

**STAFF REPORT:** 10/12/2022 REGULAR MEETING

**PREPARED BY:** D. RIEDEN

**APPLICATION NUMBER:** #22-8055

**VIOLATION NUMBER:** #652

**ADDRESS:** 2801 OAKMAN

**HISTORIC DISTRICT:** OAKMAN BOULEVARD

**APPLICANT/ PROPERTY OWNER:** DAVID MORGAN

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 9/19/2022

**DATES OF STAFF SITE VISIT:** 9/23/22

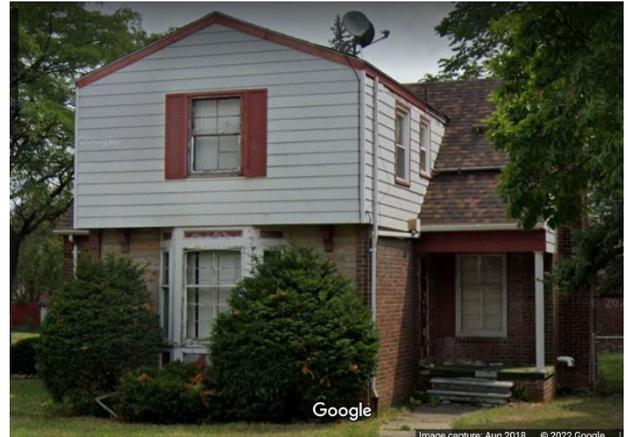
**SCOPE:** INSTALL VINYL WINDOWS (WORK COMPLETE WITHOUT APPROVAL), REPLACE EXISTING VINYL WINDOWS WITH NEW VINYL WINDOWS

### EXISTING CONDITIONS

Built in 1945, the property at 2801 Oakman is a 2 story, minimal traditional residence on a corner lot at Monica Street facing northwest. The cross-gabled asphalt-shingled roof protrudes past the front entrance and once featured double-hung wood windows with shutters that have been removed and replaced with vinyl windows by a previous owner. The house is clad with dark brown brick and aluminum siding on the second floor at the front and rear sides of the house. The first-floor bay of replaced casement windows with double hung windows is surrounded by stone cladding. This bay originally had wood paneling that has been covered with vinyl siding. The original windows featured true divided light mullions, which have since been replaced by vinyl windows with between-glass grids. The front brick porch is recessed under the modest roof and the front door is barely visible. A more visible side entrance faces Monica Street with modest porch roof and symmetrically placed double-hung windows. The open lawn has foundation plantings, some of which have been removed for a flower bed under the front bay. A curving concrete walkway meets the public sidewalk and a hedgerow outlines the front yard corner.



*Site Photo 1, by staff Sept.23, 2022: (Northwest) front elevation.*



*Site Photo2, by Google Streetview 2018: (Northwest) front elevation showing original casement and double-hung windows.*

This property has the following HDC approvals on Detroit Property Information System (DPI).

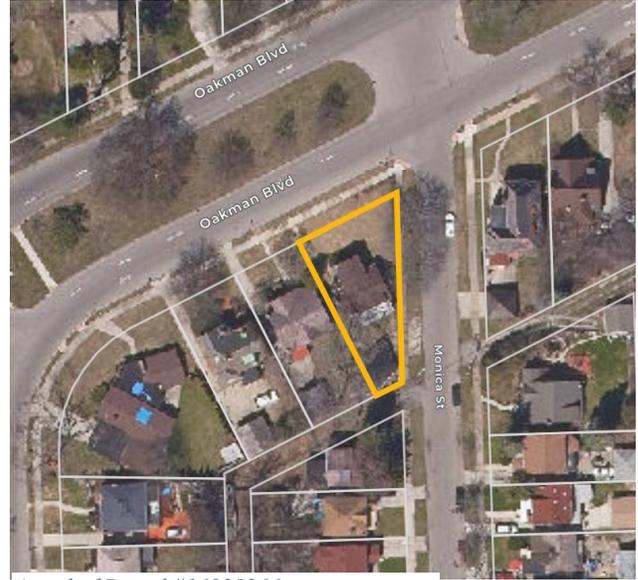
- April, 1991 COA: Reroof back porch, repair ceiling board and porch.

There is an outstanding violation for work done without approval that was revealed in the application process:

- September 2022, Work Done Without Approval by previous owner sometime between 2018 and July 2020: all wood windows replaced with vinyl, shutters removed, and front bay window wood paneling covered with vinyl siding, aluminum siding painted, and foundation planting removed without approval.



Site Photo 3, by staff September 23, 2022: (Southeast) side/rear elevation showing existing vinyl windows.



Aerial of Parcel #16025266

## PROPOSAL

The proposed work consists of two work items. The first item addresses an outstanding violation by a previous owner that all windows have been replaced with vinyl windows. The second item is a proposal to replace 10 of the vinyl windows with 10 new vinyl windows.

### Replacement Of All Windows with Vinyl Windows By A Previous Owner

The applicant has confirmed that the original windows are gone, nor is there documentation/specification on the product/manufacturer of the vinyl windows that are now in place. The applicant is proposing to keep all vinyl windows except for the 10 windows as described below.

### Replacement Of Ten (10) Vinyl Windows with Ten (10) Vinyl Windows Detail

Replace ten (10) vinyl windows with Weathergard Series 700 vinyl windows, no divided lights or grids, at the following locations:

- Side (Northeast) Elevation – three (3) vinyl windows replaced with vinyl windows
  - 1<sup>st</sup> Floor: replace two (2) vinyl double sliders with two (2) vinyl double sliders
  - 2<sup>nd</sup> Floor: replace one (1) vinyl double hung with one (1) vinyl double hung
- Side (Northwest) Elevation – three (3) vinyl windows replaced with vinyl windows
  - 2<sup>nd</sup> Floor (at rear of house- not publicly visible): replace one (1) vinyl double hung with one (1) vinyl double hung
  - 2<sup>nd</sup> Floor (at front of house- publicly visible): replace two (2) vinyl double hung with two (2) vinyl double hung
- Rear (Southeast) Elevation – four (4) vinyl windows replaced with vinyl windows
  - 1<sup>st</sup> Floor: replace one (1) vinyl double slider with one (1) vinyl double slider
  - 2<sup>nd</sup> Floor: replace three (3) vinyl double hungs with three (3) vinyl double hungs

## STAFF OBSERVATIONS AND RESEARCH

- The Oakman Boulevard Historic District was established in 1989.
- Staff confirmed with the current owner that the property was purchased in July 2020, and the violations listed on this property were completed prior to this time.

- Staff received confirmation from the owner that they would like to address the prior violation regarding the windows by including this with their proposal to replace the 10 windows.
- Staff observed that three elevations of the house, the front, southeast side and rear, are all very publicly visible due to the corner lot location and the proximity to the public sidewalk.
- Staff observed that besides the replacement of the original windows, other violations are present on the property since 2018, which are not included in this application, and include the following work done without approval (*see site photos 1 and 2*):
  - The front elevation shutters were removed
  - The aluminum siding was painted
  - The front bay window wood paneling has been covered with vinyl siding
  - The front foundation shrubs were removed and replaced with a garden bed.
- Staff has identified that the original, divided-light double-hung windows on the front elevation were distinctive character-defining features that have been removed without approval, and therefore substantially detracts from and destroys the historic appearance of the building.
- The side and rear elevation windows did not have these divided light features, but the windows on these elevations had trim and brick molding traits that were clean, thinner design than the current vinyl window's 1-2" coil coverings. It is staff's opinion that original window frame and material are characteristic of Minimal Traditional architecture and therefore character-defining features that were lost when replaced.
- Staff observed that the installed vinyl windows have several features that are not appropriate:
  - the surrounding coil covering the brickmold is large and gives the windows a chunky appearance
  - the between the glass grids give the windows a flat appearance, losing the dimensions of the historic muntins
  - the configuration of the installed windows does not match the original configuration
  - the dimensions of the header and base of the window do not match the original wood windows.
- It is staff's opinion that the proposed window vinyl replacements have the same inappropriate features as those listed above.



*Site Photo 4, by Google Streetview 2018: (South) rear and side elevation showing original double-hung and slider windows.*



*Site Photo 5, by Staff: (Southeast) side elevation showing thick, aluminum coil stock around brick mold and seam, and between glass grids (2<sup>nd</sup> floor), of previously installed vinyl windows.*

## ISSUES

- The replacement of all windows with vinyl windows by a previous owner was completed without HDC approval.
- It is staff's opinion that the removal of the original wood windows has destroyed the original *scale*, *design*, and *materiality* of this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.

- It is staff's opinion that the current windows are not an adequate replication of the historic wood windows for the following reasons:
  - Vinyl is not a historically appropriate material
  - The aluminum coil stock around the brickmold is inappropriate
  - The between the glass grids give the windows a flat appearance, losing the dimensions of the historic muntins
  - The configuration of the front elevation windows does not match the original configuration
  - The header of the double-hung windows does not match the original dimensions of the wood windows.
  - The replacement of the front bay casements with double hung vinyl windows, changes the operation, design and scale and therefore is inappropriate.
- No documentation establishing that the original wood windows were beyond repair was recorded or submitted.
- The proposed vinyl window replacements do not remediate the historic features of the lost windows and only continue the same inappropriate features of the existing vinyl windows, in staff's opinion.

## **RECOMMENDATION**

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

#### Recommendation: Install Vinyl Windows (Work Complete Without Approval), Replace Existing Vinyl Windows With New Vinyl Windows

Staff finds that the replacement original, wood windows with vinyl windows and replacement of vinyl windows with vinyl windows destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does 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.*









Nakman

ADT

**WINDOW CONTRACT**

262968 Historical

NOTICE TO PURCHASER: Do not sign this contract before you read it front and back. You are entitled to (2) completely filled in copies of this contract.

Homeowner name(s) DAVID MORGAN  Mr.  Ms. Phone 248 752 2090  
 HOME  CELL  WORK  OK TO TEXT

Job address 2801 OAKMAN BVD  Mr.  Ms. Phone \_\_\_\_\_  
 HOME  CELL  WORK  OK TO TEXT

City / Zip DETROIT MI 48238 Email \_\_\_\_\_

I / we, the owners of the above-mentioned job premises (the "Premises"), hereby contract with and authorize WeatherGard Window Company, Inc. ("WeatherGard"), to act as contractor, to furnish all necessary materials, labor and workmanship and to install, construct and place the improvements on the Premises according to the specifications, terms and conditions as described below and on the reverse side:

Windows Removed: 10 Installed: 10 Mull Removals: — Mods: — (Must include Mod addendum) Year built: 1992  
 Existing Details:  Original or  Replacement |  Condo or HOA | Grids  No  Partial  All | Mouldings  Painted  Stained 1945  
 Window Type:  700  Other: \_\_\_\_\_ Removal:  Wood  Alum  Vinyl  Steel  Pans  Other: \_\_\_\_\_

DH 7 SL 3 CM \_\_\_\_\_ AW \_\_\_\_\_  
 PW \_\_\_\_\_ EV(1/4) \_\_\_\_\_ EV(1/2) \_\_\_\_\_ Shapes \_\_\_\_\_  
 Other \_\_\_\_\_

Substrate color:  White or  Tan  
 Ext. Trim Color: WHITE  
 Ext. Paint Color: —

Stained interior (indicate quantities) N/A  
 Oak \_\_\_\_\_ Cherry \_\_\_\_\_ Mahogany \_\_\_\_\_  
 Walnut \_\_\_\_\_ Pecan \_\_\_\_\_ Redwood \_\_\_\_\_

All operating windows come with screens  
 Half or  Full on Double Hung or Sliders  
 Notes: \_\_\_\_\_

White and tan windows come with matching hardware. White and tan CMs and AWs come with matching screen.

Hardware color for stained windows  
 Tan  Clay  Bronze  Nickel  
 Screens for stained CMs & AWs  
 Tan  Clay  Bronze  Nickel N/A

Bay \_\_\_\_\_ Bows (4 \_\_\_\_\_ 5 \_\_\_\_\_ 6 \_\_\_\_\_ lite)  GW \_\_\_\_\_  
 Flankers:  CM  DH or  All PW \_\_\_\_\_  
 Roof:  N/A  Alum  Shingle N/A  
 \_\_\_\_\_  
 trim color or shingle brand, style and color  
 Shell:  Oak  Birch |  Finished  Raw  
 Shell Finish Color: \_\_\_\_\_  
 choose from Bayworld options

N/A Patio doors (direction from inside looking out | four lites: lock on center left panel)

Qty:       
 Handle:  White  Tan  Black  Bright Brass  Bright Chrome  Brushed Chrome  Black Nickel  
 Pet Screen | Notes: \_\_\_\_\_

WeatherGard™ uses Cardinal® glass with stainless steel spacers. Double strength glass standard. Tempered glass per code.  
 LoE coating: Standard:  270 Other:  180  366 Roomside LoE:  i89 Options:  Neat®  
 Obscure ( 1/2 or  full) Location(s): ON 2  Upgrade to Rain Glass  
 Grid Style:  Flat  Contour  Slimline | Color:  White  Tan  Bronze  Desert  Cocoa  Two-tone white inside \_\_\_\_\_ outside \_\_\_\_\_  
 Grid locations:  All windows  Front of home only  Other: NO GRIDS

Inside stop moldings included at no charge, if required for installation. White or tan windows will get pine stops. Pine finish:  raw  white  tan  
 Stained interior windows will get oak stop moldings. Additional moldings, like casings or extension jambs, available at additional cost.  
 Upgrade all to oak Oak Finish  raw  walnut  cherry  mahogany  oak  pecan  redwood

Add'l specs: \_\_\_\_\_

**WeatherGard™ 700 Series windows are covered by a transferable lifetime guarantee.**

Purchaser agrees to pay \$ 12,500 to WeatherGard as follows:  
 \$ 4500 as a down payment, and \$ 8000 upon substantial completion.

Payment notes: \_\_\_\_\_

PURCHASER'S RIGHT TO CANCEL. You, the Purchaser, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this transaction. See the Notice of Cancellation on the reverse side for an explanation of this right.

The parties signed their name(s) on this 11 day of JAN, 2022 and the Purchaser(s) acknowledge that they received two exact copies of this contract, completely filled in, at time of execution.

PURCHASER/HOMEOWNER

WITNESSED BY WEATHERGARD REPRESENTATIVE

PURCHASER/HOMEOWNER

ACCEPTED BY WEATHERGARD WINDOW COMPANY, INC.

PRE 1978 LEAD PAMPHLET CONFIRMATION: I, the homeowner named above, am the owner occupant of the home described above in the job address and have received a copy of the "Renovate Right" lead hazard pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began. INITIAL DM INITIAL \_\_\_\_\_

# WeatherGard

Customer: David Morgan / #262968

Measurer: Bob

Address: 2801 Oakman Blvd, Detroit 48238

Date: 1-13-22

Phone: 248-752-2090

Year Built: 1945

Lead Safe: NO **YES**

	Type	Color	Glass	Grids	Size	Scr	Stops	Sill	Dir	Flr	Location
1	DS	WHT	270	N	51 x 53 <i>51<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half	BUTT TO EXISTING	N	B	L	Nook ✓
2	DS	WHT	270	N	36 x 36 <i>34<sup>3</sup>/<sub>4</sub> x 37<sup>1</sup>/<sub>4</sub></i>	half	PARTING 3-WAY		R		Kitchen ✓
3	DH	WHT	270	N	33 x 53 <i>33<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half	BUTT TO EXISTING		B	2	Bedroom 2 ✓
4	DH	WHT	OBS, TMP F 270	N	23 x 50 <i>23<sup>5</sup>/<sub>8</sub> x 45<sup>1</sup>/<sub>2</sub></i>	half					Full Bath ✓
5	DS	WHT	270	N	30 x 30 <i>35<sup>5</sup>/<sub>8</sub> x 37<sup>1</sup>/<sub>4</sub></i>	half			R	1	Laundry ✓
6	DH	WHT	270	N	27 x 53 <i>39<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half				2	Bedroom 3 ✓
7	DH	WHT	270	N	27 x 53 <i>29<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half			L		Bedroom 3 ✓
8	DH	WHT	270	N	33 x 53 <i>33<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half			R		Master Bedroom
9	DH	WHT	270	N	33 x 53 <i>33<sup>5</sup>/<sub>8</sub> x 53<sup>1</sup>/<sub>2</sub></i>	half			L		Master Bedroom
10	DH	WHT	OBS, TMP F 270	N	23 x 53 <i>27<sup>5</sup>/<sub>8</sub> x 41<sup>1</sup>/<sub>2</sub></i>	half					Master Bath

Trim Color: <b>WHITE</b>	Removal Type: VINYL REPL	Mull Removals: 0	Dir: Front/Back/Left/Right Flr: Floor (1, 2, or 3)
Stop Details: <b>AS LISTED</b>	Exterior Type: BRICK / ALUM	Shutters: NO	
Coil: 1 1/2	Caulk: 22	In Brick 5	In Vinyl In Alum 5 In Wood <input type="checkbox"/> Ladder Lift <input type="checkbox"/> Scaffold <input type="checkbox"/> 32' Ladder

Add'l Info:  
(1) 30x30 DS (#5) is above 8 ft inside

**From:** [David Morgan](#)  
**To:** [Dan Rieden](#)  
**Subject:** Re: [EXTERNAL] Re: 2801 Oakman - HDC Meeting  
**Date:** Thursday, September 29, 2022 4:14:14 PM

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**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Hi Dan,

I would like to add to the application the following statement...  
Please add to my application the previous violation at my property for the replacement windows that occurred prior to my purchase on July 2, 2020. **All** windows in the home were replaced with vinyl windows prior to my ownership.

On Wed, Sep 28, 2022 at 9:59 AM David Morgan <[d.mo.cpa89@gmail.com](mailto:d.mo.cpa89@gmail.com)> wrote:

Dan,

Thanks for the clarification. I'll send clear photos later this week.  
As an FYI - Ben sent this email containing information previously sent to DHC. Are you able to use any of this (beyond the photos)?

Thank you,  
David

On Wed, Sep 28, 2022 at 8:43 AM Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:

David and Linda,

Thanks for your response. Yes the elevation is in reference to each side of the outside of the house. We do not have the rest of the information as you stated, so please complete items 1-5.

Thank you,

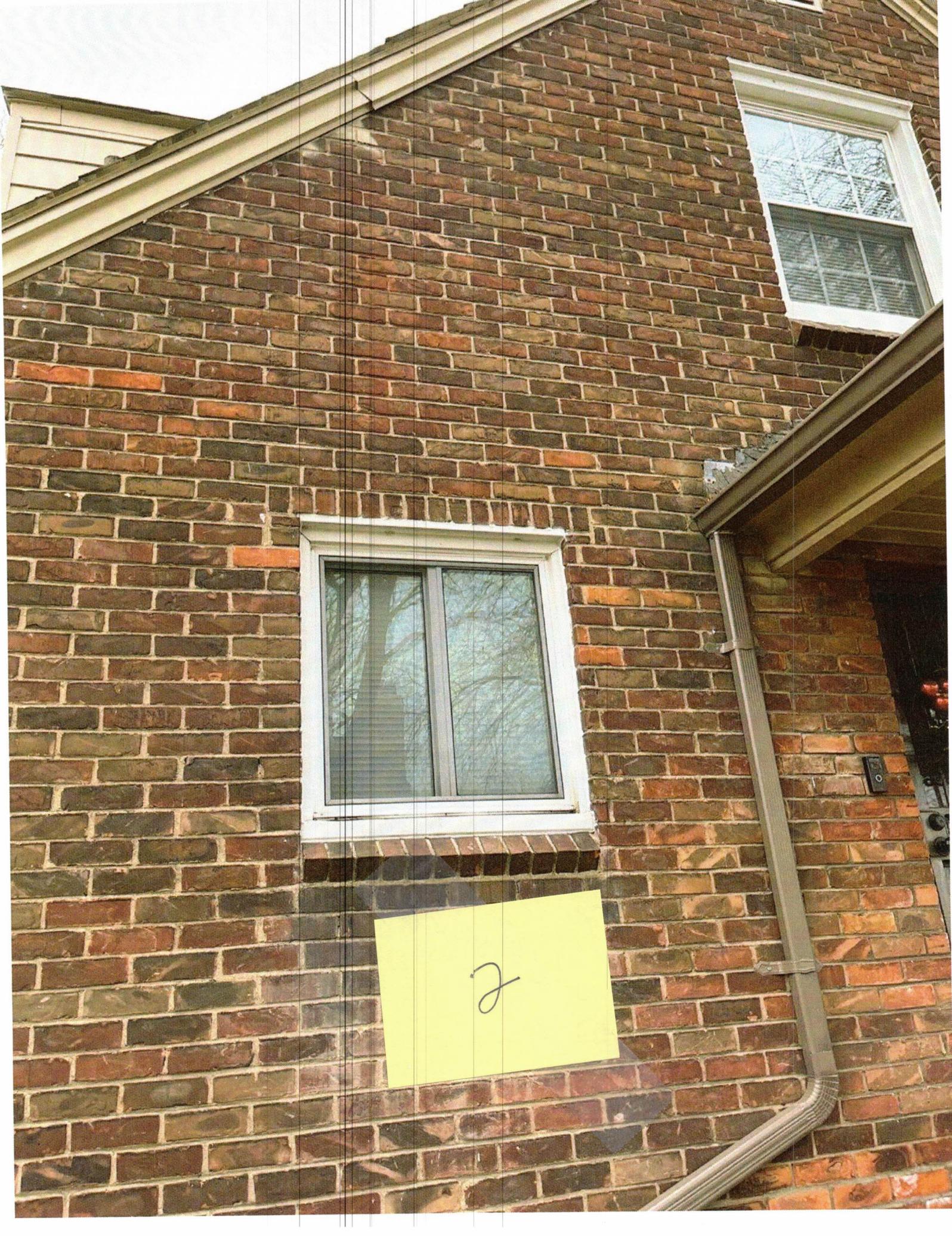
**Daniel Rieden** PLA/ASLA (he/him)

Lead Landscape Architect | Historic Preservation Team  
Planning & Development Department | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226  
Phone: 313.224.1357  
Email: [riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)  
Website: [Detroitmi.gov/pdd](http://Detroitmi.gov/pdd)

**Michael E. Duggan, Mayor**



①



2



6

4

3

35



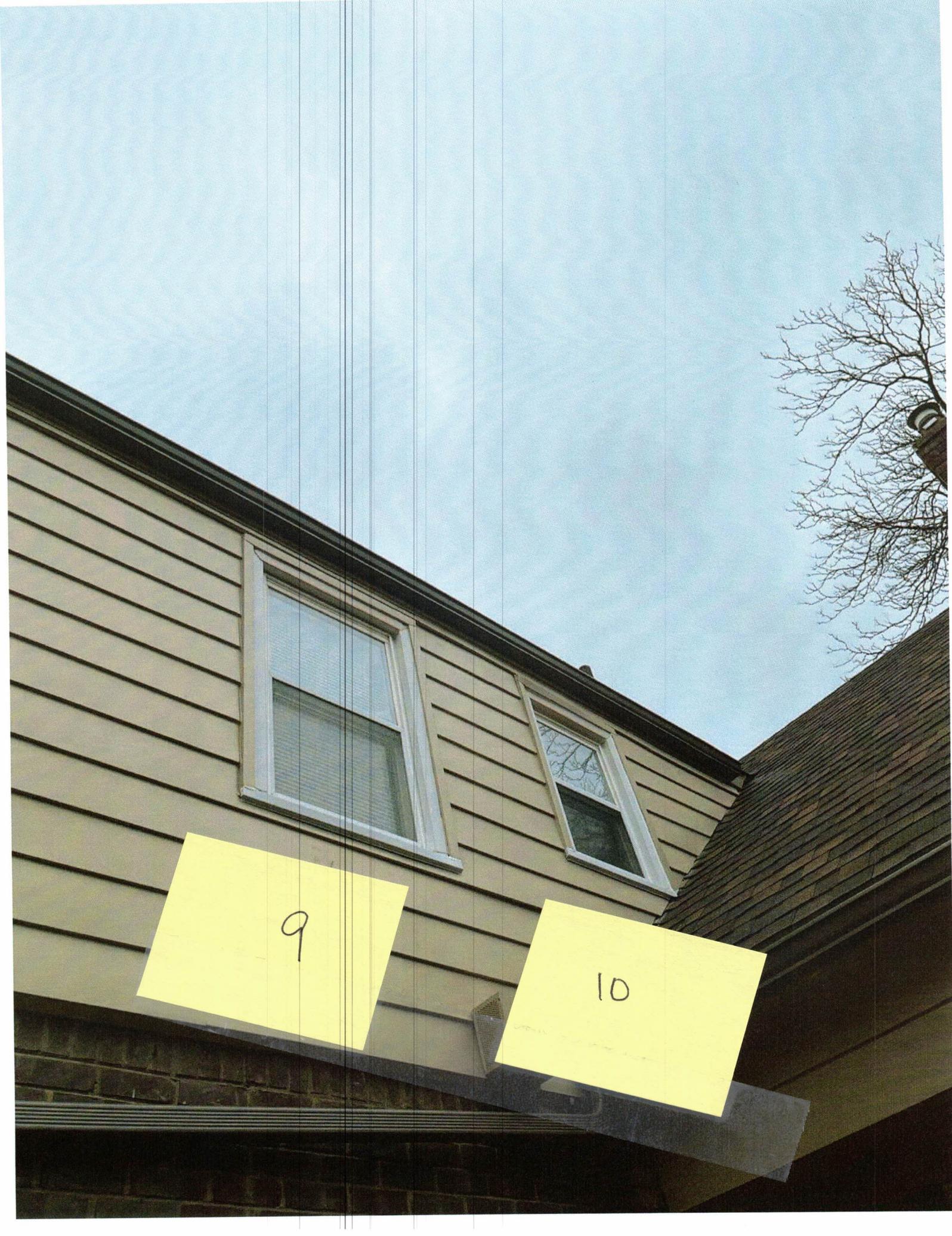


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③

⊗



9

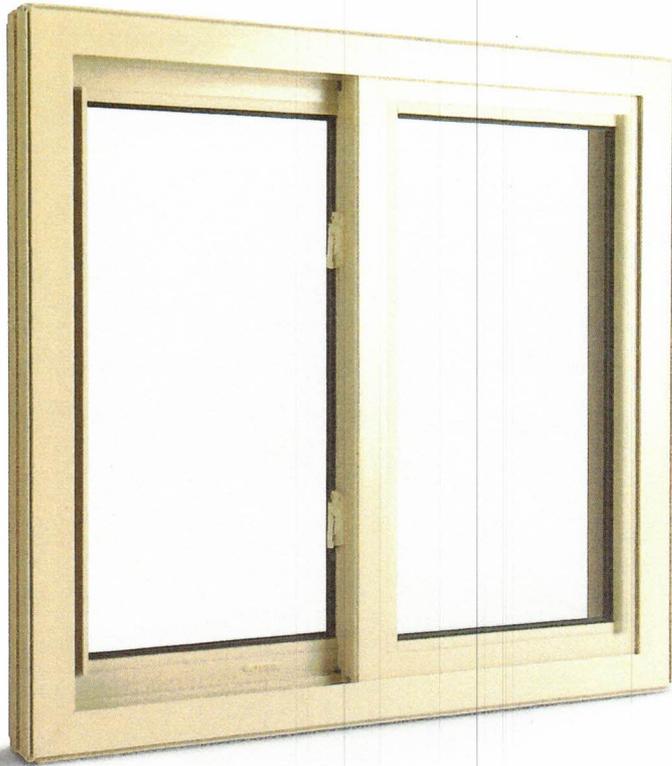
10

# WeatherGard<sup>®</sup>

The last **WINDOWS** you will ever need.



Series 700 Windows



## Lasting, Affordable Windows

Built strong enough to be permanent.

Many replacement windows last between 8 and 12 years, and then have to be torn out and replaced. For more than 25 years, we've approached replacement windows differently: we design and manufacture products that have what it takes to be permanent.

Our windows are heavier and stronger than comparably priced windows sold by our local competitors. They don't crack or warp, and they maintain energy efficiency as they age.

Factory-direct pricing.

We manufacture our windows in Farmington, and we sell them directly to Michigan homeowners. There is no distributor or retail markup. And that's how we've succeeded—by building, selling, and installing tougher, longer-lasting windows at prices people can afford.



Typical Frame



Our Frame



## Commercial Grade Frames & Sashes

To produce windows that last, we use frames strong enough to resist the forces that cause ordinary windows to warp, sag, crack, and leak.



### Built to survive structural shift.

Buildings flex and shift in response to seasonal changes in temperature. These movements create pressure which destroys residential and builder grade windows. That's why we install far stronger commercial grade windows—they bear the load created by structural shift, decade after decade.

### Heavier frames hold up better.

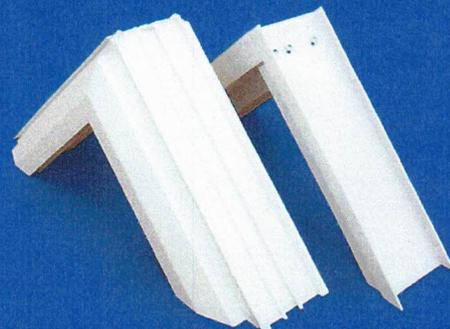
Our windows weigh roughly double what our competitors' do. That's because we use twice as much vinyl in the frames and sashes, as well as thicker glass panes to achieve optimal strength and longevity.

### Fusion welded joints remain airtight forever.

Many residential grade replacement windows including those made with wood, aluminum, and fiberglass are built with mechanically fastened corner joints, which inevitably leak air and moisture, allowing heat and humidity to infiltrate during the summer and to escape during the winter. We fusion weld each joint to ensure maximum strength, airtightness, and watertightness for the life of the window.

Fusion  
Welded

Mechanically  
Fastened



WeatherCard  
IGCC®/LOW-E  
E270/LOW-E  
E180/LOW-E

## The most efficient glass in the world comes standard.

The best windows in the world come with glass made by Cardinal®. It's the best insulated, longest lasting glass pack available, and we're one of the only Michigan window manufacturers who can offer it.

### Cutting edge low-E that suits Michigan's climate

Low-emissivity (low-E) coatings prevent heat from passing through glass, and can reduce energy loss by up to 85%. Our standard low-E glass easily exceeds the latest Energy Star requirements, but that's only half the story, since the Northern climate standards don't make sense for Michigan. They reward windows that let in heat from the sun, to warm the home during winter. But we get almost no sun during winter—and we get lots in July. So we've designed our glass offerings to suit Michigan homeowners.



#### LoE<sup>2</sup>-270

Our LoE<sup>2</sup>-270 glass maintains year-round comfort. In summertime, it blocks oppressive solar heat gain and maintains cool glass temperatures. Then when winter rolls around, it keeps inside glass temperatures warm. Control and year-round comfort.



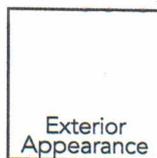
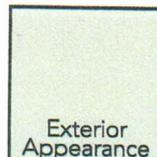
#### LoE<sup>3</sup>-366

For truly cutting edge performance, we offer Cardinal's best insulated glass. Picture this: in January, when it's a frigid 20°F outside, a LoE<sup>3</sup>-366 glass surface will remain at 60°F inside. And LoE<sup>3</sup>-366 will also protect your flooring and furniture against color fade.



#### LoE-180

Cardinal® LoE-180 is perfect for harnessing the winter sun. Ideal for passive solar applications, it allows winter sun's heat to pass into the home while blocking heat loss to the outside. That makes this glass pack most suitable for locations where direct sunlight is common.



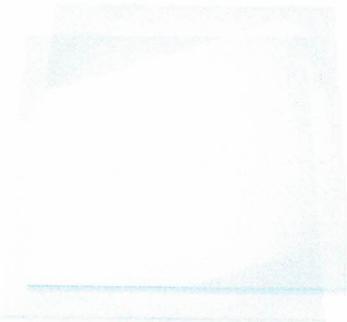
### Glass Color and Appearance

Aesthetics of glass products – such as color, transmittance, reflectivity, etc. – are very subjective. Our LoE glass is virtually non-reflective and its transmitted and exterior appearance covers a range of neutral earth tones. Viewing angle, sky conditions (blue sky vs. overcast), colors of objects being reflected, colors of materials behind the glass (e.g., blinds, draperies) and viewing distance away from the glass will have a dramatic impact on the perceived glass aesthetics. The depiction to the left shows the transmitted appearance and the exterior appearance of our LoE products.



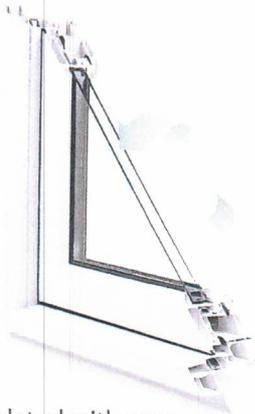
## CARDINAL

Cardinal has earned an industry-wide reputation for reliably delivering the best-engineered and longest lasting glass units in the world. This makes Cardinal® the obvious choice for us, and for household names like Pella®, Andersen®, and Marvin®.



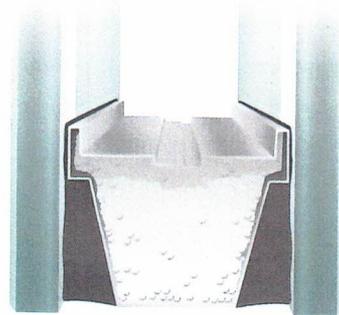
### Shielded with silver low-E.

Glazings are sputter coated with silver low-E, to block as much as 63% of the sun's heat during the summer, while keeping warmth inside during winter.



### Insulated with argon.

The space between the glass is filled with nontoxic, nonflammable, colorless, argon which improves thermal performance by approximately 1/3.



### Sealed airtight. For good.

The glass is bonded to an airtight stainless steel spacer using a high-tech compound that never lets go. And the moisture-eliminating spacer prevents fog and frost—forever.



# The last windows you will ever need

WeatherGard offers what no one else can best-in-class commercial grade windows for your home and guaranteed for life.

Lifetime vinyl guarantee

Lifetime glass seal failure guarantee

Lifetime labor guarantee

Lifetime screen repair

Lifetime balancer and hardware guarantee



Factory & Showroom (Mon-Sat)  
20775 Chesley Drive  
Farmington, MI 48336

Showroom (by appointment)  
3765 Broadmoor Ave. SE, Ste. A  
Grand Rapids, MI 49512

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## WeatherGard

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