

**STAFF REPORT: FEBRUARY 23, 2022 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 22-7674**

**ADDRESS: 14831 WARWICK**

**HISTORIC DISTRICT: ROSEDALE PARK**

**APPLICANT: SHAUNETTA CROSS**

**PROPERTY OWNER: SHAUNETTA CROSS**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 18, 2022**

**DATE OF STAFF SITE VISIT: JANUARY 21, 2022**

**SCOPE: REPLACE WOOD DOOR WITH FIBERGLASS DOOR**

### **EXISTING CONDITIONS**

Erected prior to 1950, the two-story house offers an asymmetrical design with colonial revival elements. All four sides have brick veneer, while the front elevation is additionally faced with stone on the first floor and vinyl siding on the second floor. A front facing gable adds an additional detail to the extended footprint as well as helps disguise the appearance of the low-pitched hip roof. The front entry is flanked by columns which support a shallow flat roof. The wood front door has a lower X-panel with nine, true-divided glass panels in the upper half. Covering the wood door is a fiberglass storm door, which mimics the glass/wood division and design of the entry door.



*Above: HDC staff photo, January 21, 2022*

### **PROPOSAL**

Per the submitted documents, the applicant proposes to replace the wood front entry door and steel storm door, with fiberglass entry and storm doors.

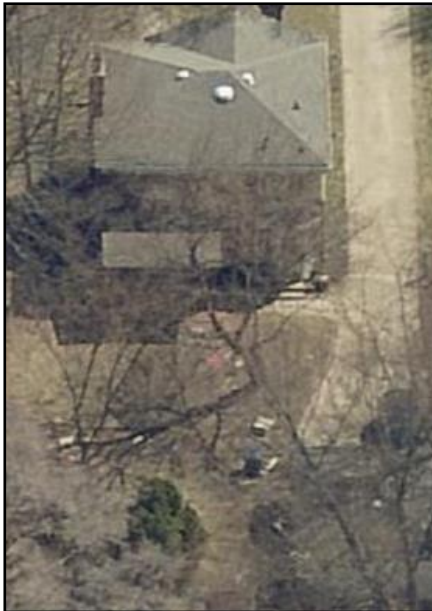
### **STAFF OBSERVATIONS AND RESEARCH**

- The Rosedale Park Historic District was established in 2007.
- The windows on the house were replaced between August 2013 and August 2018. There is no approval found on the city's Detroit Property Index (DPI is where HDC staff records all projects reviewed by the HDC) nor the Building Department's permitting system.



14831 Warwick designation photo, 2007. Photo shows original windows, all of double-hung operation.

- When surveying the side elevations to confirm the extent of the window replacement, HDC staff also noted that a rear addition was erected between 2014 and 2018. Staff didn't locate an HDC approval nor a building permit for this addition.



2014



2018



## ISSUES

- Staff understands the safety concerns, especially after the applicant had the experience of confronting an intruder. It is not clear to staff, however, if the existing entry door can be retrofitted with components to increase the security while retaining the historic architectural design of this main entryway.
  - One pane of glass was replaced due to the recent break-in attempt. Staff asked the applicant to investigate if laminated glass could be installed within the nine small openings and retain the

structural/security benefits of the glass.

- Staff also asked the applicant to investigate on whether a new locking mechanism can be installed on the entry door that doesn't require a key to open the door from the inside.
- The condition of the door does not appear to be deteriorated beyond repair. The mold on the door may likely be remediated by a cleaning (and maybe repainting) and the mold around the recently installed glass panel might be mitigated by the installation of laminated glass and subsequent repair to the seam created for the single pane glass installation.
- It is staff's opinion storm doors are often replaced due to the wear-and-tear of exposure to weather and UV rays. While the current storm door matches the design of the entry door, it is staff's opinion the character-defining features of the front entrance are the wood components comprised of the columns and true divided-light entrance door. Replacement of the existing storm door with the proposed full-glass door offers an unobstructed view of the wood door. Or, for further safety considerations, the owner could consider a security safety door. Depending on the design and color, the storm door replacement might be approved at a staff level.
- The proposed fiberglass door design has an ornate, simulated leaded-glass design which is not in keeping with the post-war classical revival architecture of the house. Staff identifies the door as a character-defining feature of the front elevation; the district's Elements of Design broadly discuss these features:
  - *10) Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style...Classically derived styles display modest detail and architectural elements, mostly in wood in the form of columned porches, shutters, cornices, and keystones.
  - *19) Degree of complexity within the façades.* The degree of complexity has been determined by what is typical and appropriate for a given style...The façades of Classically inspired buildings and modernistic buildings are more straightforward in their arrangement of elements and details.

## **RECOMMENDATION**

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

#### ***Recommendation One – Denial***

It is staff's opinion the replacement of the wood entry door and installation of the fiberglass entry door, as proposed, will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, 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.*

#### ***Recommendation Two – COA***

It is staff's opinion the replacement of the steel storm door and installation of the fiberglass storm door, as proposed, will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it does meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

**Property Address: 14831 Warwick, Detroit, MI 48223**

Greetings,

I am looking to replace the front entry door on my property at 14831 Warwick St. Detroit, MI 48223:

The current condition of the door has prompted me to replace it rather than having it repaired again. The door was repaired previously and now has mold growing around the area the was repaired as well as other areas and is easy for outsiders to gain entry into the home by breaking one of the individual window panes.

### **Current Conditions**

#### **Screen Door:**

- does not close properly
- allows air to pass through
- lock does not lock / latch

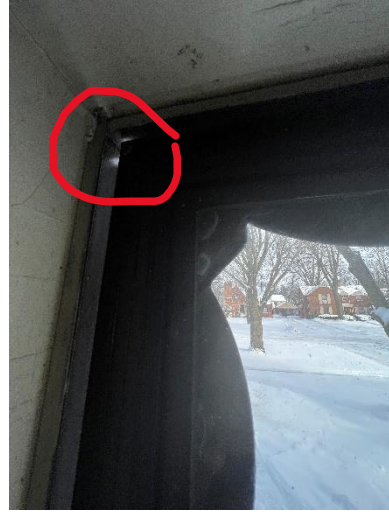
#### **Exterior Door:**

- allows air to pass through
- mold growing on front side of door
- window pane and shutters broken by an intruder
- the broken shutter allows clear visibility into the home
- broken window pane was replaced creating a gap on the rear side of the pane and mold around the front side of the pane
- the bottom lock cannot be unlocked from outside, requiring that only the top door lock be used. The key is kept in the door for easy access in case of a fire or need to quickly evacuate via the front door. This poses a safety issue as the intruder previously mentioned was using the key to unlock the door after breaking the window pane. The intruder would have gained entry if we did not scare him off.

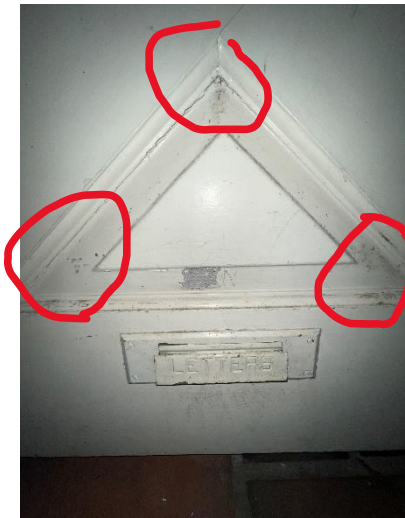
Property Address: 14831 Warwick, Detroit, MI 48223



Screen door doesn't lock



Screen door doesn't close all the way,



Mold on door



Mold growing around window pane that was replaced



Integrity of window pane compromised after being replaced

Property Address: 14831 Warwick, Detroit, MI 48223



You can see straight through the house from outside, after someone tried to break-in and broke shutter and lower window



Lower lock does not work from exterior



Broken shutter, key in door for easy exit during emergency

**Property Address: 14831 Warwick, Detroit, MI 48223**

After the glass pane and shutter was broken by someone unlawfully attempting to enter the home, the broken pane was replaced. Mold developed on the replaced pane and the integrity of door still remains compromised.

The proposed new door would provide physical security for me and my family with a properly working lock system and decorative glass disallowing outsiders to see directly into the home or being able to easily break the glass. The new door system would also provide a wood looking material that is less susceptible to mold growth like the current door.

**The New Screen and Door:**

- ✓ Both screen and exterior doors are energy efficient
- ✓ Screen Door matches siding on house
- ✓ Screen door is reinforced aluminum with weathertight fit/ weather-strip to seal out drafts, and has a deadbolt lock for security
- ✓ Exterior door is woodgrain fiberglass with authentic wood look that will not rust or crack
- ✓ Fiberglass door insulates better than wood
- ✓ Retain glass feature with triple pane decorative glass
- ✓ Door features a wood lock block and jamb security plate to strengthen lockset and deadbolt area and prevent forced entry
- ✓ Laminated veneer lumber door stiles to provide structural integrity
- ✓ Stiles / rails provide protection against water damage
- ✓ Ball bearing hinge prevent door sag and hinge wear
- ✓ Sill key system to help prevent door jamb rot

Sincerely,

*S. Cross*

Shaunetta Cross

14831 Warwick St.

**Property Address:** 14831 Warwick

**Proposed Work:** Replace front entry door and screen door. Images and description Included

**Existing Door** – Entry Door with 1/2 glass panels (Screen door color is unknown but appears blue/gray)

**Existing Door Color** – Almond **Existing Door Material** – Presumably Wood





Property Address: 14831 Warwick

Proposed Work: Replace front entry door and screen door. Images and description Included

**Screen Door Replacement** - Anderson 4000 Series Fullview Storm Door

Color - Almond Color Material - Fiberglass

36 x 80 in. 4000 Series Almond Right-Hand Outswing Aluminum Quick Change Storm Door Modern Brushed Dark Nickel Andersen



Hover Image to Zoom

**Andersen** WINDOWS • DOORS **AW**

## 4000 SERIES

Top of the line storm doors with our most innovative features

**STANDARD FEATURES:**

- Our thickest aluminum frame (1-1/2" thick) with reinforced corners for long-lasting smooth operation
- Premium double layer weatherstripping on top, bottom and sides for a weathertight fit
- Handle side edge seal for additional weather protection
- Dual door closers for added durability
- Push-button door stay keeps the door open while keeping your hands free
- Built-in keyed deadbolt lock for added security

**QUICK CHANGE SYSTEM**

Quickly switch from insect screen panel to glass panel in 3 simple steps.

1. RELEASE
2. FLIP
3. SWITCH

To see the Quick Change System video, visit [stormdoors.com/features](http://stormdoors.com/features)

For additional Andersen® storm door features, please see page 4

**LIMITED LIFETIME WARRANTY**

ANDERSEN® 4000 SERIES FULLVIEW STORM DOOR WITH CLEAR GLASS

### 4000 Series Style Options:

#### TRADITIONAL STYLE HANDLES

Nickel and brass handle sets feature TarnishGuard,™ a protective coating that helps maintain their attractive finish for years.  
(Handle set sold separately)



#### DOOR COLORS



Finishing brackets prevent exact color duplication. See actual samples at The Home Depot. \*Oil Rubbed Bronze is a "living" finish that will change with time and use.

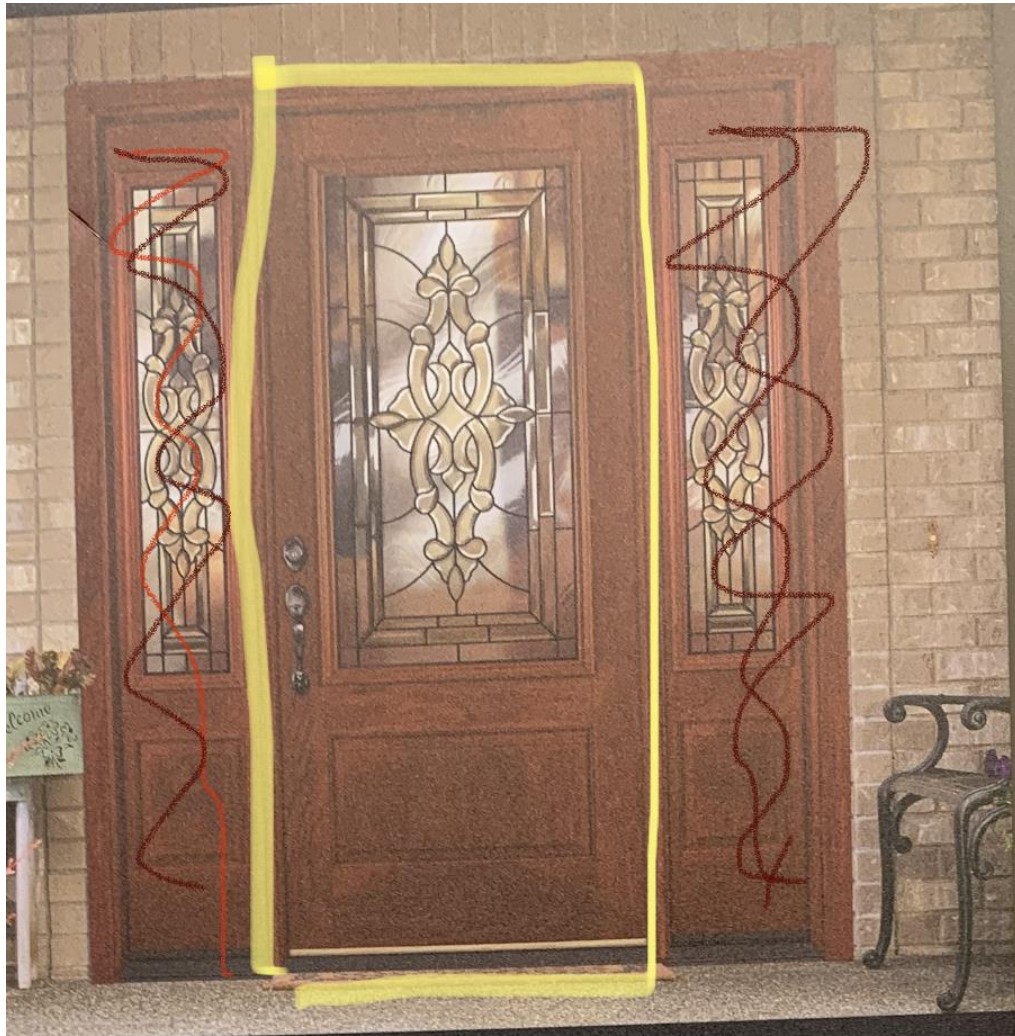
**Property Address:** 14831 Warwick

**Proposed Work:** Replace front entry door and screen door. Images and description Included

**Front Entry Door Replacement** – Feather River Entry Door Silverdale Patina ¾ Lite without Sidelites

**Color** – Prefinished Cherry Mahogany

**Material** – Mahogany Woodgrain Fiberglass



Silverdale® Patina 3/4 Lite with Sidelites

## Decorative Textured Fiberglass

- Durable—will not rust or crack—low maintenance
- Ideal for most climates
- Energy-efficient core insulates better than wood
- Authentic wood look

Starting at Single Door w/Sidelites

50- SILVERDALE PAT 3/4 LI DR  
W-2 SL

**\$3,841<sup>00</sup>** ea

1001-294-680

AISLE BAY PK 1  
MS 001



14831



14831



LETTERS







# The Home Depot Special Order Quote

Customer Agreement #: H2742-218960

Printed Date: 9/22/2021

**Customer:**

**Address:** 14831 WARWICK ST  
DETROIT, MI 48223

**Phone 1:**

**Email:**

**Store:** 2742

**Associate:** DANIEL

**Address:** 13500 MIDDLEBELT  
LIVONIA, MI 48150

**Phone:** 734-458-4956

**Pre-Savings Total:** \$2,193.79

**Total Savings:** (\$0.00)

**Pre-Tax Price:** \$2,193.79

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



CORRECT MEASUREMENTS ARE THE CUSTOMER'S RESPONSIBILITY. CHECK THEM BEFORE SIGNING! ORDERS CANNOT BE RETURNED

X 3 Cross



Standard Width = Custom  
Standard Height = Custom

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Andersen 4000 Series Fullview Storm Door 36 x 79.75 Almond	\$624.20	\$624.20	1	\$0.00	\$624.20
<b>Unit 100 Total:</b>		<b>\$624.20</b>	<b>\$624.20</b>		<b>\$0.00</b>	<b>\$624.20</b>

### Begin Line 100 Description

---- Line 100-1 ----

Andersen 4000 Series Fullview Storm Door  
36 x 79.75  
Standard Width = Custom  
Standard Height = Custom  
Standard Panel Design = Full Lite  
Unit Color = Almond  
Glass Option = Clear

Insect Screen Material = Fiberglass  
Closer Type = Push Button Closer plus Standard Closer  
Handle Style = Traditional  
Hardware Color/Finish = Oil Rubbed Bronze  
Sweep = Almond  
Handing Direction = Right Hand  
Installation Type = 45 Min Easy Install  
Re-Order Item = No

Room Location =  
Order Method = Special Order Only  
Door Part Number = 70879  
SKU = 600233  
Vendor Name = S/O EMCO  
Vendor Number = 60259501  
Customer Service = (888) 888-7020  
Catalog Version Date = 07/07/2021

### End Line 100 Description



Nominal Width = 36"  
Nominal Height = Custom  
Width = 37.5  
Height = 80.75

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	Standard Entry Doors Entry Door 37.5 x 80.75	\$1,569.59	\$1,569.59	1	\$0.00	\$1,569.59

## Begin Line 200 Description

## ---- Line 200-1 ----

Standard Entry Doors Entry Door 37.5 x 80.75  
 Nominal Width = 36"  
 Nominal Height = Custom  
 Width = 37.5  
 Height = 80.75  
 Door Type = Mahogany Woodgrain  
 Door Swing/Handing = Left Hand Inswing  
 Sill Type = Composite Adjustable  
 Slab Type = With Glass  
 Slab Style = 3/4 Lite  
 Door Finish Type = Prefinished Cherry Mahogany  
 Glass Styles = Decorative Glass  
 Glass Collections = Silverdale

Decorative Glass Caming = Patina  
 Glass Direction = No Direction  
 Frame Options = Pre-Colored PVC Cherry Jamb  
 Frame Size = 5-1/4"  
 Hardware-Sill Finish = Patina  
 Hardware-Bore = Double Bore  
 Hardware-Backset = 2-3/8"  
 Hardware-Deadbolt Bore Diameter = 2-1/8"  
 Reorder/Replacement = No  
 Room Location =  
 Height Code = 80  
 Width Code = 36  
 Glass Code = SP

Configuration = D  
 Style = 3H  
 Sidelite Code = 9E  
 Model Number = SP D 3H 9E  
 Cutdown Info = 1 Cut  
 Region = Standard  
 SKU = 106270  
 Vendor Name = S/O FEATHER RIVER DOOR  
 Vendor Number = 60065428  
 Customer Service = 800-375-8120  
 WarrantyInfo = FR-Exterior-Warranty.png  
 Catalog Version Date = 08/13/2021  
 Wrapping-Brickmold = Unattached

## End Line 200 Description