

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: 12.07.2020

## PROPERTY INFORMATION

ADDRESS: 701 West Canfield AKA:

HISTORIC DISTRICT: West Canfield

SCOPE OF WORK:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other:

## APPLICANT IDENTIFICATION

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

NAME: Scott Lowell COMPANY NAME: 701 W Canfield LLC

ADDRESS: 701 West Canfield CITY: Detroit STATE: MI ZIP: 48201

PHONE: MOBILE: 313-610-8086 EMAIL: scott@trafficjam.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](http://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](mailto:HDC@DETROITMI.GOV)**

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Parcel ID#(s): 04000902 Total Acres: 0.171 Lot Width: 50' Lot Depth: 150'  
Current Legal Use of Property: residential Proposed Use: residential  
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: \_\_\_\_\_  
 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)  
Replace existing vinyl and wood windows with clad wood windows. See attached scope.

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: R-2 Type of Construction (per current MI Bldg Code Table 601) III-B

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

**Structure Use**  
 Residential-Number of Units: 7  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:  
\_\_\_\_\_

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_  
Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_  
Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Permit #:

Phone: \_\_\_\_\_ Mobile: 313-610-8086

Driver's License #: \_\_\_\_\_ Email: scott@trafficjam.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: Nicole Rittenour State Registration#: 1301062110 Expiration Date: 10/2021

Address: 2255 Wabash City: Detroit State: MI Zip: 48216

Phone: 313-757-5006 Mobile: 313-580-8178 Email: nikki@pushdetroit.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.

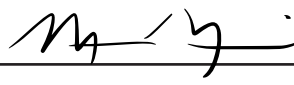
Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

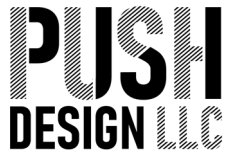
I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to 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**

Print Name: Nicole Rittenour Signature:  Date: 12.07.202  
(Permit Applicant)

Driver's License #: R356630585091 Expiration: 2-03-2022

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)



December 7, 2020

701 W Canfield

## PROJECT INFORMATION

### Description of Existing Conditions

This project site is located in the West Canfield Historic District listed on the U.S. National Register of Historic Places. It is a 3-story structure plus basement. The original building was a residential duplex. The roof is a cross-gable structure with a rear hip-framed structure. The plan incorporates window bays on the east and west elevations. The front facade features a covered porch.

The exterior of the building is masonry bearing wall construction at the basement through second stories. The third floor (attic) is framed primarily in wood and clad with a combination of wood trim, and stucco. **The masonry repairs and roof trim are part of a previous submission (a COA was issued on 5/21/2020 under application number 20-6624).**

### Description of Work

Renovation of existing historic 3-story duplex building plus basement. Building improvements include new windows.

#### NORTH ELEVATION (FRONT):

A. REPLACE (8) EXISTING VINYL DOUBLE-HUNG WINDOWS WITH CLAD WOOD DOUBLE-HUNG INSERT WINDOWS.

B. REPLACE (8) EXISTING WOOD DOUBLE-HUNG WINDOWS WITH CLAD WOOD DOUBLE-HUNG INSERT WINDOWS.

C. REPLACE (2) VINYL CASEMENT WINDOWS WITH (1) FRENCH INSWING CASEMENT CLAD WOOD WINDOW.

D. REPLACE (1) WOOD FRENCH INSWING CASEMENT WINDOW WITH A CLAD WOOD FRENCH INSWING CASEMENT WINDOW.

E. REPLACE (1) VINYL SLIDING WINDOW WITH (1) CLAD WOOD CASEMENT WINDOW AT BASEMENT.

F. REPLACE (2) WOOD CASEMENT WINDOWS WITH CLAD WOOD CASEMENT WINDOWS AT BASEMENT.

**EAST ELEVATION:**

A. REPLACE (7) VINYL SLIDING WINDOWS WITH (7) CLAD WOOD CASEMENT WINDOWS AT BASEMENT. REMOVE METAL GRILLS AT EACH WINDOW.

B. REPLACE (12) EXISTING VINYL DOUBLE-HUNG WINDOWS WITH CLAD WOOD DOUBLE-HUNG INSERT WINDOWS.

C. REPLACE (2) EXISTING VINYL CASEMENT WINDOWS WITH (2) CLAD WOOD DOUBLE-HUNG INSERT WINDOWS.

D. REPLACE (1) EXISTING VINYL CASEMENT WINDOW WITH (1) CLAD WOOD CASEMENT INSERT WINDOW.

**SOUTH ELEVATION (REAR):**

**NO WORK PROPOSED AT THIS AREA**

**WEST ELEVATION:**

A. REPLACE (6) WOOD CASEMENT WINDOWS WITH CLAD WOOD CASEMENT WINDOWS AT BASEMENT.

B. REPLACE (12) EXISTING WOOD DOUBLE-HUNG WINDOWS WITH CLAD WOOD DOUBLE-HUNG INSERT WINDOWS.

C. REPLACE (2) EXISTING WOOD CASEMENT WINDOWS WITH (2) CLAD WOOD CASEMENT WINDOWS.

D. REPLACE (1) EXISTING WOOD CASEMENT WINDOW WITH (1) CLAD WOOD CASEMENT WINDOW.

12/3/2020

Mr. Scott Lowell  
Attn: Project Manager  
630 Woodward Ave.  
Detroit, MI. 48226  
Phone: 313-610-8086  
Email: scott@traffic-jam.com

Job Name: 701 W. Canfield  
Job Location: Detroit, MI

## **HISTORIC WINDOW SITE REVIEW:**

The following is the Historic Window Site Review as requested for the property at 701 W. Canfield in downtown Detroit, MI. This includes a review of all window openings on all elevations for this 3-story building. This review is based a site visit by Mike Shields of BlackBerry, and discussions with Mr. Scott Lowell. We also have reviewed the prepared plans by PUSH Design LLC, detailing the proposed renovation as well as window replacement. We have noted our review and confirmation of the window details as shown on pages H.19, H.20, and H.21. It is our understanding this property is in the historic district and must have HDC approval, as well as the Owner's possible interest in Federal Historic Tax Credits. Our review considers the National Park Service guidelines for restoration and replication as provided in the Wood Window Preservation NPS Brief #9. Likewise, in providing our recommendation for the restoration or replacement we are adhering to the guidelines that meet NPS and SHPO standards. Please note this review is our opinion based on over 30 years of historic window restoration and replication experience; however, you must have written approval from NPS to be assured of the project's approval; as well as approval by your local HDC prior to proceeding with construction.

**Existing Conditions:** The structure has (54) window openings including the basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, and 3<sup>rd</sup> Floor levels. The original windows were wood double hung, picture, and casement configuration, with a wood exterior brick mould, sill, and blind stop. All windows were painted both on the interior and exterior surface. All windows were glazed with 1/4" annealed float glass with an exterior putty glazing compound. In our interior and exterior inspection about 20 % of the windows had either interior or exterior board up which deterred full viewing of the condition. We did remove a sampling of the board up and in all cases found the window components to be in "poor" condition. The windows on the east half of the structure on the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Floors have all been replace with vinyl replacement windows. The original wood sashes

including parting bead, and sash trim was removed and disposed of; the vinyl windows have a 3 ¼" frame depth and were set, screwed, and caulked into the old master frame. This was poorly done, and many of the main frames were damaged including being split and cracked making them unusable in a restoration application. The windows in this area of the structure account for approximately 40% of the openings in the building.

In the West half of the structure the windows are the original wood windows, except the casement windows on the east and west slope roof dormers. These appear to have been replaced in the last 30 years with a wood clad product, they are in poor working condition. The rest of the existing windows are in poor condition especially the exterior sills, and the corner joinery at the jamb and sill connection. The majority of the exterior sills are open grained, fissured, and need full replacement. Many sashes are missing, approximately 20%. Most have failed joinery at the meeting rail, or bottom rail and stile mortised joinery. The existing windows have not been maintained and have been allowed to be open to the weather that has warped and twisted sash and frame components.

**Recommendation:** Considering the fact the 40% of the windows were replaced with a very low-quality vinyl window; this alone should confirm the need to replace with a replica window product. Likewise, the remaining windows are in "very poor condition" and would not allow for a viable restoration. Water saturation, failed joinery, the need to fully replace over 30% of all exterior sills, all point to the need for a fully replication of the original product. I would suggest an aluminum clad wood or a thermally broken aluminum replica window. In this residential setting my opinion would the aluminum clad wood window would be fit this property. The new product would include AAMA 2604 finish, clear pine interior, insulated glass with low-e/argon, exterior brick mould casing, and a beveled exterior sash design. The estimated cost for replacement would be \$155,000.00

Please let me know if you need any additional information.

Sincerely,

MKS  
Michael K. Shields  
President  
BlackBerry Systems, Inc.

12/3/2020  
Date

*Note: See the following page for supporting photos*

**SUPPORTING PHOTOS**



Front Elevation of 701 W. Canfield



Rear Elevation of 701 W. Canfield



1<sup>st</sup> Floor East Elevation, vinyl window replaced original sash



1<sup>st</sup> floor window, viewable sill condition - poor



Front Elevation, 1<sup>st</sup> Floor, Typical view vinyl replacement windows



**Typical Condition of Existing Wood Windows on West side of structure**



Failed Corner Joinery, Bottom Rail



Failed Sash Joinery



Rotted jamb behind board-up that was removed



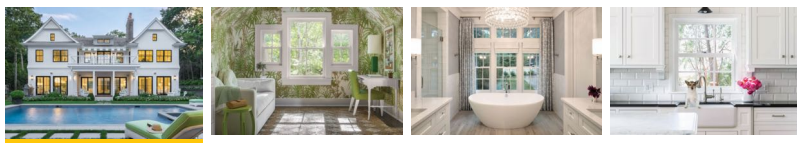
Spilt Jamb Frame



MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE DOUBLE HUNG G2

# ULTIMATE DOUBLE HUNG G2

Previously known as Clad Ultimate Double Hung-Next Generation



A contemporary classic, the Marvin Signature™ Ultimate Double Hung G2 window blends traditional beauty with state-of-the-art window performance. Reliable and energy efficient, the Ultimate Double Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation and Marvin's unique wash mode for easy cleaning. Customize your design with round top styles or single hung operation with optional Lift Lock - Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

[VIEW DESIGN OPTIONS](#)

### FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)



INTERIOR

EXTERIOR

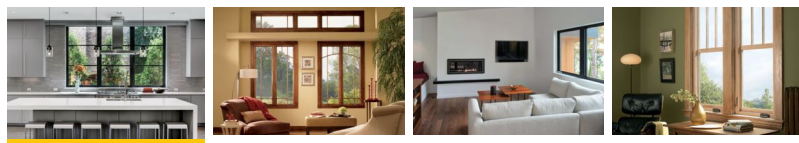
## Features of the Ultimate Double Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification

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## ULTIMATE CASEMENT NARROW FRAME

Previously Known as *Clad Ultimate Replacement Casement/Contemporary Casement*

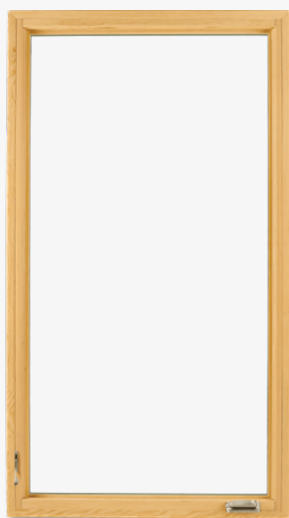


The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.

[VIEW DESIGN OPTIONS](#)

### FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)

### Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified



# ULTIMATE CASEMENT INSWING

Previously known as Marvin Inswing Casement



The Marvin Signature™ Ultimate Casement Inswing window complements classic architectural styles. Inswing casement windows can open into a room, making them a good choice when an outswing window could block or take up valuable space on patios, decks or outdoor walkways. Available by special order in single or French double-sash styles.

[VIEW DESIGN OPTIONS](#)

### FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)



## Features of the Ultimate Casement Inswing Window

- Available in heights up to 6 feet or widths up to 4 feet
- Choose from single-sash or French double-sash styles
- French Inswing Casement eliminates vertical center post for wide-open views
- Available in large sizes to maximize views and architectural impact
- Optional concealed pocket hinges provide clean look and smooth operation
- CE certified in clad material

INTERIOR

EXTERIOR