

**From:**  
**To:** [Audra Dye](#)  
**Subject:** [EXTERNAL] Fwd: 1419 Seyburn - Historic Application  
**Date:** Thursday, July 6, 2023 10:33:55 AM  
**Attachments:** [image001.png](#)  
[image.png](#)  
[image.png](#)

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Apologies, I just realized I sent this back to my personal email! Please see responses below, and let me know when you're available to connect. Looking forward to it!

Thanks,  
Ashley

Hi Audra! I'd love to connect by phone. I'm available 10am - 2pm, if there's a time that works for you. Let me know your number and ideal time!

In the meanwhile, here are some responses to meet the deadline:

### **Window Replacement (excluding the windows that are proposed to be resized)**

--Did you obtain, or attempt to obtain, a repair estimate for the existing windows? It is only after the Commission confirms windows are beyond repair, will they discuss replacement window options.

I've had some conflicting feedback on the historic windows as some were badly damaged by flooding from the top floor, rotted and impacted by black mold (we had to mitigate that before getting in the house to see what we were working with, and most of the wood, plaster and ropes were totally damaged where they still existed). Others had already had the weights removed or had been (poorly) replaced with cheap updates that don't quite fit, so those will also be replaced. I just walked through with another restoration person yesterday and should have an official report/estimate in the next 24 hours. I have photos of the windows where the weights were removed. It looks like they were replaced by wool, pieces of wood, and styrofoam, which I assume was for insulation. All windows except the newer vinyl ones look like they've been painted shut for a very long time.

--Without a repair estimate from a company who has experience in wood window repair, please submit the following items:

--Close-up photos (exterior and interior - making sure lights are on within the rooms for the interior photos so the window frames are very visible) of each window opening, as well as a written description of the problems with each window.

The house doesn't have lights yet, but this will give you an idea of what we're dealing with:



--Please measure one of the double-hung windows (as shown on the attachment) so staff can compare the proposed replacement to the existing

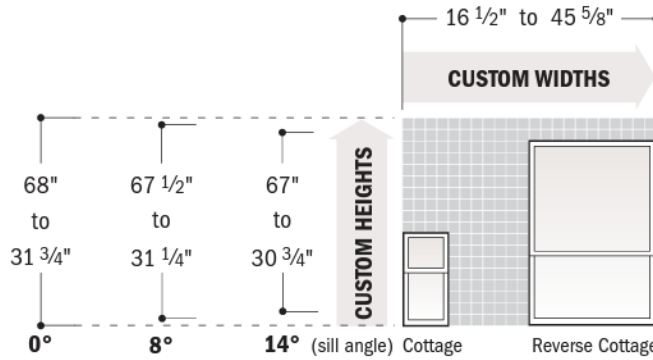
My plan for replacement is to exactly match the size and style of all historic windows except the ones I noted for a size change. I didn't see which window you wanted a measurement of, but that big window on the front porch is 47x60.

--Not all the windows are double-hung, some windows are cottage style (windows on front and rear elevations facing the porch and deck – front windows are highlighted with yellow box). Double-hungs are windows that have equal-sized upper and bottom sash; cottage style generally have smaller upper sash and a larger bottom sash. The submitted visual of the Anderson windows shows only a double-hung window. Do you propose to install new cottage style in those areas, or change them to double-hung?

Wow! Good eye - I'm a details person and hadn't even noticed that about the front windows! Looks like we can still do Cottage style in the Andersen 400 double-hung series. Here's a clipping from their measurement sheet, so we can definitely accommodate that. Our three windows here will match the 23" top, the 29" bottom, and be 23" wide, which is the existing measurement.

**Andersen 400 Series  
Woodwright  
Double-Hung Insert  
Windows**

COTTAGE & REVERSE  
COTTAGE SASH



--On the rear it is stated, "replace 32" window with 60" window". Please list height and width of existing window and height and width of proposed window.

Existing window is 53" tall and 32" wide and proposed window is 53x60.



--It appears a window has been removed from the rear elevation at the second floor to the right of the upper porch door (circled in yellow). Is the intention to keep that opening and install a window (or reinstall the historic window) that matches the one right next to it?

This window was removed and boarded up by previous owners (I assume due to damage but unclear). Our intention is to keep the opening and fill it with a window that matches the one right next to it. Here's a photo:



--On the rear elevation where it states “replace door with small window”, please confirm the size of the new window. Also, will the header (top of the window) be at the same height as the window around the corner (where yellow line is located)?

The size of the window will be the same size as the window around the corner AND the header height will be the same. That said, we can also leave this wall without a window since the French doors will be right there, if preferred.

--Was the window opening in the shed dormer impacted (reduced in size) by the former roof

extension? What will happen to that window opening when the roof extension is removed?

This was also boarded up by the previous owner and roof flashing was put over it. The intention is to restore the original sized window. We're basically erasing the evidence of that roof extension.

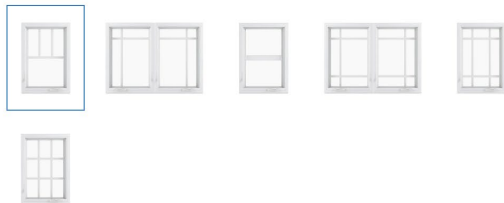
--Please submit cut sheets for the fiberglass window and sliding door, confirming design, material, finish and color. I didn't notice a dimension stated for the French doors.

French door (the exterior of this will be painted beige to match the window trim): these are steel framed for durability and the framing matches that of the historic windows: <https://www.lowes.com/pd/JELD-WEN-Tempered-External-Grilles-Primed-Steel-Left-Hand-Inswing-French-Patio-Door-Common-60-in-x-80-in-Actual-59-5-in-x-79-5625-in/50247245>

I'm waiting on a cut sheet for the exact size, but it will match the existing dimensions (28x61) and is made by Marvin Infinity in the Cottage 1-High Casement style. <https://www.infinitywindows.com/windows/casement>

#### Patterns

We offer various divided lite patterns so you can replicate the look of your original windows and doors - or add new architectural interest to your home. Ask your local Infinity partner about additional patterns and style options. Infinity Casement windows are available with a Simulated Checkrail. The Simulated Checkrail option gives the look of a Double Hung on a Casement window.



COTTAGE 1-HIGH

--You state "repair extension roof and deck above it". Does that include a new perimeter railing? If so, please submit a drawing/cut-sheet of the proposed railing that confirms dimensions, design, material, finish and color.

Yes, that includes new perimeter railing. My intention is to match the railing on the front porch, which is white wooden boards, topped by a railing that will be re-painted in the original beige option to match the front porch/trim color scheme. There is currently a 24" knee wall surrounding this area (and appears to somehow be in decent shape, which you can see in the previous photo showing the boarded window), so we'll need to bring it up to 36" with a 12" high perimeter railing. Apologies for the terrible photo, but I wanted to get you dimensions of the front porch example fast! I can draw something out this afternoon, if that's preferable.



----- Forwarded message -----

From: **Audra Dye** <[dyea@detroitmi.gov](mailto:dyea@detroitmi.gov)>

Date: Fri, Jun 30, 2023 at 1:01 PM

Subject: RE: 1419 Seyburn - Historic Application

To:

Good afternoon, Ashley.

I reviewed the submitted documents and I understand the intentions of what you are proposing, however additional information/documentation is needed for the Commission's review. Please let me know if you have any questions. I'm working on Monday, but am out of the office Tuesday-Wednesday, and then back the remainder of the week.

Our schedule is to have all project related documents on the meeting website by the end of day, Friday, July 7. Therefore, if at all possible (I know the holiday throws a kink in everyone's schedules next week) please submit the additional information by noon, Thursday, July 6. This will give me a short of window of time to review everything and reply to you with any remaining questions before everything is posted Friday afternoon. We can still talk after that point as we both prepare for the July 12<sup>th</sup> meeting.

**Window Replacement (excluding the windows that are proposed to be resized)**

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--You state "repair extension roof and deck above it". Does that include a new perimeter railing? If so, please submit a drawing/cut-sheet of the proposed railing that confirms dimensions, design, material, finish and color.

Please email me with any questions. We can also arrange to talk by phone. Thank you!

Regards,

Audra

## **Audra Dye**

Architectural Historian, Planner | Planning & Development | City of Detroit

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**Michael E. Duggan, Mayor**

