From: Joy Cranshaw
To: Brendan Cagney
Subject: Re: [EXTERNAL] Re: Project Review Request
Date: Wednesday, April 29, 2020 8:31:46 PM
Attachments: image001.png

Hi Brendan,

Here again is the full shebang of revised application materials. Thank you again for your help in checking that everything is in order. In addition to restoration not being the best choice for a whole host of reasons noted in the application, there's just no way that I can afford it. But I also don't think I can go through another winter with the windows as they are--so it would be pretty devastating if our application was denied because of something preventable. I am still curious about the question I proposed a couple of weeks ago re: whether the proposals are treated as all or nothing, or whether the Commission would approve parts of a proposal while rejecting others. I'm pretty nervous now about the idea of getting the whole thing rejected and having to wait a year, so I made a note about being willing to consider other grille patterns, for example. It would suck if I couldn't replace the windows that literally don't have glass in them because the commission didn't approve the grille pattern requested for other windows in the application!

Anyway, as before, please let me know if there's anything else you need from me. I look forward to moving forward with the application and attending the meeting--virtually or otherwise.

Hope you're doing well.

Joy

Most of the attachments are linked via google drive, but here is a folder with interior window photos: https://drive.google.com/open?id=13Op4aRGRqGOe47H0OkBG0GnwXdP109u0

- **Andersen Window Estimate - Main Floor.pdf**
- **Andersen Window Estimate - Stairwell.pdf**
- **Andersen Window Estimate - Upper Floor.pdf**
- **Artisan Assessment.pdf**
- **Artisan estimate.pdf**
- **HDC Project Review Request-windows 4-1-20.pdf**
- **historical society documentation windows 4-29-2...**
- **window restoration and replacement quotes.xlsx**
- **window specs.xlsx**

On Fri, Apr 10, 2020 at 8:37 AM Joy Cranshaw <jecranshaw@gmail.com> wrote:

Thank you SO MUCH for the careful attention and thorough explanations. I really appreciate your help in getting this to the point where it will be given serious consideration.

We do have a quote from Andersen, and I'm sure we can get something for the overall total cost from Todd. We can work on the photos today. What I don't know if we can get right now is the specs for sash/glass measurements (with everything shut down right now), but I'll see what we can scrounge up.

Yes, the 3/1 grid pattern as circled is what we're proposing, for the street facing windows only. It sounds like the commission wants for the grids to be on the exterior—is that right? I believe Andersen offers both, so we'll do whatever the commission wants. Since this is where we're straying (perhaps—we don't know) from the original, is that something where a change could be made during the meeting? As in, could they say, you can't do that grid pattern, but you can do this other one, or none at all? I guess I'm asking if these are all or nothing proposals. I don't want to be delayed for a whole year if the whole application might be denied simply because of a grid pattern.

And yes, it's just the labeled windows we're talking about replacing. The dormers, for example, are in an unfinished attic space, so they're not a priority right now.

I'll be in touch soon with the final pieces.

Joy

On Thu, Apr 9, 2020 at 11:07 AM Brendan Cagney <cagneyb@detroitmi.gov> wrote:

> Good afternoon Joy,
>
> Thank you for being patient with me.
>
> I've taken the time to look at the proposal as submitted today…
>
> First, I appreciate the time you have taken to put the proposal together.
>
> There are couple things are necessary to strengthen the proposal.
>
> 1. Do you think Todd can give you a ballpark estimate on the window package? We would also like a price quote for the replacement windows to compare as well. As you mentioned, the cost to repair will probably outweigh the cost for replacement, drastically. This is an item that the commission considers. Sometimes, the cost to repair is much cheaper than replacement and some applicants aren't aware that this is an option. In your case it is probably the opposite and it is good for the Commission to know that the repair option is indeed cost prohibitive. If he is unwilling to provide a general "ballpark" quote without charging you additional funds, I think we can still move forward with the information we have.

2. Thank you for preparing the spread sheet. Because you are proposing to install the fiberglass windows, which are considered a non-historic material, one important thing the Commission will seriously consider is the differences in the specific dimensions of the window sash and the area of glass. If you could provide additional comparison of the width of sash on one of the original windows vs one of the proposed that would be very helpful. The goal is to able to say something to the effect of "while we might be replacing these with a non-historic material, the proposed windows very closely replicate the existing dimensions of the original window." This type of information, along with the fact that they will be a dark bronze color will help the commission understand that the proposed windows are appropriate for the home, regardless of materiality.

3. Can you provide a full proposal /quote prepared from Anderson? Typically, this is a black and white print out that lists all of the windows and then the detailed specs for each one. To be clear, the windows facing the street, will have the simulated divided lite pattern? Please confirm that you are proposing the 3/1 grid pattern (as circled) and that the proposed grids will be on the exterior of the glass.

4. To be clear, only the windows labeled in the documentation are proposed for replacement? Some windows (3rd floor dormers for example) will not be replaced? Please do your best to submit interior photos of all / most of the windows that are proposed for replacement. Please label them to correspond to the exterior photo. If they cannot be photographed well or at all, just make a note. You can share them with me via google drive, or there is a web-based sharing application called "wetransfer," (www.wetransfer.com) where you can share large files.

It is always best for the Commission to have more information than they need then not enough. If the proposal is denied, you cannot present the same proposal again for one year.

Thank you very much again for your patience,

I apologize for not getting to this sooner,

Have a nice day!

Sincerely,

Brendan Cagney

Historic Preservation Staff

Detroit Planning & Development Dept.

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 808

Detroit MI, 48226

313-224-4803

www.detroitmi.gov/hdc

cagneyb@detroitmi.gov

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, we will be working remotely until further notice.

From: Joy Cranshaw [mailto:jecranshaw@gmail.com]
Sent: Wednesday, April 1, 2020 3:09 PM
To: Brendan Cagney <cagneyb@detroitmi.gov>
Subject: [EXTERNAL] Re: Project Review Request

Dear Brendan,

I finally just got back the assessment from a window restoration expert yesterday (wow, those guys are busy!), and I have updated all of my project review request materials to include the information that HDC staff requested back at the beginning of January. I would suggest discarding the original materials, since there are updates throughout (like numbering the windows in the photos). Attached please find a spreadsheet with current and proposed replacement window specs, the restoration expert assessment, the HDC Project Review Request Form, and (via this google drive link) the additional documentation, including photos.

historical society documentation windows.pdf

I do have a few questions for you, though, to make sure that what I have included will be sufficient this time.

First, is the HDC still working, perhaps remotely? Are they still having their meetings, and if so, when is the next one? Is it possible for me to attend the meeting at which they consider my request so that I can both ask and answer questions in person?

You'll see in the application materials that we've provided an assessment of the condition of the original windows from Todd Collins at Artisan Renovations, but given how bad they are, he didn't think it was worth charging us to put together a full estimate on the costs/details of "restoration." This is already looking to be such an expensive project as we are requesting here--there's no way we could afford to restore the original windows, nor do we think that would be the best option anyway, as outlined in our application. It seemed crazy to spend additional money having him put together estimates for each of the individual 34 windows in question here. Will this be sufficient for the commission to consider our application? Todd said that folks at HDC would likely recognize his name, and that they could call him if they have any questions: 248-794-5095

Similarly, is it absolutely necessary to provide detailed photos of each individual window? It would be really difficult to get close-up exterior photos of them--even the first floor windows are pretty high off the ground, and the second floor would be impossible without hiring someone with a ladder to come do it. (It was already a challenge to get elevation photos of the sides of the house, since the neighbors are so close and it's hard to get far enough away.) I could take interior photos if those help, but my question then would be how best to share them. Even with just the five elevation shots included in this application, the file was too big to be an attachment...hopefully the google drive link will work for you.

Of course please let me know if there is anything else still required!

Thanks,

Joy

On Tue, Jan 7, 2020 at 3:52 PM Brendan Cagney <cagneyb@detroitmi.gov> wrote:

Good afternoon Joy,

Staff has reviewed your proposal for replacement windows and we will need more information to complete your application.

Note that HDC staff is unable to approve the replacement of original wood windows and this project will have to be approved by the Historic District Commission at a monthly meeting. Meeting agendas are filled in the order in which completed applications are received.

The Historic District Commission reviews all applications based on the Secretary of the Interior Standards for Rehabilitation.

Per standard 6, replacement of historic elements must adequately show that there is deterioration beyond repair.

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.

HDC staff is requesting the following information for your proposal:

- Detailed photos and information of ALL Windows proposed for replacement (For each window, note the Existing Material, Operation [single hung, double hung, slider] and size of existing window.

- Labeled Elevation Photos that identify all windows proposed for replacement.

- Detailed Specs /drawings for all proposed replacement windows that are labeled to correspond with the elevation photos

    - Must include measurements of glass and sash, provide an explanation of how proposed compares to existing

    - Note installation method, will existing trim be retained?

- An assessment of deterioration from a window repair contractor (Wood windows only) that states the condition of hardware, trim and sash – with a cost estimate for repair OR note saying that window has deteriorated beyond repair

- See window replacement worksheet – attached.

Your application is incomplete until all required information is submitted and cannot be acted upon further. Incomplete applications cannot be heard before the Historic District Commission.

Feel free to contact me if you have additional questions!

Sincerely,

Brendan Cagney

Historic Preservation Staff
Detroit Planning & Development Dept.
Coleman A. Young Municipal Center
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www.detroitmi.gov/hdc
cagneyb@detroitmi.gov

Michael E. Duggan, Mayor

From: Historic District Commission (Staff)
Sent: Thursday, January 2, 2020 12:09 PM
To: 'Joy Cranshaw'; Historic District Commission (Staff)
Subject: RE: Project Review Request

Joy,

Thank you for submitting your application.

Staff is reviewing your application. Once we are able to determine if it is complete, we will contact you with the next steps.

Sincerely,

Historic District Commission Staff

Brendan Cagney

Historic Preservation Staff
Detroit Planning & Development Dept.
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Detroit MI, 48226

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Michael E. Duggan, Mayor

BE COUNTED DETROIT 2020

From: Joy Cranshaw [mailto:jecranshaw@gmail.com]
Sent: Sunday, December 29, 2019 8:45 PM
To: Historic District Commission (Staff)
Subject: Project Review Request

Please find attached a Project Review Request form, along with the required documentation. Please let me know if you need anything else.

Thank you,

Joy Cranshaw

1683 Atkinson St, Detroit, MI 48206

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