

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

August 3, 2021 REVISED September 17, 2021

Audra Dye
City of Detroit Historic Commission
2 Woodward Avenue
Detroit, Michigan 48226

RE: 1321 Labrosse Street – Application Number 19-6555
Resubmission of previously approved project

Dear Audra:

Please accept the information detailed below, the attached supporting information, photographs, plans and elevations plus the completed HDC application with regards to the denial of the windows by the City of Detroit Historic Commission.

Detailed Photographs: See attached photographs.

Description of Existing Conditions:

Identified on the Elevations are (3) windows, A, B, C, D, E, and F which differ from the original, proposed reuse of the existing windows in the Approved Certificate of Appropriateness.

Window A – This is on the 2nd Floor, on the side of the house, facing west, towards the west neighbors side of the house. **This window was not included in the original COA approval. We propose the existing window currently installed will be removed and replace with an Andersen A series wood, double hung window, with a 4 over 4 muntin pattern on the sashes. The exterior side of the sash will be painted the same color “red” as the original windows on the house.**

Window B - This is on the 2nd Floor bedroom at the top of the stairs, facing the rear of the property. **The original COA approval had the existing window to be repaired. This repairs could not be done to the homeowner’s satisfaction We propose the existing window currently installed will be removed and replace with an Andersen A series wood, double hung window, with a 4 over 4 muntin pattern on the sashes. The exterior side of the sash will be painted the same color “red” as the original windows on the house.**

Window C – This is on the rear of the house, 1st Floor in what was the kitchen. The only item that remained were an upper sash and part of the window frame. This window had experience an extreme amount of wood rot. The height of the existing window above the floor was too low and would have place the window below the countertop height, behind the base cabinets in the kitchen. We replaced the double-hung with a single window, placing the bottom of the window right above the countertop and the top of the window generally matches the top of the adjacent door. **We will paint the white of the current sash the same color “red” as the original windows on the house.**

Window D – **There was not enough of the sashes of the original window left to restore. The homeowner did not wish to have a window at the end of the bathtub/shower in the bathroom. We propose this window opening remain glass block as this window opening is one end of the shower/bathtub.**

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

Window E – This opening was boarded over the interior and exterior of the house. When the plywood was removed on the exterior and the finishes on the interior, whatever window opening may have been there at one time is long since gone. The opening had been framed and infilled, there were not any window frames or any other elements of the window left. Instead of putting plywood back, we used the same wood siding to frame over the entire face of the house. **We propose to salvage sashes of the existing double hung wood windows that was removed from the A & B window openings and install it in the Window E location. See the attached photo of the two, salvaged sashes proposed to be reused.**

Window F – The former, small aluminum “sidelite” window was removed as it was not original to the house and did not contribute to the historic significance of the house. **We propose to keep the siding in place as is.**

Description of the Project: This is a resubmission for an originally approved COA for the project. These windows were part of a much, larger renovation of the existing house. The existing house was in horrible condition, even without a furnace relying on a wood stove for heat. The house interior had significant structural damage including a large hole in the floor and framing in what is now the dining room as well as a large hole in the floor in the kitchen below what is referred to as window C. Additionally, the house did not have foundations below the frost line causing structural issues. All of these structural repairs were made. The front of the house was faithfully restored to include extensive rehabilitation of the existing windows. Missing scallops on the façade were replaced and the front porch rebuilt.