



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 09/18/25

Application Number: HDC2025-00446

APPLICANT & PROPERTY INFORMATION

NAME: Steven Mamat

COMPANY NAME: Steven Mamat

ADDRESS: 2491 Longfellow

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

SCOPE:

Replace historic wood windows and trim with vinyl windows and aluminum trim/coilstock; install wood veneer at front façade vinyl windows; replace eight historic columns at the front porch with new wood columns; and install a wood door with leaded glass vision panel at front facade entrance

DENIED

At the Regular Meeting that was held on 09/10/25 , the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 09/16/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASONS FOR DENIAL:

- With respect to the existing/proposed vinyl windows and aluminum trim:
 - o The historic wood windows and associated wood trim were distinctive, character-defining features of the property. Therefore, they should have been retained and repaired. If deteriorated beyond repair, they should have been replaced with new windows and trim that match the historic. The current application did not include documentation demonstrated that the windows and trim were deteriorated beyond repair, therefore their removal was not appropriate.
 - o The current/proposed vinyl replacement windows and aluminum trim are not an adequate match to the historic for the following reasons:
 - o The lite configuration of the operational (double hung and slider) vinyl units does not match the historic
 - o The lite configuration/the radial pattern and opacity of the historic transoms at the front façade has not been matched
 - o The operation of several of the vinyl units does not match the historic as a number of double-hung windows have been replaced with horizontal sliding units
 - o The consumer grade, vinyl windows and aluminum brickmould display a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of the historic windows.
 - o The muntins between the glass which are present at the vinyl windows at the front façade provides a flattened appearance which is inconsistent with the historic, true divided lite windows
 - o Consumer grade vinyl windows are generally inappropriate for use in historic districts because they weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen. Also, the framing material, glazing, and seals of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows. Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
 - o The proposed application of wood veneer to the front façade's vinyl windows does not provide an appropriate level of information which specifically details how the work will be undertaken and/or which elements of the windows would receive the new veneers/cladding
- The historic wood columns that were removed from the front porch without HDC approval were distinctive, character-defining features of the property. The application provides no documentation that the historic columns were deteriorated beyond repair and the new/proposed columns do not match the historic in form, proportion, dimension, and detailing. Also, the number of the historic round-columns at the front porch has been reduced from eight (one pair at each side of the porch and two pairs at the front of the porch) to four single square columns lining the front of the porch.
- The existing/proposed front door's vision panel presents as a modern interpretation of a Victorian era design detail that is wholly incompatible with the simplicity of the Colonial Revival style architecture

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6, 9

Corresponding Standard numbered below:

| |
|--|
| 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment |
| 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. |
| 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. |
| 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. |
| 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. Where 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. |
| 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. |
| 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. |
| 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. |
| 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. |

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: N/A

Corresponding design element numbered below:

| | |
|---|--|
| 1. Height. | 12. Walls of continuity. |
| 2. Proportion of building's front façades. | 13. Relationship of significant landscape features and surface treatments. |
| 3. Proportion of openings within the façade. | 14. Relationship of open space to structures. |
| 4. Rhythm of solids to voids in front façade. | 15. Scale of façade and façade elements. |
| 5. Rhythm of spacing of buildings on streets. | 16. Directional expression of front elevations. |
| 6. Rhythm of entrance and/or porch projections. | 17. Rhythm of building setbacks. |
| 7. Relationship of materials. | 18. Relationship of lot coverages. |
| 8. Relationship of textures. | 19. Degree of complexity within the façade. |
| 9. Relationship of colors. | 20. Orientation, vistas, overviews. |
| 10. Relationship of architectural details. | 21. Symmetric or asymmetric appearance. |
| 11. Relationship of roof shapes. | 22. General environmental character. |

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer 250922JR

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 7/11/25

Application Number: HDC2025-00446

APPLICANT & PROPERTY INFORMATION

NAME: Steven Mamat

COMPANY NAME: Steven Mamat

ADDRESS: 2491 Longfellow

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete.

--Please include a clear, detailed scope of work for this current application. Please include a bulleted list of the items you would like the Historic District Commission to review with this application.

--Please include current photos of all four sides of the house, all four sides of the garage, and photos of both the front and back yards, and photos of any other work mentioned in your bulleted list.

--Please provide product specifications of any products you are proposing, including any windows that you wish to be considered as part of this application.

--Please provide technical specifications/product specifications/ or a contractor description of the process of adding wood veneers to existing vinyl windows.

Thank you.

APPLICANT RESPONSE

Response Date: 07/24/2025



I am seeking approval of previously submitted authorization as it pertains to the Windows, Pillars, Landscaping.

The house contains vinyl windows that were installed previous to my ownership. The vinyl windows are energy efficient. I am not in possession of any of the information regarding their installation as it was not done by me. I am reattaching the estimate I got which contains the dimensions.

I am requesting that their installation be approved because of the cost associated with wholly replacing viable and working windows. Furthermore, the Historic commission has already approved vinyl windows in the Boston Edison District on 1405 Chicago.

In the alternative, I am requesting that only the front facing windows be allowed to be altered to be improved with wood veneers to show the appearance of historic preservation. I have attached a more extensive detailed proposal to address the concerns of the HDC.

As to the pillars and paint, I am requesting that these items be approved as they were done prior to the ownership of the house. The black paint offers a nice contrast with the color of the brick and the square columns offer a beautiful appearance.

I have since replaced the some of the buses in the front that were previously removed, as well as, a flower bed in place of the removed bushes.

In addition, as was previously required, I planted a new shade tree in a Japanese Maple in the back with a flower bed and hydrangea bushes and trees along the exterior of the yard.

We are also requesting that the vision panel of the front door be approved as it was installed prior to ownership.

Furthermore, we are requesting that we be allowed to install brick pavers and/or concrete patio to the right of the deck with a staircase to such patio. I am attaching a proposed drawing of such work to be done.

While vinyl offers certain advantages in terms of energy efficiency and maintenance, we understand that it often falls short in meeting the aesthetic standards of historical preservation.

The core challenge is finding a solution that:

- Maintains the historical appearance of the property.
- Offers modern performance and longevity.
- Is financially feasible for the homeowner.

Our Proposed Solution: Wood-Clad Vinyl Windows

We propose a solution that we believe elegantly bridges this gap: wood-cladding the exterior of the existing vinyl windows.

What are Wood-Clad Vinyl Windows?

- At their core, these are vinyl windows, offering energy efficiency, durability, and low maintenance.
- The *exterior* of the window is then encased in a precisely crafted wood layer. This wood cladding is available in various wood species and can be customized to match the exact profiles and dimensions of traditional wood windows.

Key Benefits for Historical Preservation

1. **Authentic Aesthetic:** The wood cladding provides the *exact* look and feel of traditional wood windows. The visible exterior will be indistinguishable from original or high-end wood replacements. We can match:
 - Sash profiles
 - Muntin designs (including true divided lites or simulated divided lites)
 - Exterior casing and trim
2. **Preservation of Character:** This solution allows the home to retain its historical character, ensuring it continues to contribute to the architectural integrity of the neighborhood and meet any historical district guidelines.
3. **Enhanced Curb Appeal:** By replacing the existing, potentially non-conforming vinyl appearance with the richness of wood, we significantly enhance the home's curb appeal, contributing positively to the overall aesthetic of the area.

Practical Advantages for the Homeowner

1. **Energy Efficiency:** The vinyl window core provides excellent insulation, reducing energy consumption and lowering heating and cooling costs.
2. **Low Maintenance:** Vinyl is inherently low-maintenance, resisting rot, insects, and the need for frequent painting. The *interior* of the window remains vinyl, maximizing this benefit. The exterior wood cladding will require some maintenance, but far less than a full wood window.

3. **Durability and Longevity:** High-quality vinyl windows are designed to last for decades, and the wood cladding, when properly finished and maintained, will also have a long lifespan.
4. **Cost-Effectiveness:** This solution is more cost-effective than replacing the entire window unit with a high-quality wood window. It allows the homeowner to utilize their existing investment in the vinyl windows while achieving the desired historical aesthetic.

Addressing Concerns about Wood Cladding

- **Maintenance:** We understand concerns about wood maintenance. We propose using durable, rot-resistant wood species (e.g., Accoya, cedar, and walnut) and high-quality, long-lasting finishes. We can also provide the homeowner with a detailed maintenance plan.
- **Longevity of Cladding:** When properly installed and maintained, the wood cladding will have a long lifespan. We use proven attachment methods and ensure proper sealing to prevent moisture intrusion.
- **Customization:** We are committed to working closely with the homeowner and the Historical Society to ensure the wood cladding precisely matches the original window design.

Recommendation

We recommend that the Historical Society Board approve the proposal to allow the homeowner to wood-clad the front facing of their existing vinyl windows, subject to the following conditions:

- Approval of the wood species and finish by the Historical Society.
- Adherence to historically accurate profiles and dimensions for the cladding.

The process involves applying a layer of real wood to the exterior of an existing vinyl window. Here's a general outline:

1. **Preparation of the Vinyl Window:** The existing vinyl window frame is assessed to ensure it's a suitable base for the wood cladding. This may involve cleaning the surface to ensure proper adhesion.
2. **Wood Selection and Milling:**
 - A durable, rot-resistant wood species is selected (e.g., Accoya, cedar).
 - The wood is milled to match the precise profiles and dimensions of traditional wood windows, including sash profiles, muntin designs, and exterior casing and trim. This ensures the final appearance is historically accurate.
3. **Cladding Attachment:**
 - The wood cladding is carefully attached to the exterior of the vinyl window frame.

- Proven attachment methods are used, such as adhesives, mechanical fasteners, or a combination of both, to ensure a secure and long-lasting bond.
 - Proper sealing is crucial to prevent moisture intrusion between the wood cladding and the vinyl frame.
4. **Finishing:** The wood cladding is finished with a high-quality, durable exterior finish (e.g., paint or stain) to protect it from the elements and enhance its appearance. The finish is selected to match the desired historical color and appearance.
5. **Installation and Detailing:**
- The wood-clad windows are installed into the window opening.
 - Careful attention is paid to detailing, such as proper flashing and sealing, to ensure weather resistance and prevent water damage.

In essence, the process creates a composite window where the vinyl provides the structural integrity and low maintenance, while the wood cladding provides the authentic historical appearance.

Conclusion

We believe that wood-cladding the existing vinyl windows offers a balanced and responsible solution. It allows us to:

- Respect the historical integrity of the property and the neighborhood.
- Provide the homeowner with the benefits of modern window technology.
- Offer a cost-effective and sustainable approach.

We urge the board to consider this proposal as a viable alternative to full window replacement. We are confident that this solution will meet the aesthetic standards of the Historical Society while providing long-term value and performance.

Thank you for your time and consideration. We welcome any questions you may have.

Mamat, Steven

Marvin Window Quote

Quote #: QQ6XA4B

A Proposal for Window and Door Products prepared for:

Job Site:
48206

Shipping Address:

LAURENCE SMITH DIST INC-BLOOMFIELD
3605 S HURON RD
BAY CITY, MI 48706-2043

Project Description:

Marvin Elevate Windows

Featuring products from:



MARVIN

DESIGN GALLERY

a complete window and door showroom

CHRIS CASWELL

LAURENCE SMITH DIST INC-BLOOMFIELD

3605 S HURON RD

BAY CITY, MI 48706-2043

Phone: (248) 333-9085

Email:

ccaswell@windowanddoorcenter.com

This report was generated on 5/8/2024 3:31:30 PM
using the Marvin Order Management System,
version 0004.08.01 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 20

TOTAL UNIT QTY: 40

EXT NET PRICE: USD 100,898.04


| LINE | MARK UNIT | PRODUCT LINE | ITEM | NET PRICE | QTY | EXTENDED NET PRICE |
|------|-----------|--------------|--|-----------|-----|--------------------|
| 1 | | Elevate | Double Hung RO 34" X 52 1/2" Entered as FS 33" X 52" | 1,146.17 | 6 | 6,877.02 |
| 2 | | Ultimate | Direct Glaze Round Top RO 34" X 17" Entered as FS 33" X 16 1/2" | 2,636.47 | 4 | 10,545.88 |
| 3 | | Elevate | Elevate Assembly RO 61" X 60 1/2" Entered as FS 60" X 60" | 2,287.26 | 1 | 2,287.26 |
| 4 | | Elevate | Double Hung RO 19" X 60 1/2" Entered as FS 18" X 60" | 999.82 | 2 | 1,999.64 |
| 5 | | Elevate | Elevate Assembly RO 53" X 60 1/2" Entered as FS 52" X 60" | 2,210.79 | 1 | 2,210.79 |
| 6 | | Elevate | Double Hung RO 23" X 48 1/2" Entered as FS 22" X 48" | 983.06 | 1 | 983.06 |
| 7 | | Elevate | Elevate Assembly RO 61" X 40 1/2" Entered as FS 60" X 40" | 2,060.76 | 1 | 2,060.76 |
| 8 | | Elevate | Double Hung RO 33" X 45 1/2" Entered as FS 32" X 45" | 1,082.09 | 1 | 1,082.09 |
| 9 | | Elevate | Elevate Assembly RO 88" X 30 1/2" Entered as FS 87" X 30" | 2,609.13 | 1 | 2,609.13 |
| 10 | | Ultimate | Direct Glaze Round Top RO 27" X 13 1/2" Entered as FS 26" X 13" | 2,534.25 | 1 | 2,534.25 |
| 11 | | Elevate | Elevate Assembly RO 61" X 49 1/2" Entered as FS 60" X 49" | 2,454.73 | 1 | 2,454.73 |
| 12 | | Elevate | Double Hung RO 34" X 60 1/2" Entered as FS 33" X 60" | 1,414.16 | 3 | 4,242.48 |
| 13 | | Elevate | Double Hung RO 19" X 49 1/2" | 908.07 | 1 | 908.07 |

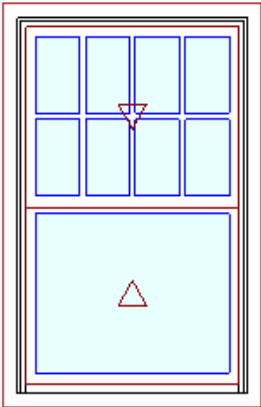
| | | | | | |
|----|---------|--|-----------|---|-----------|
| 14 | Elevate | Entered as FS 18" X 49" Double Hung RO 34" X 60 1/2" | 1,205.90 | 6 | 7,235.40 |
| 15 | Elevate | Entered as FS 33" X 60" Double Hung RO 26" X 53 1/2" | 1,206.62 | 3 | 3,619.86 |
| 16 | Elevate | Entered as FS 25" X 53" Double Hung RO 20" X 45 1/2" | 890.58 | 1 | 890.58 |
| 17 | Elevate | Entered as FS 19" X 45" Elevate Assembly RO 113" X 49 1/2" | 3,160.36 | 1 | 3,160.36 |
| 18 | Elevate | Entered as FS 112" X 49" Elevate Assembly RO 86" X 45 1/2" | 2,812.29 | 2 | 5,624.58 |
| 19 | Elevate | Entered as FS 85" X 45" Elevate Assembly RO 81" X 45 1/2" | 2,803.55 | 2 | 5,607.10 |
| 20 | Labor | Non-Marvin Labor Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty. | 33,965.00 | 1 | 33,965.00 |

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #1 | Mark Unit: | Net Price: | | 1,146.17 |
| Qty: 6 | | Ext. Net Price: | USD | 6,877.02 |

MARVIN



As Viewed From The Exterior

Entered As: FS

Egress Information

Width: 29 7/8" Height: 21 3/32"


Net Clear Opening: 4.38 SqFt

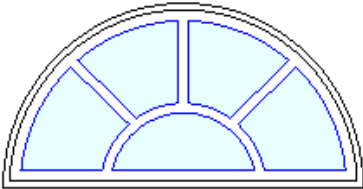
Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 52"
Rough Opening 34" X 52 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.

Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|-----------|
| Line #2 | Mark Unit: | Net Price: | | 2,636.47 |
| Qty: 4 | | Ext. Net Price: | USD | 10,545.88 |

MARVIN



As Viewed From The Exterior

Entered As: FS

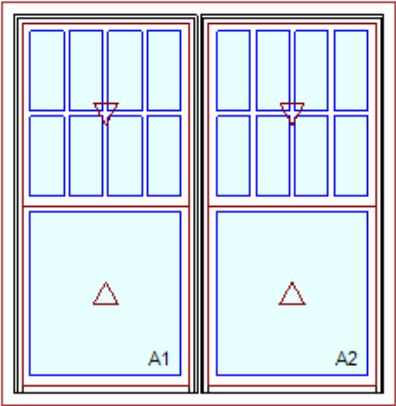
Egress Information

No Egress Information available.

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Direct Glaze Round Top - RT1
Frame Size 33" X 16 1/2"
Rough Opening 34" X 17"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Sunburst
5 Radius Lites
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.

***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #3 | Mark Unit: | Net Price: | | 2,287.26 |
| Qty: 1 | | Ext. Net Price: | USD | 2,287.26 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 25 3/32"
Net Clear Opening: 4.68 SqFt

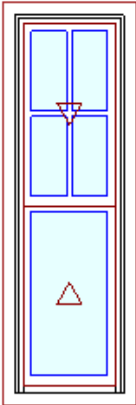
Feature Mismatch: Divided Lite Options

- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 60" X 60"
- Assembly Rough Opening
- 61" X 60 1/2"
- Unit: A1
 - Elevate Double Hung
 - Basic Frame 30" X 60"
 - Rough Opening 31" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

- Unit: A2
 - Elevate Double Hung
 - Basic Frame 30" X 60"
 - Rough Opening 31" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the

OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #4 | Mark Unit: | Net Price: | | 999.82 |
| Qty: 2 | | Ext. Net Price: | USD | 1,999.64 |



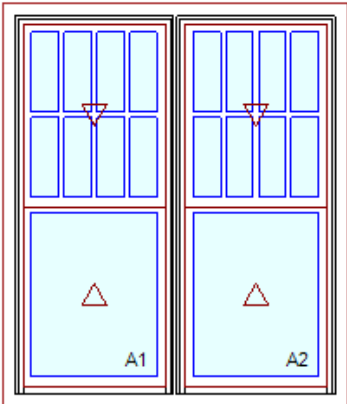
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 14 7/8" Height: 25 3/32"
Net Clear Opening: 2.59 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 18" X 60"
- Rough Opening 19" X 60 1/2"
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 2W2H
 - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #5 | Mark Unit: | Net Price: | | 2,210.79 |
| Qty: 1 | | Ext. Net Price: | USD | 2,210.79 |



As Viewed From The Exterior

Entered As: FS

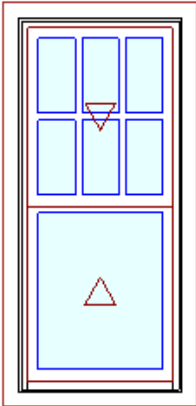
- Feature Mismatch: Divided Lite Options
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 52" X 60"
- Assembly Rough Opening
- 53" X 60 1/2"
- Unit: A1
 - Elevate Double Hung
 - Basic Frame 26" X 60"
 - Rough Opening 27" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int

Egress Information A1, A2
Width: 22 7/8" Height: 25 3/32"
Net Clear Opening: 3.99 SqFt

- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- Unit: A2
 - Elevate Double Hung
 - Basic Frame 26" X 60"
 - Rough Opening 27" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
 - 4 9/16" Jambs
 - Casing All Sides
 - Stone White BMC
 - ***Exterior Casing Ship Loose
 - Nailing Fin
 - ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 - ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|--------|
| Line #6 | Mark Unit: | Net Price: | | 983.06 |
| Qty: 1 | | Ext. Net Price: | USD | 983.06 |

MARVIN 



As Viewed From The Exterior

Entered As: FS

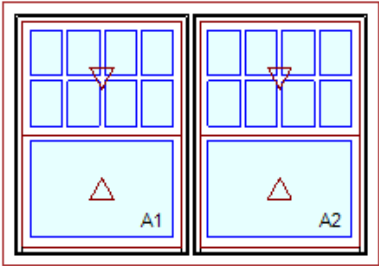
- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 22" X 48"
- Rough Opening 23" X 48 1/2"
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar

Egress Information

Width: 18 7/8" Height: 19 3/32"
Net Clear Opening: 2.50 SqFt

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #7 | Mark Unit: | Net Price: | | 2,060.76 |
| Qty: 1 | | Ext. Net Price: | USD | 2,060.76 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 15 3/32"
Net Clear Opening: 2.82 SqFt

Feature Mismatch: Divided Lite Options

Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Frame Size
60" X 40"
Assembly Rough Opening
61" X 40 1/2"

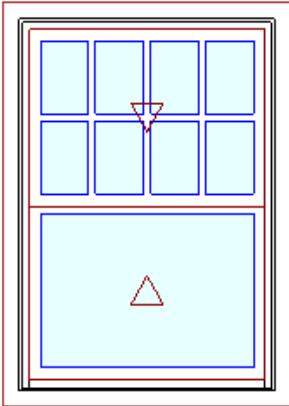
Unit: A1
Elevate Double Hung
Basic Frame 30" X 40"
Rough Opening 31" X 40 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 30" X 40"
Rough Opening 31" X 40 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #8 | Mark Unit: | Net Price: | | 1,082.09 |
| Qty: 1 | | Ext. Net Price: | USD | 1,082.09 |

MARVIN



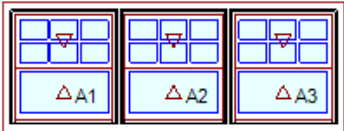
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 17 19/32"
Net Clear Opening: 3.53 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 32" X 45"
Rough Opening 33" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #9 | Mark Unit: | Net Price: | | 2,609.13 |
| Qty: 1 | | Ext. Net Price: | USD | 2,609.13 |

MARVIN



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3

Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
87" X 30"
Assembly Rough Opening
88" X 30 1/2"
Unit: A1
Elevate Double Hung

Width: 25 7/8" Height: 10 3/32"
Net Clear Opening: 1.81 SqFt

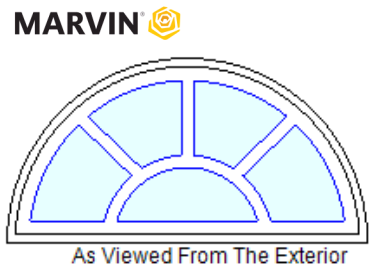
Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3
Elevate Double Hung
Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

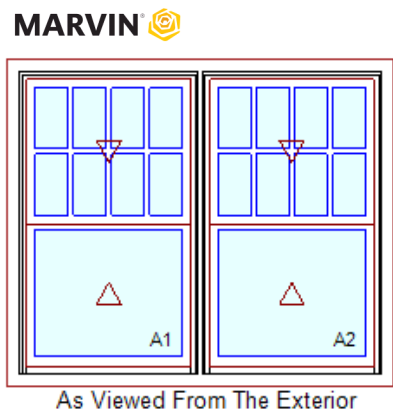
| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #10 | Mark Unit: | Net Price: | | 2,534.25 |
| Qty: 1 | | Ext. Net Price: | USD | 2,534.25 |



Entered As: FS
Egress Information
No Egress Information available.

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Direct Glaze Round Top - RT1
Frame Size 26" X 13"
Rough Opening 27" X 13 1/2"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Sunburst
5 Radius Lites
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
4 9/16" Jambs
Nailing Fin
***Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #11 | Mark Unit: | Net Price: | | 2,454.73 |
| Qty: 1 | | Ext. Net Price: | USD | 2,454.73 |



Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 19 19/32"
Net Clear Opening: 3.66 SqFt

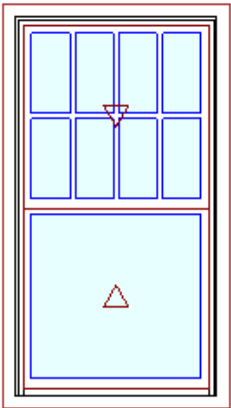
Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Frame Size
60" X 49"
Assembly Rough Opening
61" X 49 1/2"
Unit: A1
Elevate Double Hung
Basic Frame 30" X 49"
Rough Opening 31" X 49 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock

Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 30" X 49"
Rough Opening 31" X 49 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #12 | Mark Unit: | Net Price: | | 1,414.16 |
| Qty: 3 | | Ext. Net Price: | USD | 4,242.48 |

MARVIN



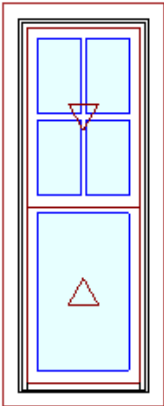
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 29 7/8" Height: 25 3/32"
Net Clear Opening: 5.21 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 60"
Rough Opening 34" X 60 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
**Divided Lite Options are inconsistent across the panels of this unit. Ensure
the correct Divided Lite Types have been selected.**
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|--------|
| Line #13 | Mark Unit: | Net Price: | | 908.07 |
| Qty: 1 | | Ext. Net Price: | USD | 908.07 |



As Viewed From The Exterior

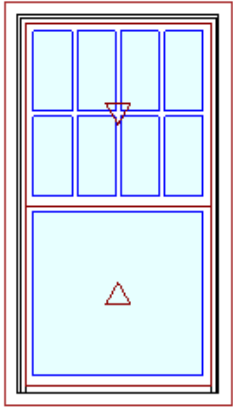
Entered As: FS
Egress Information
Width: 14 7/8" Height: 19 19/32"
Net Clear Opening: 2.02 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 18" X 49"
Rough Opening 19" X 49 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #14 | Mark Unit: | Net Price: | | 1,205.90 |
| Qty: 6 | | Ext. Net Price: | USD | 7,235.40 |



Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 60"
Rough Opening 34" X 60 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.



As Viewed From The Exterior

Entered As: FS

Egress Information

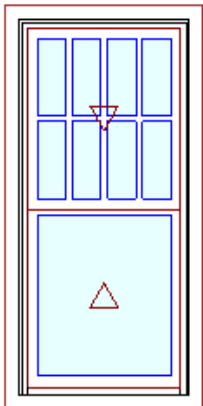
Width: 29 7/8" Height: 25 3/32"
Net Clear Opening: 5.21 SqFt

Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #15 | Mark Unit: | Net Price: | | 1,206.62 |
| Qty: 3 | | Ext. Net Price: | USD | 3,619.86 |



As Viewed From The Exterior

Entered As: FS

Egress Information

Width: 21 7/8" Height: 21 19/32"
Net Clear Opening: 3.28 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 25" X 53"
Rough Opening 26" X 53 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int

Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.

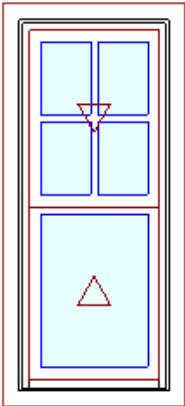
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|--------|
| Line #16 | Mark Unit: | Net Price: | | 890.58 |
| Qty: 1 | | Ext. Net Price: | USD | 890.58 |

Stone White Exterior

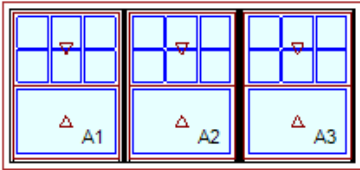


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 15 7/8" Height: 17 19/32"
Net Clear Opening: 1.94 SqFt

White Interior
Elevate Double Hung
Frame Size 19" X 45"
Rough Opening 20" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #17 | Mark Unit: | Net Price: | | 3,160.36 |
| Qty: 1 | | Ext. Net Price: | USD | 3,160.36 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3
Width: 34 13/64" Height: 19 19/32"
Net Clear Opening: 4.65 SqFt

Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
112" X 49"
Assembly Rough Opening
113" X 49 1/2"
Unit: A1
Elevate Double Hung
Basic Frame 37 21/64" X 49"
Rough Opening 38 21/64" X 49 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround

Bright View Mesh

- Unit: A2
 - Elevate Double Hung
 - Basic Frame 37 21/64" X 49"
 - Rough Opening 38 21/64" X 49 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

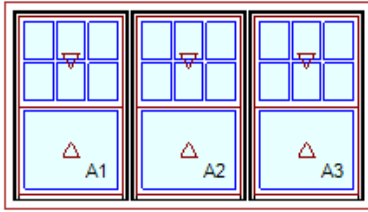
- Unit: A3
 - Elevate Double Hung
 - Basic Frame 37 21/64" X 49"
 - Rough Opening 38 21/64" X 49 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #18 | Mark Unit: | Net Price: | | 2,812.29 |
| Qty: 2 | | Ext. Net Price: | USD | 5,624.58 |



Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
85" X 45"



As Viewed From The Exterior

Entered As: FS

Egress Information A1, A2, A3

Width: 25 13/64" Height: 17 19/32"

Net Clear Opening: 3.08 SqFt

Assembly Rough Opening
86" X 45 1/2"

Unit: A1

Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2

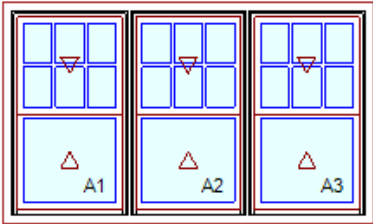
Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3

Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #19 | Mark Unit: | Net Price: | | 2,803.55 |
| Qty: 2 | | Ext. Net Price: | USD | 5,607.10 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3
Width: 23 17/32" Height: 17 19/32"
Net Clear Opening: 2.88 SqFt

Feature Mismatch: Divided Lite Options

Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
80" X 45"
Assembly Rough Opening
81" X 45 1/2"

Unit: A1
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon

Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------------|-----------------|-----|-----------|
| Line #20 | Mark Unit: Labor | Net Price: | | 33,965.00 |
| Qty: 1 | | Ext. Net Price: | USD | 33,965.00 |

Labor Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty.

| | |
|---------------------------------|------------|
| Project Subtotal Net Price: USD | 66,933.04 |
| Non-Taxable Labor: USD | 33,965.00 |
| 6.000% Sales Tax: USD | 4,015.98 |
| Project Total Net Price: USD | 104,914.02 |

TERMS AND CONDITIONS

MARVIN DESIGN GALLERY PROPOSES TO FURNISH MATERIAL AND, WHEN APPLICABLE, LABOR IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED AND FOR THE AMOUNT INDICATED WITHIN. ALL PRODUCTS ARE CONSIDERED CUSTOM ORDER AND SPECIFIC TO YOUR PROJECT SPECIFICATIONS. MARVIN DESIGN GALLERY REQUIRES A MINIMUM DEPOSIT OF 75% OF THE TOTAL COST WITH THE REMAINING BALANCE DUE: 1) PRIOR TO PRODUCT DELIVERY OR 2) ON THE LAST DAY OF SUBSTANTIAL COMPLETION OF INSTALLATION IF AND ONLY IF MARVIN DESIGN GALLERY IS RESPONSIBLE FOR PRODUCT INSTALLATION.

RETURNS &/OR CHANGES: DUE TO THE CUSTOM NATURE OF THIS BUSINESS, EACH INDIVIDUAL SALE IS UNIQUE TO YOUR PROJECT SPECIFICATIONS. THE RETURN OF ANY MERCHANDISE IS PROHIBITED. CHANGES WILL BE ACCEPTED ONLY IF THE PRODUCT MANUFACTURER WILL ALLOW. IN THE EVENT A CHANGE IS ALLOWED, A CHANGE ORDER FEE MAY BE INCURRED. ANY COST ASSOCIATED WITH A CHANGE ORDER WILL BE THE RESPONSIBILITY OF THE PURCHASER. ALL CHANGE ORDER REQUESTS MUST BE IN WRITING AND SIGNED BY PURCHASER. WHERE SUCH ADDITIONAL WORK IS ADDED TO THIS CONTRACT, IT IS AGREED THAT THE TOTAL PRICE OF THIS CONTRACT SHALL BE INCREASED BY THE PRICE OF THE ADDITIONAL WORK AND THAT ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL APPLY EQUALLY TO SUCH ADDITIONAL WORK.

EXCEPT AS PROVIDED HEREIN, MARVIN DESIGN GALLERY MAKES NO OTHER WARRANTY OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE FOREGOING ARE HEREBY DISCLAIMED BY MARVIN DESIGN GALLERY AND EXCLUDED FROM THIS CONTRACT. CUSTOMER ACKNOWLEDGES THAT MARVIN DESIGN GALLERY IN ITS SOLE RESPONSIBILITY HEREUNDER, SHALL BE TO PROVIDE REPLACEMENT MATERIAL/ITEM FOR ANY MATERIAL/ITEM THAT IS DEFECTIVE. SELLER SHALL HAVE NO RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE SALE OF MATERIAL OR FOR LOSSES INCURRED BY ACTS OF GOD, STRIKES, OR OCCURRENCES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL NOT BE LIABLE FOR DELAYS IN PERFORMANCE RESULTING FROM WEATHER CONDITIONS, STRIKES, LOCK-OUTS, MATERIAL OR LABOR SHORTAGES, MANUFACTURING DELAYS, FIRES, CHANGE ORDERS REQUESTED BY PURCHASER, FAILURE OF PURCHASER TO PROMPTLY PAY FOR ANY WORK OR EXTRA WORK AS AUTHORIZED OR OTHER CAUSES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY. ALL DELIVERY DATES AND SUGGESTED INSTALLATION DATES ARE APPROXIMATE AND CANNOT BE GUARANTEED.

MARVIN DESIGN GALLERY AGREES TO COMPLETE THE WORK IN A WORKMANLIKE MANNER. HOWEVER MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR FAILURES OR DEFECTS THAT RESULT FROM WORK DONE BY OTHERS PRIOR TO, AT THE TIME OF, OR SUBSEQUENT TO WORK DONE UNDER THIS AGREEMENT. MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR ANY PREPARATION WORK. ALL PREPARATION WORK TO BE PERFORMED BY OTHERS.

UNLESS OTHERWISE NOTED IN THE AGREEMENT, THE PRICE QUOTED DOES NOT INCLUDE FILLING NAIL HOLES, PAINTING, STAINING OR PERMITS. IF PLASTER WALLS DEVELOP SMALL CRACKS, MARVIN DESIGN GALLERY WILL BE HELD HARMLESS. AT ITS SOLE DISCRETION, MARVIN DESIGN GALLERY MAY SPACKLE, BUT NOT PAINT. MARVIN DESIGN GALLERY WILL PERFORM SIMPLE DISCONNECTION OF ALARM SYSTEMS WHERE POSSIBLE. PURCHASER IS RESPONSIBLE FOR HAVING SECURITY COMPANY RE-CONNECT THE ALARM SYSTEM AFTER COMPLETION OF WORK. IT IS MUTUALLY AGREED THAT THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO, THAT NO AGENT, REPRESENTATIVE, SALESMAN, OR OFFICER OF THE PARTIES HERETO HAS AUTHORITY TO MAKE OR HAD MADE ANY STATEMENT, REPRESENTATION OR AGREEMENT, ORAL OR WRITTEN, IN CONNECTION HEREWITH THAT MODIFIES, ADDS TO OR CHANGES THE TERMS OF THIS CONTRACT.

IN THE EVENT PURCHASER IS IN DEFAULT IN ANY OF THE TERMS OF THIS CONTRACT, MARVIN DESIGN GALLERY MAY, IN

ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW, ENFORCE THE TERMS OF THIS CONTRACT AND SHOULD COLLECTION OF ANY SUM DUE ON THIS CONTRACT BE REQUIRED, PURCHASER AGREES TO PAY TO MARVIN DESIGN GALLERY ALL OF ITS COSTS, INCLUDING ACTUAL ATTORNEY FEES AND INTEREST AT THE RATE OF TWO PERCENT (2%) PER MONTH OR AT THE HIGHEST RATE PERMITTED BY LAW, FROM THE DATE PAYMENT WAS DUE UNTIL COLLECTED IN FULL BY MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL BE CONSIDERED TO HAVE COMPLETELY AND SATISFACTORILY PERFORMED UNDER THIS AGREEMENT, AND SHALL BE ENTITLED TO IMMEDIATE, FULL AND FINAL PAYMENT FROM PURCHASER, UNLESS, WITHIN FIVE (5) DAYS AFTER PURCHASER HAS RECEIVED PRODUCT OR SUBSTANTIAL INSTALLATION IS COMPLETE, PURCHASER NOTIFIES, IN WRITING, MARVIN DESIGN GALLERY AT THE ADDRESS LISTED BELOW, THAT PURCHASER DISPUTES THE WORK HAS BEEN COMPLETELY AND / OR SATISFACTORILY PERFORMED. IN THE EVENT THE PURCHASER CLAIMS ANY WARRANTY AND/OR WORKMANSHIP DEFECTS, PURCHASER MAY RETAIN UP TO 5% OF THE REMAINING BALANCE DUE ON THE CONTRACT (NOT TO EXCEED \$500) UNTIL CORRECTIONS HAVE BEEN MADE.

** 2.0% Credit Card Convenience Fee will be applied to all credit card transactions. Please initial: _____

I/WE HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO ABIDE BY THEM. MARVIN DESIGN GALLERY IS AUTHORIZED TO ORDER THE PRODUCTS IDENTIFIED HEREIN.

CUSTOMER SIGNATURE (PURCHASER) : _____ DATE: _____

2350 FRANKLIN RD. STE. 115 – BLOOMFIELD HILLS, MI 48302 PH: 248-333-9085 FAX: 248-333-9095
www.WindowAndDoorCenter.com

























HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00446

PROPERTY INFORMATION

ADDRESS(ES): 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|--|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Approval for Windows, Pillars, Landscaping. This work was noted in a previous application in 2024 noted as Application HDC2024-00184. Those proposals are being sought again. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in the HDC2024-00184 application.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Steven Mamat

COMPANY NAME: Steven Mamat

ADDRESS: 2491 Longfellow

CITY: Detroit

STATE: MI

ZIP: 48206

PHONE: +1 (248) 904-0246

EMAIL: smamat@elimitix.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Steven Mamat

Steven Mamat

STEVEN MAMAT

06/30/2025

SIGNATURE

DATE

2491 Longfellow

Detroit

MI

48206

+1 (248) 904-0246

smamat@elimitix.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762




NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT



Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

| | |
|---|-----|
| ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS) | n/a |
|---|-----|

GENERAL

| | |
|---|---|
| <p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with= aluminum around bed.</p> |  |
| <p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p> |  |
| <p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with= aluminum around bed.</p> | |
| <p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Approval for Windows, Pillars, Landscaping. This work was noted in a pervious application in 2024 noted as Application HDC2024-00184. The windows were previously replaced without approval. Owner seeks approval of the vinyl windows for the reasons stated in the HDC2025-00067 application. Furthermore, Applicant asserts that the HDC has previously approved vinyl windows within the district. Specifically, the HDC approved vinyl windows that were installed prior to the sale of the property for 1405 Chicago Ave. In the alternative, Owner seeks wood veneers to the existing vinyl windows. Owner also seeks approval for all remaining and withdrawn items listed in HDC2024-00184/ Owner replaced some bushes with rocks that were removed and a flower bed with aluminum around bed.</p> | |
| <p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p> |  |

ADDITIONAL DETAILS

| | |
|---|---|
| <div>6. WINDOWS/DOORS</div> <div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div> |  |
| | |
| <div>8. SITE IMPROVEMENTS</div> <div>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</div> |  |
| | |

STAFF REPORT: 02/08/2024 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: HDC2024-00184

ADDRESS: 2491 LONGFELLOW

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT/PROPERTY OWNER: STEVE MAMAT

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04/17/2024

DATES OF STAFF SITE VISITS: 05/03/2022, 04/19/2024

SCOPE: ALTER DWELLING (WORK COMPLETED WITHOUT APPROVAL), REMOVE TREE, INSTALL PARKING PAD AND FENCE

EXISTING CONDITIONS

Built in 1922, the property at 2491 Longfellow has a hipped asphalt-shingled roof which features a centrally placed dormer facing the front and at each side of the house. The eaves are bracketed, and the house is clad in light brown brick. The symmetrically placed windows, which were once wood and featured true divided-light mullions, and arched transoms, have been replaced by vinyl windows with between-glass grids. All original windows, except for those on the garage have been replaced on this property. The original shutters are still present. The front porch roof was originally supported by a series of paired round columns, which have since been replaced with 4 four square columns, painted black. The original front porch deck was rebuilt and resurfaced within the same footprint without approval. Property files indicate that there are no former Historic District Commission (HDC) approvals on this property.



Site Photo 1, by Staff April 19, 2024: (North) front elevation showing replaced vinyl windows, altered porch and landscape.



Image, 1980: (North) front elevation showing original windows and porch condition.

PROPOSAL

The current project is seeking a Certificate of Appropriateness for work that has been completed without HDC approval by a previous owner to include the current asphalt roofs of the house and garage, the rear porch, the front and rear doors, the garage doors, the front porch light fixtures, the removal of landscape foundation plantings, and the house dormer, shutters and porch trim painted black. In addition to this previous unapproved work, the applicant would like to propose the installation of a parking pad near the rear garage, installation of fence, and the removal of a tree.

ROOF (Work completed without approval)

Replace asphalt roof on house and garage with asphalt roof per attached photos.

WINDOWS (Work completed without approval)

Except for the two (2) garage windows, replace all windows with vinyl windows and basement windows with glass block, per attached photos.

FRONT & REAR PORCHES & DOORS (Work completed without approval)

- Rebuild front porch deck with new brick, repour concrete deck and steps per attached photos.
- Replace front porch pairing of wood round columns with single, custom built wood square columns, per attached photos.
- Replace front porch lights per attached photos.
- Replace rear porch with wood porch and roof per attached photos.
- Replace front door with wood door per attached photo.
- Replace rear wood door with steel door per attached photo.
- Replace garage door with steel garage door.
- Replace garage wood man door with steel door.

PAINT (Work completed without approval)

- Paint front and rear porches, front door trim, dormer siding, and shutters color black.

LANDSCAPE

- Remove front foundation shrubs and replace with lawn (Work completed by previous owner without approval).
- Remove rear tree.
- Install rear gravel parking area and walking path per attached site plan.
- Install 6' wood privacy fence to match existing privacy fence per attached site plan. Stain fence after one year of installation.



Aerial 1 of Parcel # 10002637, by Detroit Parcel Viewer, showing the proposed pad location (arrow).

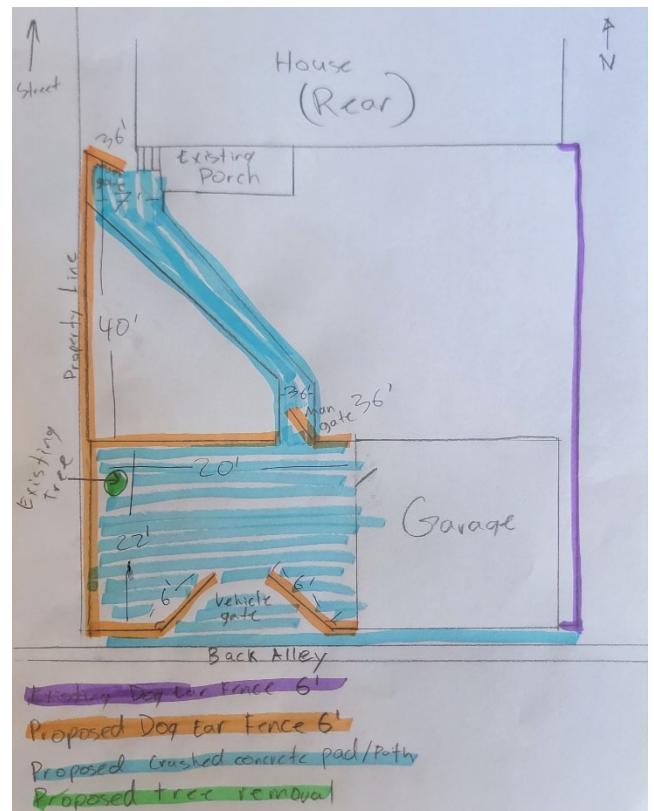


Fig 1, by Applicant: Proposed installation of the gravel pad and walkway, fence, and tree removal.



Fig 2, by Google Street View, June 2019: (North) front elevation showing conditions prior to previous owner.



Site Photo 2, by Applicant: (South) rear side elevation showing replaced vinyl windows, altered rear porch and replaced rear door.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- This property has no Certificates of Appropriateness (COA) found on file. This property has the following listed violations on this property, which were completed between 2019 and 2023:
 - House and garage asphalt roof replaced with asphalt roof.
 - All wood windows (except garage windows) replaced with vinyl windows, basement windows replaced with glass block windows.
 - Front porch deck rebuilt, paired columns replaced with single square columns.
 - Rear porch altered.
 - Front and rear door replaced.
 - Garage door and mandoor replaced.
 - Front porch lights replaced.
 - Landscape foundation shrubs replaced with lawn.
 - House dormer, shutters and porch trim painted black.
- Although staff requested records and documentation of the installed/unapproved products, the applicant has not been able to provide this information. Staff reviewed several real estate agent listings of this property but found no photos that showed prior conditions other than Google Street View and those provided by the current owner. Rather than product information specification sheets, staff has referenced photos for the following items: asphalt shingles, windows, doors, garage door, porch columns, rear porch construction, and front porch lights.
- At the time of this report, staff received a cost estimate from the applicant. The estimate is from Alexandria, for Sierra Pacific Window installation, dated May 3, 2024, in the amount of \$144,399.70 for the replacement of all vinyl windows with aluminum-clad wood units. Staff observes that this is cost reference material.



Site Photo 3, by Staff April 19, 2024: looking north from the alley, showing garage roof and proposed pad site.

ROOF

- The shingles installed on the house and garage roof are dimensional asphalt shingles that replaced previous asphalt shingles, and, in staff's opinion, appropriate for the district. (See Site photos 1,2, and 3.)

WINDOWS

- The true divided-light, double-hung windows, and the radial transoms at the front elevation were distinctive character-defining features. Their loss substantially detracts from and destroys the historic appearance of the building.
- No documentation of the condition of the original windows was available but staff observed that the wood windows were present until at least 2019 from Google Street View images. (See figures 2 & 3)
- It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
 - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- In addition to a material change from wood to vinyl, the configuration and operation of the windows was also changed. For example, the dormer double-hung windows were replaced with slider windows. Coil stock is observed around most of the windows so it is not known if the original brick mould is still present. These newly installed windows have several features that are not appropriate:
 - the surrounding coil covering the brickmold is large and gives the windows a chunky appearance and with the arched transoms, larger seems are found around the perimeter,
 - the meeting rails in the double hung windows do not meet,



Site Photo 4, by Staff April 19, 2024: (North) front elevation showing detail of thick, vinyl coil stock around brick mold and seam, and color tinted transom, proposed



Site Photo 3, by Applicant: (west) side elevation showing replaced vinyl windows.

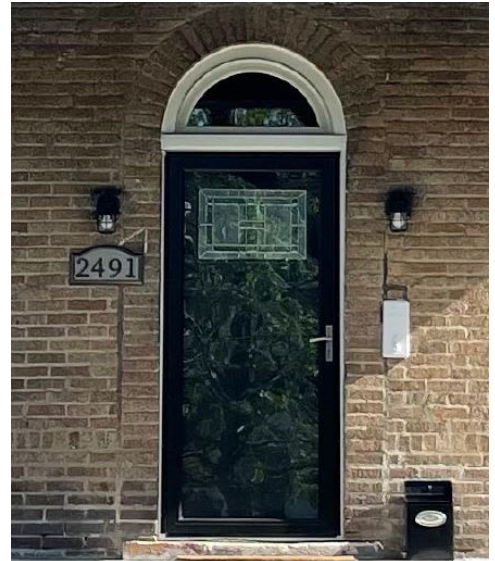


Site Photos 4&5, by applicant April 2024: east elevation, showing replaced vinyl windows.

- the dimensions of the header and base of the window do not match the original wood windows,
- the between-the-glass grids lose dimensionality of the original divided light and do not match the original placement of the window's 8/1 versus 8/8 divided locations.
- The radial patterns of the true divided light original transoms are lost.
- Although the glass block basement windows did not strictly follow the HDC guidelines by recessing the glass block into the window opening that was once occupied by the historic location of the wood windows, staff has the opinion that the installation at these rear and side basement locations is appropriate.

FRONT & REAR PORCHES & DOORS

- It is staff's opinion that the pairing of the round-columns at the front porch are characteristic of the Colonial Revival architecture of the property and are character defining features of the house. Each pair, two at each end of the porch, and two side by side, totalling eight (8) columns have been reduced to four (4) single square columns, reducing the form, altering the shape and color, and modifying the design of the columns which greatly alters the porch's distinctive, historic expression. *(See photo 1, and designation image.)* However, it is staff's opinion that the repoured front porch deck, and the rebuilt front porch wingwalls and steps do meet the Standards and are appropriate.
- Staff observed that the original rear porch has been removed and new porch constructed. Scars left on the brick face above the new porch roof show the original extent of the rear porch, which was likely a flat roof that extended to, but stopped short of the window at the first floor in alignment with the windows above it. While the best approach is to closely align the new construction with the historic location of the former roof, it is staff's opinion that the newly constructed rear porch is not demonstrably inappropriate at this rear elevation because it consists of wood materials, has a wood decking, skirting and wood railing that meets the Standards and conforms to the district's Elements of Design.
- It is staff's opinion that the new light fixtures are an appropriate use of design and maintain a similar scale, material and placement to the historic fixtures. *(See photo 6.)*
- While staff has no issue with the material of the front door and rear doors, it is staff's opinion that the vision panel for both the front and rear doors are not appropriate for the design of this house. In the case of the front door, a leaded-glass rectangular form is inconsistent with the simplicity of the colonial revival style architecture. At the rear of the house, the steel doors introduce a fan-shaped window opening at both rear doors that is not compatible and a simple rectangular panel window would suffice, in staff's opinion. *(See photos 1, 2 and 6)*
- The new steel panel garage door and steel man door, in staff's opinion, are appropriate, in staff's opinion. *(See photos 3 & 7)*



Site Photo 6, by Staff April 19, 2024: (north) front elevation showing replaced front door and light fixtures.



Site Photo 7, by Applicant April 2024: (south) showing replaced garage door.

PAINT

- According to the HDC Color Guidelines, the associated architectural style is Color System C. While black is considered an acceptable color for sash, it is not listed as a recommended color for dormer siding, porches and shutters. It is staff's opinion that this color is not appropriate at the following locations: front door trim, front porch columns, dormer siding, and shutters. Staff offers the opinion that although "Blackish Green" A:8, can be used as a shutter color, the other items are more typically ranged closer to C:4 and C:5, "Yellowish White" for trim colors.

LANDSCAPE

- Although in need of some pruning and care, the foundation evergreen shrubs were present until 2019 and were replaced with lawn or no plantings at all. Staff has the opinion that these foundation plantings contribute to the property's historic character and complement the architecture of the property. Their removal without substantial cause and without a plan for replacement is not appropriate. (See figure 3.)
- The tree is of historic age and in need of pruning. However, the overall health of the tree appears to have reached a point where it is a threat to both the neighbor's garage and the applicant's garage due to its proximity and overall condition. The root system appears to be pushing close to the garage's foundations. It is staff's opinion that the removal of this tree is appropriate. Staff recommends the replanting of at least one shade tree on the property to maintain the historic canopy of the neighborhood. (See photo 8.)
- Staff finds that the proposed gravel parking area and walking pathway are appropriate.
- Staff has the opinion that the proposed 6' wood panel fence along the rear property line and inside the backyard are appropriate as they provide continuity to existing fence conditions and follow the HDC guidelines. Staff received clarification from the applicant's contractor that the reason for waiting one year is allow the treated wood to age before being stained.



Figure 3, by Google Street View 2018: (north) front elevation showing conditions prior to previous owner.



Site Photo 8, by staff, April 19, 2024: (looking northwest from the alley) showing proposed location of parking pad and tree removal.

ISSUES

- No documentation establishing that the condition of the original wood windows was beyond repair was submitted or available.
- It is staff's opinion that the removal of the original wood windows and replacement with white vinyl windows greatly alters the original *scale*, *design*, and *materiality* of the building's fenestration and the new windows are incompatible and inappropriate for this historic property. Therefore, this work item does not meet the Secretary of the Interior's Standards for Rehabilitation and does not conform to the district's Elements of Design.
- While the repair and rebuilding of the front porch deck and wingwalls is appropriate, the replacement of the double pairs of original columns with newly constructed single square columns destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion of the historic architecture of this property.
- While the material is appropriate, the replacement of front and rear doors is inappropriate as they introduce a design that alters the historic character of the property: the vision panels for each of these doors introduces a new form that is not compatible with the Colonial Revival style of the house.

- Black is not an appropriate color for front door trim, front porch columns and trim, dormer siding and shutters as is not compatible with the Colonial Revival style of the house.
- The removal of foundation plantings without cause or a planting replacement alters the historic character of the property by removing distinctive, character-defining features in the landscape.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation 1: Replace Original Wood Windows with Vinyl Windows, Replace Porch Columns, Replace Doors, Paint, Remove Foundation Plantings (Work Completed without Approval)

Staff finds that the replacement of the original wood windows with vinyl windows, replacement of front porch columns, replacement of the front and rear doors, painting of front door trim, front porch columns, dormer siding and shutters black, removal of foundation plantings does not meet the Secretary of the Interior's Standards for the following reasons:

- No documentation establishing that the original condition of the casement windows were beyond repair was submitted or available.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights and radial transom detailing,
 - introduce a new operation, configuration, design, and scale,
 - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District's Elements of Design.
- The replacement of the original eight (8) front porch columns with four (4) newly constructed square columns destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion to the Colonial Revival architecture of the house.
- The vision panel of the front and rear doors are not compatible with the Colonial Revival style of the house.
- The paint color location is not compatible with the Colonial Revival style of the house.
- Removing the foundation plantings drastically alters the appearance and features of the historic property.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

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. Where 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Recommendation 2: Replace House and Garage Roofs, Install Glass Block Basement Windows, Rebuild Front Porch Deck, Replace Rear Porch, Replace Garage Doors, (Work Completed without Approval), Remove Tree, Install Parking Pad and Fence

It is staff's opinion that the replacement of the asphalt roofs of the house and garage, installation of glass block basement windows, rebuilding of the front porch deck, replacement of the rear porch, replacement of the front porch light fixtures, replacement of the garage doors, removal of a tree, installation of parking pad and fence is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Boston-Edison District Elements of Design.

Staff recommends the COA be issued with following conditions, subject to staff review:

- The applicant provides HDC staff with a planting plan that offers at least one shade tree on the property to replace the removed tree.
- The applicant provides HDC staff with a paint or solid stain color for the fence.

February 18, 2025

Detroit Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Re: 2491 Longfellow; Boston-Edison District
(the "Property")

Detroit Historic District Commission:

On or around March 26, 2021, SRH Homes LLC ("SRH Homes") acquired the above referenced Property. On or around December 13, 2023, Steven Mamat ("Mamat") acquired the Property from SRH Homes. The Property is the subject of litigation brought by Mamat against SRH Homes (the "Litigation"). The Litigation has been dismissed without prejudice to give Mamat and SRH Homes an opportunity to resolve the below referenced HDC violations directly with HDC. Accordingly, SRH Homes requests the HDC to issue a Certificate of Appropriateness with respect to the remaining HDC Violations outlined below.

On or around August 18, 2023, the HDC issued a Notice of Historic District Violation concerning the above referenced Property and requiring HDC approval of the following work which already has been completed (the "HDC Violations" - See attached Ex. A):

- Replaced windows
- Replaced front door porch columns
- Removed front yard landscaping

The attached photographs show the windows as replaced and the replacement front door porch columns (See attached Ex. B).

HDC has recognized that when a historic window is so deteriorated or damaged that repair is either technically not feasible or economically not reasonable, it can be replaced. In such an instance, the new feature will match the old in design, color, texture, and where possible, materials. The replacement windows are similarly designed as the old windows, and in this instance, we believe that the historical significance of the Property is not compromised by the high-quality replacement vinyl windows. Moreover, it is simply not economically reasonable to replace the existing newly installed vinyl windows with wooden windows.

As reflected in the attached Exhibit C, wooden windows are a premium product, and some estimates provide that newly installed wooden windows are approximately \$800-\$1300 per window (See Ex. C). There are more than 26 windows located at the Property. Using that number, replacement wooden windows are estimated to cost between \$20,800-\$33,800, which is cost prohibitive. As reflected in the attached pictures, the specific detailing of the windows would

require that they be custom made for the Property, which increases the already modest estimate by thousands of dollars.

After its May 8, 2024 hearing, the HDC issued a Certificate of Appropriateness for the Property for other matters as reflected in the COA dated May 14, 2024. The HDC recognized that a substantial amount of replacement work already completed at the Property preserved the Property's historical and cultural significance. SRH Homes is hopeful that HDC will draw a similar conclusion regarding the HDC Violations and issue a COA and welcomes further discussions with HDC to resolve the HDC Violations.

If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Kind regards,

Elizabeth M. Rogers

Elizabeth M. Rogers, Esq.
Legal Counsel for SRH Homes
Taft Law
27777 Franklin Road, Ste. 2500
Southfield, MI 48034
(248) 727-1617

EXHIBIT A



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1762
hdviolations@detroitmi.gov
www.detroitmi.gov/hdc

August 18, 2023

Gaye Butler
Robinson Realty & Management Group Inc
6632 Telegraph Rd., Ste 327
Bloomfield Hills, MI 48301

RE: Property at 2491 Longfellow; Boston-Edison Historic District

NOTICE OF HISTORIC DISTRICT VIOLATION

Dear Listing Agent,

You are indicated as the agent for the sale of property at **2491 Longfellow** in the **Boston-Edison** Historic District. Historic District Commission staff has identified that the following work was performed at the exterior of the property, which according to our records, was completed without approval of the Historic District Commission (HDC):

- **Replaced windows**
- **Replaced front door porch columns**
- **Removed front yard landscaping**

Please note that this violation runs with the property and will become the responsibility of the new owner(s). This violation will remain on file until the matter is brought before the HDC with an application.

We appreciate your cooperation in disclosing the status of this property to any potential buyers. Please forward a copy of this notice to the owner.

If you are no longer the listing agent for this property or have questions, please contact HDC staff at HDviolations@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden".

Daniel Rieden, Staff
Detroit Historic District Commission

cc: Home Owner
2491 Longfellow
Detroit, MI 48206

EXHIBIT B





EXHIBIT C

Between \$800 and \$1,300 per window



On average, wood replacement windows cost **between \$800 and \$1,300 per window**, making them one of the more premium options on the market. Renowned for their timeless beauty and superior insulation, wood windows are a classic choice that can elevate both the look and efficiency of your home.

[How Much Do Wood Replacement Windows Cost? | Today's Home...](#)

 todayshomeowner.com/windows/cost/wood-replacement-windows-cost/

Was this helpful?  

Mamat, Steven

Marvin Window Quote

Quote #: QQ6XA4B

A Proposal for Window and Door Products prepared for:

Job Site:
48206

Shipping Address:
LAURENCE SMITH DIST INC-BLOOMFIELD
3605 S HURON RD
BAY CITY, MI 48706-2043

Project Description:
Marvin Elevate Windows

Featuring products from:



MARVIN

DESIGN GALLERY

a complete window and door showroom
CHRIS CASWELL
LAURENCE SMITH DIST INC-BLOOMFIELD
3605 S HURON RD
BAY CITY, MI 48706-2043
Phone: (248) 333-9085

Email:
ccaswell@windowanddoorcenter.com

This report was generated on 5/8/2024 3:31:30 PM
using the Marvin Order Management System,
version 0004.08.01 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.


| NUMBER OF LINES: 20 | | TOTAL UNIT QTY: 40 | | EXT NET PRICE: USD | | 100,898.04 |
|---------------------|-----------|--------------------|--|--------------------|-----|--------------------|
| LINE | MARK UNIT | PRODUCT LINE | ITEM | NET PRICE | QTY | EXTENDED NET PRICE |
| 1 | | Elevate | Double Hung RO 34" X 52 1/2" Entered as FS 33" X 52" | 1,146.17 | 6 | 6,877.02 |
| 2 | | Ultimate | Direct Glaze Round Top RO 34" X 17" Entered as FS 33" X 16 1/2" | 2,636.47 | 4 | 10,545.88 |
| 3 | | Elevate | Elevate Assembly RO 61" X 60 1/2" Entered as FS 60" X 60" | 2,287.26 | 1 | 2,287.26 |
| 4 | | Elevate | Double Hung RO 19" X 60 1/2" Entered as FS 18" X 60" | 999.82 | 2 | 1,999.64 |
| 5 | | Elevate | Elevate Assembly RO 53" X 60 1/2" Entered as FS 52" X 60" | 2,210.79 | 1 | 2,210.79 |
| 6 | | Elevate | Double Hung RO 23" X 48 1/2" Entered as FS 22" X 48" | 983.06 | 1 | 983.06 |
| 7 | | Elevate | Elevate Assembly RO 61" X 40 1/2" Entered as FS 60" X 40" | 2,060.76 | 1 | 2,060.76 |
| 8 | | Elevate | Double Hung RO 33" X 45 1/2" Entered as FS 32" X 45" | 1,082.09 | 1 | 1,082.09 |
| 9 | | Elevate | Elevate Assembly RO 88" X 30 1/2" Entered as FS 87" X 30" | 2,609.13 | 1 | 2,609.13 |
| 10 | | Ultimate | Direct Glaze Round Top RO 27" X 13 1/2" Entered as FS 26" X 13" | 2,534.25 | 1 | 2,534.25 |
| 11 | | Elevate | Elevate Assembly RO 61" X 49 1/2" Entered as FS 60" X 49" | 2,454.73 | 1 | 2,454.73 |
| 12 | | Elevate | Double Hung RO 34" X 60 1/2" Entered as FS 33" X 60" | 1,414.16 | 3 | 4,242.48 |
| 13 | | Elevate | Double Hung RO 19" X 49 1/2" | 908.07 | 1 | 908.07 |

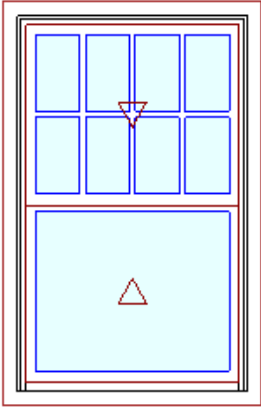
| | | | | | |
|----|---------|--|-----------|---|-----------|
| 14 | Elevate | Entered as FS 18" X 49" Double Hung RO 34" X 60 1/2" | 1,205.90 | 6 | 7,235.40 |
| 15 | Elevate | Entered as FS 33" X 60" Double Hung RO 26" X 53 1/2" | 1,206.62 | 3 | 3,619.86 |
| 16 | Elevate | Entered as FS 25" X 53" Double Hung RO 20" X 45 1/2" | 890.58 | 1 | 890.58 |
| 17 | Elevate | Entered as FS 19" X 45" Elevate Assembly RO 113" X 49 1/2" | 3,160.36 | 1 | 3,160.36 |
| 18 | Elevate | Entered as FS 112" X 49" Elevate Assembly RO 86" X 45 1/2" | 2,812.29 | 2 | 5,624.58 |
| 19 | Elevate | Entered as FS 85" X 45" Elevate Assembly RO 81" X 45 1/2" | 2,803.55 | 2 | 5,607.10 |
| 20 | Labor | Non-Marvin Labor Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty. | 33,965.00 | 1 | 33,965.00 |

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #1 | Mark Unit: | Net Price: | | 1,146.17 |
| Qty: 6 | | Ext. Net Price: | USD | 6,877.02 |

MARVIN



As Viewed From The Exterior

Entered As: FS


Egress Information

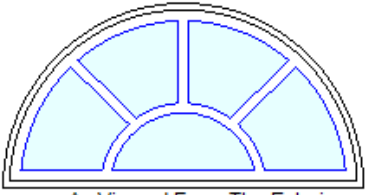
Width: 29 7/8" Height: 21 3/32"

Net Clear Opening: 4.38 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 52"
Rough Opening 34" X 52 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

| | | | | |
|---------|------------|-----------------|-----|-----------|
| Line #2 | Mark Unit: | Net Price: | | 2,636.47 |
| Qty: 4 | | Ext. Net Price: | USD | 10,545.88 |

MARVIN



As Viewed From The Exterior

Entered As: FS

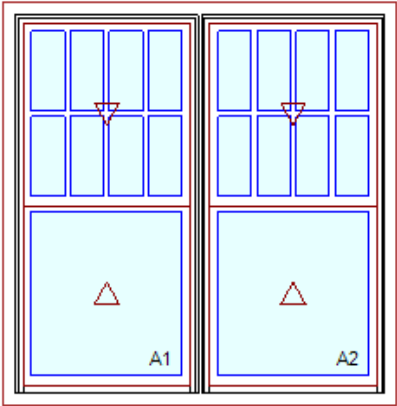
Egress Information

No Egress Information available.

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Direct Glaze Round Top - RT1
Frame Size 33" X 16 1/2"
Rough Opening 34" X 17"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Sunburst
5 Radius Lites
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
4 9/16" Jamb
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.

***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #3 | Mark Unit: | Net Price: | | 2,287.26 |
| Qty: 1 | | Ext. Net Price: | USD | 2,287.26 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 25 3/32"
Net Clear Opening: 4.68 SqFt

Feature Mismatch: Divided Lite Options

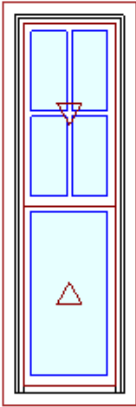
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 60" X 60"
- Assembly Rough Opening
- 61" X 60 1/2"
- Unit: A1
 - Elevate Double Hung
 - Basic Frame 30" X 60"
 - Rough Opening 31" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

- Unit: A2
 - Elevate Double Hung
 - Basic Frame 30" X 60"
 - Rough Opening 31" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the

OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #4 | Mark Unit: | Net Price: | | 999.82 |
| Qty: 2 | | Ext. Net Price: | USD | 1,999.64 |

MARVIN 



As Viewed From The Exterior

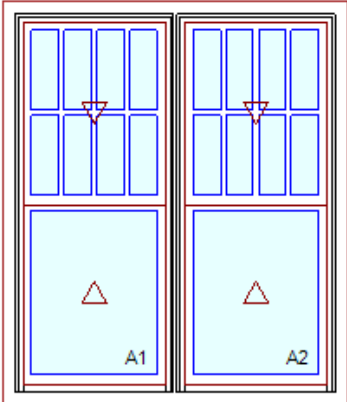
Entered As: FS
Egress Information
Width: 14 7/8" Height: 25 3/32"
Net Clear Opening: 2.59 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 18" X 60"
- Rough Opening 19" X 60 1/2"
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 2W2H
 - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #5 | Mark Unit: | Net Price: | | 2,210.79 |
| Qty: 1 | | Ext. Net Price: | USD | 2,210.79 |

MARVIN 



As Viewed From The Exterior

Entered As: FS

- Feature Mismatch: Divided Lite Options
- Stone White Exterior
- White Interior
- 2W1H - Rectangle Assembly
- Assembly Frame Size
- 52" X 60"
- Assembly Rough Opening
- 53" X 60 1/2"
- Unit: A1
 - Elevate Double Hung
 - Basic Frame 26" X 60"
 - Rough Opening 27" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int

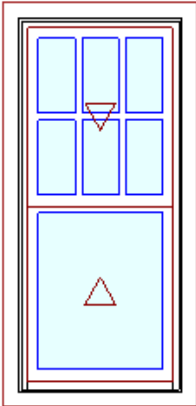
Egress Information A1, A2
Width: 22 7/8" Height: 25 3/32"
Net Clear Opening: 3.99 SqFt

- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- Unit: A2
- Elevate Double Hung
 - Basic Frame 26" X 60"
 - Rough Opening 27" X 60 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 4W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|--------|
| Line #6 | Mark Unit: | Net Price: | | 983.06 |
| Qty: 1 | | Ext. Net Price: | USD | 983.06 |

MARVIN 



As Viewed From The Exterior

Entered As: FS

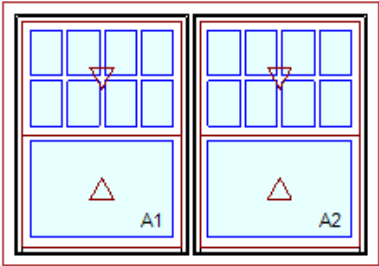
- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 22" X 48"
- Rough Opening 23" X 48 1/2"
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 3W2H
- Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar

Egress Information

Width: 18 7/8" Height: 19 3/32"
Net Clear Opening: 2.50 SqFt

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #7 | Mark Unit: | Net Price: | | 2,060.76 |
| Qty: 1 | | Ext. Net Price: | USD | 2,060.76 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 15 3/32"
Net Clear Opening: 2.82 SqFt

Feature Mismatch: Divided Lite Options

Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Frame Size
60" X 40"
Assembly Rough Opening
61" X 40 1/2"

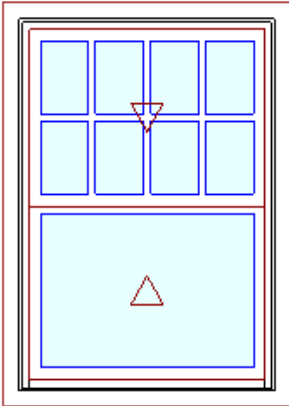
Unit: A1
Elevate Double Hung
Basic Frame 30" X 40"
Rough Opening 31" X 40 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 30" X 40"
Rough Opening 31" X 40 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #8 | Mark Unit: | Net Price: | | 1,082.09 |
| Qty: 1 | | Ext. Net Price: | USD | 1,082.09 |

MARVIN



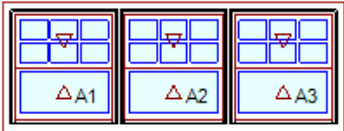
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 17 19/32"
Net Clear Opening: 3.53 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 32" X 45"
Rough Opening 33" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|---------|------------|-----------------|-----|----------|
| Line #9 | Mark Unit: | Net Price: | | 2,609.13 |
| Qty: 1 | | Ext. Net Price: | USD | 2,609.13 |

MARVIN



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3

Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
87" X 30"
Assembly Rough Opening
88" X 30 1/2"
Unit: A1
Elevate Double Hung

Width: 25 7/8" Height: 10 3/32"
Net Clear Opening: 1.81 SqFt

Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2

Elevate Double Hung
Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

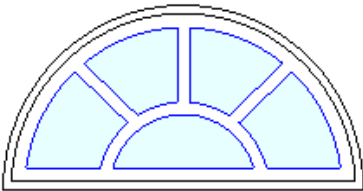
Unit: A3

Elevate Double Hung
Basic Frame 29" X 30"
Rough Opening 30" X 30 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #10 | Mark Unit: | Net Price: | | 2,534.25 |
| Qty: 1 | | Ext. Net Price: | USD | 2,534.25 |

MARVIN



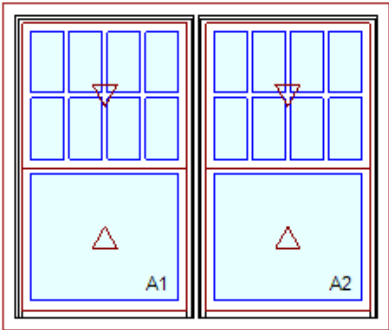
As Viewed From The Exterior

Entered As: FS
Egress Information
No Egress Information available.

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Direct Glaze Round Top - RT1
Frame Size 26" X 13"
Rough Opening 27" X 13 1/2"
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Sunburst
5 Radius Lites
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
4 9/16" Jambs
Nailing Fin
***Note: The minimum hub width is 12". This may affect the availability or appearance of this unit. Please contact your Marvin Representative for assistance.
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #11 | Mark Unit: | Net Price: | | 2,454.73 |
| Qty: 1 | | Ext. Net Price: | USD | 2,454.73 |

MARVIN



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2
Width: 26 7/8" Height: 19 19/32"
Net Clear Opening: 3.66 SqFt

Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
2W1H - Rectangle Assembly
Assembly Frame Size
60" X 49"
Assembly Rough Opening
61" X 49 1/2"

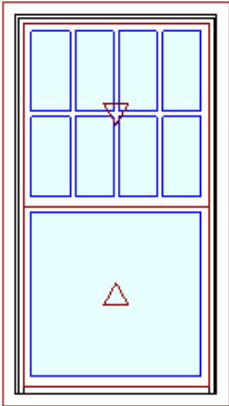
Unit: A1
Elevate Double Hung
Basic Frame 30" X 49"
Rough Opening 31" X 49 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock

Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 30" X 49"
Rough Opening 31" X 49 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #12 | Mark Unit: | Net Price: | | 1,414.16 |
| Qty: 3 | | Ext. Net Price: | USD | 4,242.48 |

MARVIN®



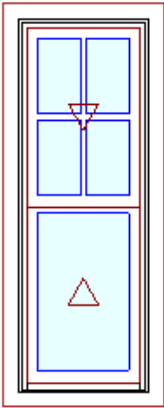
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 29 7/8" Height: 25 3/32"
Net Clear Opening: 5.21 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 60"
Rough Opening 34" X 60 1/2"
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG
Tempered Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
**Divided Lite Options are inconsistent across the panels of this unit. Ensure
the correct Divided Lite Types have been selected.**
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|--------|
| Line #13 | Mark Unit: | Net Price: | | 908.07 |
| Qty: 1 | | Ext. Net Price: | USD | 908.07 |



As Viewed From The Exterior

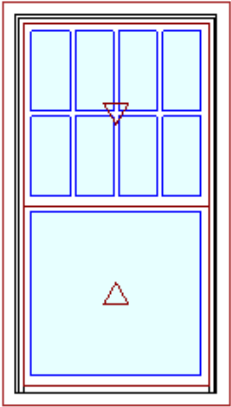
Entered As: FS
Egress Information
Width: 14 7/8" Height: 19 19/32"
Net Clear Opening: 2.02 SqFt

Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 18" X 49"
Rough Opening 19" X 49 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #14 | Mark Unit: | Net Price: | | 1,205.90 |
| Qty: 6 | | Ext. Net Price: | USD | 7,235.40 |



Stone White Exterior
White Interior
Elevate Double Hung
Frame Size 33" X 60"
Rough Opening 34" X 60 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Stone White Ext - White Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.

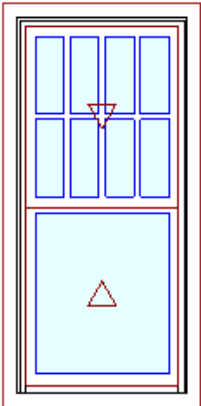


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 29 7/8" Height: 25 3/32"
Net Clear Opening: 5.21 SqFt

- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #15 | Mark Unit: | Net Price: | | 1,206.62 |
| Qty: 3 | | Ext. Net Price: | USD | 3,619.86 |



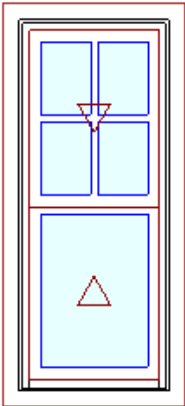
As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 21 7/8" Height: 21 19/32"
Net Clear Opening: 3.28 SqFt

- Stone White Exterior
- White Interior
- Elevate Double Hung
- Frame Size 25" X 53"
- Rough Opening 26" X 53 1/2"
- Glass Add For All Sash
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Tempered Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular - Special Cut 4W2H
- Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
- Bottom Sash
- Stone White Exterior
- White Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon
- Stainless Perimeter Bar
- White Weather Strip Package
- 1 White Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|--------|
| Line #16 | Mark Unit: | Net Price: | | 890.58 |
| Qty: 1 | | Ext. Net Price: | USD | 890.58 |

Stone White Exterior

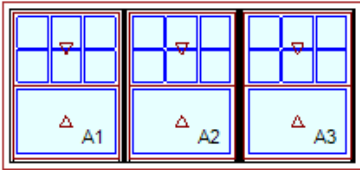


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 15 7/8" Height: 17 19/32"
Net Clear Opening: 1.94 SqFt

- White Interior
- Elevate Double Hung
- Frame Size 19" X 45"
- Rough Opening 20" X 45 1/2"
- Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 2W2H
 - Stone White Ext - White Int
- Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.**
- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #17 | Mark Unit: | Net Price: | | 3,160.36 |
| Qty: 1 | | Ext. Net Price: | USD | 3,160.36 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3
Width: 34 13/64" Height: 19 19/32"
Net Clear Opening: 4.65 SqFt

- Feature Mismatch: Divided Lite Options**
- Stone White Exterior
- White Interior
- 3W1H - Rectangle Assembly
- Assembly Frame Size
- 112" X 49"
- Assembly Rough Opening
- 113" X 49 1/2"
- Unit: A1
 - Elevate Double Hung
 - Basic Frame 37 21/64" X 49"
 - Rough Opening 38 21/64" X 49 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround

Bright View Mesh

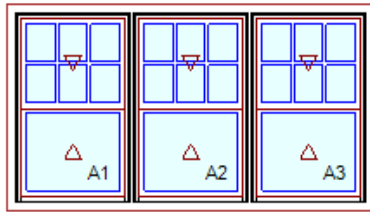
- Unit: A2
 - Elevate Double Hung
 - Basic Frame 37 21/64" X 49"
 - Rough Opening 38 21/64" X 49 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh

- Unit: A3
 - Elevate Double Hung
 - Basic Frame 37 21/64" X 49"
 - Rough Opening 38 21/64" X 49 1/2"
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless
 - Rectangular - Special Cut 3W2H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - White Weather Strip Package
 - 1 White Sash Lock
 - Exterior Aluminum Screen
 - Stone White Surround
 - Bright View Mesh
- 4 9/16" Jambs
- Casing All Sides
- Stone White BMC
- ***Exterior Casing Ship Loose
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #18 | Mark Unit: | Net Price: | | 2,812.29 |
| Qty: 2 | | Ext. Net Price: | USD | 5,624.58 |



Feature Mismatch: Divided Lite Options
Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
85" X 45"



As Viewed From The Exterior

Entered As: FS

Egress Information A1, A2, A3

Width: 25 13/64" Height: 17 19/32"

Net Clear Opening: 3.08 SqFt

Assembly Rough Opening
86" X 45 1/2"

Unit: A1

Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2

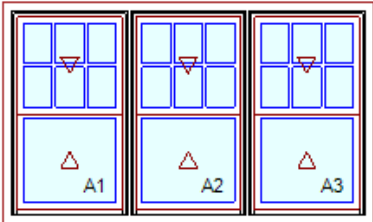
Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3

Elevate Double Hung
Basic Frame 28 21/64" X 45"
Rough Opening 29 21/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jamb
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------|-----------------|-----|----------|
| Line #19 | Mark Unit: | Net Price: | | 2,803.55 |
| Qty: 2 | | Ext. Net Price: | USD | 5,607.10 |



As Viewed From The Exterior

Entered As: FS
Egress Information A1, A2, A3
Width: 23 17/32" Height: 17 19/32"
Net Clear Opening: 2.88 SqFt

Feature Mismatch: Divided Lite Options

Stone White Exterior
White Interior
3W1H - Rectangle Assembly
Assembly Frame Size
80" X 45"
Assembly Rough Opening
81" X 45 1/2"

Unit: A1
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A2
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon

Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh

Unit: A3
Elevate Double Hung
Basic Frame 26 43/64" X 45"
Rough Opening 27 43/64" X 45 1/2"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Casing All Sides
Stone White BMC
***Exterior Casing Ship Loose
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

| | | | | |
|----------|------------------|-----------------|-----|-----------|
| Line #20 | Mark Unit: Labor | Net Price: | | 33,965.00 |
| Qty: 1 | | Ext. Net Price: | USD | 33,965.00 |

Labor Install Includes Removal and Haul Away of Old Units, New Interior Primed Casing, Solar Seal #900 Caulk, OSI Spray Foam Insulation, 5 Year Product Labor Warranty, Lifetime Craftsmanship Warranty.

| | |
|---------------------------------|------------|
| Project Subtotal Net Price: USD | 66,933.04 |
| Non-Taxable Labor: USD | 33,965.00 |
| 6.000% Sales Tax: USD | 4,015.98 |
| Project Total Net Price: USD | 104,914.02 |

TERMS AND CONDITIONS

MARVIN DESIGN GALLERY PROPOSES TO FURNISH MATERIAL AND, WHEN APPLICABLE, LABOR IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED AND FOR THE AMOUNT INDICATED WITHIN. ALL PRODUCTS ARE CONSIDERED CUSTOM ORDER AND SPECIFIC TO YOUR PROJECT SPECIFICATIONS. MARVIN DESIGN GALLERY REQUIRES A MINIMUM DEPOSIT OF 75% OF THE TOTAL COST WITH THE REMAINING BALANCE DUE: 1) PRIOR TO PRODUCT DELIVERY OR 2) ON THE LAST DAY OF SUBSTANTIAL COMPLETION OF INSTALLATION IF AND ONLY IF MARVIN DESIGN GALLERY IS RESPONSIBLE FOR PRODUCT INSTALLATION.

RETURNS &/OR CHANGES: DUE TO THE CUSTOM NATURE OF THIS BUSINESS, EACH INDIVIDUAL SALE IS UNIQUE TO YOUR PROJECT SPECIFICATIONS. THE RETURN OF ANY MERCHANDISE IS PROHIBITED. CHANGES WILL BE ACCEPTED ONLY IF THE PRODUCT MANUFACTURER WILL ALLOW. IN THE EVENT A CHANGE IS ALLOWED, A CHANGE ORDER FEE MAY BE INCURRED. ANY COST ASSOCIATED WITH A CHANGE ORDER WILL BE THE RESPONSIBILITY OF THE PURCHASER. ALL CHANGE ORDER REQUESTS MUST BE IN WRITING AND SIGNED BY PURCHASER. WHERE SUCH ADDITIONAL WORK IS ADDED TO THIS CONTRACT, IT IS AGREED THAT THE TOTAL PRICE OF THIS CONTRACT SHALL BE INCREASED BY THE PRICE OF THE ADDITIONAL WORK AND THAT ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL APPLY EQUALLY TO SUCH ADDITIONAL WORK.

EXCEPT AS PROVIDED HEREIN, MARVIN DESIGN GALLERY MAKES NO OTHER WARRANTY OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE FOREGOING ARE HEREBY DISCLAIMED BY MARVIN DESIGN GALLERY AND EXCLUDED FROM THIS CONTRACT. CUSTOMER ACKNOWLEDGES THAT MARVIN DESIGN GALLERY IN ITS SOLE RESPONSIBILITY HEREUNDER, SHALL BE TO PROVIDE REPLACEMENT MATERIAL/ITEM FOR ANY MATERIAL/ITEM THAT IS DEFECTIVE. SELLER SHALL HAVE NO RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE SALE OF MATERIAL OR FOR LOSSES INCURRED BY ACTS OF GOD, STRIKES, OR OCCURRENCES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL NOT BE LIABLE FOR DELAYS IN PERFORMANCE RESULTING FROM WEATHER CONDITIONS, STRIKES, LOCK-OUTS, MATERIAL OR LABOR SHORTAGES, MANUFACTURING DELAYS, FIRES, CHANGE ORDERS REQUESTED BY PURCHASER, FAILURE OF PURCHASER TO PROMPTLY PAY FOR ANY WORK OR EXTRA WORK AS AUTHORIZED OR OTHER CAUSES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY. ALL DELIVERY DATES AND SUGGESTED INSTALLATION DATES ARE APPROXIMATE AND CANNOT BE GUARANTEED.

MARVIN DESIGN GALLERY AGREES TO COMPLETE THE WORK IN A WORKMANLIKE MANNER. HOWEVER MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR FAILURES OR DEFECTS THAT RESULT FROM WORK DONE BY OTHERS PRIOR TO, AT THE TIME OF, OR SUBSEQUENT TO WORK DONE UNDER THIS AGREEMENT. MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR ANY PREPARATION WORK. ALL PREPARATION WORK TO BE PERFORMED BY OTHERS.

UNLESS OTHERWISE NOTED IN THE AGREEMENT, THE PRICE QUOTED DOES NOT INCLUDE FILLING NAIL HOLES, PAINTING, STAINING OR PERMITS. IF PLASTER WALLS DEVELOP SMALL CRACKS, MARVIN DESIGN GALLERY WILL BE HELD HARMLESS. AT ITS SOLE DISCRETION, MARVIN DESIGN GALLERY MAY SPACKLE, BUT NOT PAINT. MARVIN DESIGN GALLERY WILL PERFORM SIMPLE DISCONNECTION OF ALARM SYSTEMS WHERE POSSIBLE. PURCHASER IS RESPONSIBLE FOR HAVING SECURITY COMPANY RE-CONNECT THE ALARM SYSTEM AFTER COMPLETION OF WORK. IT IS MUTUALLY AGREED THAT THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO, THAT NO AGENT, REPRESENTATIVE, SALESMAN, OR OFFICER OF THE PARTIES HERETO HAS AUTHORITY TO MAKE OR HAD MADE ANY STATEMENT, REPRESENTATION OR AGREEMENT, ORAL OR WRITTEN, IN CONNECTION HEREWITH THAT MODIFIES, ADDS TO OR CHANGES THE TERMS OF THIS CONTRACT.

IN THE EVENT PURCHASER IS IN DEFAULT IN ANY OF THE TERMS OF THIS CONTRACT, MARVIN DESIGN GALLERY MAY, IN

ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW, ENFORCE THE TERMS OF THIS CONTRACT AND SHOULD COLLECTION OF ANY SUM DUE ON THIS CONTRACT BE REQUIRED, PURCHASER AGREES TO PAY TO MARVIN DESIGN GALLERY ALL OF ITS COSTS, INCLUDING ACTUAL ATTORNEY FEES AND INTEREST AT THE RATE OF TWO PERCENT (2%) PER MONTH OR AT THE HIGHEST RATE PERMITTED BY LAW, FROM THE DATE PAYMENT WAS DUE UNTIL COLLECTED IN FULL BY MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL BE CONSIDERED TO HAVE COMPLETELY AND SATISFACTORILY PERFORMED UNDER THIS AGREEMENT, AND SHALL BE ENTITLED TO IMMEDIATE, FULL AND FINAL PAYMENT FROM PURCHASER, UNLESS, WITHIN FIVE (5) DAYS AFTER PURCHASER HAS RECEIVED PRODUCT OR SUBSTANTIAL INSTALLATION IS COMPLETE, PURCHASER NOTIFIES, IN WRITING, MARVIN DESIGN GALLERY AT THE ADDRESS LISTED BELOW, THAT PURCHASER DISPUTES THE WORK HAS BEEN COMPLETELY AND / OR SATISFACTORILY PERFORMED. IN THE EVENT THE PURCHASER CLAIMS ANY WARRANTY AND/OR WORKMANSHIP DEFECTS, PURCHASER MAY RETAIN UP TO 5% OF THE REMAINING BALANCE DUE ON THE CONTRACT (NOT TO EXCEED \$500) UNTIL CORRECTIONS HAVE BEEN MADE.

** 2.0% Credit Card Convenience Fee will be applied to all credit card transactions. Please initial: _____

I/WE HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO ABIDE BY THEM. MARVIN DESIGN GALLERY IS AUTHORIZED TO ORDER THE PRODUCTS IDENTIFIED HEREIN.

CUSTOMER SIGNATURE (PURCHASER) : _____ DATE: _____

2350 FRANKLIN RD. STE. 115 – BLOOMFIELD HILLS, MI 48302 PH: 248-333-9085 FAX: 248-333-9095
www.WindowAndDoorCenter.com





























City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 7/28/25

Application Number: HDC2025-00446

APPLICANT & PROPERTY INFORMATION

NAME: Steven Mamat

COMPANY NAME: Steven Mamat

ADDRESS: 2491 Longfellow

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for the photos and clarifications. What is happening is that you are submitting a brand new application. It will be for the replacement painted posts, vinyl windows, landscaping work, and new proposed patio. So this application must stand alone for the commissioners. They need to understand this application thoroughly without looking at other or past documentation.

--Windows: The vinyl windows in place in the photos and with the 2024 quote make that piece of the application provisionally complete. (If the work were not finished, you would also need photos of the windows prior to replacement so the commissioners could understand their condition and whether they were beyond repair. In this case, those windows are not available to the commission any longer.) Please provide the name and contact information of the contractor who proposed the wood veneers on the front facade. The staffperson who will write the staff report for this case might need to contact them with questions. I believe you are aware, but I want to state that vinyl windows are not typically approved in historic districts.

--Porch posts/columns: Are the original columns anywhere? Were any historic columns encased in the current posts? How were the current posts constructed? What material? What are their dimensions? (Again, we're trying to provide enough information so the commission can understand the posts they are reviewing.)

--Front door and storm door: Please provide a clear photo of the storm door and a clear photo of the front entry door. Please include product specs/product cut sheets for both. If you can't find the exact products, please find something as similar as possible. Both doors may have product manufacturer information on them that can be used as a starting point.

--Landscaping: Please provide a diagram showing all of the landscape work you are proposing (including both completed work and the proposed new patio). For the completed work, please include photos of the areas where landscaping work was completed in both the front and back yards, and please provide written information accompanying those photos explaining the work completed that the photo is showing. For the proposed new patio, please provide measurements, and a photo of the back of the house and yard showing where the proposed patio would be installed. Ideally, the photo would be marked up to show the step down and the area where the proposed patio would be. If you will use pavers (instead of concrete), please provide a cut sheet for the pavers showing their appearance and their technical specs.

Thank you.

APPLICANT RESPONSE

Response Date: 08/05/2025



Whole Armour Contruction -Regan McKinder and David Swartz.

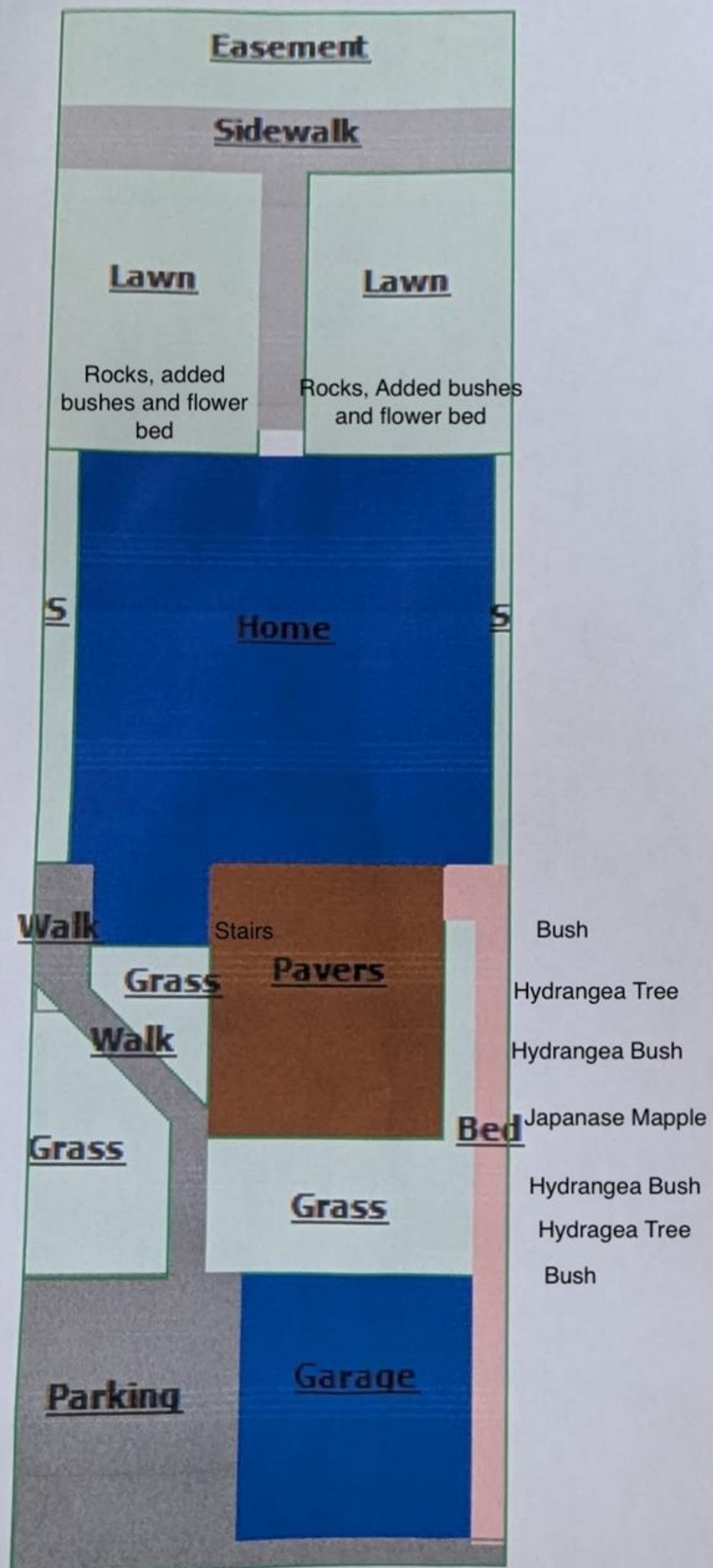
Regan 248-764-3913

David-248-504-7047

Columns- The columns were installed prior to ownership. The previous columns were 8. Now there are 4. I believe they were not encased however I am not sure. They are built with wood now. I am not aware of the dimensions, but our estimate 9x10. Right now there are 4 columns.

The doors were approved previously. Dan Reiden had an issue with the vision panel ONLY. I am unaware of the materials used in the exterior door but it seems to be wood with glass in the vision panel. The storm door is just glass.

The patio proposed is 300 square feet. I have not selected a specific paver yet, so I guess I would propose concrete or more gravel now and I will amend if I find a paver I like. I am reattaching pictures that I have provided for the landscaping and I marked up diagram already submitting. There are rocks in front of bed in backyard as pictured and rocks on the right in front bushes. The patio would be the area where the yellow hose is pictured and the steps would come down from the existing porch.















HISTORIC DISTRICT COMMISSION

Docket 1st Notice

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 8/15/25

Application Number: HDC2025-00446

APPLICANT & PROPERTY INFORMATION

NAME: Steven Mamat

COMPANY NAME: Steven Mamat

ADDRESS: 2491 Longfellow

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

NOTIFICATION

This application is subject to review by the Historic District Commission during one of its regularly scheduled public meetings. You will receive an email notification once a meeting date has been scheduled, and a staff member will be assigned as your primary point of contact for this application.

Applicants and/or property owners are strongly encouraged to attend the meeting—either in person or virtually—to provide supporting information for their proposal and address any questions from the Commissioners.

Should you have any questions prior to being notified, please email hdc@detroitmi.gov.

Thank you!

REASON FOR DOCKETING

The work proposed in your application is beyond the scope of work staff can approve administratively on behalf of the commission.

Please note that your front entry door, storm door, and your back door were not included in the Certificate of Appropriateness you received in 2024, so staff would recommend uploading the specs or photos of each of those items and adding it to the scope of work currently being proposed. Otherwise, those violations will remain with the property. Thank you for your application and please let us know if you have any questions going forward.

Thank you.



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00446

Effective Date: 09/16/25

Project Address: 2491 Longfellow

Issued to: Steven Mamat
2491 Longfellow
Detroit, MI 48206

Historic District: Boston-Edison

Description of Work:

Install new landscaping and rear yard patio; erect new stairs at the rear porch

With the Conditions that:

The applicant shall provide the following to staff for review prior to the issuance of permit:

- o Site plan of the backyard which shows the footprint dimensions of all existing buildings, hardscape (walkways and parking pads), planting beds, and the proposed patio
- o Drawing of the proposed steps in plan and elevation which indicates its material

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Jennifer

250922JR

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.