fascia with aluminum and the replacement of the front door and sidelights that do not match in design, configuration, or material 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.

RECOMMENDATION

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

Recommendation #1: Installation of vinyl windows, replacement of wood soffits and fascia with aluminum, replacement of front door:

Staff finds that the replacement of wood windows with vinyl windows, the replacement of wood soffits and fascia with aluminum, and the replacement of front door 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.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Recommendation #2: Rear door brick-in, rear door replacements, replacement of broken glass, and installation of gutters, downspouts, rain barrels:

It is staff's opinion that the proposed rear door brick-in, rear door replacements, and installation of gutters, downspouts, rain barrels retain and preserve the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

Staff recommends the COA be issued with the following conditions:

- The applicant confirm that the brick used for the rear doorway is of the same brick material of the house and the original brick around the door opening be preserved in place.
- The applicant provides the HDC staff locations and color of the downspouts and rain barrels for review and approval.



BLACK
LIVES
MATTER



BLACK LIVES MATTER



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LIVES
MATTER





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: 12/7/21

PROPERTY INFORMATION

ADDRESS(ES): 2465 Chicago Blvd AKA:

PARCEL ID: 10002695 HISTORIC DISTRICT: Boston Edison

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

BRIEF PROJECT DESCRIPTION: New windows, drywall, hardwood flooring, new plumbing, new gutters & soffits

APPLICANT IDENTIFICATION

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

NAME: Hassan E. Maunta Mussawir COMPANY NAME:

ADDRESS: 2465 Chicago Blvd. CITY: Detroit STATE: MI ZIP: 48206

PHONE: MOBILE: 3136222072 EMAIL: mauntareneel@gmail.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.

Permit 2021-05270

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 (BSE&ED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: 2405 Chicago Blvd. Floor: _____ Suite#: _____ Stories: _____

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

Parcel ID#(s): 10002695 Total Acres: _____ Lot Width: 50 Lot Depth: 133.5

Current Legal Use of Property: Residential Proposed Use: Residential

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)

Replace all windows, new driveway, hardwood floors
new flooring, new gutters & soffits

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 \$ 225,000 By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: 1 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: Maurita Mussawir Company Name: _____

Address: 2415 Chicago Blvd City: Det State: MI Zip: 48210

Phone: _____ Mobile: 3136223072

Driver's License #: U21001834 Email: maurita.mussawir@gmail.com

Contractor Contractor is Permit Applicant

Representative Name: Chris Marable Company Name: MI General Contractors

Address: 755 W Big Beaver City: Troy State: MI Zip: 48064

Phone: 2488297764 Mobile: _____ Email: info@generalcontractors.com

City of Detroit License #: 2102220304

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.



To: Historic Commission Staff

Subject: 2465 Chicago, Detroit MI. 48206

Tax Parcel I.D. # 10002695

Legal Description: S CHICAGO BLVD 926 JOY FARM SUB L32 P39-40 PLATS, W C R 10/99
50 X 133.50

Description of existing conditions for: 2465 Chicago Blvd. Detroit MI 48206

1. I purchased the home November 07, 2013, it had no functioning windows, the few still existing broken windows, were non-salvageable. There is no ability to repair windows which are not present. There were previously 46 different window frame openings in the home and a huge variation in terms of their dimensions. On November 21, 2013 I contacted the Historic Commission with no response ever made when given the information prior, attached is the initial document and email. There are now 32 new custom-built vinyl, e-Rated Argon filled high efficiency double pane windows that meet the updated national building code standards. The window frames themselves are custom, as the openings aren't a standard sized and each room and side of the home has different sized openings. With so many different sized openings, I had to have windows custom built to take advantage of natural light and modern building techniques to allow for higher energy efficiency for a home of this size.

2. The previous wooden decks were beyond repair and were torn down to make way for new and upgraded decks which are more realistically usable and meet the current building codes. There are no brochures for the new deck as it will be built custom using off the self readily available pressure treated lumber built to current building codes. The rear concrete stairs and porch must be replaced as it can't pass building safety inspection in its current state, and does not meet current building codes. The front porch will not be altered; the front porch was in its current configuration prior to my purchase as seen in photos from my initial purchase, the only porch being replaced is the rear porch as stated in the scope of work.

3. The main door and its frame must be replaced. The wood framing has been exposed to the elements for multiple years, allowing air to pass through into the home, and does not provide adequate security, and is not salvageable. The new door and frame meet the existing predominate style in the community and is similar to what was existing. The style and company brochure for the door was provided in the previous email, and will be attached again.

4. A descriptive Scope of Work was attached to the previous email, the bricks to be used for tuck pointing and other small exterior masonry repairs are existing currently on the property. I have kept a pile of all the bricks in the backyard as I knew they weren't easily replaceable based on the year of the home's construction. No new bricks will be used for tuckpointing or repair.

5. The Facia, Gutters, and Down Spouts for the home were not historic in nature. They had to be removed and replaced as a side effect of replacing the roof, sub decking, and supporting overhang, as a high percentage of the wood had rotted and made it unsalvageable. There is no brochure for the Facia, Gutters and Downspouts as they are common off the shelf building materials. The replacements will be white, and the same style present prior to renovation.

Subject: 2465 Chicago, Detroit MI. 48206

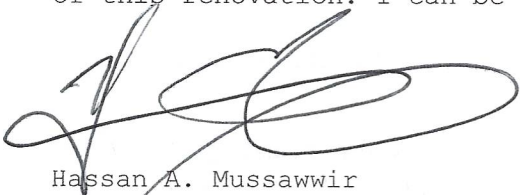
Tax Parcel I.D. # 10002695

Legal Description: S CHICAGO BLVD 926 JOY FARM SUB L32 P39-40 PLATS, W C R 10/99
50 X 133.50

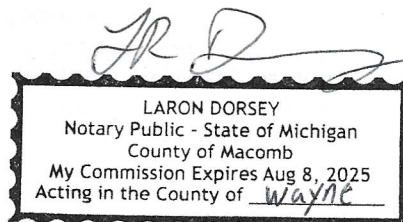
CONTINUED

5. I understand that this is Historic Boston Edison and it is an historic residence, but why would you send photos of the property which don't align with the condition in which it was purchased by me on November 07, 2013 or photos from 2010 and 2000. Mr. Cagney attached photos to show my home which were over 30 and 40 years old, 1974 and 1980 respectively, there were no photos of multiple sides of the home sent to me or views of the backyard at the date of purchase, and no photos from within the last five years or ten years were sent either. Those photos did not represent what was present, I sent photos from 2013 and 2021 as they reflect the home in its current state and its state at the time of purchase. When closely inspecting the photos sent to me (1974 and 1980), the windows clearly looked to be in poor shape and deteriorating then. I could not imagine windows surviving for 100 years in the condition that I bought the home, and it is not realistic to expect them to.

6. At the time of purchase and on separate occasions I requested from the City of Detroit Building Department, as well as The Detroit Historic Commission images, plans and or drawings of the home, as well as the name of the builder in order to possibly obtain them that way. I was told that they did not exist or were no longer on file as the home was more than 70 years old and the records had been lost. The home is currently under full renovation, because at the time of purchase it was not a livable space. I have no architectural drawings of the home and the only current images available were taken by me during the process of this renovation. I can be reached at the undersigned.



Hassan A. Mussawwir
(313) 623-1066
mussawwirh@cooley.edu
2465 Chicago Blvd
Detroit, Mi. 48206



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Michigan }
County of Wayne } ss.

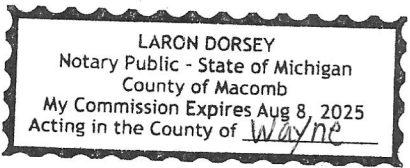
On this the 15th day of September, 2021, before me,
Day Month Year

Laron Dorsey, the undersigned Notary Public,
Name of Notary Public

personally appeared Hassan A. Mussawwir,
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Memorandum For Record: Detroit Historic Commission, its parties and associated City of Detroit Departments and entities et al.

Subject: Home Renovation of 2465 Chicago Blvd. Detroit MI 48206.

Historic District: Boston: Edison

Property Owner: Hassan A. Mussawwir and Maurita Mussawwir

My name is Master Sergeant Hassan A. Mussawwir, I am currently deployed to the Middle East in support of ongoing United States of America's foreign policy goals. As such I am considered a protected person under The Servicemembers Civil Relief ACT (SCRA), Civil Right Act of 1957 50 U.S.C. 3901-4043 I am asking the Detroit Historic Commission to consider multiple variances to my home (2465 Chicago Blvd, Detroit Mi. 48206). My home is currently vacant, unable to be occupied, and under considerable renovations with a substantial home renovation loan being paid monthly. Your Commission is denying my ability to complete the renovations necessary for my family to occupy the property we own, leaving us essentially homeless.

The Secretary of Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings which you follow, are "guidelines" and state unequivocally that, "They are not meant to give case-specific advice..., they cannot tell a building owner which features of a historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for new use." We have owned this property for numerous years and have completed a substantial amount of the work through my own labor, and the use of multiple licensed and bonded contractors costing my family over \$100,000.00 in costs so far. The current outstanding loan balance I hold is \$250,000.00 and the current estimated appraised value with the completed renovation is \$500,000.00 which would significantly improve the adjacent properties, and The Boston Edison Community overall home values. This home was to be moved into by my family but we are being denied access by this body. These considerable delays serve as an unreasonable burden preventing us from the use of clearly defined personal private property in a manner that we find satisfactory for our own use.

No Homeowners Insurance Company will insure properties in Detroit which are vacant, or homes with considerable construction delays, a property is considered significantly delayed where the work should have taken an approximated number of months to complete and has failed to make significant or no progress towards completion. It is now close to one year without movement. The insurance underwriting will only allow for 6 months to complete a renovation of this sort, and I can only seek approvals/corrections from this body at an almost bi-monthly hearing rate. This process has left us with no ability to secure insurance or safety to our investment. The total sum of these delays has injured my family and serves as an exclusionary tactic which is unreasonably obstructing residential renovation of private property. This process is in violation of MCL 125.3204. {Significantly, a zoning ordinance may not engage in exclusionary zoning, which means to "have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use . . . unless a location within

the local unit of government does not exist where the use may be appropriately located or the use is unlawful.”} MCL 125.3207. {The prohibition of exclusionary zoning constitutes an effort on the part of the Michigan legislature to limit land use restrictions motivated by a “Not in My Back Yard” approach.} This process also violates the Religious Land Use and Institutionalized Persons Act. 42 U.S.C. § 2000cc et seq. In enacting RLUIPA, Congress determined that there was a need for Federal legislation to protect religious individuals and institutions from unduly burdensome, unreasonable or discriminatory zoning, landmarking, and other land use regulations. Furthermore

Request For Variance: We are asking for a substantial variance of the following based on what I have stated.

1. Variances for the Window’s as they are of common use currently throughout the community and do not deviate from the intended architectural designed layout for “curb appeal”. The size of the windows currently in the home have not changed from what was originally built. The only difference now is the materials being used, as they are significantly stronger, more energy efficient, are available in quantity and quality, and meet current building code.
2. Installation of Soffits, and fascia which were preexisting to our purchase of the property, and do not deviate from what is currently present within the community. The soffits, fascia and down spouts were of the current aluminum materials which are the industry standard and not of historic nature.
3. Brick in basement exterior door, as it was the “Servants Entrance”, and poses an unreasonable burden to my family’s safety from home invasion, break-ins or robberies, as is a common occurrence within the city limits with so many rare facing entrances.
4. Replacement of the front door to include it’s framing and design, to a design which is currently common to the community, and as not a significantly deviation from the architectural designed “curb appeal” as it was intended. The current wood is not salvageable.
5. Installation of gutters and gutter coils which would replace the former as they were of the common and the current standards already in use and do not deviate from what is common within the community.
6. Replacement of 3 exterior rear facing doors to ones which are of the same quality, design and safety as the newly designed front door, with the only difference being the amount of decorative glass design. The rear doors will have less glass ensuring the home is safe for our family, allowing us to live free of fear of break-ins.

Scope of Project: 2465 CHICAGO BLVD. DETROIT MI. 48206

- Replace soffits, fascia
- Install gutters and gutter coils
- Brick in basement exterior door (circled in red), Reducing rear entrances to 2 versus 3
- Replace remaining 4 exterior doors
- Request window variance, replace 2 damaged windows.

2465 Chicago Blvd at time of Purchase (NOV 2014). FRONT



Original home as purchased (NOV 2014) - Rear



Original home as purchased (NOV 2014)– Rear. Replace upper rear exterior door



Original home as purchased (NOV 2014)– Side



Original home as purchased (NOV 2014)– Opposite Side



Current State of Home, Windows and roof replaced



Current State – Windows replaced side window covered to prevent vandalism

Rear door covered to prevent vandalism



Current State – Rear of home.

Replace 3 doors circled in blue. Requesting to brick in door circled in red.

We need an immediate certificate of appropriateness. My bank has suspended payments to my Contractor based on these proceedings preventing adequate progress while at the same not suspending payments on the property placing my family in a position of being now unable to live in the home we are contracted with a mortgage. I request to begin immediate work on home, to allow a certificate of occupancy that will aid in preventing any additional theft or vandalism of the home and prevent the home from being at risk of being unable to maintain home owner's insurance. The Historic Commission has positioned itself as the arbiters of a contract which you were not a party to. There was no agreement between myself and this commission for tax benefits for historic preservation, and the home's purchased condition left it in a state of nuisance as described by City Ordinance. The City of Detroit Land Bank on numerous occasions attempted to ticket and seize our home, while I was completing the initial interior abatements as required by law for a home which contained fire damage, knob and tube electrical wiring and cast iron piping. These are no longer accepted as they are dangerous and go against National Building Standards and Code and were subsequently removed.

Utilizing the Secretary's Standards for Rehabilitation I shall explain the property.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - a. The property had severe fire damage which was not disclosed at the time of sale, it had been open and exposed to the weather for multiple years as well as water damage. The property had zero working windows and over 20 boarded openings where absolutely no window frame existed.
2. The Historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.
 - a. The property was placed onto the Blight list by the City of Detroit Land Bank which I had to show proof of significant work being done to the home with evidence that they have on record. Significate to that was their demand for windows be placed into it.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural element from other buildings, shall not be undertaken.
 - a. At the time of purchase the property had already sustained significant variance from its original state and as the property owner of record I cannot be held responsible for the acts of others.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - a. The requested variances are required to bring the home up to current building code, and represent no distinctive deviation to what is currently existing within the Boston Edison Historic District as multiple properties located within the district do not contain wooden single pained windows, but rather double hung double pained energy efficient windows.
5. Distinctive features, finishes, and constriction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - a. The craftsmanship of the windows was not of a level or quality to which showed extraordinary design and seemed normal of the period when present, the few remaining were of so ill repair that they were destroyed well prior to our purchase of the property. There was absolutely no reasonable method to retained, service or otherwise repair windows that do not exists and are such a deviation from current building codes as they would be considered non-beneficial and an extreme burden due to their lack of energy efficiency.

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.
 - a. There is no reasonable means to repair fire damaged, weathered beyond use windows, or decking which had been left exposed to the elements for multiple years prior to becoming the owner of record.

7. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - a. The exterior alterations required and requested are to meet current building codes as well as to make safe the property. Many of the exterior features were exposed and deteriorated to such a point as they were, and are dangerous and must be updated to the new building codes.

8. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - a. Without the requested variances the property is not inhabitable safely. The property must be brought up to current building codes in order for it to receive a certificate of occupancy.

Down spouts are shown by white lines. On front and rear corners of the home are planned locations just like the original.

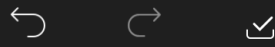
All 6 dormer windows were replaced and are circled in blue.

Sample brick was sent on a prior email. We plan to reuse as much brick as we can from the crumbling rear deck and remaining brick will be the provided sample.

The rain barrel colors are shown below.

The last photo is an up close photo of the windows used.

Cancel



Next



Effects



Retouch



Sticker



Cutout



Replay



Text



Add Photo



Remove BG



Fit



Brushes



Border



Mask



BELDEN

THE BELDEN BRICK COMPANY

PO BOX 2010
LAWRENCE, MISSISSIPPI

ISO 9001 & ISO 14001
Certified Quality Management System

Modular
Tuff Brick

20-40mm



FreeGarden™ EARTH

A compost bin is a container, specifically designed and engineered for the collection and processing.

[Read More](#)

FreeGarden™ RAIN

Why waste fresh tap water on your compost pile when you can harvest rainwater?

[Read More](#)

FreeGarden™ KITCHEN

Having an attractive and easy-to-use food waste container handy is key to successful composting.

[Read More](#)

FreeGarden™ FORK

Frequent turning is critical to distribute air and moisture throughout the compost pile.

[Read More](#)

FreeGarden™ TEMP

Why waste fresh tap water on your compost pile when you can harvest rainwater?

[Read More](#)

What is a rain barrel?

A rain barrel is a system used by a homeowner to collect and store rainwater from the roof of a home. The water harvested is soft, fresh water that can be used for a variety of purposes, including lawn and garden watering, topping off pools, and washing cars. Water from home faucets is treated to a level allowing it to be safe to drink, while natural rain water has the pH level ideal for water and plant growth. Rain water harvesting helps to divert rain from storm drains, decrease the impact of runoff to streams, and minimize sewer overflows during heavy rainfalls.

Why use a rain barrel?

Rain barrels allow homeowners to collect and store rainwater to be used at a later time. In doing so, homeowners use less water from the faucet, conserving both water and energy in the home as well as the energy needed for water facilities to treat the water that would have been consumed. According to the U.S. Environmental Protection Agency, lawn and garden watering make up nearly 40% of domestic water usage during peak summer months. Rain barrels save most homeowners about 1,300 gallons of water each summer, reducing the demand for clean water. Rainwater harvesting helps homeowners to reduce their water bills while conserving water and protecting the environment.

Why the FreeGarden™ RAIN rain barrel?

Committed to environmental sustainability, Enviro World provides cost effective, high quality environmental containers to homeowners and residents, and expertly designed and supported waste diversion programs and green initiatives to municipalities and governments.

The FreeGarden™ Rain Compost Bin has many features that make

it the composting tool of choice:

- 55 gallon/208 litre rain barrel
- insect resistant stainless steel screen
- higher spigot accommodates most watering cans
- easy multi-barrel installations
- as many as 3 barrels fit in the back of a regular sedan
- 3 additional spigot mounting locations
- childproof lid and stable footprint
- square shape ideal for flush-to-wall and corner installations
- 34" h x 24" w x 24" d
- saves most homeowners 1,300 gallons of water each summer
- helps restore soil to ideal pH levels
- conserves water, protects the environment, and lowers water bills

[Download Features](#)

[Download Instructions](#)

[Download More Info](#)





Pleasantview

WINDOW MANUFACTURING

[HOME](#) | [PRODUCTS](#) | [ABOUT](#) | [CONTACT US](#) | [INSTALLATION](#) | [SERVICE](#) | [FAQ](#)

Double Hung Windows

- Recessed tilt latches keep the glass view clean and uncluttered and both sashes tilt in for easy cleaning from the inside.
- Stainless steel constant force sash balancers are designed with higher cycle lives than block and tackle or spiral balancers to give you decades of trouble free use.
- Meeting rails positively interlock for less air infiltration.
- Two locks on windows over 24" wide for optimum tightness and security.
- Insect screen has nylon pile barrier surrounding frame.
- Integral sloped sill and water drainage system.



Our Products :

- Bays, Bows, Casements
- Double Hung
- Doors
- Patio Doors
- Sliders
- Options

- Custom built for exact fit.



Double Hung Windows



Easy Cleaning

Features

- Fusion welded beveled frame and fusion welded sash.
- Multi chambered extrusions providing maximum strength and efficiency.
- Not mechanically joined or chemically welded like wood, aluminum or inferior vinyl windows.
- 7/8 warm edge glass spacer – The latest technology in insulated glass.
Reduces noise, reduces heat loss, reduces interior condensation and has a lasting appearance.
- Sloped sill for water displacement
- 3 ¼ multi chambered frame with sleek profile.
- Double layered extruded handles on both sashes
- Positive action cam-type lock and keeper with dual locks on most windows.
- Double weather stripping virtually eliminates air infiltration.
- Fiberglass half screens prevent insects (full screen option available).
- Screens are easy to remove for cleaning.
- Security latches allow safe ventilation.

CCV1418

Classic Craft®
Artíssa Collection™ in Canvas



Included in Your Entryway Project:

Project Summary

Door Type

Door Configuration

Single with Sidelites

Door Size

3'0" x 6'8"

Door Configuration

Door Style



Classic Craft®
Artíssa Collection™ in Canvas

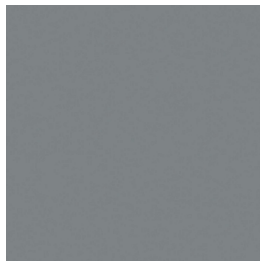
CCV1418

Glass Style



Arborwatch™ 1-Lite

Finish Option



Granite

Door Lite Frame



Classic Craft Scrolled Lite Frame

Sidelite Configuration

Sidelite Style



Classic Craft® Canvas

CCV1423SL

Glass Style



Arborwatch™ 1-Lite

Finish Option



Granite

Accessories

Frame Profile



Product Information

EasySpec S/N 119897

Product/Model Name: Classic-Craft American**Classic-Craft American Style**

American Style Collection™ fiberglass entry doors were inspired by early 1900s residential architecture. The collection complements many popular home designs, including Arts and Crafts, Bungalow, Cottage and Colonial Revival styles.

Made with our patented AccuGrain™ technology, you get the look of high-grade wood with all of the durability of fiberglass. The exterior doors in this collection have the look and feel of a real wood front door — with solid wood square edges, architecturally correct stiles, rails and panels. Unlike genuine wood doors, they resist splitting, cracking and rotting.

Project Information

Project Name: Rear Doors
Contact Name: Maurita Mussawwir
Project Location: Detroit
Contact Email: mauritarenee@gmail.com

**Selected Features and Options (Product Schedule)**

Door Type	Single
Operation	Outswing
Height	6'-8"
Style	Solid

Specifications

THERMA-TRU Corp.
1750 Indian Wood Circle
Maumee, OH 43537
Toll Free 800-891-7400
Phone 419-891-7400
Website www.thermatru.com

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including Master Format, Section Format, and Page Format. The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section. Section numbers and titles are from Master Format 2018 Update.

DIVISION 08 16 13.10

CLASSIC CRAFT FIBERGLASS ENTRY DOORS

Specifier Notes: This section covers Therma-Tru® branded fiberglass entry door slabs ("Doors") and other components of the doors system which can be sourced through Therma-Tru®. Consult your local Therma-Tru Architectural Sales Specialist for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Fiberglass Entry Doors
- B. Impact Resistant Fiberglass Entry Doors
- C. Fire Rated Fiberglass Entry Doors

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section. Verify section numbers and titles.

- A. 06 40 00 - Architectural Woodwork
- B. 07 27 00 – Air Barriers: Water-resistant barrier
- C. 07 92 00 – Joint Sealants: Sealants and caulking
- D. 08 80 00 - Glazing
- E. 08 71 00 – Door Hardware
- F. 09 90 00 - Painting and Coating

Fiberglass Entry Doors
08 16 13

1.3 REFERENCES

Specifier Notes: Standards listed by reference including revisions by issuing authority. This article does not require compliance with standards, but is merely a listing of those that may be used.

- A. Fenestration and Glazing Industry Alliance (formally American Architectural Manufacturers)
1. AAMA/WDMA/CSA 101/I.S. 2 / A440-17 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 2. AAMA/WDMA/CSA 101/I.S. 2 / A440-11 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 3. AAMA/WDMA/CSA 101/I.S. 2 / A440-08 North American Fenestration Standard/Specification for Windows, Doors, and Skylights.
 4. AAMA 920 – Specifications for Operating Cycle Performance of Active Side Hinged Exterior Door Slabs.
 5. AAMA 925 – Specification for Determining the Vertical Loading Resistance of Side Hinged Door Systems.
 6. AAMA 1304 – Voluntary Specification for Determining Forced Entry Resistance of Side Hinged Door Systems.
 7. AAMA 1702.2 – Voluntary Standard for Utilization in Manufactured Housing for Swinging Exterior Passage Doors.
- B. American National Standards Institute
1. ANSI/BHMA A156.2 – Performance Standard for Bored and Preassembled Locks and Latches.
- C. American Society for Testing and Materials (ASTM):
1. ASTM E 90 – Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.
 2. ASTM E 283 – Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
 3. ASTM E 330 – Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 4. ASTM E 331 – Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
 5. ASTM E 413 – Classification for Rating Sound Insulation (STC).
 6. ASTM E 547 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
 7. ASTM E 987 – Standard Test Methods for Deglazing Force of Fenestration Products.
 8. ASTM E 1300 – Standard Practice for Determining Load Resistance of Glass in Buildings.
 9. ASTM E 1332 – Standard Classification for Determination of Outdoor-Indoor Transmission Class.
 10. ASTM E 1886-19 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
 11. ASTM E 1996-17 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
 12. ASTM E 2235 – Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods.

- D. California Reference Standard Code:
 - 1. CA SFM 12-7A-1 – Materials and Construction Methods for Exterior Wildfire Exposure.
- E. Canadian Standard:
 - 1. CAN4-S104 – Standard Method for Fire Tests of Door Assemblies.
- F. Environmental Protection Agency and Department of Energy:
 - 1. Energy Star Program Requirements Product Specification for Residential Windows, Doors, and Skylights.
- G. Code of Federal Regulations:
 - 1. 24 CFR 3280 – Manufactured Home Construction and Safety Standards
 - 2. 24 CFR 3282 – Manufactured Home Procedural and Enforcement Regulations
 - 3. CFR 1201 Part 2 – Safety Standard for Architectural Glazing Materials.
- H. Florida High Velocity Hurricane Zone (HVHZ) Testing Application Standards:
 - 1. TAS 201 – Impact Test Procedures.
 - 2. TAS 202 – Criteria for Testing Impact and Non-Impact Resistant Building Envelope Components Using Uniform Static Air Pressure.
 - 3. TAS 203 – Criteria for Testing Products Subject to Cyclic Wind Pressure Loading.
- I. Housing & Urban Development
 - 1. HUD UM89 – HUD Building Product Standards and Certification Program for Exterior Insulated Steel Door Systems.
- J. National Fenestration Rating Council
 - 1. NFRC 100 – Procedure for Determining Fenestration Product U-Factors.
 - 2. NFRC 200 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance (VT) at Normal Incidence.
 - 3. NFRC 400 – Procedure for Determining Fenestration Product Air Leakage.
- K. National Fire Protection Association
 - 1. NFPA 252 – Standard Methods of Fire Tests of Door Assemblies
- L. Underwriters Laboratory
 - 1. UL 10B – Standard for Fire Testing Door Assemblies.
 - 2. UL 10C – Standard for Positive Pressure Fire Tests of Door

1.4 PERFORMANCE REQUIREMENTS

Specifier Notes: Performance ratings for doors vary by product, configuration, and size. Current performance information is found at www.thermatru.com. Consult your local Therma-Tru Architectural Sales Specialist for more information. Delete the following performance requirements if not required.

- A. Doors shall have a structural design pressure rating of DP [____].
- B. Doors shall have an impact design pressure rating of DP [____].
- C. Door Unit Air Leakage, NFRC 400, 1.57 psf (25 mph): 0.50 cfm per square foot of frame or less.
- D. Door Unit Water Penetration: No water penetration through door unit when tested in accordance with ASTM E 331 or ASTM E 547 with water applied at rate of 5 gallons per hour per square foot at 0 psf.

- E. Doors shall have a minimum STC rating of [___] or a minimum OITC rating of [___].
- F. Doors shall have a positive pressure certified fire door rating of [___] minutes.
- G. Doors shall have a minimum/maximum U-Value of [___] and a minimum/maximum SHGC of [___]
- H. Doors shall qualify for Energy Star Rating.

1.5 SUBMITTALS

- A. Refer to Division 01 33 00 Submittal Procedures [Insert division number and title].
- B. Product Data: Submit door manufacturer current product literature, including installation instructions.
- C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections, anchorage methods and locations, accessories, hardware locations, and installation details.
- D. Samples: Submit full-size or partial full-size verification sample of door illustrating glazing system, quality of construction, texture, and color of finish.

1.6 QUALITY ASSURANCE

- A. Mockup:
 - 1. Provide sample unit of representative product size and using manufacturer approved installation methods to determine acceptability of door installation methods. Comply with Division 01 43 39 Quality Assurance
 - 2. Approved mockup shall represent minimum quality required for the Work.
 - 3. Approved mockup shall [not] remain in place within the Work.
- C. Quality Assurance Submittals:
 - 1. Provide documentation for specified performance as required.
 - 2. Manufacturers' installation instructions.
- D. Manufacturer Qualifications: Manufacturer shall have successful experience in producing the type of product required for project applications equivalent to the requirements for this project.

Specifier notes: Therma-Tru manufactures fiberglass door slabs and related components and sources them to distributor and dealer fabricators for system assembly. Fabricators will have successful experience in producing the type of product required equivalent to the project requirements.

- E. Installer Qualifications:
 - 1. [Optional: Installer holds current credential as a Therma-Tru® Certified Installer.]

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Refer to Division 01 60 00 Product Requirements.
- B. Delivery: Deliver materials to site undamaged with labels clearly identifying manufacturer, product name, and installation instructions
- C. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- D. Handling: protect materials and finish during handling and installation to prevent damage.

1.8 WARRANTY

- A. Refer to Division 01 78 36 Warranties
- B. Therma-Tru® standard limited warranty for fiberglass Therma-Tru® Door Product and genuine Therma-Tru® components, including TRU-GUARD™ Composite rot-resistant frames, mullions, and brickmould sourced from Therma-Tru (excluding primed pine door frames and oak door frames, and non-rot resistant mullions and brickmould) used in commercial and multi-residential projects will be free from material and workmanship defects for a period of three years subject to certain limitations and restrictions. For complete details and current warranty information go to www.thermatru.com.
- C. PrismaGuard™ Limited Warranty Rider provides coverage to the Warranty Holder for non-conformities in select stain and paint finishes available through certain distributors of the door slab, sidelite, transom, and other genuine Therma-Tru components of a Therma-Tru fiberglass door system. For complete details and current warranty information go to www.thermatru.com.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Basis of design:
Therma-Tru Corp.
1750 Indian Wood Circle
Maumee, OH 43537
(419) 891-7400
(800) 843-7628
www.thermatru.com
Contact:
Rod Clark
458-206-8532
rclark@thermatru.com

- B. Substitutions: Not permitted
- C. Requests for substitutions will be considered in accordance with provisions of Division 01 60 00.

2.2 FIBERGLASS ENTRY DOORS

- A. Fiberglass Entry Doors: All fiberglass doors manufactured by Therma-Tru®. Specification is for complete entry systems with components manufactured by Therma-Tru® and assembled by independent fabricators.
 - 1. Classic -Craft®
 - 2. Construction:
 - a. Classic-Craft®
 - 3/32" minimum thickness proprietary fiberglass reinforced thermoset composite, "AccuGrain" textured to duplicate hand-crafted hardwood master or smooth surface. Door edges are machinable kiln-dried hardwood, flush and square with door faces, lock edge reinforced with full-length integrated 3-1/2-inch wide engineered lumber core. Door bottom edge is moisture- and decay-resistant composite. Core is foamed-in-place polyurethane, with a minimum density of 1.9 pcf.
 - 3. Door Style
 - a. Classic-Craft®
 - 1. American Collection: Enter Style Number [_____].
 - 2. Mahogany Collection: Enter Style Number [_____].
 - 3. Rustic Collection: Enter Style Number [_____].
 - 4. Oak Collection: Enter Style Number [_____].
 - 5. Canvas Collection: Enter Style Number [_____].
- B. Frames: Provided and assembled by third party fabricators to exacting specifications from Therma-Tru to help maximize system performance. Therma-Tru® strongly recommends the use of TRU-GUARD™ composite rot-resistant frames, mullions, and brickmould sourced from Therma-Tru. However, the use of a non-Therma-Tru® frame system (or a Therma-Tru Primed Pine Frame or Therma-Tru Oak Frame) will not automatically void the entire limited warranty. Refer to 1.8.B for clarification.
 - 1. TRU-GUARD™ Rot Resistant – frames, mullions, and brickmould sourced through Therma-Tru [Buff Grained] [Smooth White].
 - 2. Pine Frame Milled from 5/4 kiln-dried material with profiled ½" stop and 6-degree sill gain prep.
 - 3. Jamb Width [Standard 4 9/16"] Optional: [5 ¼"] [6 9/16"]
- C. Sills
 - 1. Inswing: [Composite Adjustable] [Hardwood Adjustable] [Basic Fixed] [Basic Composite Adjustable]
 - 2. Outswing: [Composite Outswing] [Aluminum with Thermal Break] [Coastal]
 - 3. Other: [Public Access Sill]
 - 4. Finish: [Mill] [Bronze] [Satin nickel]

2.3 HARDWARE

Specifier Notes: Fiberglass entry doors are available with optional Therma-Tru factory installed multi-point lock; prepped for standard locking hardware; or no bore.

- A. Hinges: Steel 4 x 4 x 0.098 inches finished to match hardware, plated screws to match.
 - 1. Ball Bearing [Bright Brass US3] [Brushed Nickel US15] [Black Nickel US17A] [Stainless Steel US32D] [Zinc Dichromate US4]
 - 2. Spring Loaded [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B] [Stainless Steel US32D] [Zinc Dichromate US4]
- B. Adjustable Security Strike Plate (for latch and deadbolt) [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B] [Stainless Steel US32D] [Zinc Dichromate US4]

Specifier Notes: Multi-point locking system is optional. Delete if not required.

- C. Locking Hardware:
 - 1. Multi-point lock system includes stainless steel face plate: Lever Style [Heirloom] [Venture] [Millennium]
 - a. Lever Style Finish [Bright Brass US3] [Brushed Nickel US15] [Black Nickel US17A] [Polished Chrome US26] [Oil Rubbed Bronze US10B]
 - 2. Multi-point lock system handle set options Grip Style: [Forte] [Prospect]
 - a. Finish Grip Style: [Brushed Nickel US15] [Black Nickel US17A] [Oil Rubbed Bronze US10B,]

Specifier Notes: Decorative and specialty glass is standard and included with the select model numbers.

2.4 GLAZING

- 1. Therma-Tru factory glazed with [double-pane] [triple-pane] or [Flush Glaze construction].
- 2. [Decorative] [Specialty] designated by door model number.
- 3. Privacy glass: [Chord] [Rain Glass] [Chinchilla] [Granite] [Geometric] [Satin Etch]

2.5 INSTALLATION ACCESSORIES

- A. Sill pan
- B. Corner seal pad
- C. Rain deflector

- D. Rain Guard
- E. Sill Cover

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive doors. Notify Architect in writing any unacceptable conditions that would adversely affect installation or subsequent performance of the product. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install fiberglass doors in full compliance with Therma-Tru® written instructions and approved shop drawings.
- B. Install 20 minute doors with permanent fire door certification label in compliance with the requirements of the labeling agency and NFPA.
- C. Maintain alignment and compatibility with adjacent work.

3.3 FINISHING

- A. Site Finish - Finish in compliance with Therma-Tru® written recommendations. Guidance for proper finishing is available at www.thermatru.com – “Recommendations for Proper Finishing and Painting or Staining.”
- B. Pre-Finish - *PrismaGuard™* proprietary finish professionally applied in a controlled environment for enhanced durability - **Stain** [Wildflower Honey], [Rustic Clay], [Barley], [New Earth], [Autumn Harvest], [Redwood], [Mulberry], [Driftwood], [Raven].
Paint [Alpine], [Cypress], [Granite], [Ruby Red], [Cabernet], [Indigo], [Chestnut], [Onyx].

3.4 Protection

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products prior to Substantial Completion in accordance with Therma-Tru written recommendations. Guidance for proper finishing is available at www.thermatru.com – “Recommendations for Proper Finishing and Painting or Staining.”

END OF SECTION

Fiberglass Entry Doors
08 16 13

Print



Aluminum Fascia Specifications

MATERIALS

- A. All ACM aluminum fascia shall be made of a 3105 / 3025 - type aluminum coil sheet H26, or equivalent, as referenced in Aluminum Standards and Data, Table 7.1. The metal shall be treated on both sides with a non-chromate chemical conversion coating to ensure proper paint adhesion and resistance to corrosion. Aluminum fascia products shall be coated on the front side with ACM's baked on, high performance, Polykote® 3000 paint system that is specifically formulated for residential exterior applications. The backside of all aluminum fascia products shall be coated with a full coat of Polyester backer finish unless specified otherwise. The nominal film thickness of Smooth coatings shall be a 0.70 mil on the front side and 0.20 mil on the backside.
- B. Physical Properties of Coated Surface:
- Coated film hardness achieves F-2H pencil as tested per ASTM D3363
 - Solvent Resistance: 50 ~ 100+ MEK rubs as tested per ASTM D4752
 - Flexibility: Nominal 2-T180 NTO (subject to method of forming & metal thickness) as measured by ASTM D4145-83
 - Reverse Impact: 1.5X metal thickness NTO ASTM D2794

Accelerated Weathering:

- 5% Salt Spray (1000 hours) no creep over 1/32" from scribe ASTM B 117
 - 100% Humidity: No significant visual change after 1,000 HR per ASTM D 2247-87
 - QUV test as achieved by ASTM D4587 no visible loss of film integrity and no chalking greater than #8 after 500 HR, as measured by ASTM D 4214-89
- C. ACM aluminum fascia products (available in smooth, wood grain, and ribbed) shall be of the widths, lengths, and thickness listed below*:
- | | <u>Thickness</u> | <u>Width</u> | <u>Length</u> |
|----|---|-----------------|---------------|
| a. | .019 | 4", 6", 8" | 12' |
| b. | .024 | 4", 6", 8", 10" | 12' |
| c. | Florida contractors can find further information on Florida Approval FL12019-R7 | | |
- D. ACM aluminum fascia products are available in a wide variety of colors to match ACM/Norandex metal products, as well as most major manufacturers'. Please refer to color literature for color availability.

APPLICATIONS

ACM aluminum fascia products are designed for residential and light commercial applications. Aluminum fascia shall be attached per contractor's direction.

CONSIDERATIONS

Corrosion is likely to happen with direct contact of aluminum product(s) to certain dissimilar materials or water run-off from same such materials. Care should be taken to avoid contact of aluminum with any corrosive materials during the installation process, including, but not limited to: concrete, stucco, pretreated lumber, corrosive chemicals, fiber cement products, masonry cement, roofing made with metallic granules of dissimilar metals (copper, zinc, steel, etc.), salt, and dissimilar metals.

*Some products and colors may be limited to a specific geographic distribution area.

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Aluminum Soffit Specifications

MATERIALS

- A. All ACM aluminum soffit products shall be made of a 3105 / 3025 - type aluminum coil sheet H26, or equivalent, as referenced in Aluminum Standards and Data, Table 7.1. The metal shall be treated on both sides with a non-chromate chemical conversion coating to ensure proper paint adhesion and resistance to corrosion. Soffit products shall be coated on the front side with ACM's baked on, high performance, Polykote® 3000 paint system that is specifically formulated for residential exterior applications. The backside of all soffit products shall be coated with a full coat of Polyester backer finish unless specified otherwise. The nominal film thickness of polyester coatings shall be a 0.70 mil on the front side and 0.20 mil on the backside.
- B. Physical Properties of Coated Surface:
- Coated film hardness achieves F-2H pencil as tested per ASTM D3363
 - Solvent Resistance: 50 ~ 100+ MEK rubs as tested per ASTM D4752
 - Flexibility: Nominal 2-T180 NTO (subject to method of forming & metal thickness) as measured by ASTM D4145-83
 - Reverse Impact: 1.5X metal thickness NTO ASTM D2794

Accelerated Weathering:

- 5% Salt Spray (1000 hours) no creep over 1/32" from scribe ASTM B 117
- 100% Humidity: No significant visual change after 1,000 HR per ASTM D 2247-87
- QUV test as achieved by ASTM D4587 no visible loss of film integrity and no chalking greater than #8 after 500 HR, as measured by ASTM D 4214-89

- C. ACM soffit products shall be of the widths, lengths, and thickness listed below*:

	<u>Thickness</u>	<u>Width</u>	<u>Length</u>
a.	.012	12", 16"	12'
b.	.019	12", 16"	12'
c. Florida contractors can find further information on Florida Approval FL12019-R7			

- D. ACM soffit products are available in a wide variety of colors to match ACM/Norandex metal products, as well as most major manufacturers'. Please refer to color literature for color availability.

APPLICATIONS

ACM soffit products are designed for the purpose of covering and protecting the eaves in residential applications. (ACM doesn't recommend using the .012 and .019 product for vertical siding applications.) Soffit products shall be attached per contractor's direction and state and local building codes.

CONSIDERATIONS

Corrosion is likely to happen with direct contact of aluminum product(s) to certain dissimilar materials or water run-off from same such materials. Care should be taken to avoid contact of aluminum with any corrosive materials during the installation process, including, but not limited to: concrete, stucco, pretreated lumber, corrosive chemicals, fiber cement products, masonry cement, roofing made with metallic granules of dissimilar metals (copper, zinc, steel, etc.), salt, and dissimilar metals.

*Some products and colors may be limited to a specific geographic distribution area.

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Aluminum Gutter Coil Specifications

MATERIALS

- A. All ACM gutter coils shall be made of a 3105 / 3025 - type aluminum coil sheet H24, or equivalent, as referenced in Aluminum Standards and Data, Table 7.1. The metal shall be treated on both sides with a non-chromate chemical conversion coating to ensure proper paint adhesion and resistance to corrosion. Gutter coil products shall be coated on the front side with ACM's baked on, high performance, Polykote® 3000 paint system that is specifically formulated for residential exterior applications. The backside of all gutter coils shall be coated with a full coat of Polyester backer finish unless specified otherwise. The nominal film thickness of coatings shall be a 0.70 mil on the front side and 0.20 mil on the backside.
- B. Physical Properties of Coated Surface:
 - a. Coated film hardness achieves F-2H pencil as tested per ASTM D3363
 - b. Solvent Resistance: 50 ~ 100+ MEK rubs as tested per ASTM D4752
 - c. Flexibility: Nominal 2-T180 NTO (subject to method of forming & metal thickness) as measured by ASTM D4145-83
 - d. Reverse Impact: 1.5X metal thickness NTO ASTM D2794

Accelerated Weathering:

- a. 5% Salt Spray (1000 hours) no creep over 1/32" from scribe ASTM B 117
 - b. 100% Humidity: No significant visual change after 1,000 HR per ASTM D 2247-87
 - c. QUV test as achieved by ASTM D4587 no visible loss of film integrity and no chalking greater than #8 after 500 HR, as measured by ASTM D 4214-89
- C. ACM gutter coil products are packaged with one to three rolls per skid with each coil approximately 300 – 400 lbs. Aluminum gutter coil is available in the widths and nominal thickness listed below*:

<u>Thickness</u>	<u>Available Widths</u>
.027	11 3/4", 11 7/8", 14", 15"
.032	11 3/4", 11 7/8", 15", 18"

- D. ACM's aluminum gutter coil is available in a wide variety of colors to match ACM/Norandex metal products, as well as most major manufacturers'. Please refer to color literature for color availability.

APPLICATIONS

ACM aluminum gutter coil is designed for residential and light commercial applications. Gutter coil can be field formed to provide seamless gutter systems. Gutter system shall be attached per contractor's direction and state and local building codes.

CONSIDERATIONS

Corrosion is likely to happen with direct contact of aluminum products to certain dissimilar materials or water run-off from same such materials. Care should be taken to avoid contact of aluminum with any corrosive materials during the installation process, including, but not limited to: concrete, stucco, pretreated lumber, corrosive chemicals, fiber cement products, masonry cement, roofing made with metallic granules of dissimilar metals (copper, zinc, steel, etc.), salt, and dissimilar metals.

*Some coils widths may be available in specific geographic distribution areas.

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Installation instructions

Please read these instructions and warnings thoroughly **before** beginning installation and retain for future reference.

INCLUDED

- rain barrel body (A)
- rain barrel lid (B)
- mesh filter (preinstalled in lid) (C)
- 1 overflow hose and 1 hose clamp (D)
- 1 spout, 1 rubber gasket, 1 nut (E)
- 4 screws

REQUIRED

- slothead and Phillips (crosshead) screwdrivers
- wrench
- tape measure and marker
- safety glasses, safety gloves
- hacksaw
- hammer or chisel

Step 1 Locate

Choose a location below a downspout for your rain barrel. The location must have level, firm ground. A 3'x3' paving stone can be used to provide stability. Avoid locations near ground-level basement windows or window wells.

Step 2 Assemble

Put the rubber gasket on the spout and place it through the hole at the front of the barrel. Thread the nut onto the back of the spout from inside the barrel. Hold the nut in place with a wrench and **hand tighten only**. It only needs to be tight enough to prevent water leakage. Use caution as over-tightening can crack the barrel.

Step 3 Cut Downspout

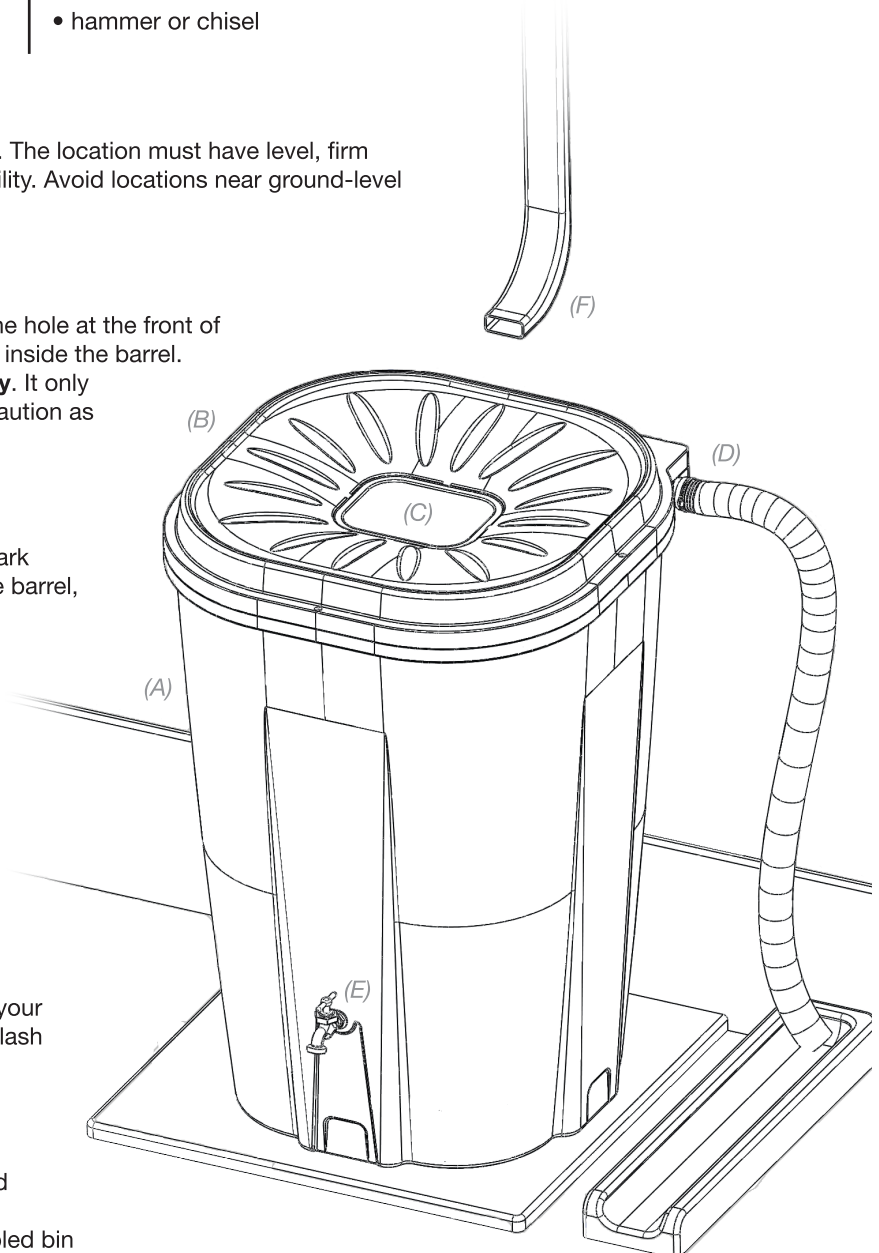
Place the barrel beside the downspout to measure and mark your required cut. Make sure to allow enough room for the barrel, lid and elbow spout. **Wearing safety glasses and gloves**, cut the downspout using a hacksaw. Attach your existing elbow spout (F) to the new downspout end.

Step 4 Overflow

Choose which side overflow spout you will use. Both spouts are blocked by a plastic disc by default. Remove the disc by inserting a slot screwdriver or chisel into the overflow tube from the outside, and gently tap with a hammer around the edges of the disc until it pops free. Attach the overflow hose using the hose clamp and a slot screwdriver. Direct the other end of the hose to wherever your downspout originally drained, which should be either a splash pad or sewer drain.

Step 5 Attach Lid & Place

Place the lid on the barrel and affix using the four provided screws (#6 x 1.5") and a crosshead screwdriver. Hand-tighten only. Over-tightening may crack the plastic. Place assembled bin under downspout and make ensure it is level and stable.



Option Connecting Multiple Barrels

Multiple FreeGarden™ RAIN barrels can be connected to collect additional water from the same downspout. On each additional barrel tap out BOTH plastic discs in the overflow spouts as in Step 4 above, then connect and clamp the end of the first barrel's overflow hose to one of the spouts of the additional barrel. Clamp and connect another overflow hose to the other spout of the additional barrel and direct the open end to wherever your downspout originally drained (usually a splash pad or sewer drain).

Usage

Congratulations! You can use your collected rainwater for many purposes, such as:

- Watering lawns
- Watering gardens
- Washing cars
- Cleaning outdoor furniture
- Washing garden tools and containers
- Watering indoor and outdoor potted plants

Note: **NEVER DRINK OR INGEST STANDING WATER.** Do not allow ingestion by pets and animals, and do not cook or wash anything in collected rainwater in any way that may result in ingestion. Ingestion may cause serious illness or death. See below for further important warnings.

Maintenance

SUMMER

Clean the screen once a month to prevent clogging. Check for erosion under/around rain barrel; platform/support must remain level and stable at all times.

WINTER

Drain barrel and store in shed or garage. If left outside with freezing water inside, the barrel may crack.



WARNINGS

Drowning Hazard

Never permit children to play on, in, or near a rain barrel. Always affix the lid securely to avoid drowning. Never use a rain barrel without the lid securely affixed, or with a damaged, cracked, warped or broken cover. Never place a rain barrel near a deck, stairs, chair, or other structures or items that may allow a child to climb above, on, or in the rain barrel.

Water Contamination Hazard

Do not use collected water for drinking, cooking, washing or in any way that may result in ingestion of the water by humans and/or animals. Water in rain barrels may become stagnant and/or contaminated. Ingesting rain barrel water may cause serious illness or death. Use only for watering plants and cleaning of outdoor items not related to eating or drinking.

Tipping Hazard

A misinstalled rain barrel may tip over causing bodily injury or property damage. Never place rain barrels on non-level or uneven surfaces. Always use a solid, stable platform under the rain barrel. **Water is very heavy.** The preparation and placement of the installation are critical; the platform must be level and provide robust support for a filled rain barrel.

Electrical Hazard

If the downspout contains heating cables, there is a potential electrocution or fire hazard during installation. Ensure power is disconnected at the electrical panel before manipulating heated downspouts. Consult a qualified electrician for modifications to heated downspouts.

Installation Hazards

Rain barrels are for water collection and outdoor use only. No other uses are recommended. Downspout edges may be sharp. Wear protective gloves when cutting and handling downspouts. Always wear safety glasses when cutting or drilling to prevent eye injuries. Protect siding from damage by inserting a sheet of plywood between the downspout and siding. Read all instructions and warnings thoroughly before installing this product.

Warning and Limitations

Improper installation and maintenance may result in property damage, bodily injury and/or death. Enviro World Corporation is not responsible for any damages or injuries caused by or resulting from improper installation and/or continued maintenance. Retain this sheet for future reference.