

STAFF REPORT: 08/12/2020 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 20-6801

ADDRESS: 15419 WARWICK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ROBERT KABBANI (CONSULTANT/REALTOR) & DEIRDRE TOOMEY (OWNER)

DATE OF PROVISIONALLY-COMPLETE APPLICATION: 7/27/2020

DATE OF STAFF VISIT: 8/02/2020

SCOPE: REPLACE ORIGINAL WOOD WINDOWS WITH NEW VINYL UNITS (WORK COMPLETED)

EXISTING CONDITIONS

Erected in 1926, the resource located at 15419 Warwick is a one-story, single-family dwelling. The roof is hipped with projecting gables and gabled-roof dormers. Exterior walls are clad primarily with brick, while lapped wood siding is located at the front elevation's gable end and the dormer side and front walls. The primary elevation's broad front gable projects to shelter a porch and the main entry. The porch features a concrete deck, brick wingwalls and battered brick columns. Windows are single-lite fixed, horizontal sliding, and 1/1 double-hung vinyl units. The dormers at the primary elevation's roof surface display horizontal-sliding vinyl windows.



15419 Warwick, photo taken by staff in August 2020 (current appearance)

PROPOSAL

In November 2019, HDC staff was made aware that the original windows at 15419 Warwick had been removed and replaced with the current vinyl windows. Specifically, the project involved the

removal of the “cottage-style,” wood-sash windows (which included original decorative leaded-glass detailing with a flower motif at the upper sash) and the surrounding wood trim/brickmould to the rough opening. New vinyl units with aluminum coilstock trim were then installed. This work was completed without building permit and HDC approval. As the property was put up for sale soon after the window replacement, staff reached out to the realtor to make him aware of the fact the window replacement was undertaken in violation of the City’s ordinance. Inspectors with the Detroit Building, Safety, Engineering, and Environmental Department issued a notice of violation for the work in March 2020. The following photos illustrate the home’s appearance prior to the unapproved work. Note, that the all of the visible windows are wood, double-hung units with wood brickmould and mullions. Each sash included decorative leaded upper light/sash which displayed a tulip/floral design. Also, it appears that the upper sash was smaller than the lower sash of each window.



Designation slide, 2008



Detail of windows, 2008 designation slide



Designation slide, 2008



October 2016



May 2019

With the current proposal, the applicant is seeking the Commission's approval of the existing vinyl windows and aluminum coilstock trim, which were installed without permit or Certificate of

Appropriateness (COA). The following outlines the type/location of the unapproved vinyl windows (28 in total):

- Double-hung 1/1 and horizontal-sliding units at the south elevation
- Double-hung 1/1 and fixed units at the north elevation
- Double-hung 1/1 and horizontal-sliding units at the rear/west elevation
- Double-hung 1/1, fixed, and horizontal-sliding units (at the dormers) at the front/east elevation
- Aluminum coilstock at glassblock basement windows

STAFF OBSERVATIONS AND RESEARCH

- The applicant has stated that the "...property manager of 15419 Warwick replaced the windows with a repair budget given to them by the property owner. The property owner is out of state and had no knowledge of the laws or regulations regarding permits for the work being completed. The project manager is unreachable..."
- The new windows are not compatible in design with the original in materiality, operation, and configuration (see [the attached for a comparison](#))
- In re: to the work that was undertaken without Commission approval, note that the work included the removal of the sash and the accompanying trim (to include the wood casing/brickmould and, where present, all wood mullions). Also, boxy aluminum coilstock trim was added to all of the basement windows
- It is staff's opinion that the fenestration which was replaced without approval was a distinctive, character-defining feature of the home

ISSUES

- The project has resulted in the removal of a distinctive, character-defining feature of the home
- The new windows do not adequately replicate the original units and, in fact, detract from the home's historic character in re: to their materiality, operation, and configuration

RECOMMENDATION

It is staff's opinion that the proposed project is not appropriate to the home in regard to the defined Elements of Design for the Rosedale Park Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission deny the issuance of a COA for the proposed project/current vinyl windows.

RE: 15419 Warwick St**Description of Project:**

The property manager of 15419 Warwick replaced the windows with a repair budget given to them by the property owner. The property owner is out of state and had no knowledge of the laws or regulations regarding permits for the work being completed. The project manager is unreachable. I've reached out to him numerous times to further understand the story. My understanding from witnesses to the job have told me the windows were in major disrepair, mechanically and structurally and needed to be replaced. Neither the homeowner or I were present or involved in the day to day work performed in this property.

Description of Existing Condition:

28 brand new beige vinyl windows were installed to replace the damaged windows. They have been properly installed and are in good condition.

Scope of Work:

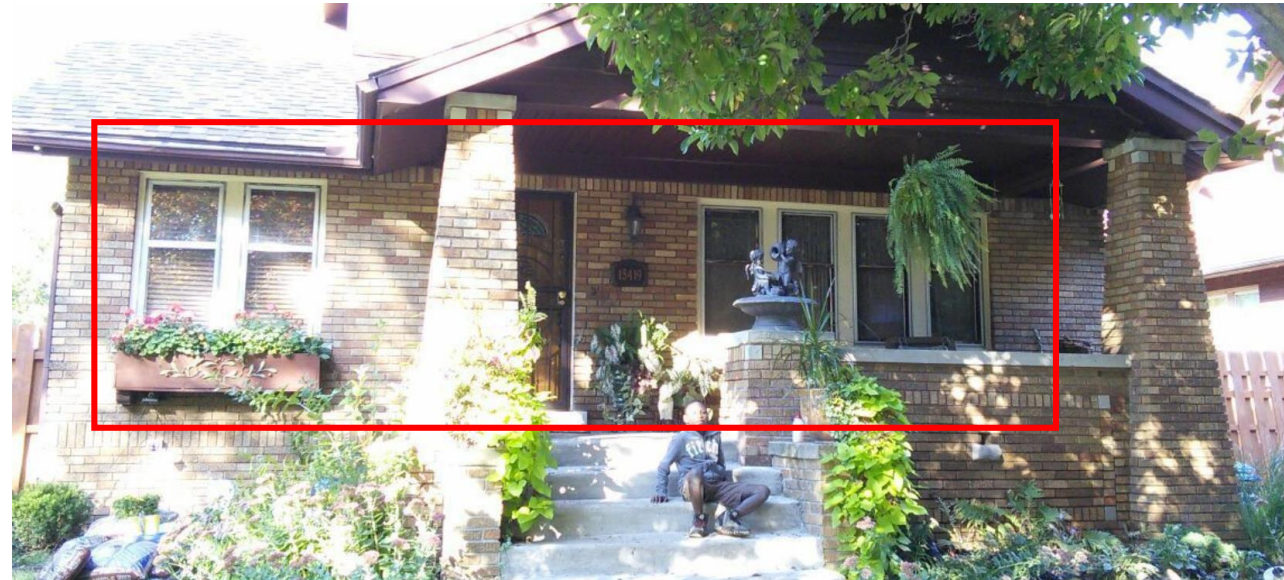
- Removed 28 existing windows
- Disposed of debris
- Replaced the windows with 28 new vinyl windows
- Applied caulking and insulation
- Cleaned interior and exterior

FRONT ELEVATION

Current appearance

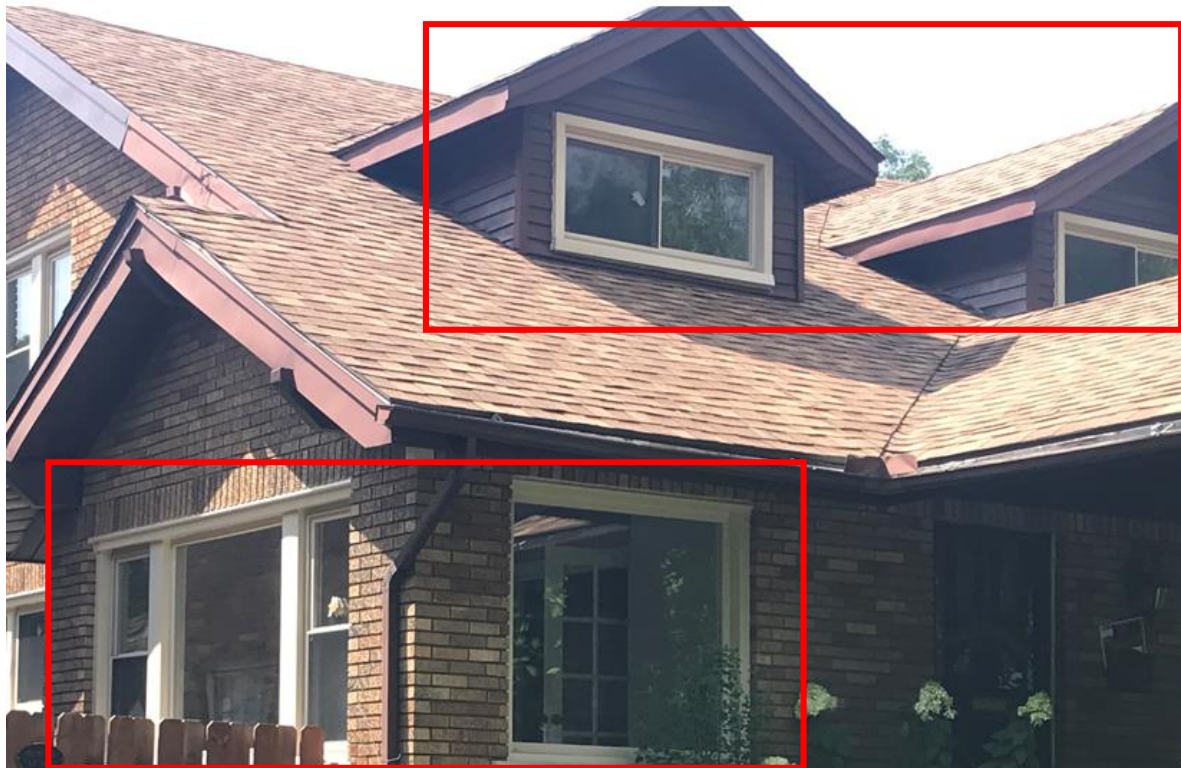


Original windows



FRONT AND SIDE (SOUTH) ELEVATIONS

Current appearance



Original windows

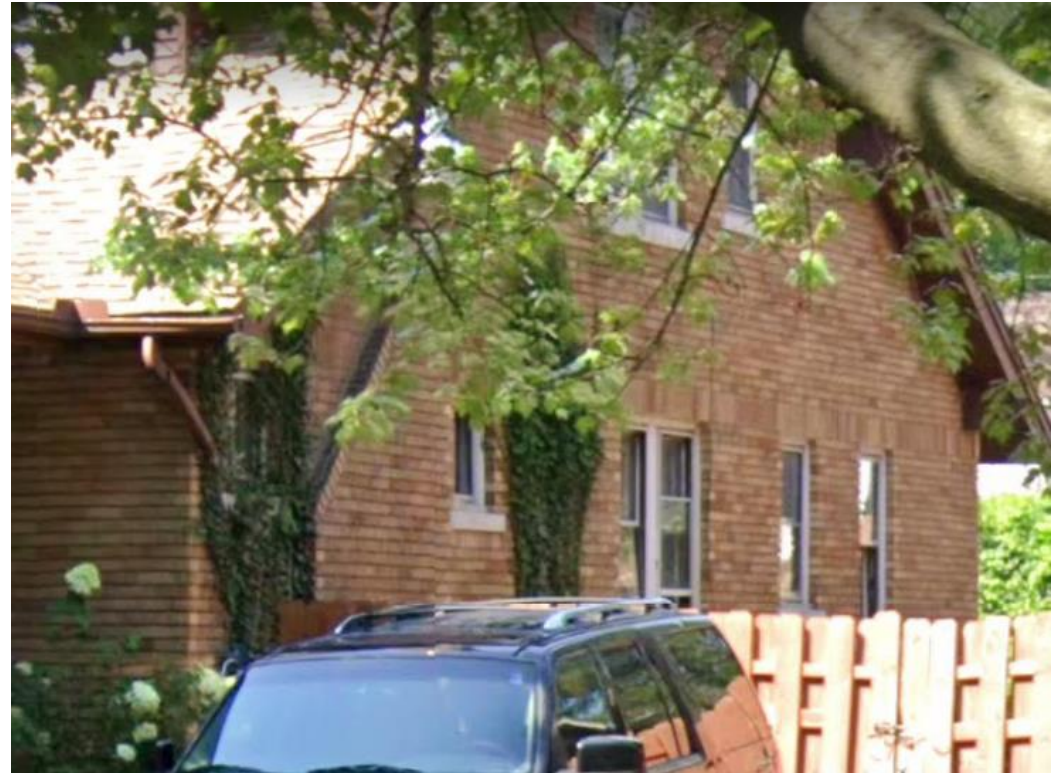


SIDE (NORTH) ELEVATION

Current appearance



Original windows



SIDE (SOUTH) ELEVATION

Current appearance



Original windows























BEWARE
OF DOG

Flower box with decorative scrollwork



































THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 5-14-2020

PROPERTY INFORMATION

ADDRESS: 15419 Warwick AKA: _____

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Robert Kabbbani COMPANY NAME: KW Legacy

ADDRESS: 22371 W Village Dr CITY: Dearborn STATE: MI ZIP: 48124

PHONE: 313-926-2200 MOBILE: 313-926-2200 EMAIL: robert.kabbbani@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 5-14-2020

PROPERTY INFORMATION

Address: 15419 Warwick Floor: _____ Suite#: _____ Stories: _____
AKA: _____ Lot(s): _____ Subdivision: _____
Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: _____ Proposed Use: _____
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: Window Replacement
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Attached.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____
Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Deirdre Toomey Company Name: Rotten Rotten Holdings A, LLC
Address: 1430 1st Ave N #5 City: Seattle State: WA Zip: 98109
Phone: 919-923-3174 Mobile: 919-923-3174
Driver's License #: TOOMEYDM278NM Email: deirdre mt@gmail.com

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Mobile: _____ Email: _____
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: Robert Kabban State Registration#: 6502385687 Expiration Date: 10/31/21
Address: 22371 W Village Dr City: Dearborn State: MI Zip: 48124
Phone: 313-926-2200 Mobile: 313-926-2200 Email: robert.kabban@gmail.com

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**