

**STAFF REPORT: JUNE 8, 2022 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 22-7849**

**ADDRESS: 1437 VINEWOOD**

**HISTORIC DISTRICT: HUBBARD FARMS**

**APPLICANT: DONOVAN MCCARTY**

**PROPERTY OWNER: DONOVAN MCCARTY**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: MAY 16, 2022**

**DATE OF STAFF SITE VISIT: MAY 25, 2022**

**SCOPE: REPLACE WINDOWS**

### **EXISTING CONDITIONS**

Erected circa 1908, this structure has a cross-gable roof which allows for full-size windows at the third floor on each side of the house. The exterior walls (including the enclosed front porch) are covered in vinyl siding, and most of the windows are vinyl sash. The concrete front walk is at the northern side of the lot and leads to the off-center door which is accessed by a set of wood stairs. A driveway, extending from Vinewood to the detached garage at the southeast corner of the rear yard, fills the space between the house and the southern property line. The front and north sides of the front yard are enclosed by a chain link fence; a gate is located at the front walk.



*Staff photo, May 25, 2022*

**PROPOSAL**

The applicant is requesting to replace the remaining wood sash windows on the house with vinyl sash units. As only four of the openings are on exterior walls, the location and operation of each window opening is listed below.

Front/East elevation

- One double-hung unit, one-over-one sash, is to the left of the enclosed porch.



*Staff photo*



*Applicant photo*

Side/North elevation

- One double-hung, one-over-one, window is near the front of the house.



*Applicant photos*



Side/South elevation

- Two mulled double-hung units, each with one-over-one sash, are near the front of the house.



*Applicant photos*



## STAFF OBSERVATIONS AND RESEARCH

- The Hubbard Farms Historic District was established in 2001.
- The applicant included in the scope of work a triple mulled wood window opening, consisting of a central picture window flanked on each side by one double-hung, one-over-one, unit. This opening is located inside the enclosed front porch. The HDAB photo, above right, shows the porch was enclosed prior to the district's designation. HDC staff considers this an interior window, and therefore, does not fall under the Commission's jurisdiction. However, staff recommends the applicant retain the window opening, as well as the historic wood window sash, should the owner (or future owners) seek to restore the porch to its proper historic expression in the future.



Applicant photo

Insulbrick



HDAB photo, 1993

- It is staff's opinion, the remaining four window openings identified for replacement are not character-defining features of the house. This is due to their locations and minimal visibility.
- Architectural features related to the window openings may remain under the vinyl siding, however the applicant looked under the vinyl siding at two different areas of the house and confirmed it was installed directly over Insulbrick. Some Insulbrick remains visible on the inside wall of the front porch (identified in the above photo), however most of it has been covered over with paneling. It is staff's experience, when reviewing houses where the Insulbrick has been removed, most (if not all) of the protruding trim originally on the house is gone as a flat surface was needed for the Insulbrick installation.
- According to the National Park Service's document *Replacement Windows that meet the Standards:*
  - When historic windows exist, they should be repaired when possible. When they are too deteriorated to repair, selection of the replacement windows must be guided by Standard 6.
  - The location of the window can affect how much of the window's features and details are visible. This will affect the nature of an acceptable replacement.
  - Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
  - Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered.
- If replacement window units are considered for the remaining four wood windows, the new units should match the size, configuration, and general characteristics (one-over-one sash, similar dimensions of window sash components).

## ISSUES

- None.

## **RECOMMENDATION**

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

It is staff's opinion the replacement of the existing wood windows with vinyl windows would 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.

*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.*

**HDC Staff Photo**



HDC Staff Photo





**Supporting Information for Application to Replace Historic Windows at**

**1437 Vinewood Street Detroit, MI 48216**

**Current Photographs**

*Front of house (Northeast Side)*





3 windows to be replaced inside covered porch on front of house (Northeast Side)



Southeast Side of House



2 windows to be replaced on southeast side of house facing southeast



1 window to be replaced on southeast side of house facing northeast



*Back of House (Southwest Side)*



*Northwest Side of House*



1 window to be relaced on northwest side of house facing northwest side



**Description of Existing Condition**

Courtney and Donovan McCarty (the “Applicants”) bought the home at 1437 Vinewood in January 2017. The home was built in 1908. The Applicants believe the home originally had wood windows and siding. Sometime prior to the Applicants purchasing the home, the wood siding was replaced with vinyl siding. Sixteen of the home’s twenty-three windows were also replaced with non-historic, vinyl windows at some point prior to the Applicants purchasing the home. In addition, the front porch was fully enclosed also prior to the Applicants owning the home. The eleven windows on that front porch enclosure are also not historic windows and make up a good portion of the front façade of the home. In total, Twenty-seven of the home’s thirty-four windows are non-historic and vinyl windows.

The remaining seven windows are wood, and the Applicants believe them to be historic. Those windows are deteriorating. The Applicants have made attempts to insulate the walls and areas around the windows, but there are still air leaks coming from the windows. The Applicants want to replace those seven wood windows with vinyl windows to match the character of the existing attributes of the home.

It should be noted that three of the windows that the Applicants are requesting to replace are not exterior windows. They are enclosed by the front porch mentioned before. The Applicants are not certain they should be including those windows in this application, but they wanted to just to be safe. None of the windows that Applicants are asking to replace can easily be viewed from the street.

**Description of Project**

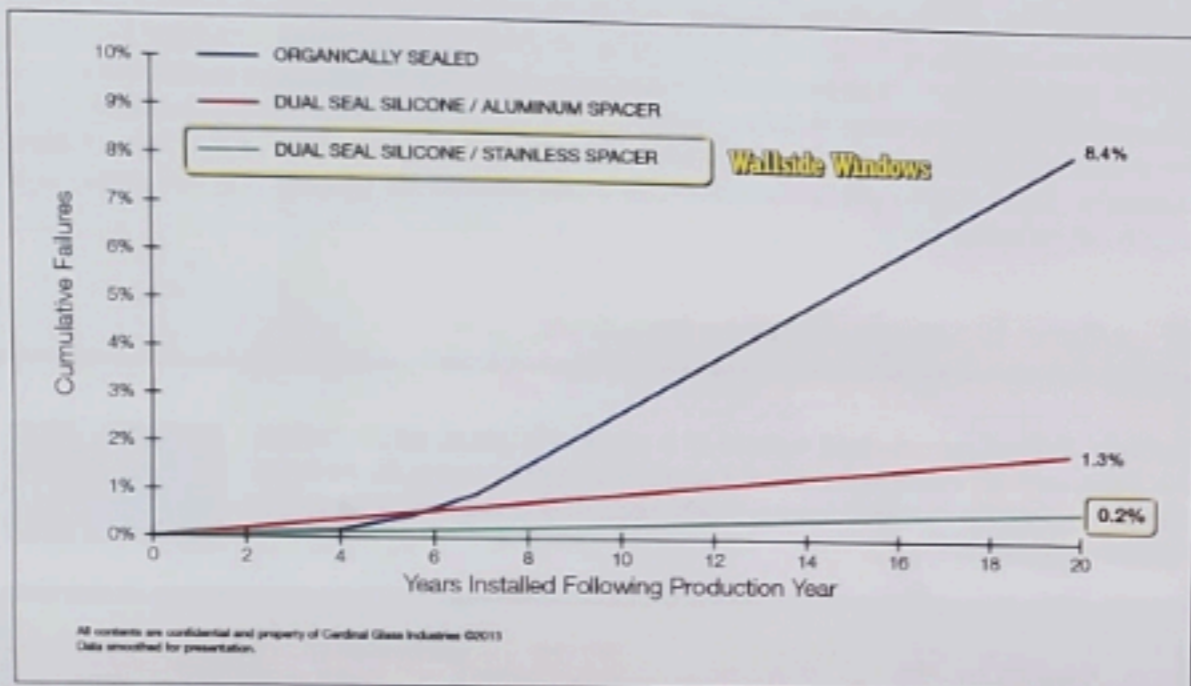
As described above, Applicants are seeking to replace the seven remaining, deteriorated wood windows with vinyl windows to match the twenty-seven other non-historic, vinyl windows and vinyl siding on the home.

#### **Detailed scope of work**

- Replace 1 wood, picture window inside covered porch on front of house (Northeast Side) with 1 vinyl, picture window.
- Replace 2 wood, double-hung windows inside covered porch on front of house (Northeast Side) with 2 vinyl, double-hung windows.
- Replace 1 wood, double-hung window on southeast side of house facing front of house (Northeast Side) with 1 vinyl, double-hung window.
- Replace 2 wood, double-hung windows on southeast side of house facing southeast side with 2 vinyl, double-hung windows.
- Replace 1 wood, double-hung window on northwest side of house facing northwest side with 1 vinyl, double-hung window.

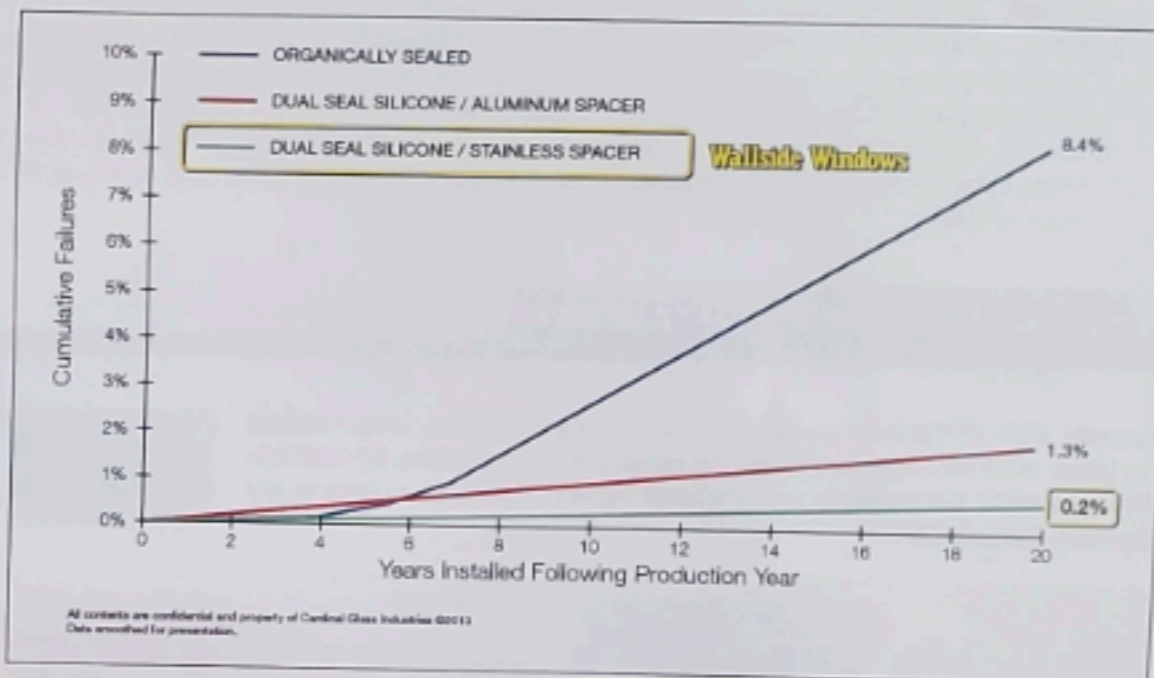
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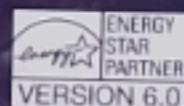
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**Window Energy Performance**

Typically, 75% of the exposed surface of a window is glass, which makes the glass such an important part of a window's performance. All Wallside Windows meet the updated EnergyStar® Version 6.0 requirements in the Northern Climate Zone.



**Wallside Windows**  
PERFORMANCE RATINGS

Window	Air Fill	U-Factor	Solar Heat Gain
Casement	Argon	0.22	0.24
Double Hung	Argon	0.25	0.28
Double Slider	Argon	0.25	0.28

For more information, please visit [www.nfrc.org](http://www.nfrc.org)

Energy Star Version 6.0  
Requirements for Windows

Climate Zone	U-Factor <sup>1</sup>	SHGC <sup>2</sup>	
Northern <sup>3</sup>	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	Air Leakage ≤ 0.3 cmV <sup>2</sup>
Southern	≤ 0.40	≤ 0.25	Air Leakage ≤ 0.3 cmV <sup>2</sup> <sup>1</sup> U-Factor <sup>2</sup> Solar Heat Gain Coefficient

Climate Zones



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**Window Energy Performance**

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**Wallside Windows**  
PERFORMANCE RATINGS

Window	Air Fill	U-Factor	Solar Heat Gain
Casement	Argon	0.27	0.43
Double Hung	Argon	0.29	0.50
Double Slider	Argon	0.30	0.50

For more information, please visit [www.nfrc.org](http://www.nfrc.org)

Energy Star Version 6.0  
Requirements for Windows

Climate Zone	U-Factor <sup>1</sup>	SHGC <sup>2</sup>	
Northern <sup>3</sup>	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	Air Leakage ≤ 0.3 cmV <sup>2</sup>
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Climate Zones

