



# CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2026-00023

**Effective Date:** 03/17/26

**Project Address:** 1965 Orleans Street

**Issued to:** Raymond Sinclair  
13121 Waco Drive  
Livonia, MI 48150

**Historic District:** Lafayette Park/Mies van der Rohe

**Description of Work:**

- Replace existing aluminum window systems with Fibrex window systems
- Andersen 100 Series
- Exterior wrapping: PVC-coated aluminum
- Color: Sandstone



**With the Conditions that:**

N/A

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:Lise

260317LS



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.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2026-00023

## PROPERTY INFORMATION

**ADDRESS(ES):** 1965 Orleans Street

**HISTORIC DISTRICT:** Lafayette Park/Mies van der Rohe

## SCOPE OF WORK: (Check ALL that apply)

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

## BRIEF PROJECT DESCRIPTION:

Partial window replacement

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** Raymond Sinclair

**COMPANY NAME:** The Home Depot

**ADDRESS:** 13121 Waco Drive

**CITY:** Livonia

**STATE:** MI

**ZIP:**  
48150

**PHONE:** +1 (989) 572-2119

**EMAIL:** raymond\_a\_sinclair@homedepot.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/> | 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.                                                                                                                                   |
| <input checked="" type="checkbox"/> | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | As required by the state Local Historic Districts Act, <a href="#">Act 169 of 1970</a> (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, <a href="#">1972 PA 230, MCL 125.1501 to 125.1531</a> |

DocuSigned by:

*Raymond Sinclair*

0FC10A313C84409

01/20/2026

SIGNATURE

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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**

**1. DESCRIPTION OF EXISTING CONDITION**

*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.")*

See attached

The homeowner is replacing a door wall and three window units only at this time. The windows being replaced face the plaza side of the complex.



**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*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.")*

See attached



**4. DETAILED SCOPE OF WORK**

*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.")*

See attached



**5. BROCHURES/CUT SHEETS**

*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.*



## ADDITIONAL DETAILS

### 6. WINDOWS/DOORS

*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)*




January 10, 2026

RE: Request for Window Replacement Approval – Lafayette Park Condos

Dear Members of the Historic District Commission,

I am writing on behalf of the owner, Lara Michaels at 1965 Orleans Street located within the designated Lafayette Park Historic District. We respectfully request your review and approval of our proposal to replace the existing window systems in his multi-unit condominium building.

#### Overview of Request

The building currently retains its original window units, which are aluminum-framed, early-generation double-pane glass panels installed during original construction circa 1966. While these windows were once modern in appearance and functional for their time, they now exhibit signs of significant wear, energy inefficiency, and safety concerns.

#### Reasons for Replacement

1. **Energy Performance:** The existing windows are no longer capable of maintaining thermal comfort. Most units experience substantial air leakage, condensation between panes (due to seal failure), and extreme temperature fluctuations. Replacing them with energy-efficient, Low-E, double-pane units will drastically reduce heating and cooling demands while promoting environmental responsibility.
2. **Structural and Operational Deterioration:** Many of the current windows have rusting or pitted frames, compromised locking mechanisms, and non-functional sashes, creating not only aesthetic issues but also safety and egress concerns.
3. **Moisture Infiltration:** Several units have reported water penetration at the window perimeters, creating risks of mold, interior damage, and long-term structural decay.
4. **Aesthetic and Architectural Consistency:** We are committed to preserving the modernist character of the building's original window design. The proposed replacements will match the original size and shape, maintaining the mid-century architectural integrity while vastly improving material performance.
5. **Property Value and Resident Welfare:** These updates will enhance quality of life for current residents and ensure the long-term value and visual cohesion of the building within the historic district.

### Compliance with Historic Guidelines

Our proposal respects the historical context of the property by:

- Preserving the original window configuration and design language
- Using visually compatible materials and finishes
- Maintaining consistent profiles, frame dimensions, and proportions

We deeply appreciate the Commission's commitment to balancing preservation with practical modernization needs. Thank you for your time and thoughtful consideration of this important request.

Sincerely,

Raymond Sinclair, Design Consultant

The Home Depot

989-572-2119

raymond\_a\_sinclair@homedepot.com

















July 10, 2025

RE: Justification for Andersen 100 Series Windows – Lafayette Park Condos

Dear Members of the Historic District Commission,

I am submitting this letter to provide detailed justification for our proposal to use Andersen 100 Series windows in the replacement of the existing window systems at 1965 Orleans Street, Lafayette Park Condos, which resides within the designated Historic District.

The current window assemblies are original to the building and consist of aluminum or metal frames that have aged significantly. While they once reflected a modernist, industrial look appropriate for the building's mid-century architecture, they no longer offer sufficient energy efficiency, performance, or reliability.

The Andersen 100 Series is a highly suitable replacement window for this building and for use in historic districts, for the following reasons:

1. Architectural Compatibility:

- Andersen 100 Series windows feature clean, modern lines and slim profiles that reflect the appearance and geometry of the original metal-framed windows.
- They can be ordered in custom sizes to match existing window dimensions and configurations, preserving the architectural rhythm and proportions of the original design.
- Their low-gloss matte finishes replicate the subdued aesthetic of painted metal and aluminum, blending seamlessly with the existing building facade.

2. Fibrex® Material Innovation:

- Andersen 100 Series windows are constructed using Fibrex®, a composite material made of reclaimed wood fibers and thermoplastic polymers.
- Fibrex combines the visual character of wood with the dimensional stability and strength of metal, making it an excellent substitute for the original metal frames while offering modern performance.
- Unlike vinyl, Fibrex resists warping, fading, and expansion/contraction, ensuring long-term fit and finish—critical for historic applications.

3. Historic Color Matching and Finish:

- Exterior color Sandtone is available and closely matches the existing color.
- Interior color options allow us to match original interior aesthetics without disrupting visual continuity within the units.

4. Enhanced Energy Efficiency:

- Andersen 100 Series windows feature Low-E, argon-filled insulated glass options that significantly outperform the existing early double-pane metal windows.

- Improved thermal performance helps meet modern standards for comfort and efficiency, while supporting long-term sustainability goals.

5. Visual Consistency and Minimal Maintenance:

- Fibrex does not require painting and resists flaking or discoloration, allowing all units within the building to maintain uniform appearance over time.
- This is essential for a multi-unit condo building to preserve both visual integrity and long-term property value.

6. Improved Functionality and Safety:

- The new windows will feature smooth operation, secure locking systems, and egress-compliant dimensions as required—resolving many concerns associated with the failing original metal window mechanisms.

In summary, the Andersen 100 Series window system is a contextually appropriate and performance-enhancing choice for this building. It balances the need to preserve the visual language of the original metal-frame windows with the performance, efficiency, and reliability expected in modern replacements.

We believe these windows meet the spirit and intent of the Historic District's preservation goals and respectfully request your approval.

Thank you for your thoughtful consideration.

Sincerely,

Raymond Sinclair, Design Consultant

The Home Depot

989-572-2119

raymond\_a\_sinclair@homedepot.com

## Scope of Work: Window Removal and Installation

### I. Pre-Installation Preparation

#### 1. Site Protection:

- Interior floors will be protected with drop cloths.
- Furniture near window openings will be covered or relocated.
- Dust barriers will be installed to limit the spread of debris and dust.
- Exterior landscaping will be protected as needed.

#### 2. Verification:

- Existing window measurements and counts will be re-confirmed.
- Inspection of structural openings for rot or damage.
- Utility lines near windows will be identified to avoid accidental damage.

### II. Removal of Existing Windows

#### 1. Sash and Frame Removal:

- Existing window sashes and operable components will be removed carefully to minimize disruption to surrounding materials.
- Any remaining hardware, trim, or glazing components will be detached.

#### 2. Frame Assessment:

- Original frames, believed to be metal/aluminum, will be fully removed, including head, jamb, and sill components, unless instructed otherwise for partial insert installations.

#### 3. Disposal:

- All old window components will be disposed of off-site in accordance with local codes.
- Lead-safe work practices will be followed in accordance with EPA Renovation, Repair and Painting (RRP) rules.

### III. Opening Preparation

#### 1. Repair and Restoration:

- Openings will be inspected for water damage, rot, or framing irregularities.
- Damaged framing will be replaced or repaired as needed.
- Surfaces will be cleaned of debris, sealant, and fasteners.

#### 2. Flashing and Waterproofing:

- New sill pans and flashing tape will be installed at the base of each opening.

- All rough openings will be properly sealed to prevent water and air infiltration using industry-standard materials (e.g., butyl flashing tape, silicone, low-expansion foam).

#### **IV. Window Installation**

##### **1. Setting the Window:**

- Andersen 100 Series windows will be installed plumb, level, and square.
- Units will be fastened through factory-designated nailing holes using stainless or coated fasteners appropriate to the framing material.
- Window shims will be used to maintain alignment and operation.

##### **2. Sealing and Insulating:**

- Perimeter gaps will be insulated with low-expansion foam.
- Flanges will be sealed using flashing tape and sealant to create a continuous weatherproof envelope.

##### **3. Trim and Finish Work:**

- Interior and exterior trim will be reinstalled or replaced to match existing aesthetics where applicable.
- Exterior wrap of PVC-coated aluminum in sandstone color will be installed for a clean and durable finish.

#### **V. Post-Installation**

##### **1. Function Testing:**

- Each window will be opened, closed, and locked to verify smooth operation.
- Screens and hardware will be installed and tested.

##### **2. Final Cleanup:**

- Work areas will be thoroughly cleaned of dust, debris, and materials.
- Any exterior work areas (porch, sidewalk, yard) will be left in clean condition.

##### **3. Client Walkthrough & Sign-Off:**

- A final walkthrough will be conducted with the client.
- Installation will be reviewed, and any punch-list items will be documented and scheduled for completion.



# 100 SERIES

THE SMART ALTERNATIVE TO VINYL

## 100 SERIES WINDOWS AND PATIO DOORS

### THE SMART ALTERNATIVE TO VINYL

Environmentally responsible and energy efficient, 100 Series windows and patio doors are made with our innovative Fibrex® composite material, that offers many advantages over vinyl at an uncommon value.

- Fibrex material is composed of 40% reclaimed wood fiber and is 2X stronger and more durable than vinyl
- The finish on 100 Series products is 12X thicker than painted vinyl windows\* offering superior scratch resistance
- Premium matte finish inside and out isn't shiny like vinyl
- Weather-resistant construction designed to seal out drafts, wind and water
- Insert windows available for easy replacement
- Over 13,000 standard sizes, including integral units
- Custom sizing available in 1/8" increments
- Products arrive with a time-saving film on the glass to minimize clean-up
- Owner-2-Owner® Limited Warranty is fully transferrable and non-prorated\*\* from one homeowner to the next

**OWNER2OWNER**  
LIMITED WARRANTY



## 100 SERIES WHY 100 SERIES?

### STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT

#### STRENGTH & PERFORMANCE

- Fibrex® material is 2X stronger than vinyl
- Fibrex material is more durable in extreme temperatures than vinyl and can withstand temperature up to 150°F, even in dark colors
- Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling costs



#### ENVIRONMENTALLY SMART

- Fibrex material is composed of 40% reclaimed wood fiber by weight
- 100 Series products can help contribute to USGBC LEED® Materials & Resource Recycled Content Credits
- Meets or exceed CA Section 01350 Specification, a California indoor emission standard – one of the toughest in the country



#### COLORS THAT LAST\*

- Variety of color options including deep, rich dark colors that are made to last
- Durable, factory-finished interior and exteriors never need painting and won't fade, flake, blister, or peel,\* even in extreme cold or heat
- Premium matte finish isn't shiny like vinyl



#### ADVANCED CRAFTSMANSHIP

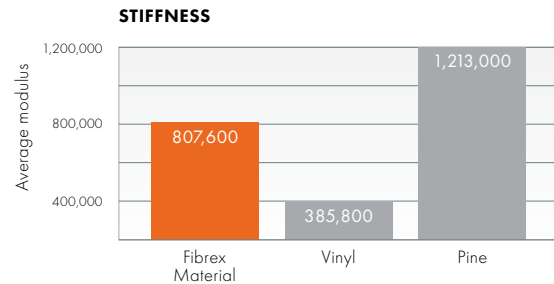
- Attractive corners seams
- Common sight lines for design flexibility



# 100 SERIES FIBREX<sup>®</sup> MATERIAL

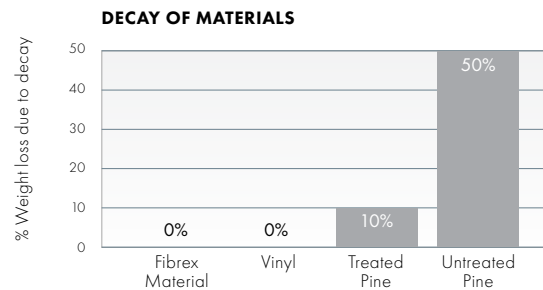
## STABLE & PREDICTABLE

Fibrex material is twice as stiff as vinyl. This strength makes it a better choice over time.



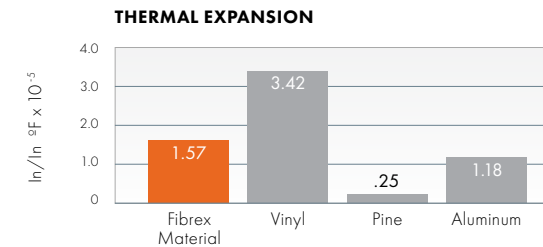
## MOISTURE-RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



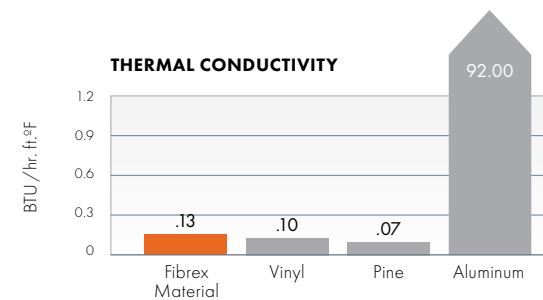
## DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



## AN EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the unit into your customers' homes. As an insulator, it's on par with vinyl and is far superior to aluminum.

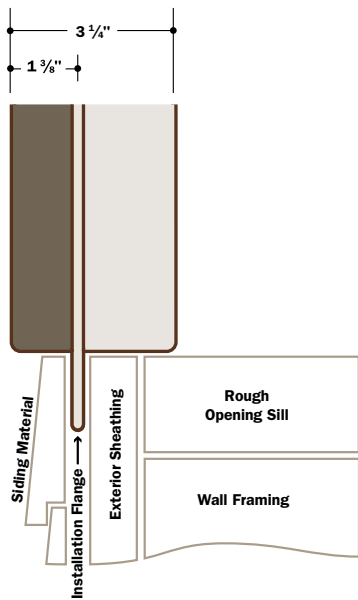


# 100 SERIES FRAME OPTIONS

## NEW CONSTRUCTION

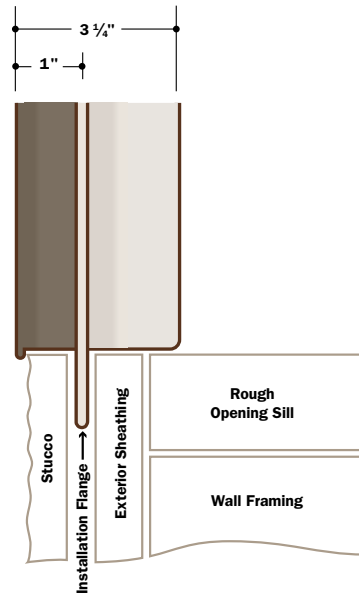
### 1 3/8" FLANGE SETBACK

Offers optimum flexibility and looks great with any siding or trim.



### 1" FLANGE SETBACK WITH STUCCO KEY

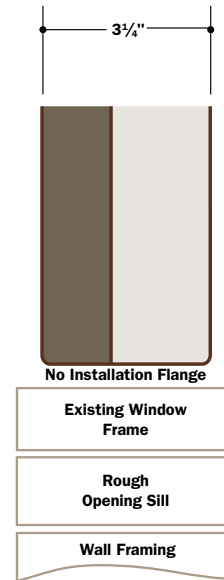
Hides natural contraction of stucco to create a perfect finish.



## REPLACEMENT

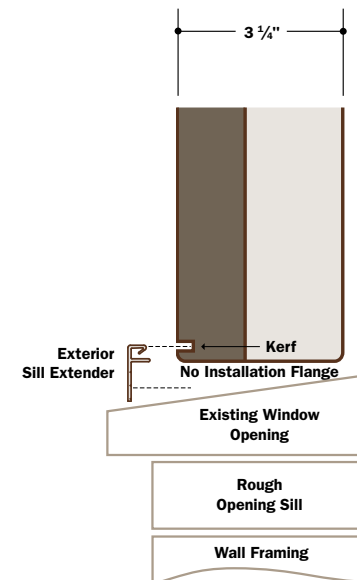
### NO FLANGE FRAME

Allows for full removal of the existing window in situations where the frame is rotten or damaged.



### INSERT FRAME

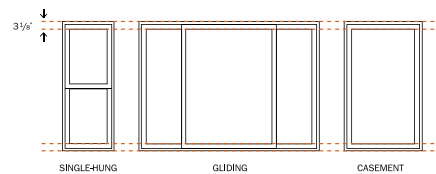
Provides fast and easy window replacement when installing the window into an existing window frame without disturbing the interior or exterior trim. The exterior accessory kerf allows for convenient finishing of the window.



No flange or insert frames come with pre-drilled, through-the-jamb installation holes and screws.

## UNIFORM SIGHT LINES

Uniform sight lines make it easy to specify 100 Series products for the entire project.



## EXTENSION JAMB ATTACHMENT FLANGE

Apply extension jambs to 100 Series products on the jobsite. Flanges consist of 8 lengths of PVC applied to the outside edges of frames.



## 100 SERIES WINDOWS

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- Single-hung, gliding, casement & awning windows
- Specialty windows: rectangle, arch, Springline™, circle, half circle, quarter circle, trapezoid, octagon, unequal leg arch, pentagon & triangle
- Durable, low-maintenance matte finish inside and out
- Sandtone, dark bronze, black\* & white interiors
- Five exterior colors
- Low-E glass standard
- Full perimeter weatherstrip for energy efficiency
- Common 3 1/4" jamb depth and 3 1/8" sight lines
- Window opening control devices available for single-hung, gliding & casement windows
- PG40 standard on casement, awning and fixed windows, optional PG50 available

# 100 SERIES CASEMENT & AWNING WINDOWS

NEW CONSTRUCTION OR REPLACEMENT

## BEAUTY, PERFORMANCE AND VALUE



Interior View

### CUSTOM SIZES

Custom sizes available in 1/8" increments to enable an exact fit and easier install.



### COLORS THAT LAST\*

Extruded Fibrex® material has a premium matte finish that isn't shiny like vinyl and allows for deeper, richer color options that never need painting and are virtually maintenance free.

### SMOOTH, LONG-LASTING\* OPERATION

Sash operator provides almost effortless opening and closing and folds down so it doesn't interfere with window treatments.

Stainless steel hinge channels are used at the head and sill for easy operation.

Folding handle shown



### SINGLE-ACTION LOCK

Single-action lock easily releases all concealed locking points and is positioned in an easy to reach location.

## CORNER SECTION DETAIL

Exterior View

### GLASS

A glazing bead and silicone provide superior weathertightness and durability.

### STRENGTH & DURABILITY

Constructed of innovative Fibrex composite material, windows retain stability and rigidity in all climates and offer low-maintenance interiors and exteriors.

Fibrex material combines wood fiber with a special polymer that will not decay.

### WEATHERTIGHT PERFORMANCE

Dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame for a long-lasting, energy-efficient barrier against wind, water & dust.

### NEW CONSTRUCTION FLANGE

Integral rigid vinyl flange helps seal the unit to the structure.



### ADVANCED CRAFTSMANSHIP

Precision corners give a beautiful, clean look inside and out.

### REPLACEMENT FRAME OPTIONS

No-flange options available for with or without an exterior accessory kerf and are pre-drilled through-the-jamb for easy installation.



# 100 SERIES SINGLE-HUNG WINDOWS

NEW CONSTRUCTION OR REPLACEMENT

## BEAUTY, PERFORMANCE AND VALUE



Interior View

### CUSTOM SIZES

Custom sizes available in 1/8" increments to enable an exact fit and easier install.



### COLORS THAT LAST\*

Extruded Fibrex® material has a premium matte finish that isn't shiny like vinyl and allows for deeper, richer color options that never need painting and are virtually maintenance free.

### EASY OPERATION

Durable, side-loaded balancer provides easy sash opening and closing. The lower sash can be removed without the use of tools.

### SELF-LOCK

Sash lock automatically engages when window is closed for peace of mind.



### DRYWALL PASS-THROUGH WINDOW OPTION

Upper sash (normally stationary) can be removed on site after the window is installed. With both sash removed, the drywall easily passes through the window into upper floors.



## CORNER SECTION DETAIL

Exterior View

### GLASS

A glazing bead and silicone provide superior weathertightness and durability.

### STRENGTH & DURABILITY

Constructed of innovative Fibrex composite material, windows retain stability and rigidity in all climates and offer low-maintenance interiors and exteriors.

Fibrex material combines wood fiber with a special polymer that will not decay.

### WEATHERTIGHT PERFORMANCE

Dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame for a long-lasting, energy-efficient barrier against wind, water & dust.

### NEW CONSTRUCTION FLANGE

Integral rigid vinyl flange helps seal the unit to the structure.



### ADVANCED CRAFTSMANSHIP

Precision corners give a beautiful, clean look inside and out.

### REPLACEMENT FRAME OPTIONS

No-flange options available for with or without an exterior accessory kerf and are pre-drilled through-the-jamb for easy installation.



# 100 SERIES GLIDING WINDOWS

NEW CONSTRUCTION OR REPLACEMENT

BEAUTY, PERFORMANCE AND VALUE



Interior View

### CUSTOM SIZES

Custom sizes available in 1/8" increments to enable an exact fit and easier install.



### COLORS THAT LAST\*

Extruded Fibrex™ material has a premium matte finish that isn't shiny like vinyl and allows for deeper, richer color options that never need painting and are virtually maintenance free.

### SELF-LOCK

Sash lock automatically engages when window is closed for peace of mind.



### EASY, SMOOTH OPERATION

Operating sash has four metal rollers mounted at the bottom for easy, smooth travel over the sill.

## CORNER SECTION DETAIL

Exterior View

### GLASS

A glazing bead and silicone provide superior weathertightness and durability.

### STRENGTH & DURABILITY

Constructed of innovative Fibrex composite material, windows retain stability and rigidity in all climates and offer low-maintenance interiors and exteriors.

Fibrex material combines wood fiber with a special polymer that will not decay.

### WEATHERTIGHT PERFORMANCE

Dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame for a long-lasting, energy-efficient barrier against wind, water & dust.

### NEW CONSTRUCTION FLANGE

Integral rigid vinyl flange helps seal the unit to the structure.



### ADVANCED CRAFTSMANSHIP

Precision corners give a beautiful, clean look inside and out.

### REPLACEMENT FRAME OPTIONS

No-flange options available for with or without an exterior accessory kerf and are pre-drilled through-the-jamb for easy installation.





## 100 SERIES PATIO DOORS

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- Two-panel doors in 6' 8", 6' 11" & 8' 0" heights
- Narrow stiles and rails maximize light and view
- Multi-point lock for enhanced security
- Adjustable ball-bearing rollers for smooth operation
- Sidelights and transoms
- Two hardware style options

# 100 SERIES GLIDING PATIO DOORS

NEW CONSTRUCTION OR REPLACEMENT

## BEAUTY, PERFORMANCE AND VALUE



Interior View

### CUSTOM SIZES

Custom sizes available in 1/8" increments to enable an exact fit and easier install.



### COLORS THAT LAST\*

Extruded Fibrex® material has a premium matte finish that isn't shiny like vinyl and allows for deeper, richer color options that never need painting and are virtually maintenance free.

### TWO-POINT LOCKING SYSTEM

For weather protection and improved security, a two-point locking system engages a steel receiver plate to secure and tighten the door firmly against the frame.



### WEATHERTIGHT PERFORMANCE

Full-length interlock weatherstripping provides a flexible seal at the meeting stile.

### SMOOTH, LONG-LASTING\* OPERATION

Panels move on dual corrosion-resistant\* ball-bearing rollers and a durable steel capped track offering long-lasting, effortless operation.

### CORNER SECTION DETAIL

Exterior View



### GLASS

A glazing bead and silicone provide superior weathertightness and durability.

### STRENGTH & DURABILITY

Constructed of innovative Fibrex composite material, windows retain stability and rigidity in all climates and offer low-maintenance interiors and exteriors.

Fibrex material combines wood fiber with a special polymer that will not decay.

### WATER MANAGEMENT

One-piece sill design with weep holes located on the sill exterior provide superior water management.

The sill is constructed of heavy gauge PVC construction for wear-resistance and comes in a neutral gray color.

### ADVANCED CRAFTSMANSHIP

Precision corners give a beautiful, clean look inside and out.

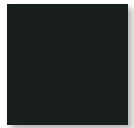


### REPLACEMENT FLANGE

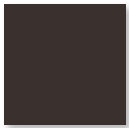
No-flange option available for replacement applications.

## 100 SERIES COLOR OPTIONS

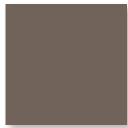
100 Series windows and doors feature an attractive matte interior finish and come in five exterior colors, including dark bronze and black, that are darker and richer than those of typical vinyl windows.



Black\*



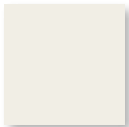
Dark Bronze\*



Terratone



Sandtone\*



White



# 100 SERIES WINDOWS HARDWARE

## WINDOWS

### CASEMENT & AWNING

Standard



White | Sandtone | Dark Bronze  
Black | Satin Nickel | **Antique Brass**

### SINGLE-HUNG & GLIDING

Standard



Color matched to window interior.

Optional Slim Line Metal Hardware



White | Sandtone | **Dark Bronze**  
Black | Satin Nickel | Antique Brass

## PATIO DOORS

Tulsa

Exterior



Black  
**Dark Bronze**  
Sandtone  
Terratone  
White

Interior



Black  
Dark Bronze  
Sandtone  
**White**

Optional Afton

Exterior



Antique Brass  
Black  
Bright Brass  
**Satin Nickel**

Interior



Gliding patio doors features a multi-point locking system for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security also available when the door is in a locked position. Exterior keyed lock also available.

Bold name indicates finish shown.

## WIRELESS OPEN/CLOSED SENSORS

These wireless sensors provide the peace of mind of knowing whether windows and doors are open or closed.\*



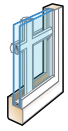
# 100 SERIES GRILLES OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

### CONVENIENT CLEANING OPTIONS



Finelight™ grilles-between-the-glass are insulated between the glass panes and available in a two-tone color scheme.



Finelight with Exterior Grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.

### FULL DIVIDED LIGHT



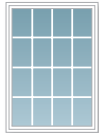
Permanently applied to the interior and exterior of the window with a spacer between the glass.



### SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.

### PATTERNS



Colonial



Modified Colonial



Prairie A



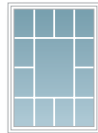
Simulated Single-Hung\*



Short Fractional



Tall Fractional



Victorian



Renaissance\*\*



Sunburst\*\*

### SPECIFIED EQUAL LIGHT

Any number of same-size rectangles across or down.



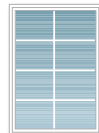
2 x 1



1 x 3



2 x 2



2 x 4



# 100 SERIES GLASS & INSECT SCREEN OPTIONS

Glass can affect energy efficiency more than any other part of a window or patio door. Andersen offers one of the industry's widest array of glass options for any climate.

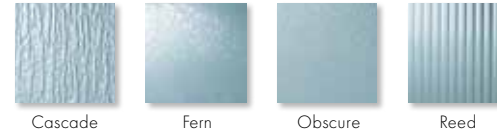
GLASS	ENERGY		LIGHT	
	U-Factor <small>How well a product prevents heat from escaping.</small>	Solar Heat Gain Coefficient <small>How well a product blocks heat caused by sunlight.</small>	Visible Light Transmittance <small>How much visible light comes through a product.</small>	UV Protection <small>How well a product blocks ultraviolet rays.</small>
SmartSun™	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for ENERGY STAR® map and NFRC total unit performance data.



## PATTERNED GLASS

Patterned glass lets in light while obscuring vision and adds a decorative touch.



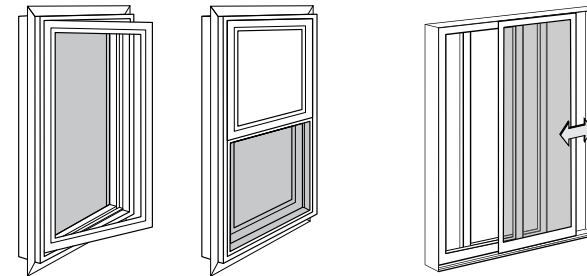
## TIME-SAVING TRANSLUCENT FILM

Film protects product during deliver and construction and minimizes time spent masking on the jobsite, then peels away for a spotless window.



## INSECT SCREENS

Insect screens available for all 100 Series venting windows and two-panel gliding patio doors.



TruScene® insect screens also available for 100 Series windows.

# 100 SERIES INSERT INSTALLATION ACCESSORIES\*

## EXTERIOR TRIM OPTIONS

### FRAME & SILL EXTENDER

Fits in unit accessory kerf to hide the gap between the new unit and the existing frame.

Precut to fit 14° sill slope and can be cut to fit slope or length needed.

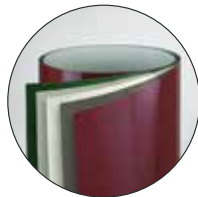


Profile view of trim strip



### COLOR-MATCHED COIL

Fits in unit accessory kerf to wrap the existing wood window trim. Cut and form profile needed at the jobsite. 24" x 50' roll



## SPECIAL USE

### HEAD EXPANDER

Assists in filling the opening when doing an interior installation. Available in white.



## INSTALLATION AIDS

### SEALANT

Color-matched sealant is specially formulated to adhere to Andersen products.

### FOAM BACKER ROD

Backer rod helps provide an air seal around the frame. 100' roll

### FLAT SHIMS

Flat hanging shims help with a secure installation. Box of 248

### INSTALLATION SCREWS

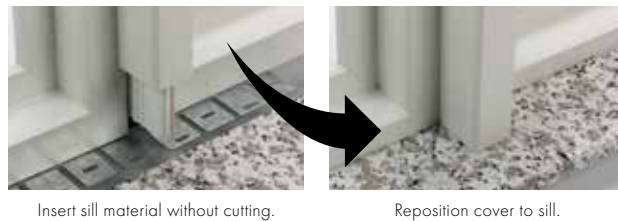
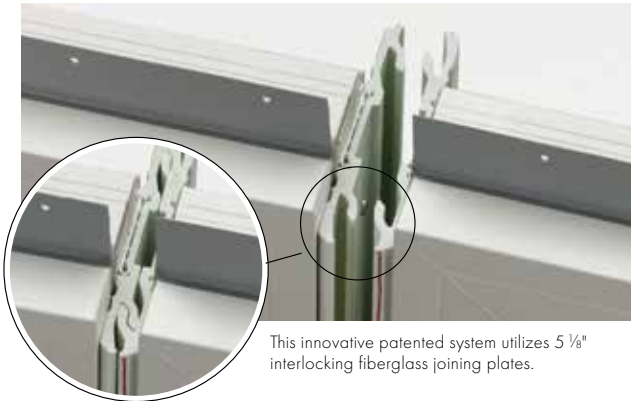
Properly-sized installation screws are provided with each insert unit.



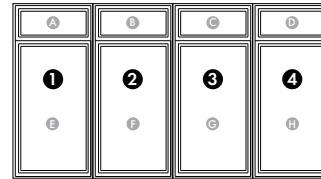
# 100 SERIES JOINING OPTIONS

100 Series reinforced joining options utilize the strength and durability of fiberglass construction and offers enhance performance and design flexibility.

- Hallmark Certified for air, water and structural performance\*
- Tested to AAMA 450
- Combination size options available certified to PG50\*
- Reinforced joining options fit within typical 2" x 4" wall construction
- Combine integral, non-reinforced and reinforced joins to achieve desired look

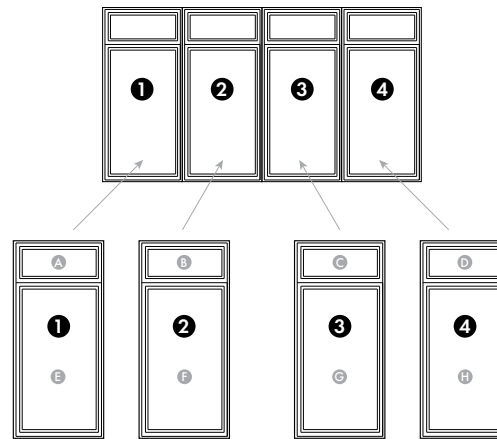


### FACTORY JOINED COMBINATIONS



MAX. JOIN LENGTH: 12'  
MAX. JOINED COMBINATION:  
12' x 8' or 8' x 12'  
96 sq.ft. or 8.92 m<sup>2</sup>

### JOINING KIT



MAX. JOIN LENGTH: 12'  
MAX. JOINED COMBINATION:  
16' x 9' or 12' x 12'  
144 sq.ft. or 13.34 m<sup>2</sup>



# 100 SERIES

[andersenwindows.com/100series](https://andersenwindows.com/100series)





Your session has timed...

Google

THD Identity - THD Acco...

Email Link Expired

Review and sign docum...

Design Tool | Andersen...



INTERIOR

EXTERIOR



Clear My Choices

Product ID#	100GXOOX5040
Unit Width	59 1/2"
Unit Height	47 1/2"
Interior Color	Sandtone
Glass	SmartSun™ Glass
Hardware	Standard Lock and Keeper, Sandtone
Optional Hardware	None, Sandtone
Grille Pattern	None
Exterior Color	Sandtone

Share My Design

100 Series Gliding

Print

GET A QUOTE

♥ Add To My Favorites



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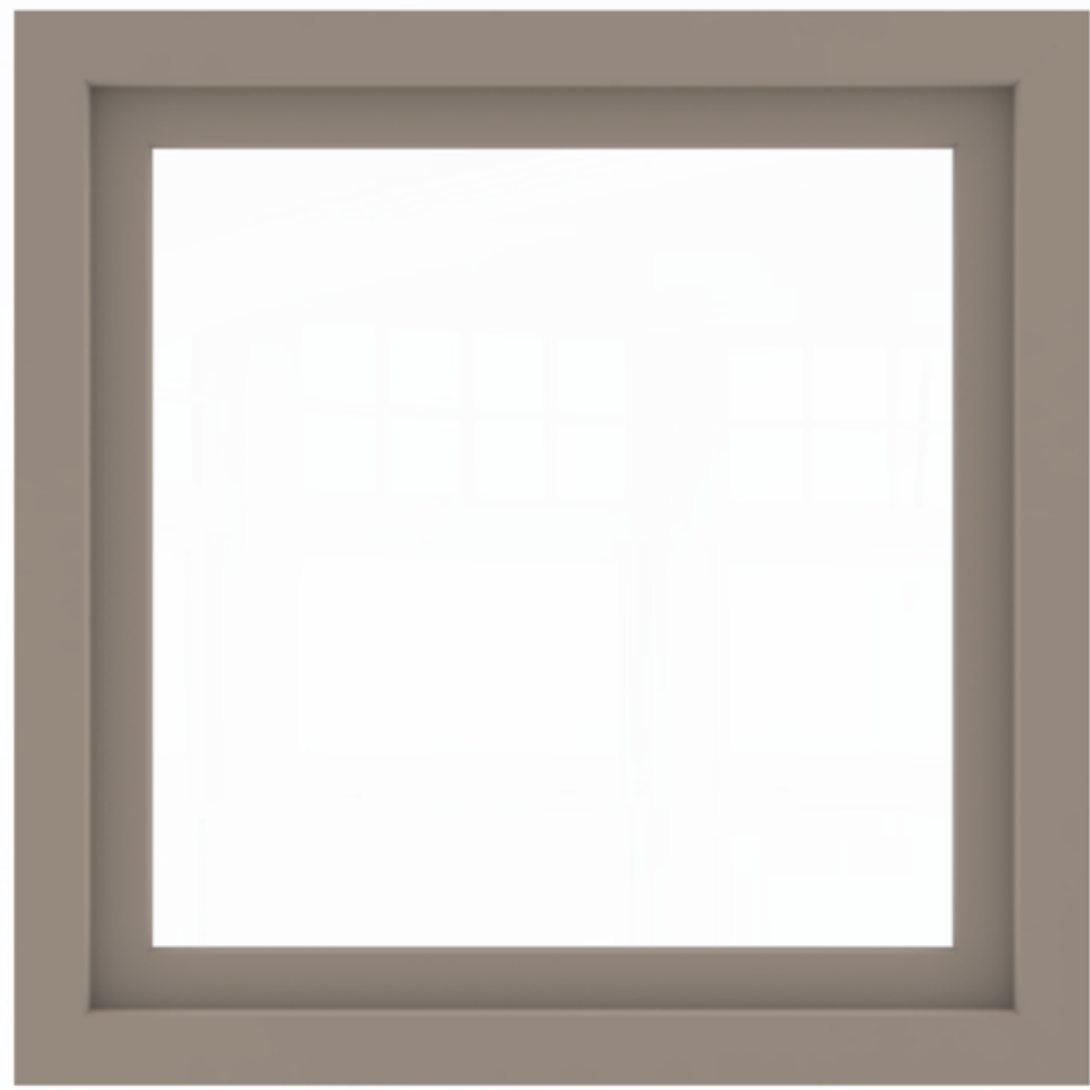
Google

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Email Link Expired

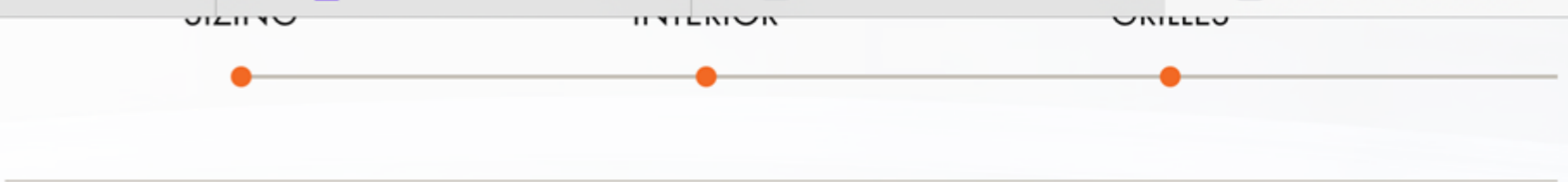
Review and sign docum...

Design Tool | Andersen...



INTERIOR

EXTERIOR



Clear My Choices

Product ID#	100REC3636
Unit Width	41 1/2"
Unit Height	41 1/2"
Interior Color	Sandtone
Glass	SmartSun™ Glass
Grille Pattern	None
Exterior Color	Sandtone

Share My Design

100 Series Picture

Print

GET A QUOTE

♥ Add To My Favorites

Design a Different:





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INTERIOR

EXTERIOR



Clear My Choices

Product ID#	100GXOOX5040
Unit Width	59 1/2"
Unit Height	47 1/2"
Interior Color	Sandtone
Glass	SmartSun™ Glass
Hardware	Standard Lock and Keeper, Sandtone
Optional Hardware	None, Sandtone
Grille Pattern	None
Exterior Color	Sandtone

Share My Design

100 Series Gliding

Print

GET A QUOTE

♥ Add To My Favorites

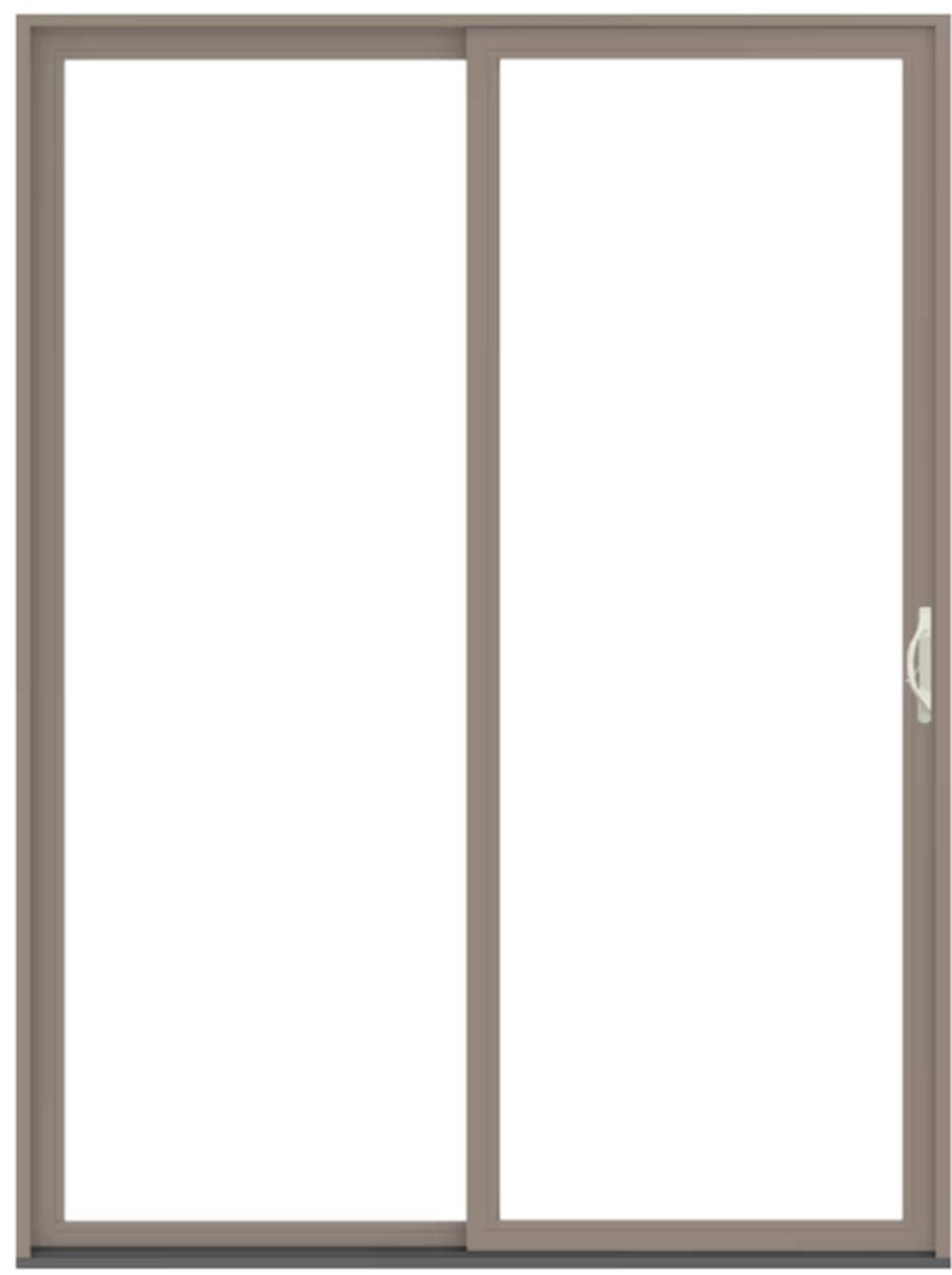


Request A Quote



# 100 SERIES GLIDING PATIO DOOR

LEARN | DESIGN IT | TECH SPECS



INTERIOR | EXTERIOR

## 100 SERIES

### Low-maintenance and energy-efficient.

100 Series gliding patio doors have one panel that glides horizontally and one stationary panel. They fit into tighter spaces than our hinged doors because their panels don't interfere with your room or patio. Made with our sustainable Fibrex® composite material, it's our budget-friendly gliding patio door.

**Andersen® products increase a homes value by at least 15%\***

\*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

★★★★☆ 3.5 (40) | \$\$\$\$

Request a quote →

#### MOST POPULAR INTERIOR OPTIONS

- Black
- Dark Bronze
- White
- Sandtone

View all options →





Your session has timed...

Google

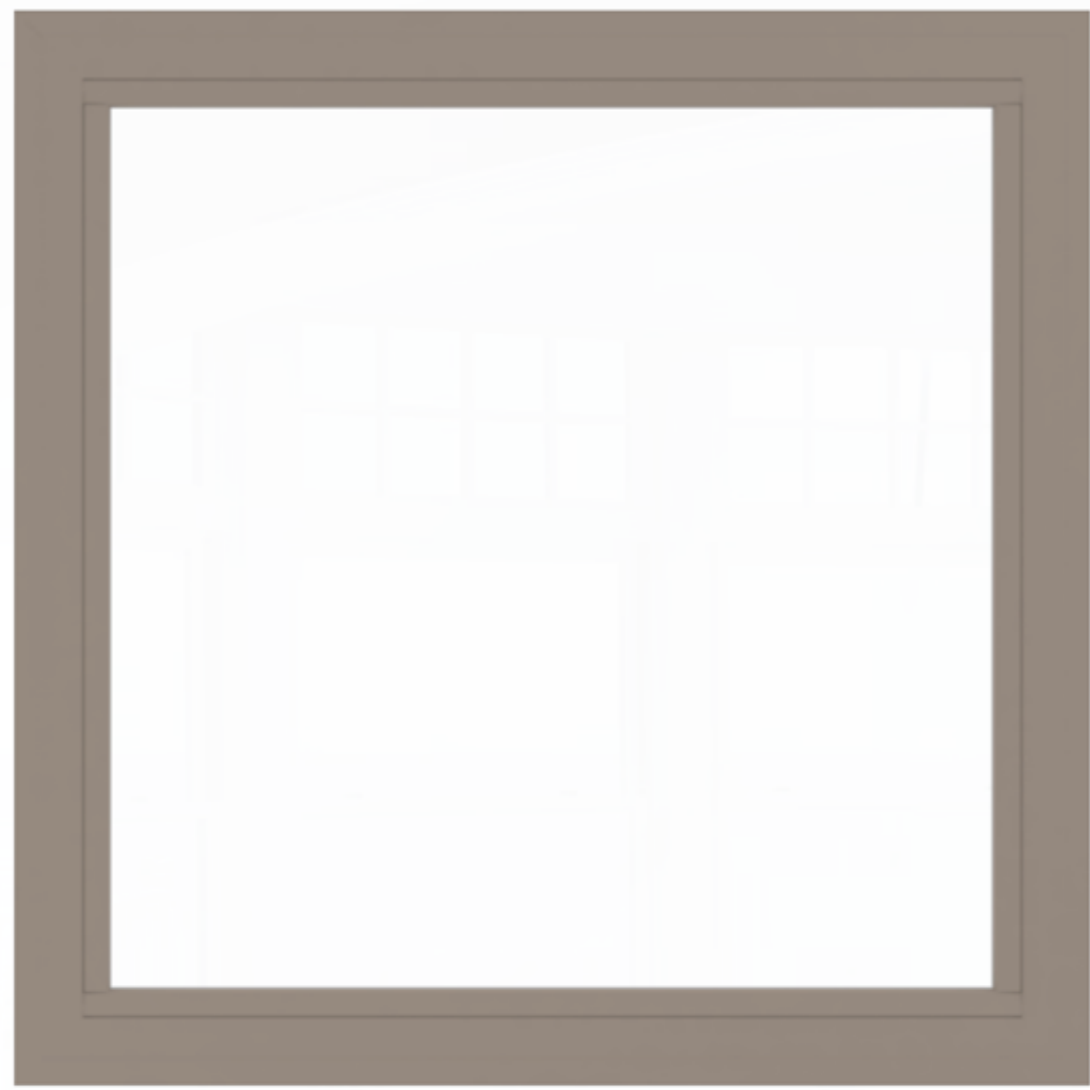
THD Identity - THD Acco...

Email Link Expired

Review and sign docum...

Design Tool | Andersen...

SIZES INTERIOR GRILLES



INTERIOR

EXTERIOR



Clear My Choices

Product ID#	100REC3636
Unit Width	41 1/2"
Unit Height	41 1/2"
Interior Color	Sandtone
Glass	SmartSun™ Glass
Grille Pattern	None
Exterior Color	Sandtone

Share My Design

100 Series Picture

Print

GET A QUOTE

♥ Add To My Favorites

Design a Different:





Request A Quote



# 100 SERIES GLIDING PATIO DOOR

LEARN

DESIGN IT

TECH SPECS



## 100 SERIES

### Low-maintenance and energy-efficient.

100 Series gliding patio doors have one panel that glides horizontally and one stationary panel. They fit into tighter spaces than our hinged doors because their panels don't interfere with your room or patio. Made with our sustainable Fibrex® composite material, it's our budget-friendly gliding patio door.





**Andersen® products increase a homes value by at least 15%\***

\*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

★★★★☆ 3.5 (40) | \$\$\$\$

Request a quote →

#### MOST POPULAR EXTERIOR OPTIONS

-  Black
-  Dark Bronze
-  White
-  Sandtone

View all options →

INTERIOR | EXTERIOR



# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

**Date:** 01/27/2026

**Application Number:** HDC2026-00023

## APPLICANT & PROPERTY INFORMATION

**NAME:** Raymond Sinclair

**COMPANY NAME:** The Home Depot

**ADDRESS:** 13121 Waco Drive

**CITY:** Livonia

**STATE:** MI

**ZIP:** 48150

**PROJECT ADDRESS:** 1965 Orleans Street

**HISTORIC DISTRICT:** Lafayette Park/Mies van der Rohe

## 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 provide the following:

- Overall photos of each side of the unit/building with highlight of the specific unit windows that are proposed to be replaced (see below for an example)
- Dimensioned elevation drawings of each window system unit proposed (like what was recently emailed for 2011/2025 Orleans)

Please note: this may require review by the Commission at an upcoming meeting.



PSR: Lise

260127LS

## APPLICANT RESPONSE

Response Date: 01/27/2026

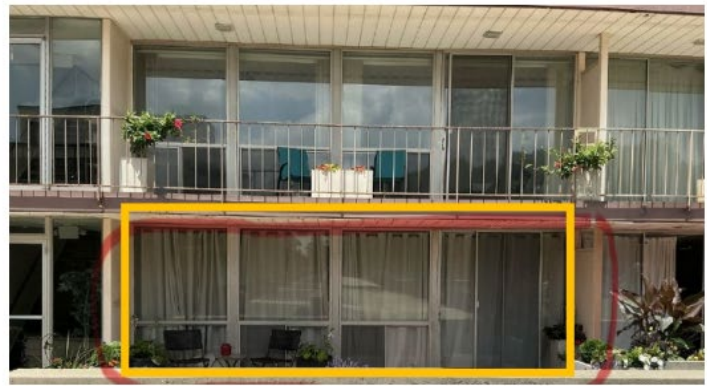


Note: The windows that are outlined in blue will be installed in the first phase of the owner's window replacement project. The windows outlined in red will be at a later date.

# EXAMPLE FROM HDC STAFF



*Staff photos, 09/24/2025. North elevation.*



*Photos from application. South elevation.*





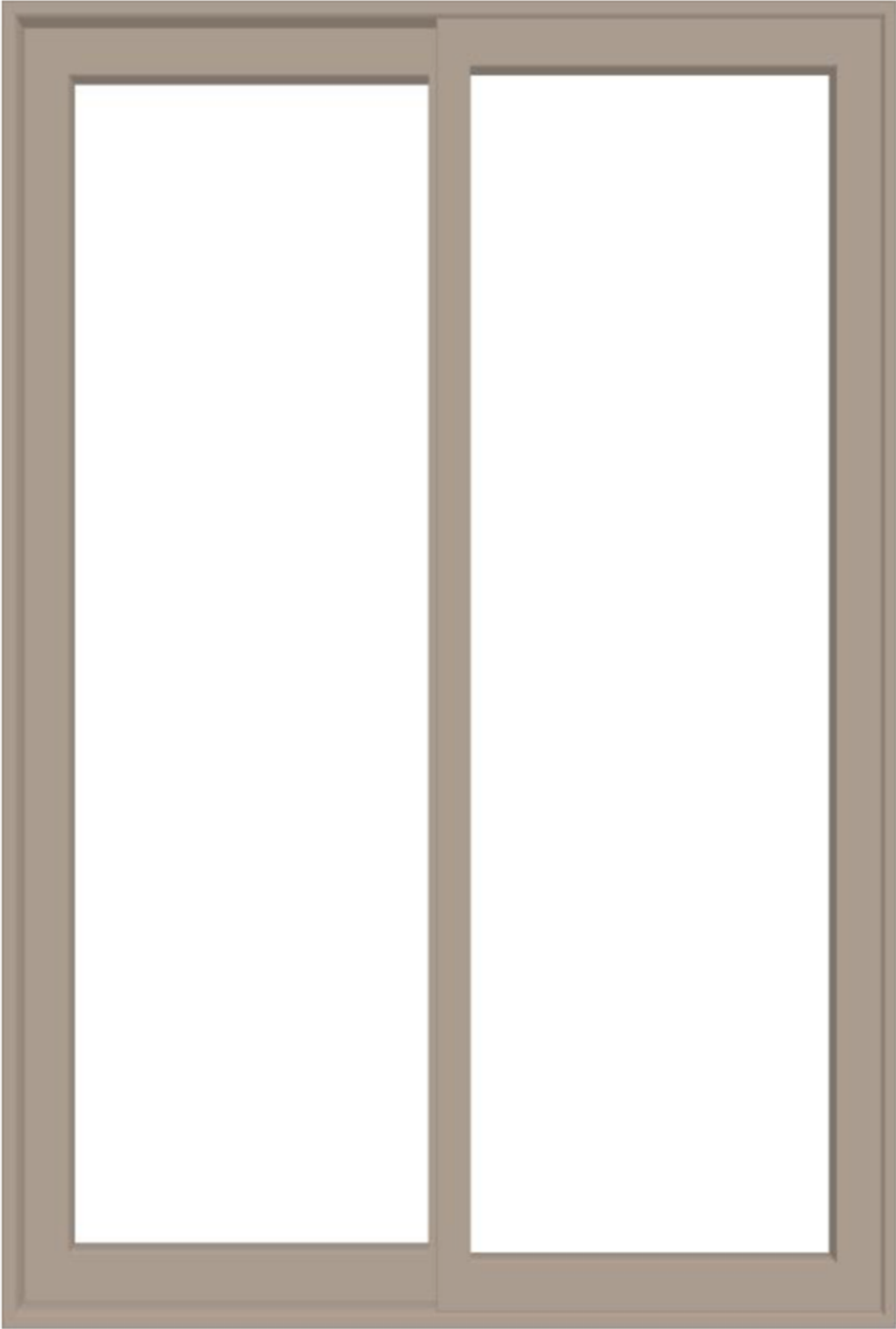


# 100 Series Patio Doors Gliding Patio Door Configure Solution



Drawing

Configure Solution Details



Product

Technical

Exterior

Interior

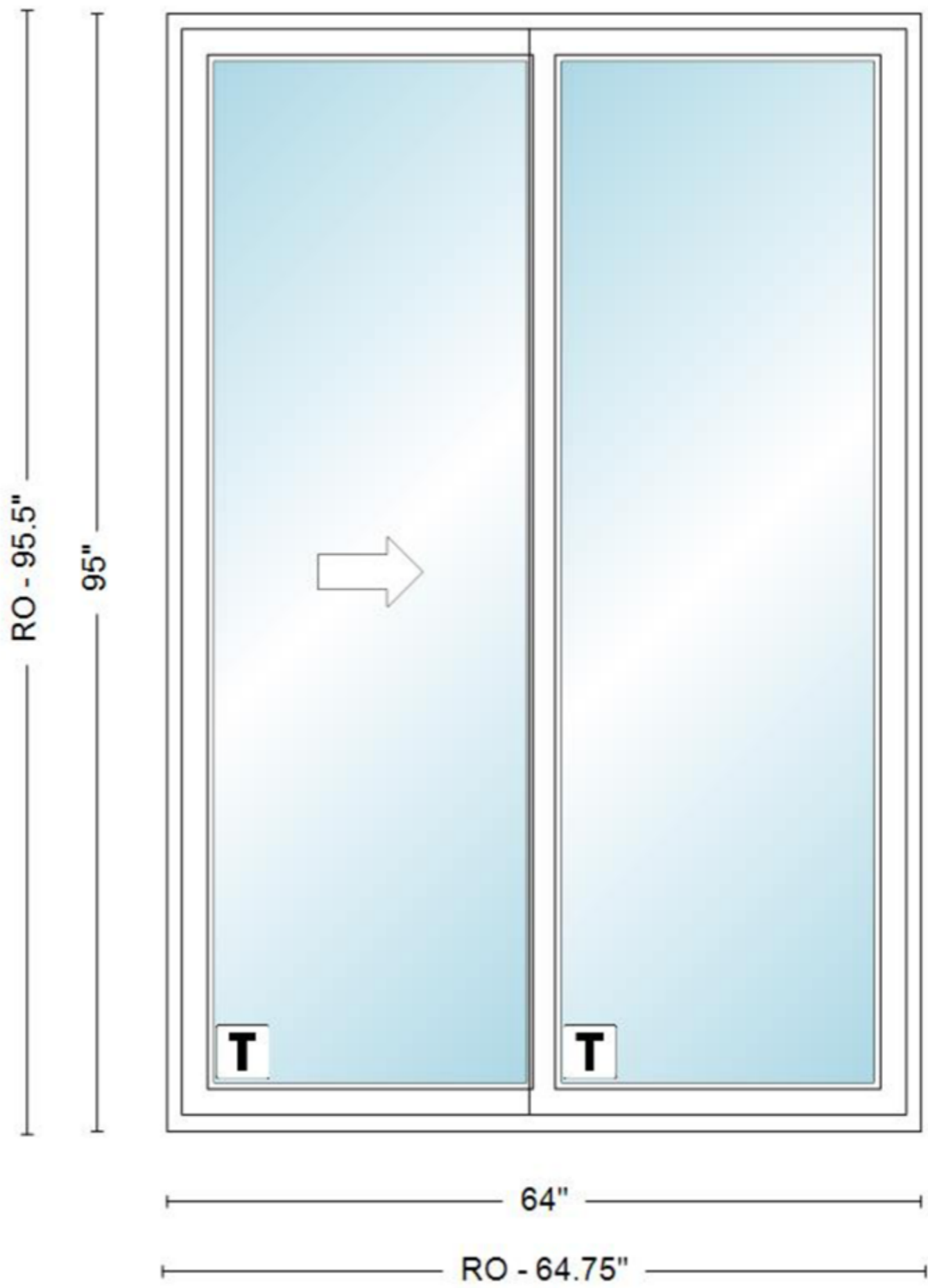


# 100 Series Patio Doors Gliding Patio Door Configure Solution



Drawing

Configure Solution Details

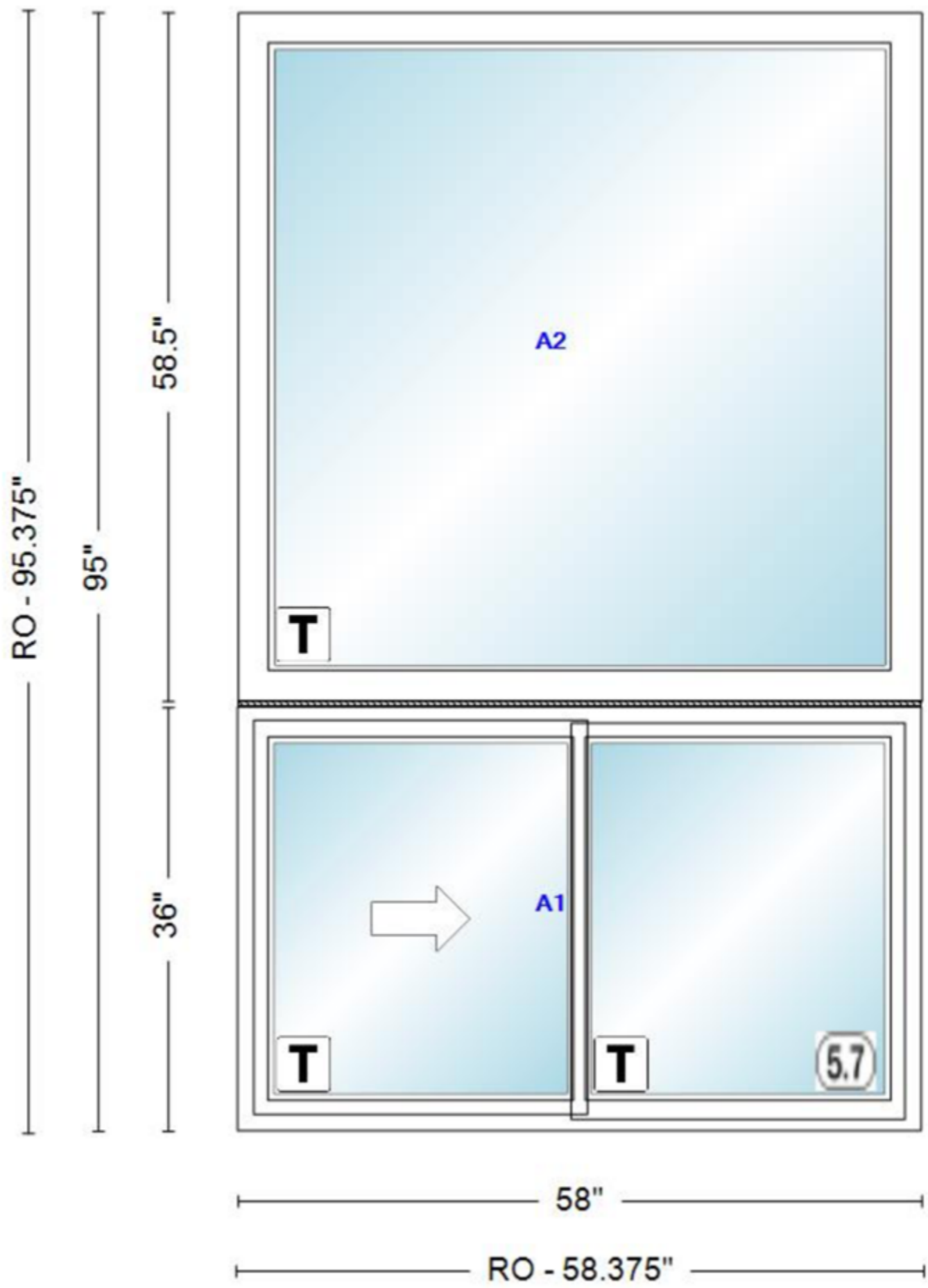


Product   **Technical**   Exterior   Interior

# 100 Series Gliding Insert Combinations Configure Solution



Drawing **Configure Solution Details**



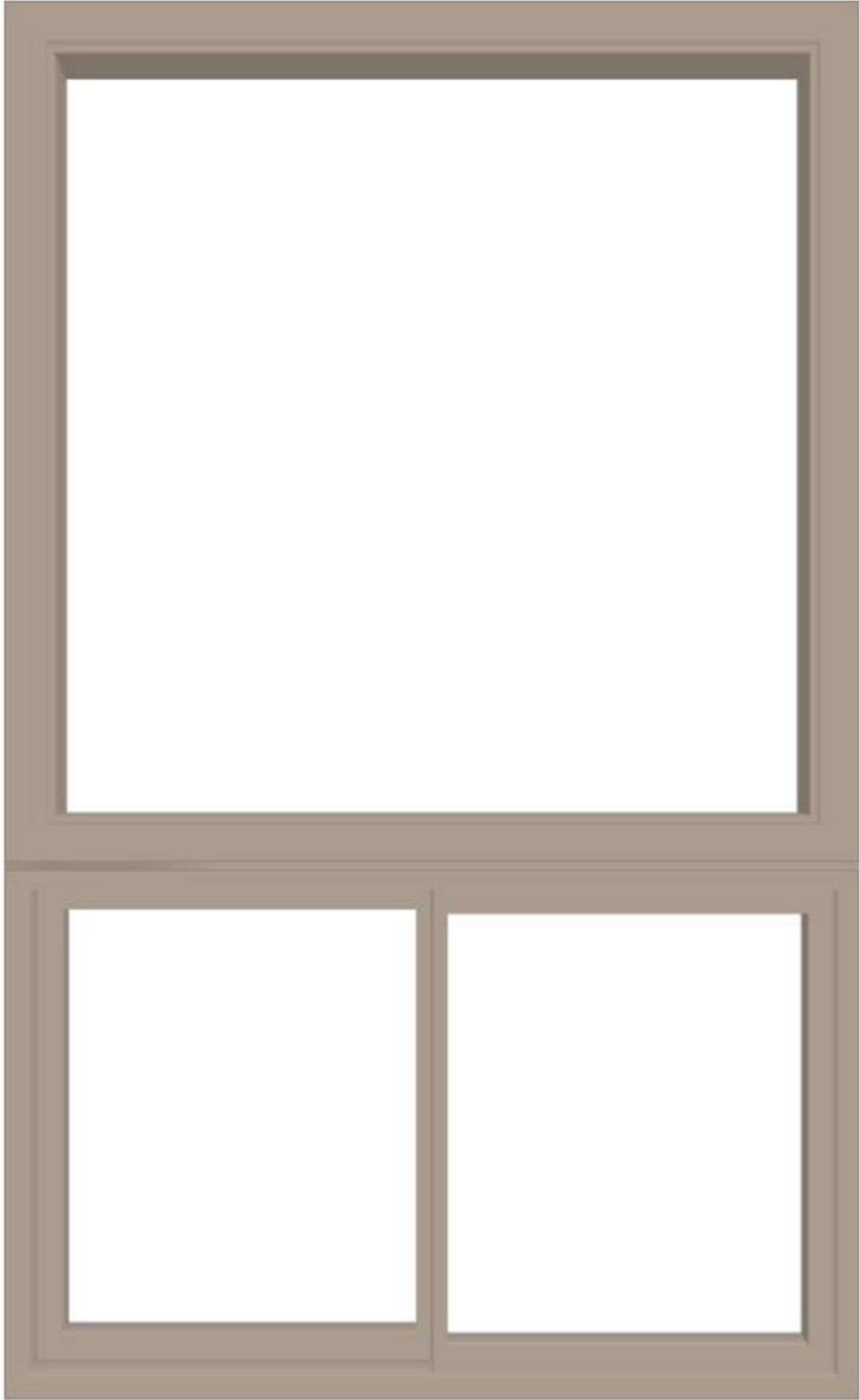
Product **Technical** Exterior Interior Mull

# 100 Series Gliding Insert Combinations Configure Solution



Drawing

Configure Solution Details



Product

Technical

Exterior

Interior

Mull

