

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 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 Applicant

Name: Robert Christoph Company Name: RCI-17664 Manderson, LLC

Address: 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 Applicant

Name: Kevin Brandon State Registration#: Expiration Date:

Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316

Phone: 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 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



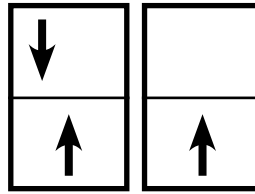
Photo 3: Original Condition



Photo 4: Phot showing new windows



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

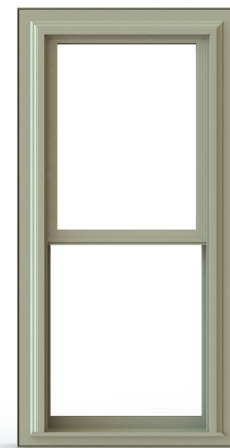
BENEFITS

- ◇ 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 ²)	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.

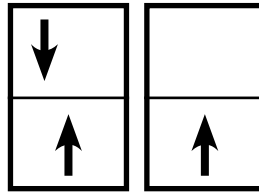
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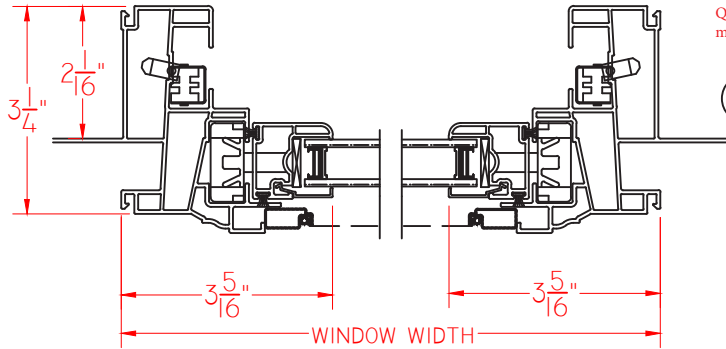


Manchester
SERIES

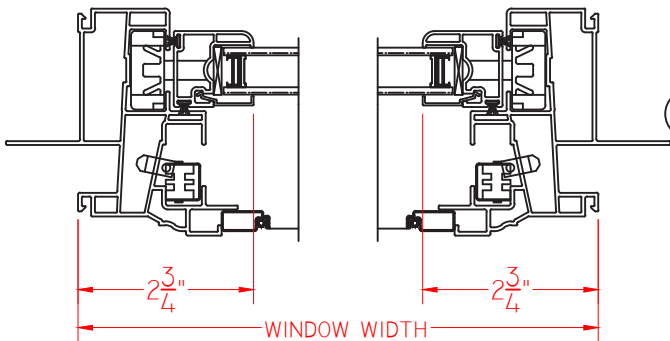
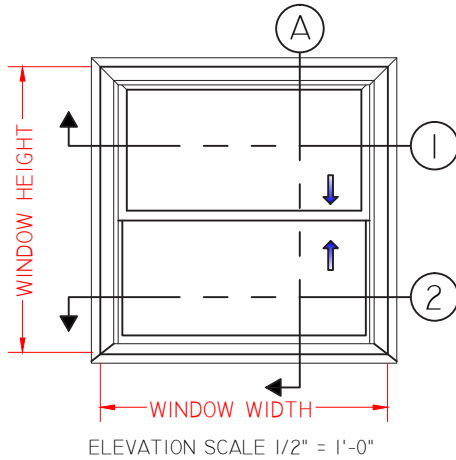
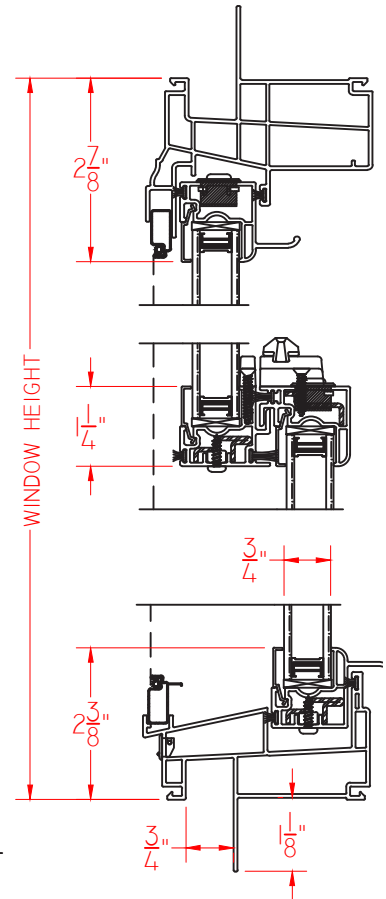
Manchester Series
R-40/R-35
3 1/4" Frame Depth
Double Hung/Single Hung

MANCHESTER DOUBLE HUNG

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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.



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