

**STAFF REPORT:** 6/8/2022 MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #22-7854

**VIOLATION NUMBER:** #566

**ADDRESS:** 17664 MANDERSON

**HISTORIC DISTRICT:** PALMER PARK APT. BUILDINGS

**APPLICANT:** KEVIN BRANDON

**PROPERTY OWNER:** RCI COVINGTON TOWNHOUSE LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 2/14/2022

**DATES OF STAFF SITE VISIT:** 2/24/22, 5/31/22

**SCOPE:** REPLACE WINDOWS (WORK COMPLETED WITHOUT APPROVAL)

### **EXISTING CONDITIONS**

Built in 1946, the property at 17664 Manderson is a pair of two-story townhouse rows each facing their respective street on a triangular lot that joins at Manderson and Covington. Each buildings' individual back entrances face each other, creating a courtyard of private entrances, each with a stoop connecting to a central connecting walkway. The terminus of this walkway leads toward the street corner, which is the location of the recently HDC approved trash structure. Currently, a cement pad and an open trash container are at the street's curb. The townhouses are clad in dark red brick with brick banding detail around the base of the second floor. Single or paired entrances are outlined in white trim with either a gabled or pyramid roof supported by white rectangular columns. All windows have been replaced by the owner without approval: most were 4/4 divided light, double hung windows replaced with vinyl 6/1 grids between the glass windows. The original wood trim and mullions have also been replaced with vinyl. The landscape is primarily open lawn and concrete walkways with an occasional evergreen foundation planting. This property has no other HDC approvals on Detroit Property Information System (DPI).



*Site Photo 1, by Staff February 24, 2022: (Southwest) courtyard, showing vinyl window installation.*



*Site Photo 2, by Staff February 24, 2022: (Southwest) front elevation on Manderson, showing vinyl window installation.*



Site photo 3, by Google Street, June 2019: (Northeast) front elevation facing Covington, showing original windows.

Aerial 1 of Parcel # 02002636-9. by Detroit Parcel Viewer.

## PROPOSAL

The proposed work consists of the replacement of all windows, which is work completed without approval. The replacement windows are double hung (except for 2 small windows, which are casement windows) with between the glass grids. See attached window schedule, plan with window locations and installation photos.

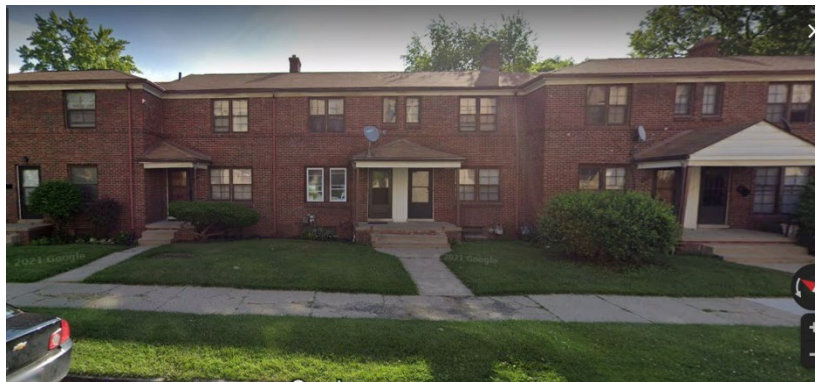
Product Data- See attached brochures and cut sheets for additional information:

- Windows: Manchester Series by Quaker, Color: Earthtone
- Matching Aluminum break metal surrounds

## STAFF OBSERVATIONS AND RESEARCH

- The Palmer Park Apartment Buildings Historic District was established in 1983.

- Staff requested the applicant to provide a count on replaced windows, their configuration, operation, materiality and color. The applicant provided a plan with a window schedule and stated that some original windows had already been replaced with white vinyl windows. Staff did not receive a firm number on how many original windows were replaced by the current owner, however, no original windows remain. Staff observed from Google Street View, that in 2019, a vast majority of the original windows appeared to be in place.



Site photo 5, by Google Street, June 2019, on Manderson (west elevation), showing 2 vinyl white windows and majority original windows.

- According to the applicant's provided window schedule, Building 1, facing Manderson Drive has a total of 63 windows replaced. Building 2, facing Covington, has total of 117 windows replaced. All 180 windows are vinyl, Manchester Series by Quaker, color earthtone with matching aluminum brake metal surrounds. Most windows (170) are double-hung (6 casements in Building 1, 3 casements and 1 picture with (2)



single hung flanking windows in Building 2). All windows have no true divided lights, but instead have grilles between the glass.

- The applicant states in their proposal that the upper pane grille pattern (between the glass) was to “match” the original windows. However, staff observed that the original double-hung windows had 4/4 configuration, whereas the installed grille pattern is 6/1.
- Staff has the opinion that the original wood windows with true-divided light were distinctive, character-defining features that was lost when replaced with one-over-one, between the glass grille, vinyl windows.
- Staff believes that most original windows were double-hung, 4/4 wood frame windows as evident from previous photos.



Site photo 6, by Staff, May 31, 2022: Covington (Northeast elevation), showing 6/1 between the glass vinyl windows, and 1/1 vinyl windows over the doors.

## ISSUES

- All window replacement work in this application was completed without HDC approval.
- Vinyl is not a historically appropriate material for the Palmer Park Apartment Buildings Historic District or this particular property.
- 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 (Standards 2 and 3), removed distinctive features (Standard 5), does not match the old character-defining feature of the original windows (removed without permit) in design, texture, and other visual properties (Standard 6).
- Staff identifies that the original 4/4 and divided light casement windows of the front elevation and courtyard, which is in public view (See photo 1), especially contribute to the character defining features of the townhouses. This character is lost in the current vinyl windows now installed.

## RECOMMENDATION

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

#### Recommendation #1: Installation of vinyl windows

Staff finds that the replacement of wood windows with vinyl windows alters the historic character of this property and removes distinctive, character-defining features.

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

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*





















1061

1065













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: 05-24-2022

## PROPERTY INFORMATION

ADDRESS(ES): 17664 Manderson Drive AKA: Covington Townhomes

PARCEL ID: 02002636-9 HISTORIC DISTRICT: Palmer Park Apt Blds Historic District

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: Replacement of Windows  
Replacement of Windows

## APPLICANT IDENTIFICATION

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

NAME: Kevin Brandon COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 54048 Mound Road CITY: Shelby Township STATE: MI ZIP: 48316

PHONE: 248-303-1446 MOBILE: EMAIL: kmb@bmkdp.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](http://www.detroitmi.gov/hdc) for scope-  
specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**



# P2 - BUILDING PERMIT APPLICATION

Date: 05-24-2022

## PROPERTY INFORMATION

Address: 17664 Manderson Drive Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
AKA: Covington Townhomes Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_  
Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

Permit Type:  New  Alteration  Addition  Demolition  Correct Violations  
 Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_  
 Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Window Replacement

MBC use change  No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building  
 Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

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

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_  
 Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

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

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description:

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_





**IDENTIFICATION** (All Fields Required)**Property Owner/Homeowner** Property Owner/Homeowner is Permit ApplicantName: Robert Christoph Company Name: RCI-17664 Manderson, LLCAddress: 10 E. Main Street, Suite 201 City: Bridgeport State: CT Zip: 06608

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor** Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT** Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT** Architect/Engineer/Consultant is Permit ApplicantName: Kevin Brandon State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316Phone: 248-303-1446 Mobile: \_\_\_\_\_ Email: kmb@bmkdp.com**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: Kevin Brandon Signature: \_\_\_\_\_ Date: 05-23-2022  
(Permit Applicant)Driver's License #: B653465603638 Expiration: 08-15-2023

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: Kevin Brandon Digitally signed by Kevin Brandon  
Date: 2022.05.24 04:53:04 -04'00' 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](http://detroitmi.gov/bseed/elaps) for more information.





54048 Mound Road Shelby Township Michigan 48316

May 24, 2022

Historic District Commission Review  
177664 Manderson  
Covington Townhomes Window Replacement

### **Description of Existing Conditions**

From the existing photos, the existing windows were a mix of existing and replacement windows. They were in poor quality and not energy efficient. The existing windows were mostly double hung and had a 4/4 divided light pattern. The replacement windows were single hung metal of a white color and had a 2/1 divided light pattern or had no divided lights.

### **Description of Project**

The windows were replaced shortly after RCI Group purchased the buildings in 2020. The contractors that were in place at the time were possibly unaware of the need to procure HDC approval. This matter is not clear, and we have not pursued this with any of them to assess blame or responsibility. This is not in any absolving ownership of the current situation, just merely stating the facts. RCI Group has an impeccable record for investing in their buildings, new or existing. The work performed and the product selected is of a high quality which we are extremely proud of as it greatly enhances the building.

The replacement windows are double hung windows (except for 2 small windows, which are casement windows) with an upper pane 6/1 light pattern. The color chosen closely matches the original color scheme of the buildings. The material of the windows is vinyl with double pane low-E glass.

We believe strongly that vinyl windows are a better replacement option for this project, and quite frankly many other projects like this one. Vinyl is more durable than wood for windows for this price point. Therefore, they are a much better value for replacement. They will not warp or rot and will not need to be repainted every few years, as wood window will. These windows will last longer than wood windows with less required maintenance. The windows are made by Quaker Windows, a manufacturer recognized for its quality window and door products. These windows were not just a cheap replacement option, they represent a major investment to these two buildings. It is a product that the HDC should greatly consider for certain projects as an alternative to like for like replacement

The divided light differences between the existing and replacement is clear. The original 4/4 double pattern light has been changed to a 6/1 top pattern light. There is not a definitive reason as to why this pattern change was decided upon for the same reasons as stated above. However, the pattern of the



window lights installed do represent a pattern used in colonial style windows. Therefore, it is our contention that this change does not provide an adverse look or a significant deviation of the style. It is not a like for like replacement but a replacement that still upholds the integrity of the style.

### **Product Data**

See attached brochure and cut sheet for additional information.

- Windows: Manchester Series by Quaker, Color: Earthtone
- Matching Aluminum break metal surrounds

### **Property Upgrades (All Units)**

- New Furnaces and Central Air Conditioning
- New Water Heaters
- Upgraded 100-amp electrical service
- New lighting
- New kitchen cabinets and counters
- New appliances
- Replaced concrete approaches and steps (replaced unsafe conditions)
- Replaced entire public sidewalk around property (at Owner's expense)
- Recently approved to build an enclosed trash building
- New metal picket fence to replace chain link fence

Plans of window locations, schedules, and installation photographs are provided.

### **17664 Manderson – Existing Conditions Photos**





Photo 1: Original condition



Photo 2: Original Condition



Photo 3: Original Condition





Photo 4: Phot showing new windows













A



B



C



D



E



F



G



H



I



J



K



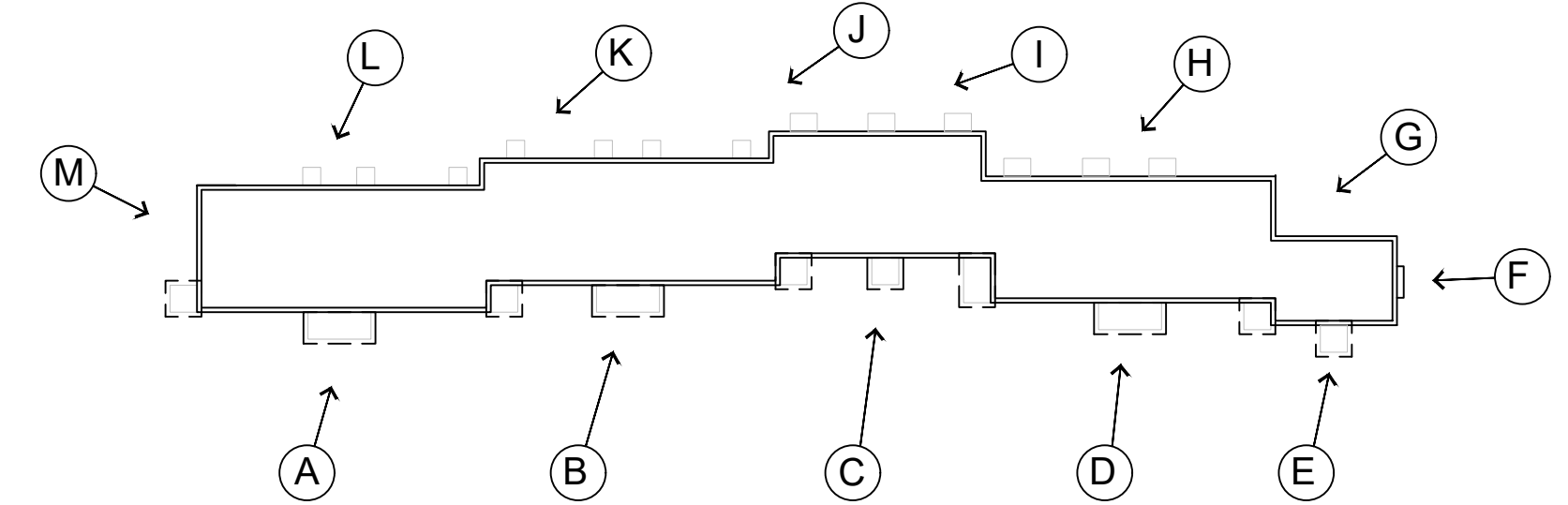
L



M



N



1/A201 building 2 - covington drive photo key plan  
SCALE: 1"=40.0'

PROJECT:  
**Window Replacement**  
17664 Manderson  
Detroit, MI 48203

CLIENT:  
**RCI-17664  
Manderson, LLC**  
10 E. Main Street  
Suite 201  
Bridgeport, CT 06608


HDC SUBMITTAL	03/07/2022
DESCRIPTION	DATE

SHEET TITLE:  
**EXTERIOR PHOTOS  
BUILDING 2**

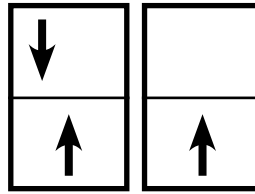
PROJECT NUMBER:  
2020-129  
DRAWN BY:  
--  
CHECKED BY:  
--

SHEET NUMBER:  
**A201**  
Permit No.:





**QUAKER**  
COMMERCIAL WINDOWS AND DOORS



**Manchester**  
SERIES

**Manchester Series**  
**R-40/R-35**  
**3 1/4" Frame Depth**  
**Double Hung/Single Hung**

## MANCHESTER SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Manchester Series Double Hung/Single Hung window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

### FEATURES

- ◇ **Commercial Framing System**
  - 3 1/4" main frame
  - 0.060" wall thickness of frame, 0.070" wall thickness of sash
- ◇ **Enhanced Design**
  - Mitered and welded corners
- ◇ **Glazing**
  - 3/4" insulated glass
- ◇ **Hardware**
  - Block and tackle balancers
- ◇ **Screen**
  - Roll form aluminum screen frame with BetterVue™ mesh

### OPTIONS

- ◇ **Available Configurations**
  - Double Hung
  - Single Hung
  - Geometric shapes
- ◇ **Muntin Choices**
  - Internal or simulated divided lites available
- ◇ **Limited travel Hardware**
- ◇ **Nailing Fin**
- ◇ **Screen**
  - Roll form aluminum screen frame with aluminum wire mesh
  - Roll form aluminum screen frame with sunscreen mesh
  - Roll form aluminum screen frame with stainless steel 0.009" thickness mesh
- ◇ **Glazing**
  - Capillary tubes
  - Argon gas
  - Wide variety of glazing, tinting and thickness options
- ◇ **Panning & Trim Choices**
  - Wide variety of panning, receptor and trim available
- ◇ **Mulling**
  - Wide variety of structural mulls

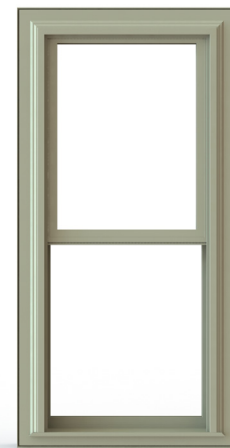
### BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings

### PERFORMANCE

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

Model	Double Hung	Single Hung
AAMA/WDMA/CSA 101/IS.2/A440-08 Rating	R-40	R-35
Structural Load P.S.F.	60.15	52.63
Air at 50 MPH (cfm/ft <sup>2</sup> )	0.16	0.1
Water (No Penetration) P.S.F.	7.52	5.43
U-Value (with Low-E and Argon)	0.25-0.29	0.25-0.29
SHGC (with Low-E and Argon)	0.14-0.32	0.14-0.33
Window Test Size	40" × 63"	40" × 63"



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



**QUAKER**  
COMMERCIAL WINDOWS AND DOORS



# VINYL COLORS AND ARCHITECTURAL EXTERIOR PAINT COATINGS AND FINISHES

## ◇ Solid Vinyl Colors (interior & exterior)



White



Sandstone



Beige

## ◇ Optional Faux Wood Grain (interior only)



Dark Oak (available with white or painted exterior only)

## ◇ Optional Painted Colors (exterior only)



Holly Green



Redwood



Chestnut



Satin Creme



Dark Bronze



Toffee



Earthone



Black



White



Sandstone



Beige



Resembles  
Clear Anodized

## ◇ Optional Unlimited Custom Painted Colors (exterior only)



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

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

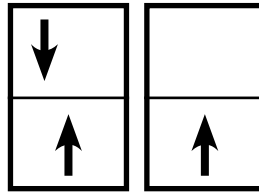


**QUAKER**  
COMMERCIAL WINDOWS AND DOORS





**QUAKER**  
COMMERCIAL WINDOWS AND DOORS

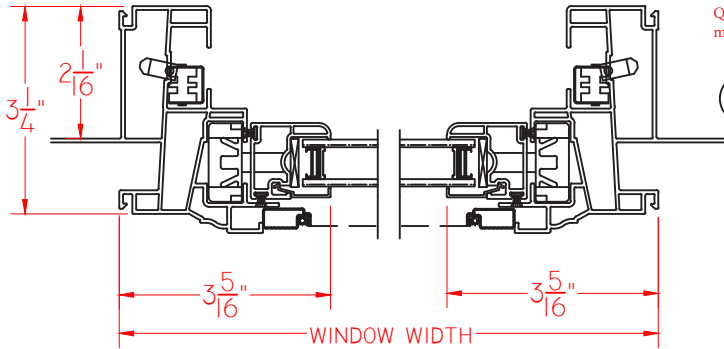


**Manchester**  
SERIES

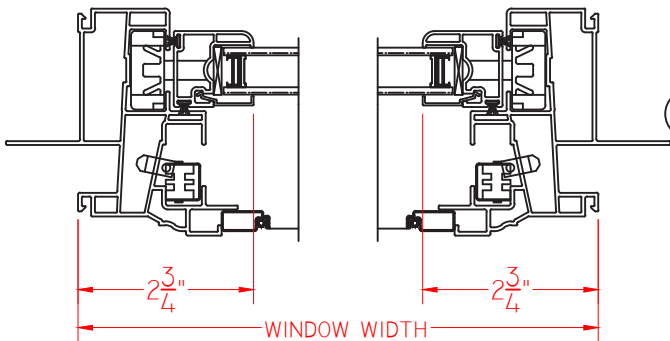
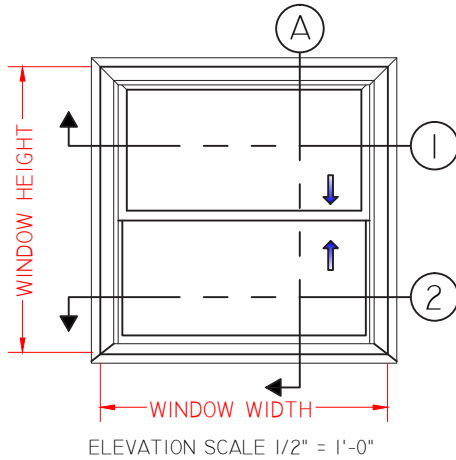
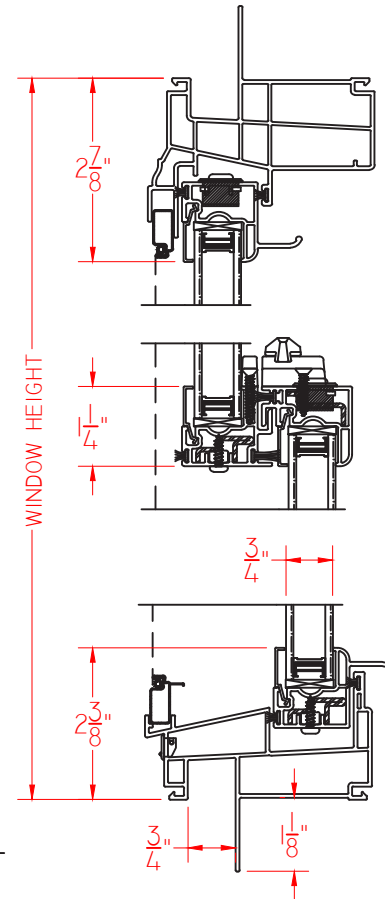
**Manchester Series**  
**R-40/R-35**  
**3 1/4" Frame Depth**  
**Double Hung/Single Hung**

# MANCHESTER DOUBLE HUNG

This document contains confidential and proprietary information intended for the private use of Quaker.  
© 2016 Quaker Window Products Co., INC. All rights reserved.  
Quaker reserves the right to change any/all designs without notice. Due to periodic re-certification requirements, result shown may vary.



① VERTICAL CROSS SECTION



SCALE 1:3

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



**QUAKER**  
COMMERCIAL WINDOWS AND DOORS