

STAFF REPORT: 02/11/2026 REGULAR MEETING

APPLICATION NUMBER: HDC2025-00740

ADDRESS: 19597 SHREWSBURY

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT / PROPERTY OWNER: AMANDA WETED

DATE OF PROVISIONALLY COMPLETE APPLICATION: 12/14/2025

DATE OF STAFF SITE VISIT: 02/05/2026

PREPARED BY: L. SAINT JAMES

SCOPE: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS

EXISTING CONDITIONS

Built in 1927 by Robert McFate, this brick residence is located in the Sherwood Forest Historic District. The Georgian Revival house exhibits a symmetrical façade clad in red brick, featuring multi-pane wood windows, and organized around a central entrance and evenly spaced fenestration. It is capped by a side-gabled roof punctuated by three dormer windows with wood lap siding. The central entrance is emphasized by a rounded, columned portico with an upper-level “Juliet” balcony.



Staff photo, 02/05/2026

PROPOSAL

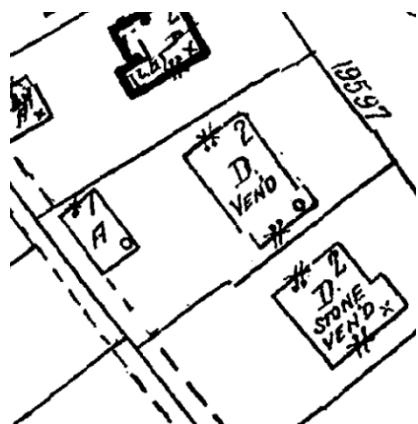
- Replace seven (7) existing wood windows with new aluminum-clad wood windows
 - Location: second story at façade and sides
 - Operation and design: double-hung with 6-over-6 simulated divided lite
 - Color: white

STAFF ANALYSIS AND RESEARCH

- The Sherwood Forest Historic District was enacted in 2001.



HDAB designation photo, 2002

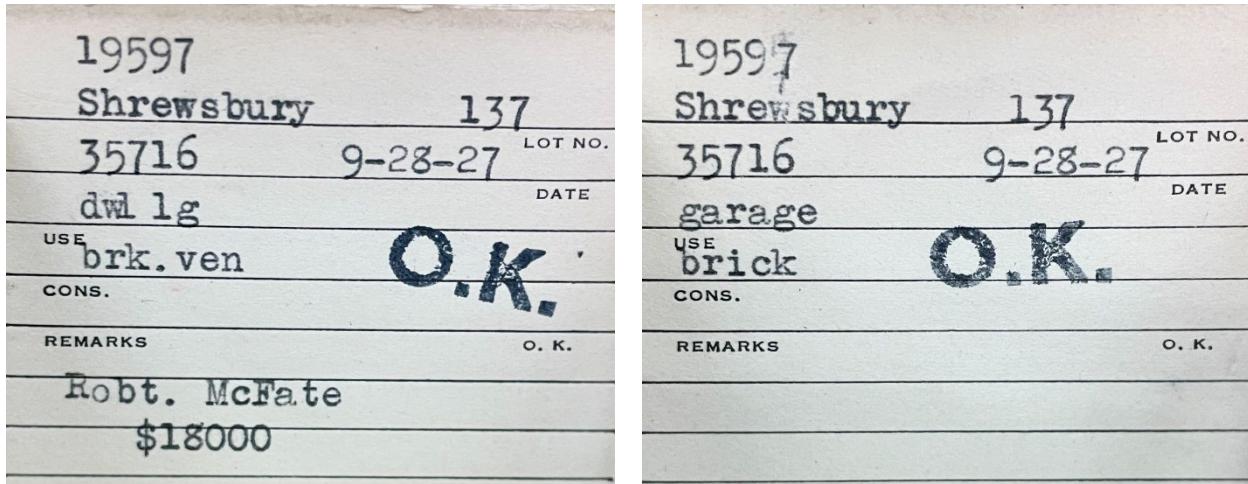


Sanborn map, date unknown



Detroit Parcel Viewer

- The building permits for the erection of the dwelling and garage were issued on 09/28/1927.



BSEED permit cards

- Highlighted below are the seven (7) historic wood windows proposed to be replaced.



Staff photos, 02/05/2026

- The applicant states that the current wood windows “have experienced significant deterioration, including extensive rot, air leakage, and water infiltration, which can no longer be effectively repaired.”

Window Analysis

- Photos provided with the application show relatively minor deterioration, such as peeling paint and cracked glazing. Photos also show that some of the windows seem to have been painted-over multiple times and are missing the sash ropes and hardware, conditions that will impair their operation.



PROPOSED



*Pella Reserve
Traditional Double-Hung
in white, 7/8" SDL*

Photos from application



Photos from application

- Note the rich textural detail visible in muntins, rails, and brickmould/trim. The sash horns, marked by orange arrows, are particularly rare and distinctive, and not included in the replacement proposal.

- Regarding the concerns of energy efficiency and air leakage of the existing historic windows, the National Park Service's [Preservation Briefs: 9 “The Repair of Historic Wooden Windows”](#) suggests treatments like reglazing, replacement of worn-out weatherstripping (or addition of if the weatherstripping is not present), and installation of storm windows as routes to “improve the thermal performance of existing windows.” It also goes on to state that “following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come.”
- The existing wood windows are distinctive, character-defining features that have not been proven to be beyond feasible repair.
- The Elements of Design (Sec. 21-2-178) mention windows as “usually subdivided” and “commonly either of the metal casement or wooden sash variety.” It also notes that “in buildings derived from Classical precedents, double-hung sash windows are further subdivided by muntins” and “classical styles display modest detail, mostly in wood.”

ISSUES

- The historic wood windows are distinctive, character-defining features to the property. The deterioration noted above constitutes typical maintenance needs of old windows and is repairable (per Preservation Briefs: 9, linked previously). Thus, the windows do not seem to meet the standard of being “deteriorated beyond repair,” the standard required for their replacement under the Secretary of the Interior’s Standards for Rehabilitation (quoted in full below).

RECOMMENDATION(S)

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

Recommendation 1 of 1 – Denial

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior’s Standards for Rehabilitation and the Sherwood Forest Historic District’s Elements of Design, 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 historic 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.*

Elements of Design #: 3, 7, 8, 10

For the following reasons:

- The existing historic wood windows are distinctive, character-defining features that have not proven to be beyond repair.