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June 21, 2021 REV July 5, 2021, REV July 8, 2021, **REV October 4, 2021**

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

Updated information in this document can be found in the red box on page two (relating to Windows E & F, rear porch and side porch.

RE: 1321 Labrosse Street – Application Number 19-6555

Dear Ms. Dye:

Please accept the information detailed below, the attached supporting information, photographs, plans and elevations plus the completed HDC application with regards to (3) windows which are different from the original Certificate of Appropriateness granted on December 4, 2019.

Detailed Photographs: See attached photographs.

Description of Existing Conditions:

Identified on the Plans and Elevations are (3) windows, A, B, and C which differ from the original, proposed reuse of the existing windows.

It should be noted, that parts and pieces from Windows A & B were salvaged and used to replace missing parts for the windows and sashes at the front of the house facing the street so the house could present a true historic presence on the street. Ultimately, there were (2) windows openings, identified as A & B which did have sashes that fit the window frames and there were not enough components left to try and recreate the sashes so they would fit properly.

Window A – This is on the 2nd Floor, on the side of the house, facing west, towards the neighbors side of the house. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening. **We are proposing to remove the Renewal by Andersen window currently installed and purchase a new, double hung, wood window with insulated glass and applied muntins as a replacement. The dimensions of the new windows would be determined by the existing opening size.**

Window B - This is on the 2nd Floor bedroom at the top of the stairs, facing the rear of the property. The same conditions apply. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening. **We are proposing to remove the Renewal by Andersen window currently installed and purchase a new, double hung, wood window with insulated glass and applied muntins as a replacement. The dimensions of the new windows would be determined by the existing opening size.**

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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.

Window D – This window is on the rear of the house, in the bathroom at the shower/bathtub. The window was severely deteriorated from the moisture of the bathroom and the homeowner did not want to have a vision window into the house. She requested it be changed to glass block.

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 had an upper and lower sash salvaged from the set of original windows to the house. See the photos and dimensions provided for the original sash. We are proposing to reuse the existing sashes, the rectangular lower and the curved head upper and to build a new window frame to accept these salvaged sashes. The revised drawings we have submitted for review and approval show the reuse of the existing upper and lower sash in a new window opening to be created above the front porch.**

Window F – This was the former window installed next to the door. The original idea was to put this window back but after reviewing the window, an aluminum, single lite (non-insulated" window that was not historic to the original windows, we decided to not reinstall this window. The damaged caused to the interior sill by the sweating of the window was repaired, the exterior boarded over with the wood siding and the interior covered with gypsum board and painted.

Rear Porch – The rear porch as is now built is the same size as shown on Sheet A5.11 "Rear Elevation" which was part of the original Certificate of Appropriateness for the project dated December 14, 2019. The intent has always been to reuse the existing foundations at the rear of the house that had previously supported a porch/deck at the rear of the house. This was noted in the last item of the COA approval of 12/14/19. The Approved drawing A5.11 for the COA shows the deck sitting on posts sitting on the original foundation. As was discovered in the field during construction, the height between the rear door and grade was less than was shown on the COA approved A5.11 drawing so wood posts were not required between the deck structure and foundation were not needed. The deck structure is supported directly by the foundation. The lower height also eliminated the need for a handrail system and the building official signed off on this revision.

Side Porch – The side porch roof is to be completed when the carpenter returns for the window installation. The existing door was extremely rotted at the bottom and was replaced with a solid door. We respectfully request the door be accepted as is.

Description of 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

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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.