

STAFF REPORT: 02-12-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6623

ADDRESS: 4060 STURTEVANT

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: BRETT MAHAFFEY, RENEWAL BY ANDERSON

DATE OF COMPLETE APPLICATION: 01/28/2020

DATE OF STAFF SITE VISIT: 1/30/20

SCOPE: REMOVAL OF STEEL CASEMENT/TRANSOM/SIDELIGHT WINDOWS; INSTALLATION OF FIBREX CASEMENT WINDOWS

EXISTING CONDITIONS

Constructed in 1938, this English Revival style house has a brick and stone front façade, stone window and door surrounds, half-timbering with either stone and (three different styles of) brick infill, leaded glass windows, culminating with a decorative brick chimney stack. Indicative of its era of construction, the house has steel windows with a multitude of sash types (casement, transom, sidelights), creating a holistic, ornate residential design.



District Designation Photo – 1999

4060	HOUSE NO.	469	LOT NO.
Sturtevant	STREET	9-1-38	DATE
3218	PERMIT NO.		
dwelling	USE		
brick veneer	CONST.		
REMARKS FILED AS COMPLETE brick veneer garage			

PROPOSAL

Window Replacement

The applicant contracted with Renewal by Anderson for the replacement of twelve windows on the front, east, and rear elevations of the house. No windows on the west elevation of the main house are proposed for replacement. The existing windows have steel sash and true-divided lights, with the exception of one window on the rear that had been previously replaced with a vinyl sliding window. Listed below is the window number from applicant's photographic application, a description of existing and proposed operation and appearance.

Front/South

First Floor

101 - Center casement and sidelights (clear glass) and full-width transom with a central muntin

Proposed: Single casement (3-over-4 pattern)

Side/East

First Floor

102 - Center casement and sidelights (clear glass) and full-width transom with a central muntin

Proposed: Single casement (3-over-4 pattern)

103 - Center casement (2-over-3 pattern) and sidelights (1-over-3 pattern)

Proposed: Single casement (3-over-4 pattern)

Second Floor

201 - Center casement (2-over-3 pattern), sidelights (1-over-3 pattern) and full-width transom (4-over-1 pattern)

Proposed: Single casement (4-over-4 pattern)

Rear/North

First Floor

104 - Center casement (2-over-3 pattern) and sidelights (1-over-3 pattern)

Proposed: Single casement (3-over-3 pattern)

105, 107 - Two, narrow casements (2-over-4 pattern)

Proposed: Fixed windows (-2-over-4 pattern)

106 - Center casement (2-over-3 pattern), sidelights (1-over-3 pattern) and full-width transom (4-over-1 pattern)

Proposed: Single casement (4-over-4)

109 - Center double-casement (each 2-over-3 pattern), sidelights (1-over-3) and full-width transom (6-over-1 pattern)

Proposed: Double casement (each 4-over-4 pattern)

Second Floor - 202

Center casement (2-over-3 pattern) and sidelights (1-over-3 pattern)

Proposed: Single casement (4-over-3 pattern)

Rear/East

First Floor

108 - Center casement (2-over-3 pattern), sidelights (1-over-3 pattern) and full-width transom (4-over-1 pattern)

Proposed: Single casement (4-over-4 pattern)

Rear/West

First Floor - 110

Vinyl gliding window (each 4-over-5 pattern)

Proposed: Double casement (each 4-over-4 pattern)

TOTAL COST \$19,560

Window Repair

James Turner Restoration

The applicant contacted James Turner for a repair quote. According to the applicant, he measured the windows but didn't respond to later calls from the applicant so a quote wasn't obtained.

H & R Windows

The applicant stated H & R wouldn't fill out the HDC's form for repairing windows. They informed her that she needed to install interior storm windows over the existing windows. The attached quote is for storm windows; a fee for some materials for the existing windows and a general hourly rate for labor was also included.

Installation of pressure-fit storm windows (11)	\$6864.24
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Additional Repair/Replacement – per window

Roto Operator	\$58.30 x 11 = \$641.30
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Screen Inset Rewire Repair

Charcoal Aluminum Screen Mesh	\$59.00 x 11 = \$649.00
or Bright Brass Screen Mesh	\$85.45

<i>ESTIMATED TOTAL (Materials Only)</i>	<i>\$8,154.54</i>
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<i>Labor to service existing steel windows</i>	<i>\$110 per man/per hour</i>
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COMPARISON OF COST – RENEWAL BY ANDERSON vs. H & R WINDOWS

\$19,560.00	Renewal by Anderson Replacement Window Quote
- \$8,154.54	H&R Estimated Repair of 11 windows
\$11,405.46	Balance

Using \$11,405 and dividing it by \$110 per man hour for H&R labor rate, it means the balance pays for 103 hours for repair, which equals about nine hours per window.

STAFF OBSERVATIONS AND RESEARCH

- The complex window arrangement within each window opening is a character-defining feature for this house.
- While H & R Windows refused to complete a repair estimate, they did not submit a claim the windows are beyond repair.
- Reviewing the two project costs, it is likely the repair of the existing steel windows would be equal to, or possibly less than, the cost to replace the 12 windows.
- Staff asked Renewal by Anderson to submit mockups of the window openings and how they could manufacture new windows to “match” the overall appearance of the existing windows. A quote for the “matching” replacement windows was not submitted with the mockup

ISSUES

- Replication with new windows to match the multiple operations within each opening would be difficult and exceptionally costly.
- The existing steel frames are narrow; the muntins are even thinner. The composite material will be noticeably thicker and exterior muntins are not an option. The dimensional differences are noted on Renewal by Anderson's mockup of existing vs. replacement “to match”.

- The proposed replacement windows, mostly single casements, do not even come close to matching the existing pattern and operation.
- The property owner also contracted for a partial window replacement, so a jumble of patterns and window operations would be present on this house, if the replacement windows are approved.

RECOMMENDATION

It is staff's opinion the replacement window proposal, as proposed, will significantly alter the historic features and materials that characterize the property. And, the submitted repair quote confirms the existing windows are not beyond repair.

Therefore staff recommends the Commission deny a COA for the project, as proposed, as it does not meet the following Secretary of the Interiors Standards for Rehabilitation, especially:

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

#5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6) Deteriorated historic features shall be repaired rather than replaced. When 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.

#9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The following photographs were
taken by HDC staff on 01/30/20.









JeanMarie Pavol
4060 Sturtevant St
Detroit MI 48204
Russell Woods Historic

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Customer wants to replace 12 steel casement windows with Renewal by Andersen windows
- Existing windows are original windows (except for 1)
- House has storm windows over existing glass on exterior
- Renewal by Andersen windows use Fibrex (wood composite) material
- Windows will be a casement style to match existing operation
- Proposed windows are insert windows with a step aluminum trim to mimic the bold exterior top/sides of the windows. (There is no brickmold on the windows)





Unit 101

Existing:

- Unit does not have stained glass
- Center window opens

Proposed:

- Casement Single
- Grille - Colonial 3w x 4h



Unit 101

Existing:

- Unit does not have stained glass
- Center window opens

Unit 101

Proposed:

- Casement Single
- Grille - Colonial 3w x 4h





Unit 102

Existing:

- Unit does not have stained glass
- Center window opens

Unit 102

Proposed:

- Casement Single
- Grille - Colonial 3w x 4h





Unit 103

Existing:

- Unit does not have stained glass
- Center window opens

Unit 103

Proposed:

- Casement Single
- Grille - Colonial 3w x 3h





Unit 201

Existing:

- Unit does not have stained glass
- Center window opens

Unit 201

Proposed:

- Casement Single
- Grille - Colonial 4w x 4h





Unit 104

Existing:

- Unit does not have stained glass
- Center window opens

Unit 104

Proposed:

- Casement Single
- Grille - Colonial 3w x 3h





Unit 105, 107

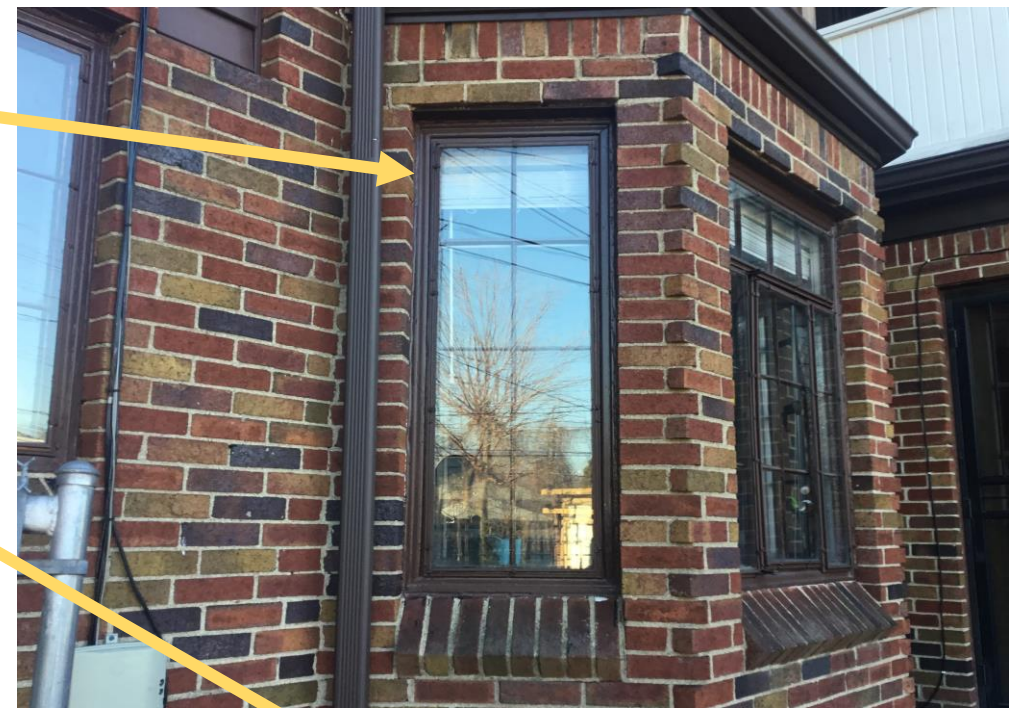
Existing:

- Unit does not have stained glass
- Fixed window

Unit 105, 107

Proposed:

- Fixed Window
- Grille - Colonial 2w x 4h





Unit 106

Existing:

- Unit does not have stained glass
- Center window opens

Unit 106

Proposed:

- Casement Single
- Grille - Colonial 4w x 4h





Unit 105, 107

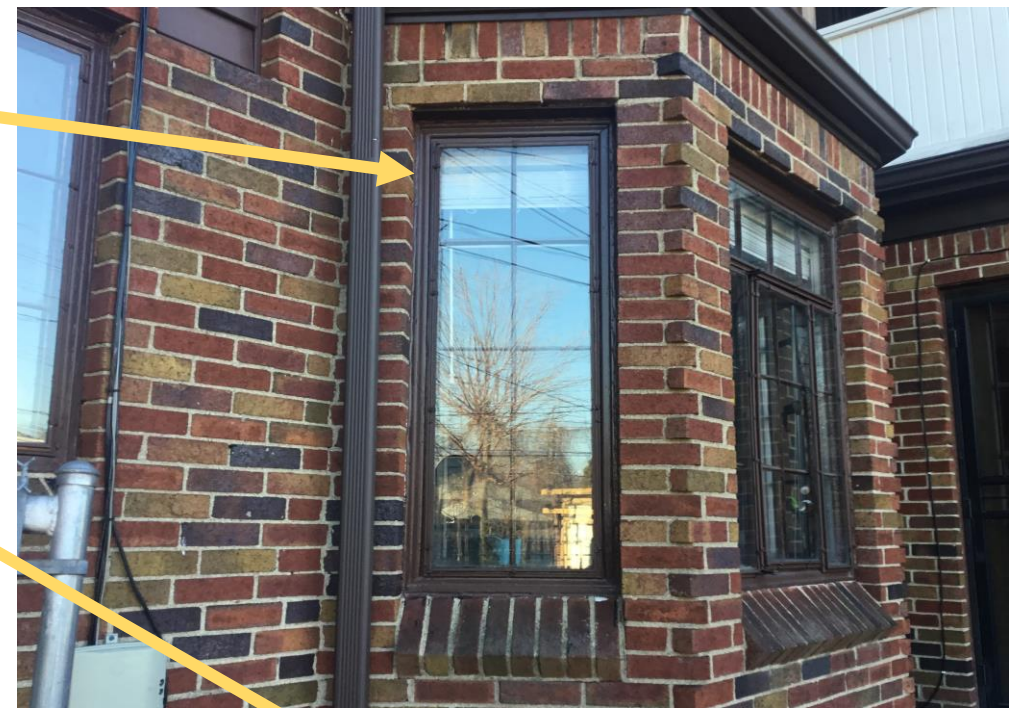
Existing:

- Unit does not have stained glass
- Fixed window

Unit 105, 107

Proposed:

- Fixed Window
- Grille - Colonial 2w x 4h





Unit 108

Existing:

- Unit does not have stained glass
- Center window opens

Unit 108

Proposed:

- Casement Single
- Grille - Colonial 4w x 4h





Unit 109

Existing:

- Unit does not have stained glass
- Center windows (2) open

Unit 109

Proposed:

- Casement Double
- Grille - Colonial 4w x 4h





Unit 110

Existing:

- Previously installed vinyl window
- Same room at Unit 109
- Gliding Window

Unit 110

Proposed:

- Casement Single (to match remainder of house)
- Grille - Colonial 4w x 4h





Unit 202

Existing:

- Unit does not have stained glass
- Center window opens
- Window is broken on interior

Unit 202

Proposed:

- Casement Single
- Grille - Colonial 4w x 3h



Interior Condition

- Sills are broken over many units
- Will reset/level sills that have been broken and repair any rotted wood below the windows





Interior Condition

- Grilles are not uniform and don't line up.
- Each window pane has a $\frac{1}{2}$ " – 1" difference in height (Widths are all equal around 8")
- Some grilles are falling apart

Interior Condition

- Windows have foam packed into cracks
- There are still visible openings/gaps between the window and storm window





Interior Condition

- Windows have foam packed into cracks
- There are still visible openings/gaps between the window and storm window



Interior Condition

- Bathroom window sill is bowed
- Will replace any damaged wood in sill if rotted (tile in corners breaking)
- Plastic over window openings



Exterior Condition

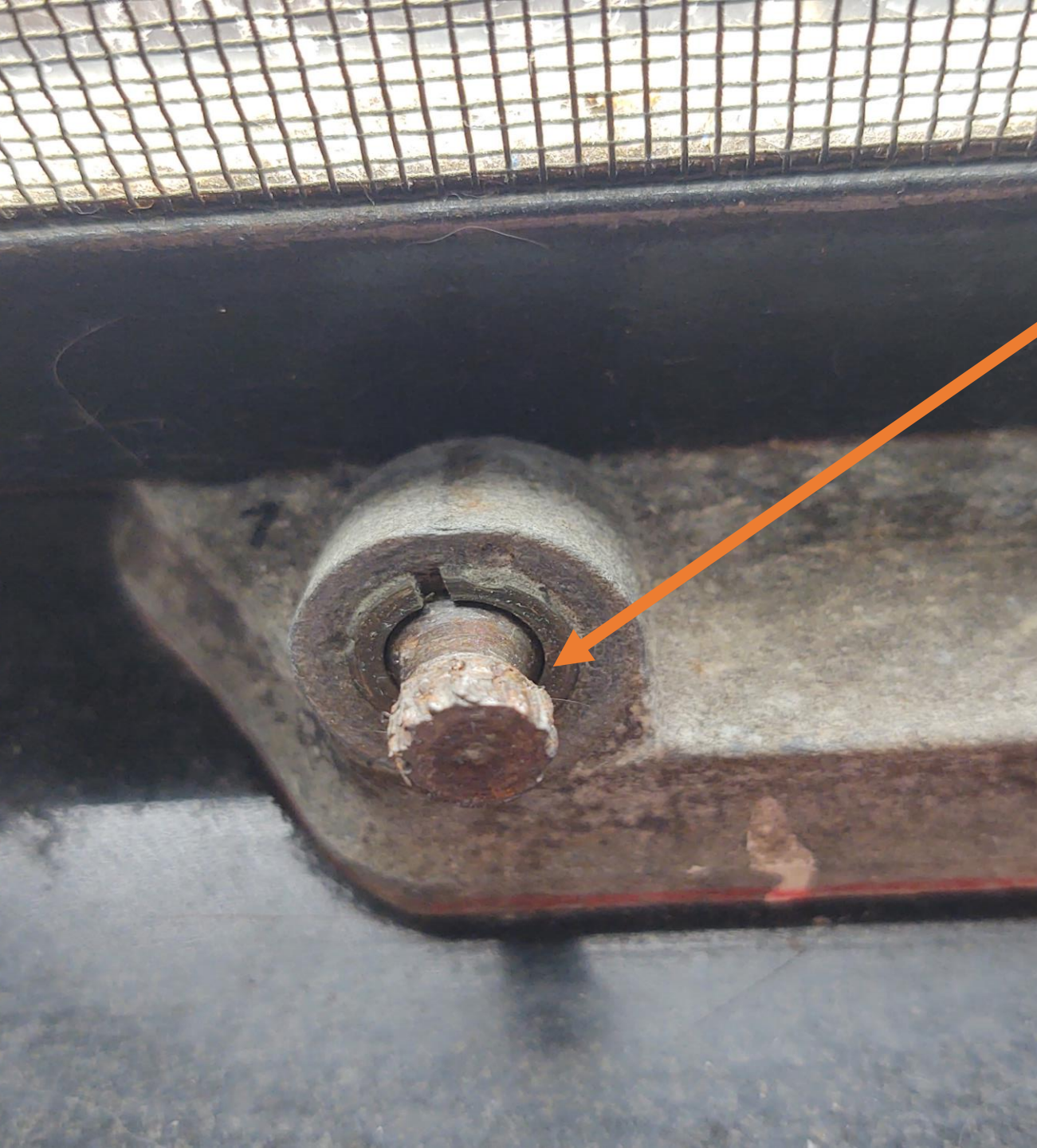
- Top rail (paint is peeling/bubbled)
- Can see through gaps around the operable (casement) sash



Exterior Condition

- Casement window (operable) sashes will not open and are not level with fixed panes next to them
- Possibly the hinges are bent (didn't try and open (Winter))





Exterior Condition

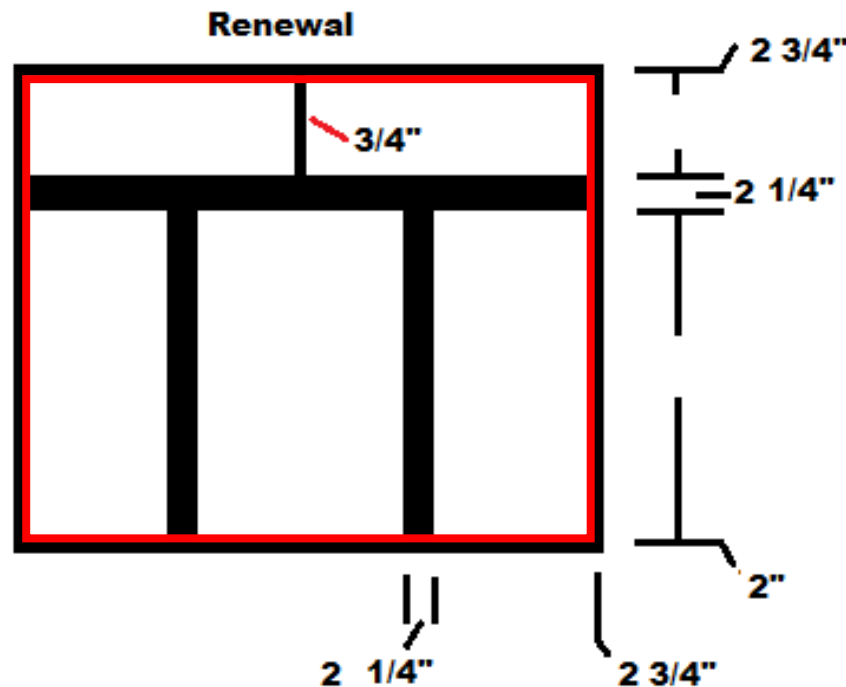
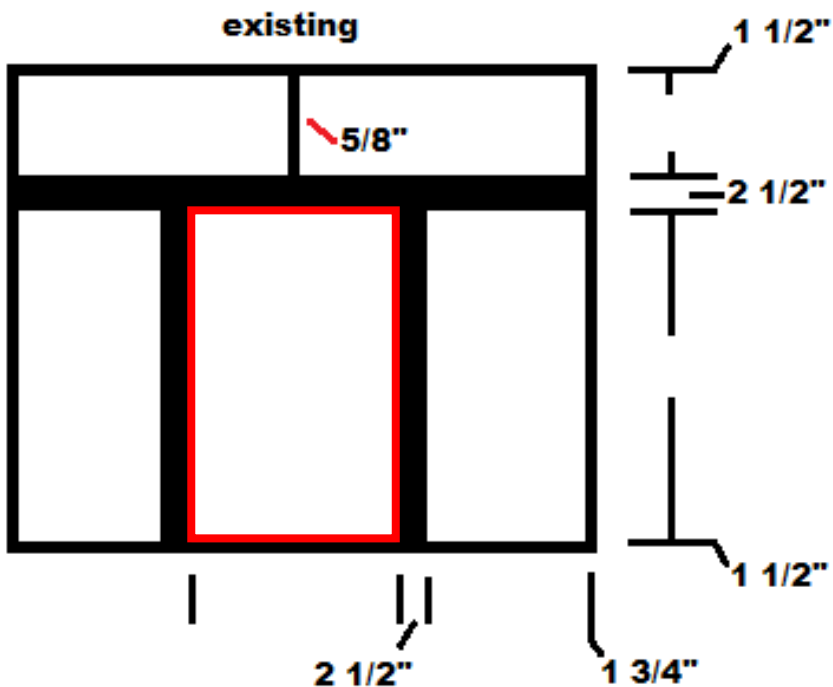
- Most of the windows are missing crank handles
- Some of the knobs are rusted/stripped





Interior Condition

- Windows on side of house were previously replaced by previous home owner
- Vinyl windows
- Panes have grilles between the glass
- Pattern is 8w x 5 h
 - Compared to:
 - 6w x 4h
- Panes are roughly
 - 5 ½" x 8 ½"
 - compared to:
 - 8 ½" x 11 ½"

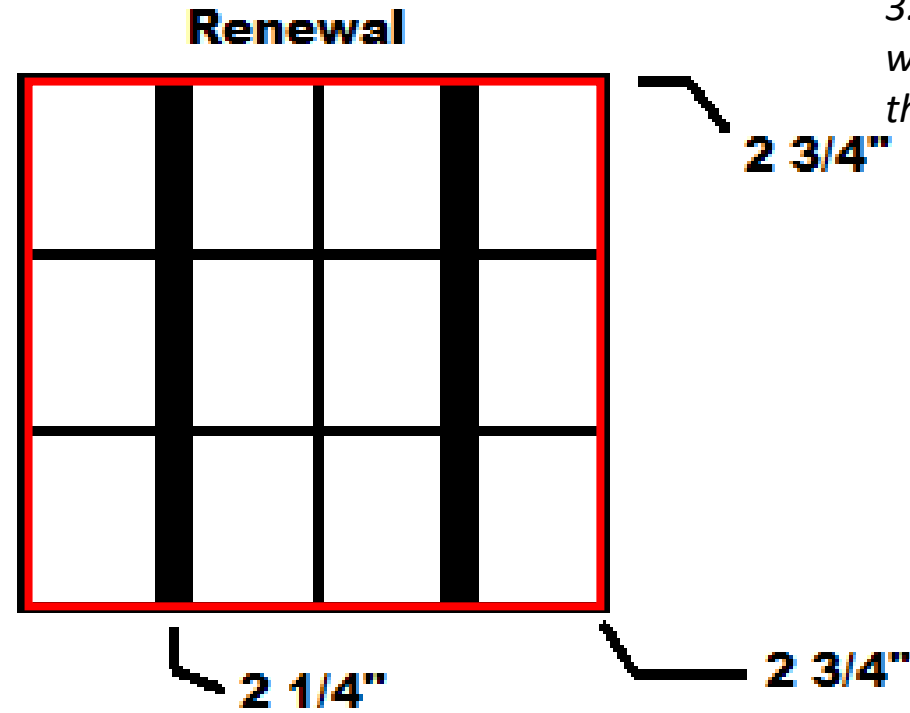
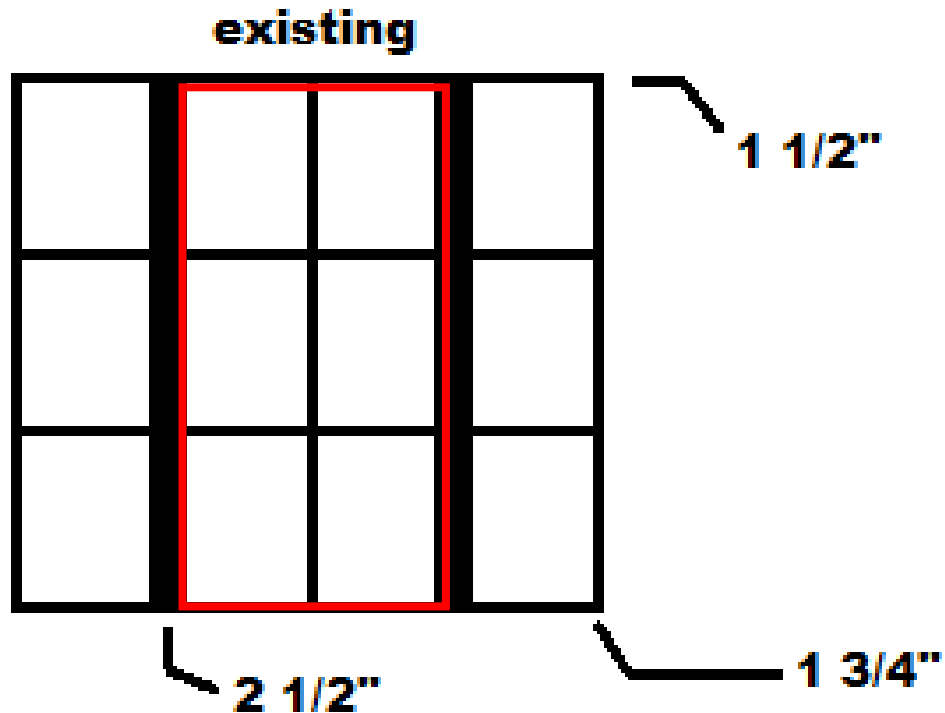


Comparisons

- Units 101 and 102
- Center window should open

- Renewal:
- 1 large casement single window with a 2 1/4" simulated check rail to mimic the wide bars

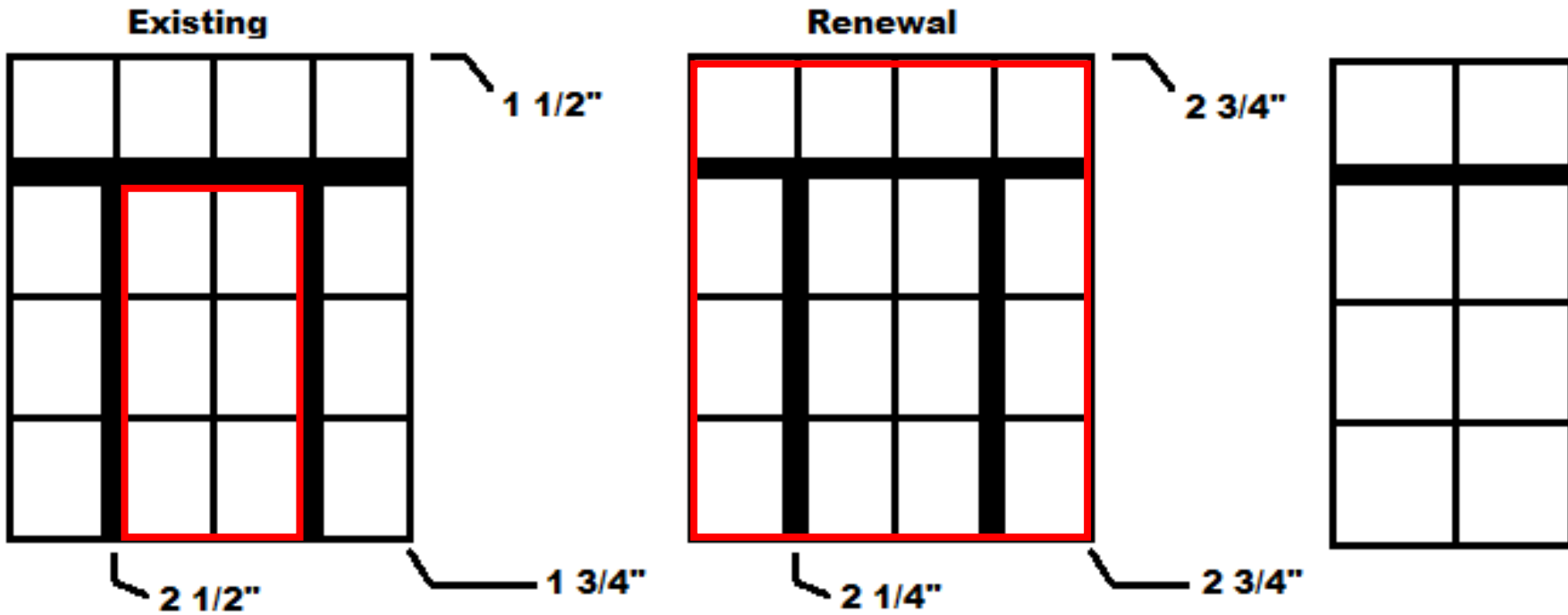
• Installing a fixed window at the top and the sides of a casement window is possible, but it would cause a huge 3.5-4" mull between all of the windows joined together, so I don't think this is an option.



Comparisons

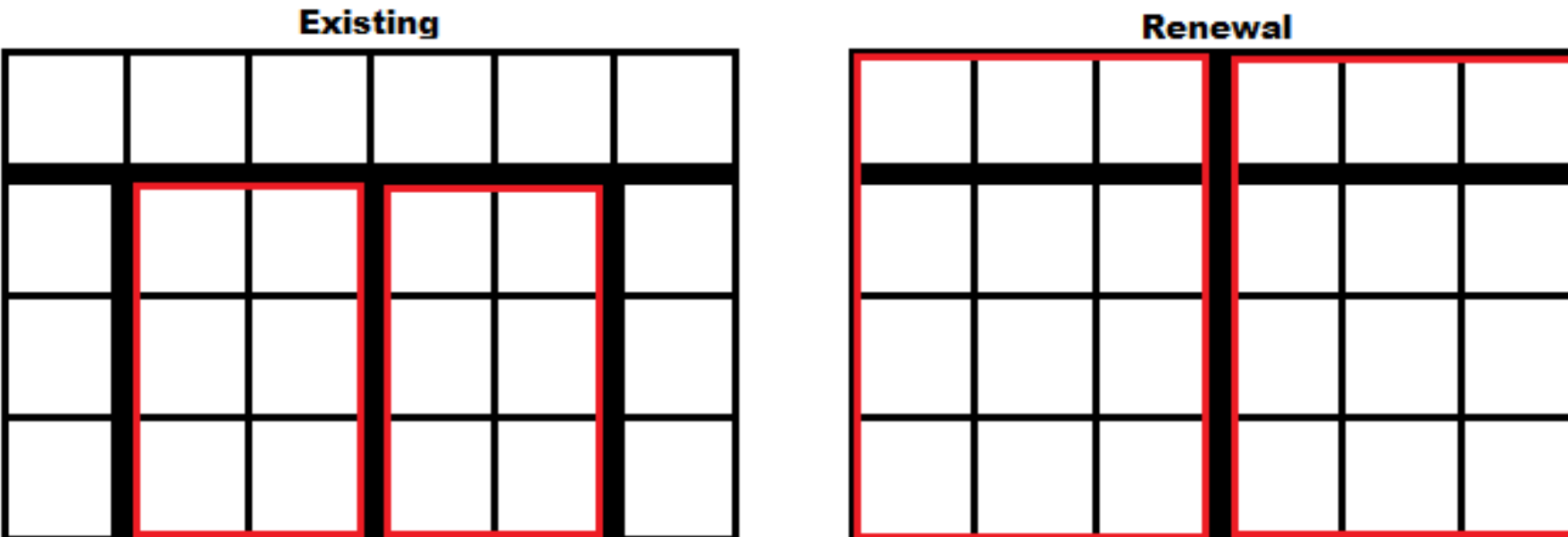
- Units 103, 104, 202
- Center window should open

- Renewal:
- 1 large casement single window with a 2 1/4" simulated check rail to mimic the wide bars



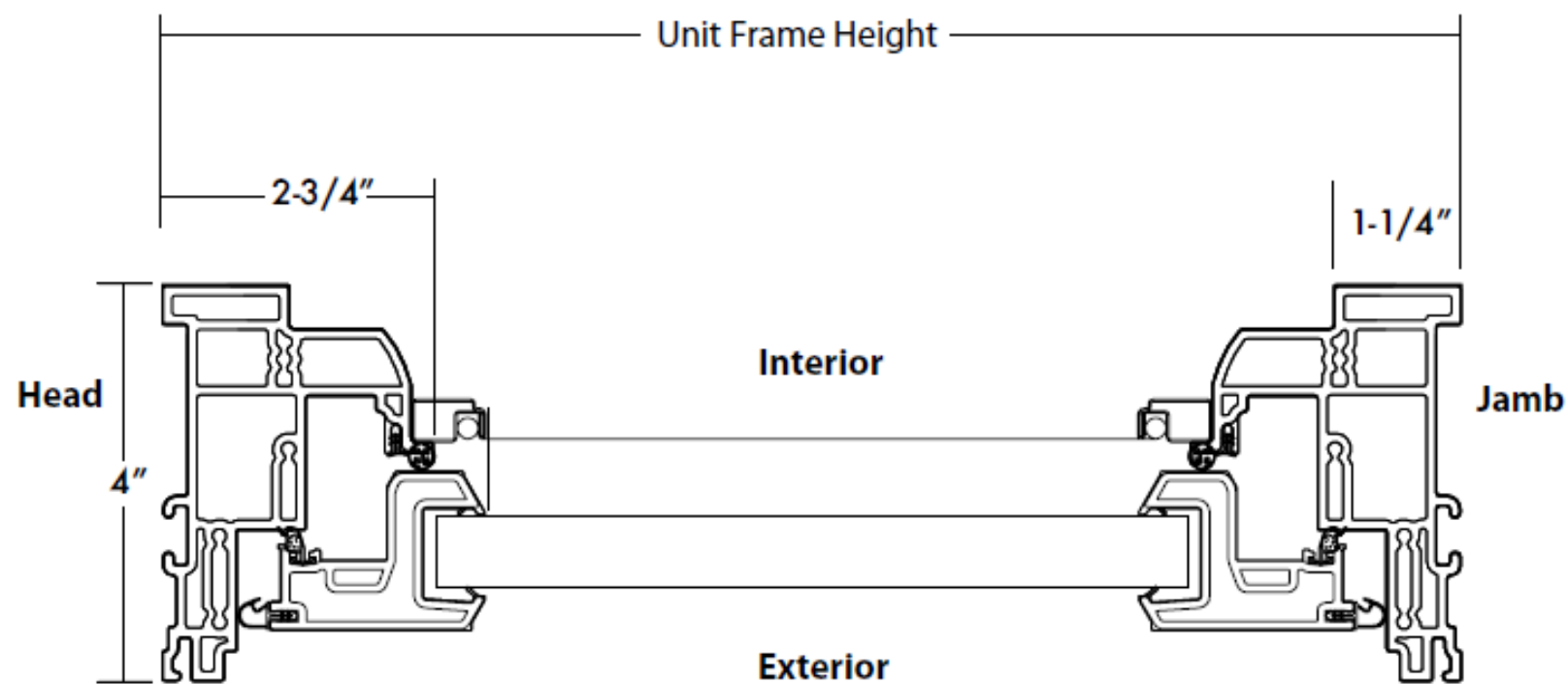
Comparisons

- Units 106, 108, 202
- Center window should open
- Units 105 and 107
 - 2w x 4h window
- Renewal:
- 1 large casement single window with a 2 1/4" simulated check rail to mimic the wide bars

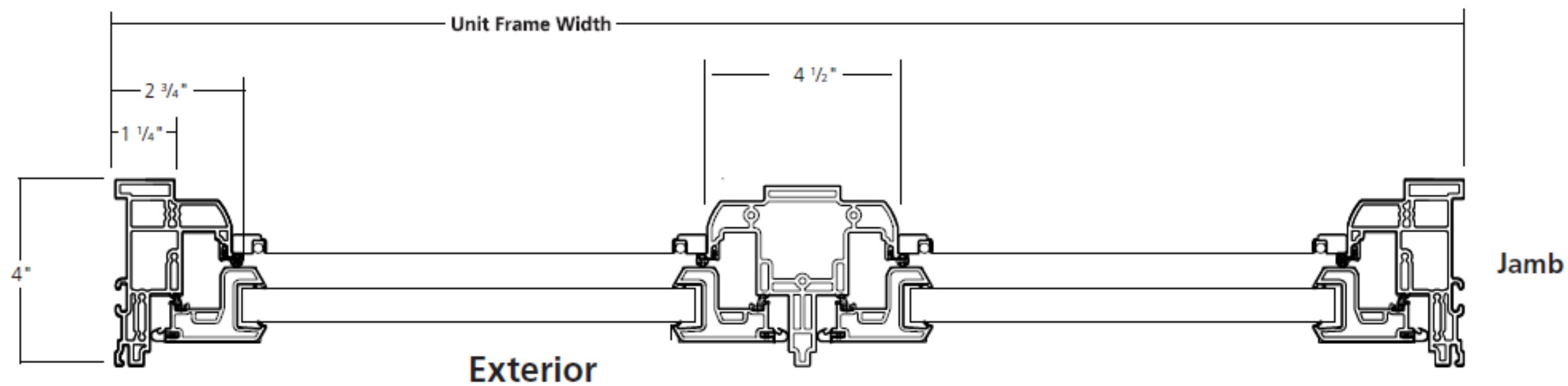


Comparisons

- Units 105 and 107
- Center window should open
- Renewal:
- 1 large casement single window with a 2 1/4" simulated check rail to mimic the wide bars



Interior



Casement and Awning WINDOWS

Casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside* and can be hinged from the right or left.

EFFICIENT

Casement and awning windows are our most energy-efficient ventilating window styles.

SECURE

One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.



Casement Window



Casement Double Window



Awning Window

Use grilles to mimic the appearance of double-hung windows for a historically accurate look.



Renewal
by Andersen.
WINDOW REPLACEMENT

"Renewal by Andersen® was by far the best investment I've ever made for my home."

PAUL M.

Casement and Picture Combination Windows / Oak Interior



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
Beauty	<p>Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.</p> <p>The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.</p>	<p>Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.</p> <p>Fiberglass can only be made into straight lineals.</p>
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	<p>Andersen windows are the only windows with Green Seal certification.</p> <p>Fiberglass is a thermoset material and cannot be reformed into new profiles.</p>
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.



RENEWAL BY ANDERSEN
37720 Amrhein Drive
Livonia, MI 48150

January 15, 2020

Scope of work

4060 Sturtevant St

This project will consist of:

Replacing 12 windows.

- 101 – Bedroom 1 – 38” x 51” – Casement single**
- 102 – Bedroom 1– 38” x 51” – Casement single**
- 103 – Kitchen Sink – 35” x 37” – Casement single**
- 104 – Kitchen– 37” x 38” – Casement single**
- 105 – Kitchen– 19” x 50” – Casement single**
- 106 – Kitchen– 37” x 50” – Casement single**
- 107 – Kitchen– 19” x 50” – Casement single**
- 108 – TV Room – 37” x 50” – Casement single**
- 109 – TV Room – 55” x 50” – Casement double**
- 109a – TV Room – 55” x 50” – Casement double**
- 201 – Bed 2 – 37” x 50” – Casement single**
- 202 –Bathroom – 36” x 38” – Casement single**

If you have any questions, please contact:

Brett Mahaffey
37720 Amrhein
Livonia, Mi 48150
(734) 237-1065

Brett.Mahaffey@AndersenCorp.com



Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbsalesdetroit@andersencorp.com

Jeanmarie Pavol

4060 Sturtevant St

Detroit, MI 48204

H: (717)919-2739

Buyer(s) Name: **Jeanmarie Pavol**

Contract Date: **12/01/19**

Buyer(s) Street Address: **4060 Sturtevant St, Detroit, MI 48204**

Primary Telephone Number: **(717)919-2739**

Secondary Telephone Number: _____

Primary Email: **jeanmariepavol@quickenloans.com**

Secondary Email: _____

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal by Andersen of Detroit ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount: **\$19,560**

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Deposit Received: **\$0**

Balance Due: **\$19,560**

Estimated Completion:

Amount Financed: **\$19,560**

8-12 weeks

Method of Payment: **Financing**

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Notes: **Commission adjustment**

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 12/04/2019 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Legal Name: Renewal by Andersen LLC

dba: Renewal by Andersen of Detroit

Buyer(s)

Signature of Sales Person

Signature

Signature

Gayle Filbin

Jeanmarie Pavol

Print Name of Sales Person

Print Name

Print Name



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road I Livonia, MI 48150

Phone: 734-237-1052 I Fax: 651-275-6041 I rbsalesdetroit@andersencorp.com

Jeanmarie Pavol

4060 Sturtevant St

Detroit , MI 48204

H: (717)919-2739

ID#:	ROOM:	SIZE:	DETAILS:
101	plant room	38 W 51 H	Window: Casement, Single, Left, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 4h, Misc: None
102	plant room	38 W 51 H	Window: Casement, Single, Left, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 4h, Misc: None
103	sink	35 W 37 H	Window: Casement, Single, Left, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: None
104	kitchen	37 W 38 H	Window: Casement, Single, Left, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 3h, Misc: None



Itemized Order Receipt

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2102215127

37720 Amrhein Road I Livonia, MI 48150

Phone: 734-237-1052 I Fax: 651-275-6041 I rbasalesdetroit@andersencorp.com

Jeanmarie Pavol

4060 Sturtevant St

Detroit , MI 48204

H: (717)919-2739

ID#:	ROOM:	SIZE:	DETAILS:
105	kitchen	19 W 50 H	Window: Casement, Fixed Window, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 2w x 4h, Misc: None
106	kitchen	37 W 50 H	Window: Casement, Single, Right, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 4h, Misc: None
107	kitchen	19 W 50 H	Window: Casement, Fixed Window, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 2w x 4h, Misc: None
108	tv room	37 W 50 H	Window: Casement, Single, Right, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 4h, Misc: None



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Jeanmarie Pavol

4060 Sturtevant St

Detroit, MI 48204

H: (717)919-2739

ID#:	ROOM:	SIZE:	DETAILS:
109	tv room	55 W 50 H	Window: Casement, Double, Left Vent / Stationary, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 4h, Misc: None
109a	tv room	55 W 50 H	Window: Casement, Double, Left Vent / Stationary, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 4h, Misc: None
201	front bed	37 W 50 H	Window: Casement, Single, Right, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 4h, Misc: None
202	bath	36 W 38 H	Window: Casement, Single, Right, Insert Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: White, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 4w x 3h, Misc: None
WINDOWS: 12 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0			TOTAL \$19,560



*Renewal by Andersen is committed to our customers' safety by
complying with the rules and lead-safe work practices specified by the EPA.*

Proposal



H & R WINDOW
Repair Company

WINDOWS-DOORS-SCREENS
CITY WIDE AND SUBURBS
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- Hazel Park, Michigan 48030
- Phone: (248) 544-8282
- Fax: (248) 544-8122
- www.hrwindowrepair.com



PROPOSAL SUBMITTED TO JEANMARIE PAVOL		PHONE	DATE 01/27/20
ADDRESS 4060 STURTEVANT ST.		JOB NAME AND LOCATION	
DETROIT, MI 48204		TOTAL SEE PAGE #3	DEPOSIT BALANCE

We Propose hereby to furnish material and labor—complete in accordance with below specifications, for the sum of _____ dollars.
SEE PAGE #3
Approximate completion time within _____ from receipt of deposit.
SEE PAGE #3

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

H & R WINDOW REPAIR COMPANY

Authorized
Signature _____

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

We hereby submit specifications and estimates, subject to all terms and conditions as follows:

REPAIRS AS FOLLOWS:

PORCH ROOM

- | | |
|--|----------|
| 1 - 40" X 52" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED | \$466.11 |
| 1 - 56" X 52" 2 WIDE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET | \$791.33 |
| 1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME | |
| 1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS | |

NOOK

- | | |
|--|----------|
| 2 - 20" X 52" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED | \$571.12 |
| 1 - 40" X 52" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET | \$466.11 |
| 1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME | |
| 1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS | |

KITCHEN

- | | |
|--|----------|
| 2 - 40" X 40" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET | \$765.54 |
| 1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME | |
| 1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS | |

LIVING ROOM

- | | |
|--|------------|
| 5 - 20" X 64" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET | \$1,070.72 |
| 1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME | |
| 1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS | |

PLANT ROOM

- | | |
|--|----------|
| 2 - 40" X 52" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET | \$932.22 |
| 1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME | |
| 1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS | |

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Proposal



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PROPOSAL SUBMITTED TO JEANMARIE PAVOL		PHONE	DATE 01/27/20
ADDRESS 4060 STURTEVANT ST.		JOB NAME AND LOCATION	
DETROIT, MI 48204	TOTAL SEE PAGE #3	DEPOSIT	BALANCE

We Propose hereby to furnish material and labor—complete in accordance with below specifications, for the sum of SEE PAGE #3 dollars.

Approximate completion time within 2-3 WEEKS from receipt of deposit.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

H & R WINDOW REPAIR COMPANY

Authorized
Signature _____

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

We hereby submit specifications and estimates, subject to all terms and conditions as follows:

CONT FROM PAGE #1	PAGE #2
2ND FLOOR - BATHROOM	
1 - 40" X 40" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET	\$382.77
1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME	
1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS	
MASTER BEDROOM	
1 - 56" X 52" 2 WIDE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET	\$791.33
1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME	
1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS	
SPARE BEDROOM	
1 - 40" X 40" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED	\$382.77
2 - 40" X 52" ONE LITE STYLE PRESSURE FIT STORM WINDOW INSTALLED INTO INTERIOR OF EXISTING WINDOW POCKET	\$933.22
1 1/2" X 3/4" UNFINISHED WOOD (POPLAR) FRAME	
1/4" X 1" FELT FIN AT FRAME PERIMETER / 1/8" CLEAR TEMPERED GLASS	
LABOR ONLY	
LABOR ONLY TO SERVICE EXISTING STEEL WINDOWS	\$110.00 PER MAN PER HR
- ADJUST, ALIGN, AND LUBRICATE AS BEST POSSIBLE	2MEN X \$110.00HR = \$220HR
- FREE UP FOR OPERATION	
- REMOVE AND REINSTALL STORM WINDOWS AS NEEDED	
RE-USE EXISTING FRAME PARTS	
LIST FURTHER REPAIRS IF NEEDED	
*NO HARDWARE OR REPLACEMENT PARTS INCLUDED IN LABOR ONLY	

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Proposal



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PROPOSAL SUBMITTED TO

JEANMARIE PAVOL

PHONE

DATE

01/27/20

ADDRESS

4060 STURTEVANT ST.

JOB NAME AND LOCATION

DETROIT, MI 48204

TOTAL

SEE BELOW

DEPOSIT

BALANCE

We Propose hereby to furnish material and labor—complete in accordance with below specifications, for the sum of SEE BELOW dollars.

Approximate completion time within 3-4 WEEKS ON SERVICE / 4-6 WEEKS ON NEW STORM WINDOWS from receipt of deposit.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

H & R WINDOW REPAIR COMPANY

Authorized
Signature

NOTE: This proposal may be withdrawn by us if not accepted within thirty (30) days.

We hereby submit specifications and estimates, subject to all terms and conditions as follows:

CONT FROM PAGE #2

MATERIAL COST (IF NEEDED)

PER EACH ROTO OPERATOR - FURNISH ONLY

- LABOR TO INSTALL AT PER HOUR RATE

PAGE #3

\$58.30 PER EACH

PER EACH REPAIR

PER EACH 18" X 38" SCREEN INSET REWIRE

USING CHARCOAL ALUMINUM SCREEN MESH

\$59.00 PER EACH

- OPTION TO REWIRE USING BRIGHT BRASS SCREEN MESH

\$85.45 PER EACH

- STANDARD PER EXISTING TIME PERIOD

*"BRIGHT BRASS" IS A SHINY BRASS COLOR UNTIL OXIDIZING (MANY YEARS)

+ SERVICE CHARGE

\$85.00

TOTAL DEPENDENT ON ACTUAL WORK TO BE DONE

TBD

NOTES:

H&R ASSUMES NO LIABILITY FOR CONDITION OF EXISTING WINDOW FRAMING

H&R ASSUMES NO WARRANTY FOR EXISTING WINDOW FRAMING

ANY / ALL PAINTING BY OTHERS

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

Mahaffey, Brett

From: Filbin, Gayle
Sent: Wednesday, January 8, 2020 12:57 PM
To: Mahaffey, Brett
Subject: Fwd: Repair Estimates

Jeanmarie pavol
Get [Outlook for iOS](#)

From: Pavol, Jeanmarie <JeanmariePavol@quickenloans.com>
Sent: Wednesday, January 8, 2020 12:55:18 PM
To: Filbin, Gayle <Gayle.Filbin@andersencorp.com>
Subject: Repair Estimates

Hi Gayle!

I figured it best to get you this info now before I totally forget.

I spoke with James Turner from James Turner Restoration several times in early December and he came to the house on 12/8. He took pictures and measurements and we had a lengthy conversation (about 2 hours in total). I have been unable to reach him by phone or email since.

I contacted H&R Windows around the same time. I spoke with Tom by phone and emailed pictures in early December. I was finally able to schedule an in-home estimate for Thursday, January 23rd.

All other inquiries have gone unanswered.

Hope this helps and thank you for checking in on the family!

Warmest regards,

Quicken Loans

Jeanmarie Pavol | Associate Underwriter
Direct: (313) 338-0239
Fax: (855) 879-0294 | NMLS# 964503

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Satisfaction in the U.S.
- J.D. Power



SEC. 25-2-130. RUSSELL WOODS-SULLIVAN HISTORIC DISTRICT.

- (A) a historic district to be known as the Russell Woods-Sullivan historic district is hereby established in accordance with the provisions of this article.
- (B) this historic district designation is hereby certified as being consistent with the Detroit master plan.
- (C) the boundaries of the Russell Woods-Sullivan Historic District are as shown on the map on file in the office of the city clerk, and shall be: on the north, a line beginning at a point at the intersection of the centerline of Waverly Avenue and the centerline extended northward of the north-south alley between Livernois Avenue and Broadstreet Boulevard; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Broadstreet Boulevard; thence north along the centerline of Broadstreet Boulevard to its intersection with the centerline of West Davison Avenue, thence east along said centerline of West Davison Avenue to its intersection with the centerline extended northward of the north-south alley between Broadstreet Boulevard and Petoskey Avenue; thence south along the centerline of said alley to its intersection with the centerline of the east-west alley between West Davison and Waverly Avenue; thence east along the centerline of said alley to its intersection with the centerline of Petoskey Avenue; thence south along the centerline of Petoskey Avenue to its intersection with the centerline of Waverly Avenue; thence east along the centerline of Waverly Avenue to its intersection with the centerline of Holmur avenue; thence north along centerline of Holmur avenue to its intersection with the centerline of West Davison Avenue; thence east along said centerline of West Davison Avenue to its intersection with the centerline of Dexter Boulevard; thence south along said centerline of Dexter Boulevard to its intersection with the centerline of Waverly Avenue; thence east along said centerline of Waverly Avenue to its intersection with the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the east, the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue. On the south, a line beginning at a point, that point being the intersection of the centerline of the north-south alley lying between Dexter Boulevard and Wildemere Avenue with the southern boundary, extended eastward and westward, of lot 36 of Linwood Heights subdivision (l.35, p.6); thence westerly along said southern boundary of lot 36 to its intersection with the centerline of Dexter Boulevard; thence north along the centerline of Dexter Boulevard to its intersection with the southern boundary of the Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53); thence westerly along the southern boundary of Daniel Sullivan's dexter blvd. #1 subdivision (l.55, p.53) and continuing along the southern boundary of the Russell Woods subdivision (l.34, p.3) to its intersection with the centerline of the north-south alley between Broadstreet Boulevard and Martindale avenue; thence south along the centerline of said alley to its intersection with the south line of lot 336, extended east and west, of Brown and Babcock's subdivision (l.16, p.15); thence west along said lot line as extended to its intersection with the centerline of Broadstreet Avenue; thence north along said centerline of Broadstreet Boulevard to its intersection with the south lot line of lot 20 of Brown and Babcock's subdivision (l.16, p.15), as extended east and west; thence west along said south line of lot 20 to its intersection with the centerline of the north-south alley between Cascade Avenue and Broadstreet Boulevard; thence north along the centerline of said alley to its intersection with the centerline of the east-west alley lying between Cortland Avenue and Elmhurst Avenue and adjacent to the northwest corner of lot 17 of Brown and Babcock's subdivision (l. 16, p.15); thence west along said alley to its intersection with a line 192 feet west of the east lot line of out lot 8 of Joseph Yerkes subdivision of the northerly part of fractional 1/4 sec. 30, t.t.a.t. (L.3, p.38) as extended north and south; thence north

along said line to its intersection with the southern boundary of the Russell Woods Subdivision (1.34, p.3); thence westerly along the southern boundary of the Russell Woods Subdivision (1.34, p.3) to its intersection with the centerline of the north-south alley lying between Livernois Avenue and Broadstreet Boulevard and immediately adjacent to the rear of the lots fronting on the east side of Livernois Avenue. On the west, the centerline of the north-south alley directly south of Livernois Avenue. (The property included within these boundaries includes lots 1-443 and lots 445-620 of the Russell Woods Subdivision, liber 34 page 3; lots 1-20 and 336-350 of Brown & Babcocks subdivision, liber 16 page 15; lots 1-4, 67-73, and 136-142 of Lathrup's Dexter Boulevard Subdivision, liber 32 page 15; lots 36-66 of the Linwood Heights Subdivision, liber 35 page 6; lots 10-14 of Sullivan's Dexter Boulevard Subdivision, liber 46 page 30; lots 74-571 of Sullivan's Dexter Boulevard Subdivision no. 1, liber 55 page 53; out lot 7 of Joseph Yerkes subdivision of the northerly part of part of the fractional quarter section 30, ten thousand acre tract, liber 3 page 36; and all that part of quarter section 12, ten thousand acre tract, lying between Davison Avenue and Waverly Avenue and between Dexter Boulevard and vacated Holmur Avenue.

- (D) The design treatment level of the Russell Woods-Sullivan Historic District shall be conservation as provided for in section 25-2-2(3) of this code.
- (E) The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows:
 - (1) *Height.* The dominant residential structures in the Russell woods-Sullivan historic district range from one-and-a-half (1½) to two-and-a-half (2½) stories tall, with those of two (2) to two-and-a-half (2½) forming a substantial majority. One-and-a-half (1½) story houses typically have a very steep roof pitch, increasing the overall height. A few one (1) story houses exist but are not characteristic. Additions to existing buildings shall be related to the existing structure. Commercial and institutional structures on dexter boulevard and one (1) apartment building adjacent to dexter boulevard depart from these norms, ranging in height from one to four stories. New single family and two family residences shall meet the following standards:
 - (i) Eight (8) adjoining houses on the same block face, excluding any one-story houses, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one (1) or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. The main roof of any new building must have a height of at least eighty percent (80%) of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.

- (ii) The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the process in Subsection (E)(1)(i) of this section described, again excluding one-story houses. The proposed new structure shall have a height at the eaves or cornice of not less than ninety percent (90%) of the average determined from existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, or higher than the highest eave or cornice.
- (2) Proportion of buildings front facades. The typical front facade of a single or two-unit house in the Russell Woods-Sullivan Historic District is approximately as tall to its eaves as it is wide. One-and-a-half (1½) story houses sometimes have facades wider than tall, but balanced by a steeply pitched roof resulting in a balanced overall composition. The two terrace buildings are wider than tall along Petoskey; multi-story apartment buildings are taller than wide. Commercial buildings that contribute to the historic district on Dexter Boulevard, where they exist adjacent to similar buildings, form a horizontal row.
- (3) Proportion of openings within the facades. In residential buildings, openings amount to between twenty (20) and thirty-five (35) percent of the front facade, with the majority ranging from twenty-five (25) to thirty (30) percent. Buildings of the “moderne” and “Art deco” styles will have a percentage of openings in the upper portion of the general range. Typical openings are taller than wide. It is not uncommon for several windows which are taller than wide to fill a single opening which is wider than tall. Houses built later in the period of development sometimes have individual windows which are balanced or somewhat wider than tall; such a window is often the main opening of the first floor front facade.
- (4) Rhythm of solids to voids in front facades. In four-square style buildings and buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English medieval inspiration, voids are arranged with more freedom, but usually result in a balanced composition. On Dexter boulevard, the repetitive flow of storefront openings, where they exist, create a rhythm along the commercial frontage.
- (5) Rhythm of spacing of buildings on streets. In the Russell Woods-Sullivan Historic District, the spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another. The residential lots generally range from thirty-five to forty (40) feet wide, with the exception of Broadstreet Boulevard, where the majority of lots range from forty-eight (48) feet to sixty-eight (68) feet in width, the larger being the corner lots. Also with the exception of Broadstreet Boulevard, houses are usually situated close to the western lot line, allowing for just enough space for a side driveway along the eastern lot line.
- (6) Rhythm of entrance and/or porch projections. Porch types relate to the type and style of the building. Buildings with an upper and lower unit, primarily on Cortland Avenue, Buena Vista Avenue, Tyler Avenue and Waverly Avenue, often

have two story porches that project from the main wall surface. One common entrance arrangement on vernacular english revival single-family houses is that of a slightly projecting, steeply gabled vestibule, either enclosed or open, entered through an arched opening. The first floor wall surface of the front facade is sometimes extended to contain either a narrow arched opening for pedestrians to pass or a car-width sized opening serving as an entrance over the driveway for a car to pass through. Another common arrangement, predominantly at the eastern end of the district in the Sullivan Subdivision, is the open porch with metal awning frames overhead. In general, a variety of residential porch types exist in the district; most tend to be shallow, are not always covered, and vary in placement on the front facade. They create an interesting rhythm along the streetscape, especially where a number of any one kind exist in a row.

- (7) *Relationship of materials.* The majority of houses are faced with brick, often combined with wood, stone or stucco. Some houses on Glendale and Waverly Avenues in the Russell Woods Subdivision are entirely of wood; very few houses are entirely stucco. Stone trim is common, and wood is almost universally used for window frames and other functional trim. Windows are commonly either metal casements or wooden sash. Original metal awning shades and balustrades exist. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, whereas many were likely originally shingled in wood. Only two apartment buildings on Broadstreet Boulevard and the Broadstreet Presbyterian church retain their slate roofs.
- (8) *Relationship of textures.* The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate and wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of neo-classical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of vernacular english revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. Tile, mosaics, and stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.
- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not

always, treated. Characteristic elements and details displayed on vernacular english revival- influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering . Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration.

Bungalows and arts and crafts style buildings feature wide porches and overhangs. Commercial buildings along dexter avenue range in style from neo-georgian to art deco and art moderne. Institutional buildings on dexter boulevard are art moderne or modern in appearance. Broadstreet presbyterian church is vernacular late neo-gothic in style. In general, the district is rich in early to mid-twentieth century architectural styles.

- (11) *Relationship of roof shapes*. The Russell Woods-Sullivan Historic District is primarily composed of houses displaying a variety of roof shapes relating to style. Common are the multiple steeply sloped gables and substantial chimneys present on vernacular english revival-influenced houses. Typical houses built in the 1930s in the Sullivan Subdivision often have turrets and gables projection above the roof line. Classically-inspired buildings display pitched roofs, with or without dormers; some have front or side-facing gambrels. Roofs of houses built later in the period of development of the district tend to have significantly lower slopes. Commercial buildings on dexter have flat roofs that are not visible from the street
- (12) *Walls of continuity*. The common setbacks of the houses on the residential streets and the placement of commercial buildings on dexter at the front lot line create very strong walls of continuity.
- (13) *Relationship of significant landscape features and surface treatments*. The typical treatment of individual properties is a flat front lawn area in grass turf, subdivided by a straight or curving walk leading to the front entrance and a single width side driveway leading to a garage at the rear of the lot. Recent front yard steel lamp posts with round globes are common on some blocks. Foundation plantings, often of a deciduous nature and characteristic of the period 1920-1960, are present virtually without exception. Large evergreen trees shield some houses from view. There is variety in the landscape treatment of individual properties. Hedges and fencing between properties are not common, although rear yards are commonly fenced. There is a wide range in the type of fencing, with chain-link common. The placement of trees on the tree lawn between the public sidewalk and curb varies from block to block or street to street, and is not consistent, although rows of maple trees have been planted to replace the mature maples on Cortland. Lack of street trees in some blocks likely reflects loss through disease of the american elms once common in Detroit. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If American elm is planted, it should be disease resistant. Street lighting throughout the district is mounted on wooden utility poles, except around Russell Woods Park, where tall steel standards are located on the periphery of the park. On corner lots, garages and driveways face the side streets. Alleys have been vacated.
- (14) *Relationship of open space to structures*. The Russell Woods-Sullivan Historic District has as its main open space Russell Woods Park, bounded by Old Mill Place, Fullerton Avenue, Broadstreet Boulevard and Leslie Avenue. Another public recreational area exists at the northeast corner of the district between Waverly Avenue and West Davison Avenue. All houses have rear yards as well

- as front yards. Additional open space on Dexter Boulevard and West Davison avenue is a result of building demolition and the existence of parking lots.
- (15) *Scale of facades and facade elements.* The Russell Woods-Sullivan Historic District comprises a neighborhood of moderately scaled houses and multi-unit buildings and a low-scale commercial strip along dexter avenue. Single-family houses on Broadstreet Boulevard are generally larger in scale than houses elsewhere in the district, with the exception of some comparably-scaled houses on corner lots. Elements and details within are appropriately scaled, dependent on the style of the building. Broadstreet Presbyterian Church is a small-scale religious institution.
- (16) *Directional expression of front elevations.* Most single family houses in the Russell Woods-Sullivan Historic District are neutral in directional expression, with the exception of a few of the neo-tudor revival houses on Broadstreet and more recent houses in the ranch and tri-level styles, which express themselves horizontally. Multi-story apartment buildings are vertical in directional expression; institutional buildings and commercial buildings, especially where they exist in rows, are horizontal in directional expression.
- (17) *Rhythm of building setbacks.* Front and side yard setbacks are consistent on each residential street in the Russell Woods-Sullivan Historic District; the contributing commercial buildings on Dexter Boulevard are set at the front lot line and have no front or side yard setback. Setbacks for institutional buildings vary.
- (18) *Relationship of lot coverages.* The lot coverage for the single and two-family residential structures ranges generally from twenty-five (25) per cent to thirty-five (35) per cent, including the usual freestanding garage. The multi-unit structures adjacent to Petoskey Street have about sixty (60) percent lot coverage, while the apartment building at Dexter Boulevard and Tyler Avenue has a lot coverage of approximately eighty (80) per cent. Commercial buildings on Dexter Boulevard have a range of lot coverages from approximately twenty (20) per cent to one hundred (100) per cent, with contributing structures ranging generally from sixty (60) percent to eighty (80) percent. They are typically placed at the front lot line, but may not fill the lot at the rear. The commercial structures on Dexter Boulevard that have a lot coverage as low as twenty (20) percent are usually the more recent structures which provide paved areas on the property; lot coverage for institutional buildings in the district varies considerably. Broadstreet Presbyterian Church occupies approximately forty (40) per cent of its property; its siting at the rear lot line with an addition at its south end create a substantial green space in front.
- (19) *Degree of complexity within the facades.* The facades within the Russell Woods-Sullivan Historic District range from very simple to quite complex, depending on style, but are straightforward in its arrangement of elements and details; overall, there is a low degree of complexity.
- (20) *Orientation, vistas, overviews.* The orientations of buildings and streets were created by the subdivision plans, which place the largest lots and houses on a north-south street, Broadstreet Boulevard, and adjacent to a park, and assign smaller lot sizes and houses to adjacent east-west streets. Individual houses are oriented toward the street, almost without exception; even the multiple unit buildings located on buena vista street and tyler street at Petoskey Street have been given more fully developed facades facing the main residential streets. The

- residential neighborhood is sandwiched between two major commercial thoroughfares, Dexter Boulevard on the east and Livernois Avenue on the west.
- (21) *Symmetric or asymmetric appearance.* Front facades of buildings range from completely symmetrical to asymmetrical but balanced.
- (22) *General environmental character.* The Russell Woods-Sullivan Historic District is a fully-developed middle-class residential area of the second quarter of the twentieth century, with a planned hierarchy of housing stock ranging from the largest houses on Broadstreet and adjacent to the park to the smaller, including double houses, located on the east-west streets. Its straight streets and the consistent lot sizes on each street create a comfortable and handsome urban residential environment.