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June 21, 2021

Jennifer Ross
City of Detroit Historic Commission
2 Woodward Avenue
Detroit, Michigan 48226

RE: 1321 Labrosse Street – Application Number 19-6555

Dear Jennifer:

Please accept the information detailed below, the attached supporting information, photographs, plans and elevations plus the completed HDC application with regards to (3) windows which are different from the original Certificate of Appropriateness granted on December 4, 2019.

Detailed Photographs: See attached photographs.

Description of Existing Conditions:

Identified on the Plans and Elevations are (3) windows, A, B, and C which differ from the original, proposed reuse of the existing windows.

It should be noted, that parts and pieces from Windows A & B were salvaged and used to replace missing parts for the windows and sashes at the front of the house facing the street so the house could present a true historic presence on the street. Ultimately, there were (2) windows openings, identified as A & B which did have sashes that fit the window frames and there were not enough components left to try and recreate the sashes so they would fit properly.

Window A – This is on the 2nd Floor, on the side of the house, facing west, towards the neighbors side of the house. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening.

Window B - This is on the 2nd Floor bedroom at the top of the stairs, facing the rear of the property. The same conditions apply. The sash did not match the frame. It appears someone replaced the sash in the existing window frame at some point. We were unable to obtain a “weather-tight” condition due to the sloppiness between the sash and frame to the homeowner’s satisfaction. A replacement window was purchased and installed in the window opening.

Window C – This is on the rear of the house, 1st Floor in what was the kitchen. The only item that remained were an upper sash and part of the window frame. This window had experience an extreme amount of wood rot. The height of the existing window above the floor was too low and would have place the window below the countertop height, behind the base cabinets in the kitchen. We replaced the double-hung with a single window, placing the bottom of the window right above the countertop and the top of the window generally matches the top of the adjacent door.

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Description of the Project: These windows were part of a much, larger renovation of the existing house. The existing house was in horrible condition, even without a furnace relying on a wood stove for heat. The house interior had significant structural damage including a large hole in the floor and framing in what is now the dining room as well as a large hole in the floor in the kitchen below what is referred to as window C. Additionally, the house did not have foundations below the frost line causing structural issues. All of these structural repairs were made. The front of the house was faithfully restored to include extensive rehabilitation of the existing windows. Missing scallops on the façade were replaced and the front porch rebuilt.