



VISION • DESIGN • TRANSFORM

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1815 Seminole  
Detroit MI, 48206  
Diego Reyes  
09/10/2021

**Existing Conditions:**

At 1815 Seminole the property has been zoned from a commercial property to a residential property. The old church building has stained glass windows that are not energy efficient for a residential home. Many panes of glass are broken or were previously repaired incorrectly leaving the windows un-repairable.

**Description of Project:**

We are proposing to replace 23 windows throughout the building with Pella windows in the Lifestyle 2020 series per window quote attached. These will all be clear glass casement. We are keeping 13 of the original windows to preserve the historical look of the building while also updating it to accommodate modern day living with windows that open to allow for ventilation, let more light in, and are more energy efficient.

**Detailed Scope of Work:**

- Remove 23 stained glass windows throughout building
- Preserve center panes of glass on North and South side of building
- Install 23 new Pella Lifestyle casement windows with black on the exterior.

Seabrook Satterlund  
248.677.0551

## MEMORANDUM

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TO: City of Detroit, Historic District Commission  
FROM: Diego Reyes, Owner of 1815 Seminole Street  
RE: 1815 Seminole St. Window Plan  
DATE: September 10, 2021

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### Introduction

Greetings, my name is Diego Reyes, owner of 1815 Seminole (the “Property”). I am a native Detroiter with a passion for the city and its future. I have been an investor, manager and operator of affordable housing on the city’s East Side and am the developer of a downtown rehabilitation and redevelopment project. My approach to investing in and developing Detroit properties has always been one of sensitivity for the city and its residents, rather than purely bottom-line driven. **I remain hopeful to bring 1815 Seminole back to life after many years of neglect and disrepair, and transform it to a single-family residential home, as was the overwhelming desire from the neighborhood residents at the time of purchase from the Detroit Land Bank Authority.**

### Background

In 2019 the opportunity to purchase the Property was brought to my attention amidst an RFP process. The overwhelming desire from the neighborhood and community was to find a buyer that was willing to transform the shuttered church to single-family housing use. While there was significant interest from commercial users, the Property is zoned R1-H and the field for single family buyers was limited due to economic viability. Despite economic challenges I saw a path to preserve this beautiful building and simultaneously transform the Property into the desired single-family residence that the community wants to see. It is important to note that while cost is of course an important consideration, this project was not viewed as a for-profit development and would likely be unattractive from that view for any buyer. Instead, it was a project conceived for personal use, not profit margins. A project driven by a passion to preserve the beautiful building in an important historic city neighborhood, with the purpose of reinterpreting the Property into a beautiful home that can escape the current trajectory of demise and survive for generations to come.

The project design was kicked off during the COVID global pandemic, making it highly complex to commence construction amidst immense market and financial uncertainty. Regardless, I remained committed to the preservation of the building and invested significant capital into securing its structural integrity by making expansive structural repairs (both masonry and carpentry) and replacing the failing roof. The goal is to ensure the Property is structurally sound, water tight, and to stop the ongoing decay and disrepair. **The final critical component of this phase of preservation work is addressing the windows.**

### Vision

Understanding the community’s desire as well as the standards from the HDC, as you can see from our conceptual renderings, we set out to create a design that respects the integrity of the original structure and creates a beautiful interior that transforms this church building into a stunning single-family residence. While there is a limited need to change the overall building exterior and its appearance, there are a few necessary modifications for the change in church use to single-family home use. **Modifications are limited only to those that are essential functions of a residential use, accordingly if such modifications are prohibited, the transformation and change of use will not be possible.**



## Windows

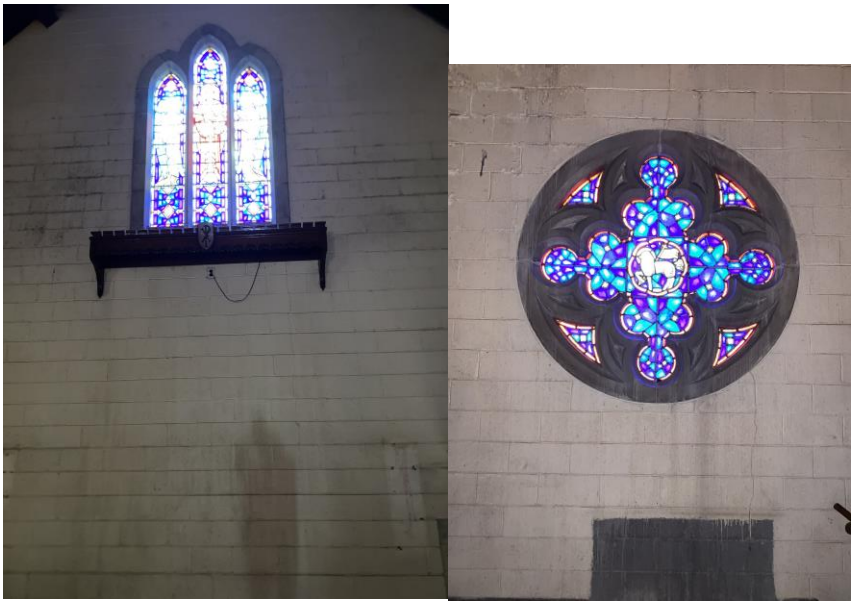
Window renovation for the Property is one of significant importance as we aim to address structural security & preservation, historical & architectural significance, function & integration of natural light, as well as overall design aesthetic. This Property has the added complexity of addressing stained-glass windows that were incorporated for church use. On the one hand preserving a selection of the stained-glass panels that are in good condition provides for a striking architectural detail and is an important component of the historical renovation. On the other hand, residential use will require added natural light that is currently not present with the existing glazing, nor are we contemplating penetrating new and additional openings in the building. **There is a natural opportunity to preserve a significant amount of the existing stained glass, while modernizing the panels in disrepair with alternative windows that will both solve for needed natural light in the building, and maintain the overall architectural integrity of the Property.**

As with every aspect of the existing building, the windows fell on many years of neglect and disrepair. Some of the windows were repaired, presumably by the last church user, and apparently done so in the most cost-efficient manner, rather than remaking and preserving the more intricate stained glass designs original to the panels. As you can see in attached photographs of current conditions, the windows are in terrible condition. By way of example window #s 5, 7, 8, 10, 11, 12, 13, 28, 30, 31, 33, 34 and 36 were poorly repaired and not of many panes not of any historical significance. Many of the stained-glass windows were cheaply repaired and replaced with monochromatic low quality single pane glass. Replacing and modernizing these windows will be a significant enhancement. However, replacing the panels in disrepair with new stained glass is not conducive to the change of use function and overall not a possibility.



We see an opportunity to eliminate these low-quality repairs, focus our efforts on preserving the stained-glass panels worth salvaging, and create a new combination of stained glass and high-quality new windows that match the design rhythm and sensibility of the building. In the window groupings of three windows, we propose accentuating the center window with existing stained-glass panels, and book-end them with two new encasement windows that have clear glass.

As you can see from the preliminary architectural renderings, our plan is to honor the existing architecture, accentuate the well preserved beautiful stained glass and introduce new windows that provide appropriate natural light distribution into the desired future residential use. As you will also see, there are many well preserved panes that will be protected for years to come as a result of this renovation. I would call special attention to the large stained glass artwork installations on either side of the building in the second level.



Furthermore, while the stained glass provides a colorful effect from the inside of the building when light passes through, from the exterior the panels are dark, opaque and generally not colorful. The elimination of these panels will have a more minimal effect when viewed from the street when compared to the interior. Also, we plan to preserve and honor the existing window openings as-is and not make any new openings or revisions to the dimensions of the existing windows or their locations.

Finally, please note that it is not atypical, inconsistent or inappropriate for church buildings to utilize clear glass in traditionally designed openings that could also feature stained glass. See below examples.



### Conclusion

In conclusion, we hope this submittal is both informative and acceptable to the HDC. We hope that our efforts to preserve this beautiful building are recognized and that there is a level of understanding for the practical needs of changing the use from church to residential. We are investing significant sums of capital into preservation efforts, which without, the overall survivability of the structure would be in considerable immediate danger. We are honoring the historical architecture, preserving the elements that are in serviceable condition, and modernizing the Property to insure its survival and future use. **We respectfully request approval for the window plan so we can focus again on the important work of preserving and renovating 1815 Seminole.**

Respectfully,

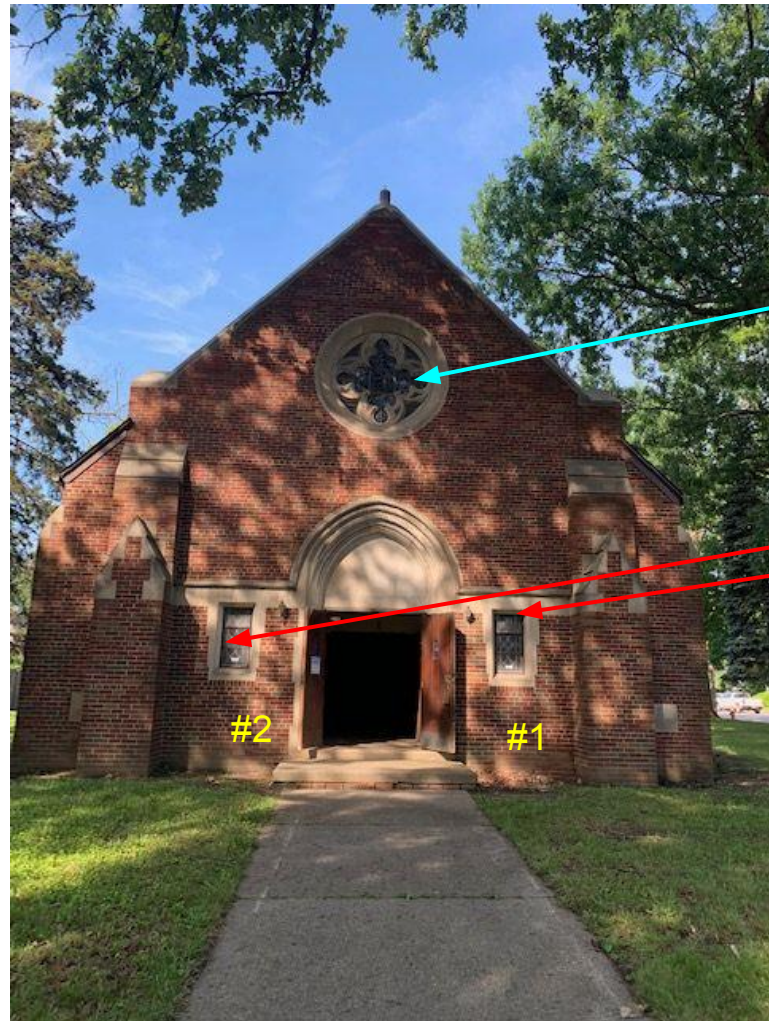
Diego Reyes



## East Elevation

#0 Existing window to remain

Replace (2) windows on East side of building with 18.5 x 37.5



Line # Location:

Attributes

10 FRONT - 1&2



PK #  
2095

Viewed From Exterior

### Lifestyle, Sash Set, Fixed, 18.5 X 37.5, Without HGP, Black

Qty

2

**1: Non-Standard Size Non-Standard Size Fixed Sash Set**

**Frame Size:** 18 1/2 X 37 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Performance Information:** U-Factor 0.27, SHGC 0.31, VLT 0.58, CPD PEL-N-229-00861-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 112".

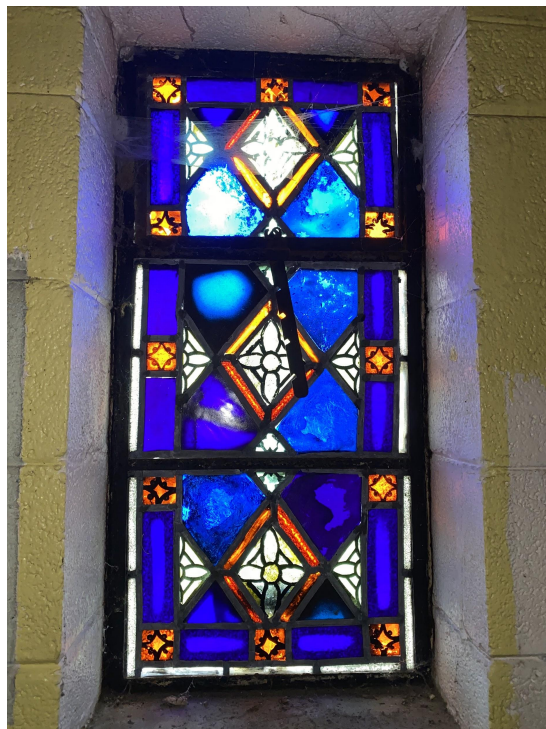
Rough Opening: 19 - 1/4" X 38 - 1/4"



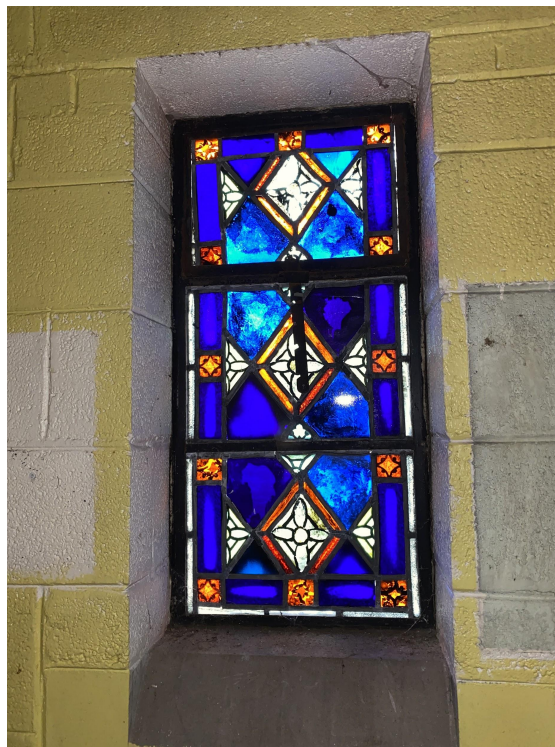
East Elevation  
#0 - Existing window to remain



East elevation - Window #1

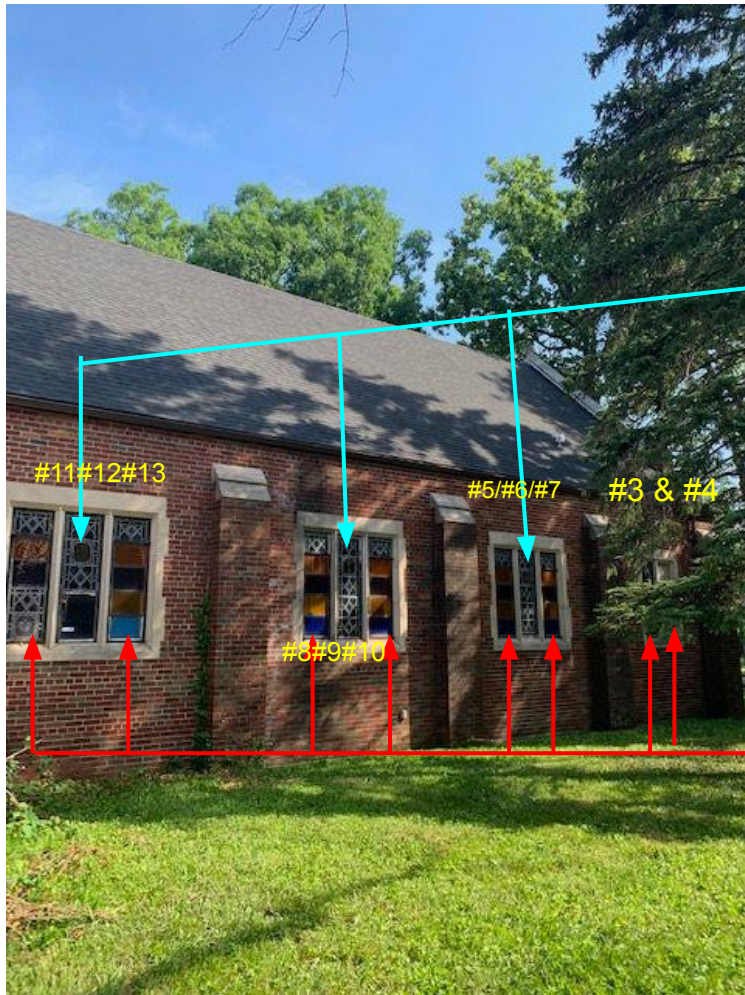


East Elevation - Window #2





## South Elevation



(3) Center existing windows to remain

Replace (8) windows with 18.5" x 62.5"

Line #	Location:	Attributes
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15 3,5,8,11,28,31,34,37

**Lifestyle, Casement Left, 18.5 X 62.5, Without HGP, Black**

Qty

8



PK #  
2095

Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Left Casement**

Frame Size: 18 1/2 X 62 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 58.375, Clear Opening Area 3.547092, Egress Does not meet typical United States egress, but may comply with local code requirements  
Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162".

Rough Opening: 19 - 1/4" X 63 - 1/4"

Customer Notes: NORTH/SOUTH - 3,5,8,11,28,31,34,37

Line #	Location:	Attributes
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17 4,7,10,13,30,33,3638

**Lifestyle, Casement Right, 18.5 X 62.5, Without HGP, Black**

Qty

8



PK #

2095

Viewed From Exterior

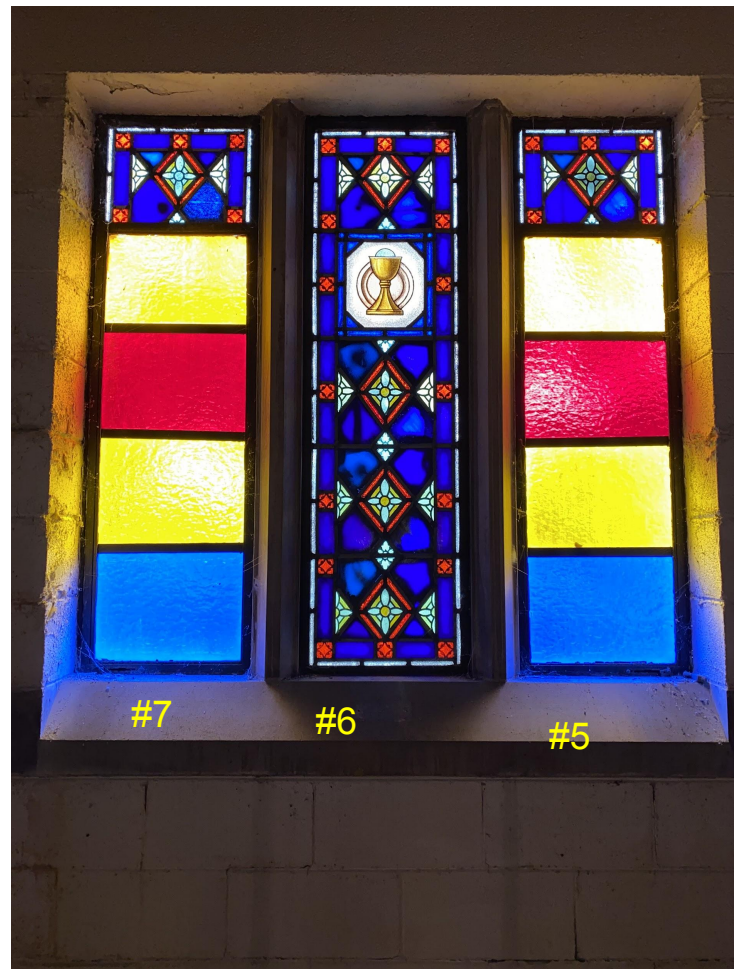
**1: Non-Standard Size Non-Standard Size Right Casement****Frame Size:** 18 1/2 X 62 1/2**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"**Exterior Color / Finish:** Standard Enduraclad, Black**Interior Color / Finish:** Prefinished White Paint Interior**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor**Screen:** Full Screen, White, InView™**Performance Information:** U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 58.375, Clear Opening Area 3.547092, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** No Grille,**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162".**Rough Opening:** 19 - 1/4" X 63 - 1/4"

Customer Notes: NORTH/SOUTH - 4,7,10,13,30,33,36,38









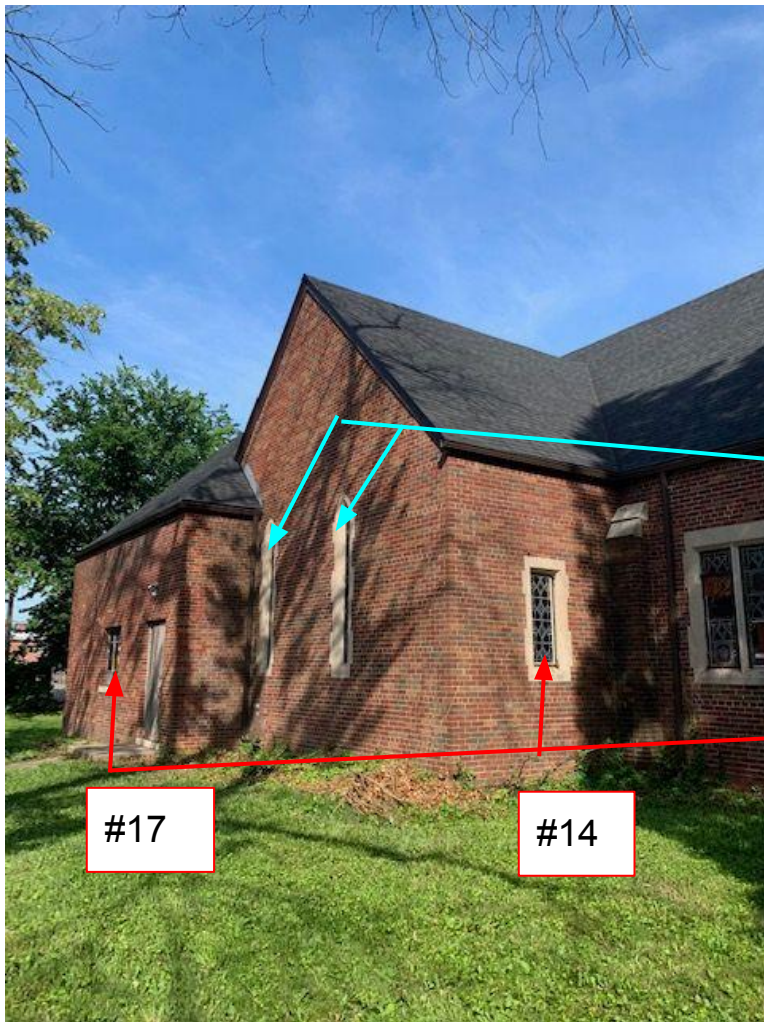








## South Elevation



Replace (2) windows:  
#17 - 45  $\frac{3}{8}$  x 50  
#14 - 18.5 x 49.5

Existing windows to  
remain #15/#16

#17

#14



Line #	Location:	Attributes
--------	-----------	------------

20 SOUTH SIDE - 14

**Lifestyle, Casement Right, 18.5 X 50, Without HGP, Black**

Qty

1



PK #  
2095

Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Right Casement**

**Frame Size:** 18 1/2 X 50

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 45.875, Clear Opening Area 2.787543, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 137".

Rough Opening: 19 - 1/4" X 50 - 3/4"

Customer Notes: DOES NOT MEET EGRESS

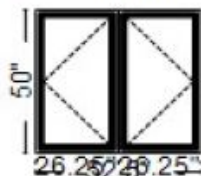
Line #	Location:	Attributes
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40 SOUTH - 17

**Lifestyle, 2-Wide Casement, 52.5 X 50, Without HGP, Black**

Qty

1



PK #  
2095

Viewed From Exterior

**1: Non-Standard SizeNon-Standard Size Left Casement**

Frame Size: 26 1/4 X 50

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 16.5, Clear Opening Height 45.875, Clear Opening Area 5.25651, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical

**2: Non-Standard SizeNon-Standard Size Right Casement**

Frame Size: 26 1/4 X 50

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 16.5, Clear Opening Height 45.875, Clear Opening Area 5.25651, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 205".

Rough Opening: 53 - 1/4" X 50 - 3/4"













## West Elevation

Replace (2) windows with 17.55 x 37.5

#19

#18





Line #	Location:	Attributes
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30 WEST - 18

**Lifestyle, Casement Left, 17.5 X 37.5, Without HGP, Black**

Qty

1



Viewed From Exterior

PK #

2095

**1: Non-Standard Size Non-Standard Size Left Casement**

Frame Size: 17 1/2 X 37 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 7.75, Clear Opening Height 33.375, Clear Opening Area 1.796224, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 110".

Rough Opening: 18 - 1/4" X 38 - 1/4"

Line #	Location:	Attributes
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33 WEST - 19



Viewed From Exterior

PK #  
2095

### Lifestyle, Casement Right, 17.5 X 37.5, Without HGP, Black

Qty

1

**1: Non-Standard Size Non-Standard Size Right Casement**

Frame Size: 17 1/2 X 37 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 7.75, Clear Opening Height 33.375, Clear Opening Area 1.796224, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

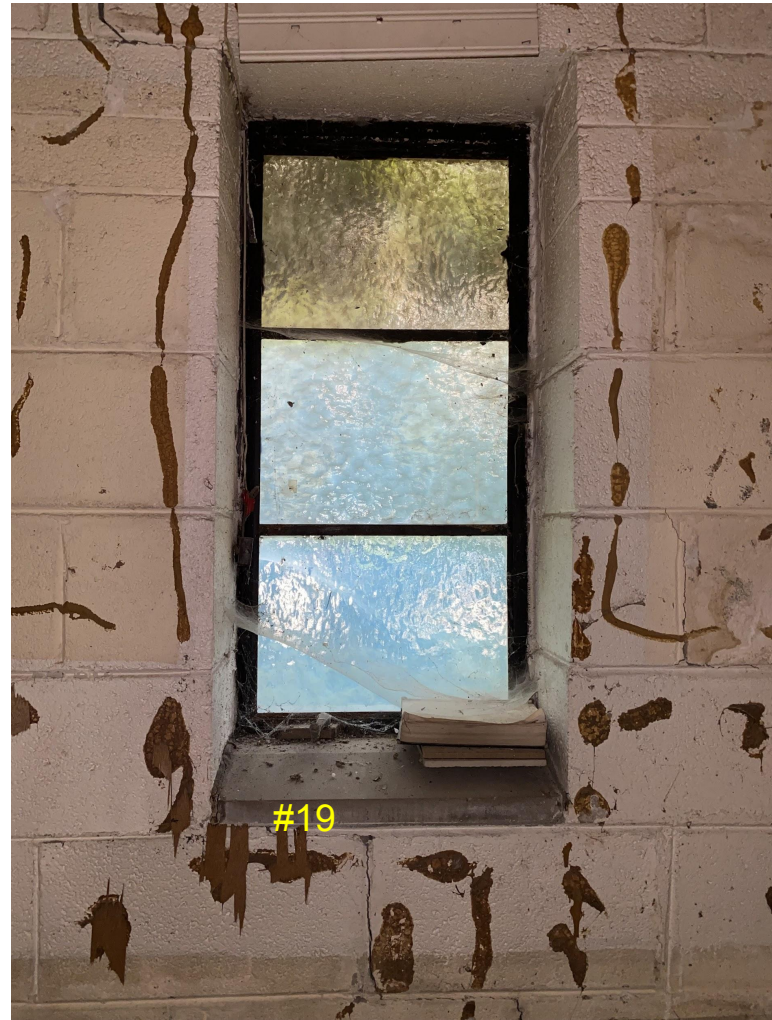
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 110".

Rough Opening: 18 - 1/4" X 38 - 1/4"













## West Elevation



Existing windows to remain

\*See windows 18 & 19 on previous pages





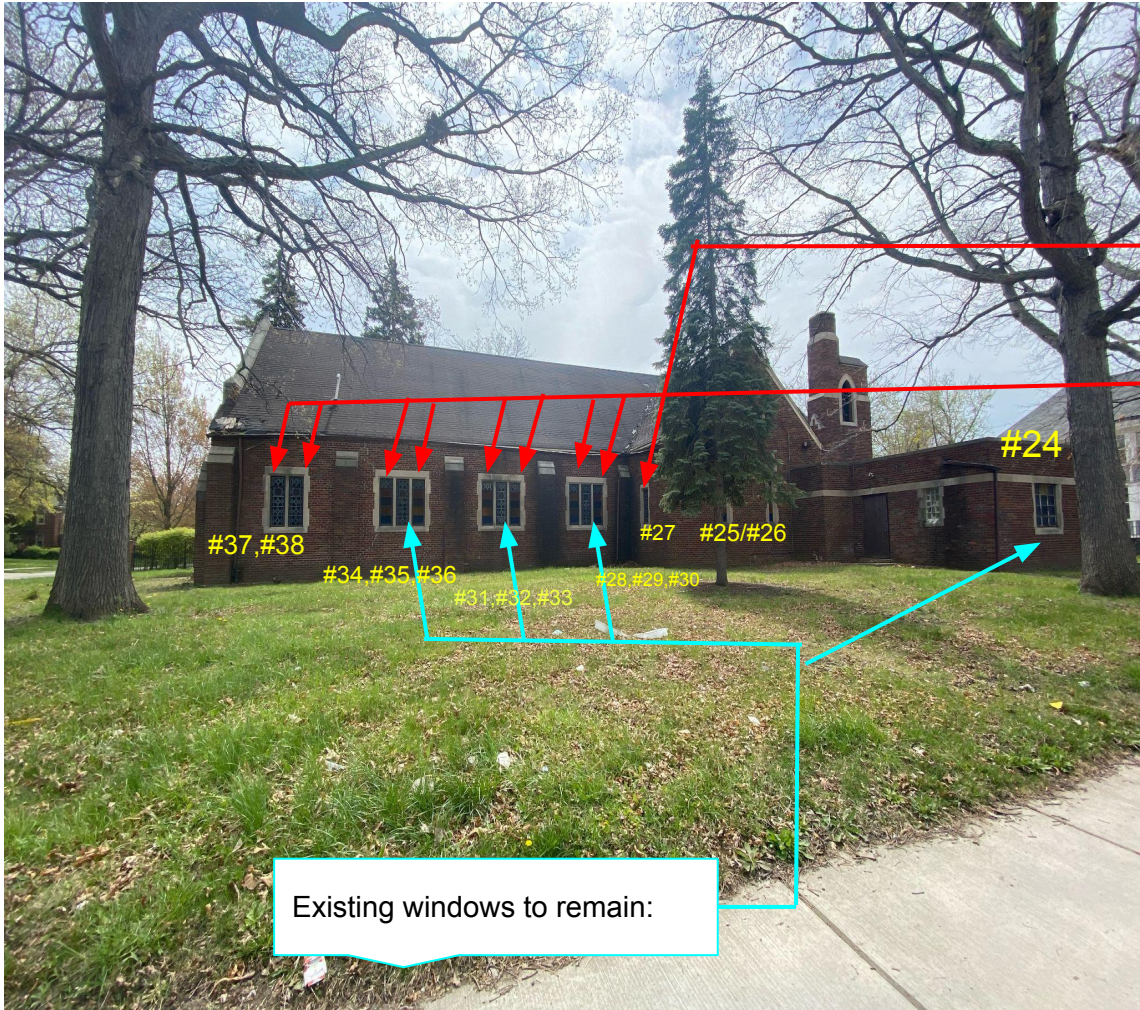












### North Elevation

Replace (1) window 18.5 x 50

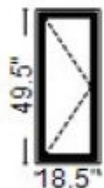
Replace (8) windows with 18.5" x 62.5"

Existing windows to remain:



Line #	Location:	Attributes
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50 NORTH - 27



Viewed From Exterior

PK #  
2095

### Lifestyle, Casement Right, 18.5 X 49.5, Without HGP, Black

Qty

1

**1: Non-Standard Size**Non-Standard Size Right Casement

**Frame Size:** 18 1/2 X 49 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 45.375, Clear Opening Area 2.757161, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 136".

Rough Opening: 19 - 1/4" X 50 - 1/4"

Line #	Location:	Attributes
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17 4,7,10,13,30,33,3638

**Lifestyle, Casement Right, 18.5 X 62.5, Without HGP, Black**

Qty

8



PK #

2095

Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Right Casement**

**Frame Size:** 18 1/2 X 62 1/2

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Standard Enduraclad, Black

**Interior Color / Finish:** Prefinished White Paint Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 58.375, Clear Opening Area 3.547092, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162".

Rough Opening: 19 - 1/4" X 63 - 1/4"

Customer Notes: NORTH/SOUTH - 4,7,10,13,30,33,36,38



Line #	Location:	Attributes
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15 3,5,8,11,28,31,34,37

**Lifestyle, Casement Left, 18.5 X 62.5, Without HGP, Black**

Qty

8



PK #  
2095

Viewed From Exterior

**1: Non-Standard Size Non-Standard Size Left Casement**

Frame Size: 18 1/2 X 62 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: Full Screen, White, InView™

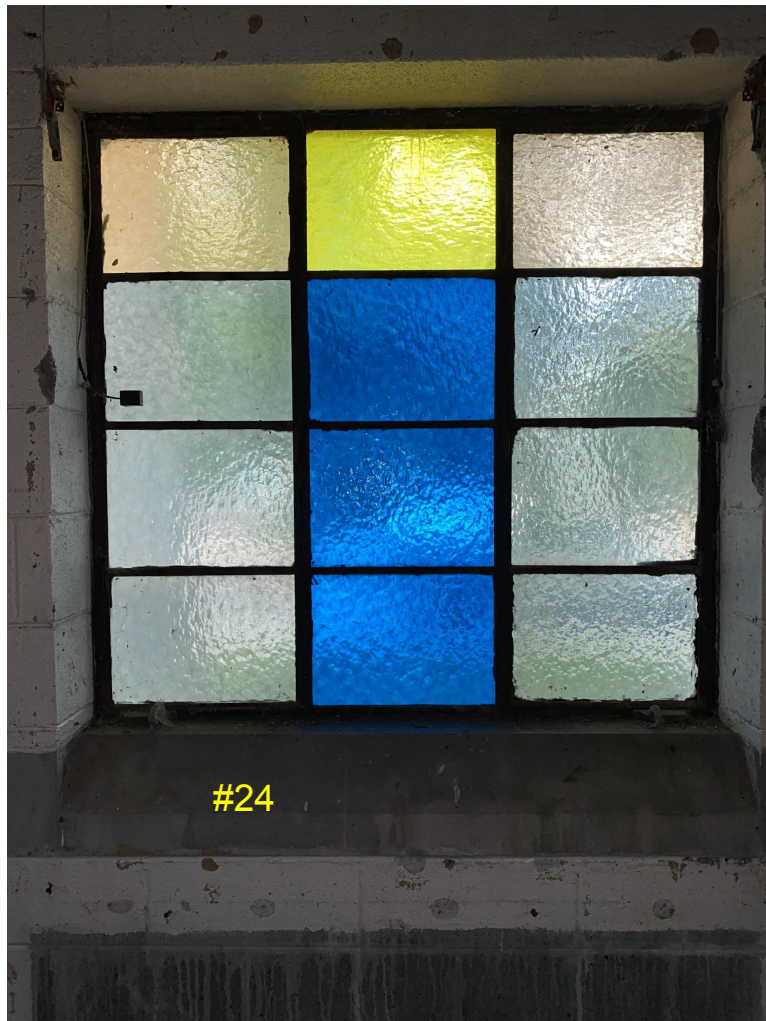
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 8.75, Clear Opening Height 58.375, Clear Opening Area 3.547092, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 162".

Rough Opening: 19 - 1/4" X 63 - 1/4"

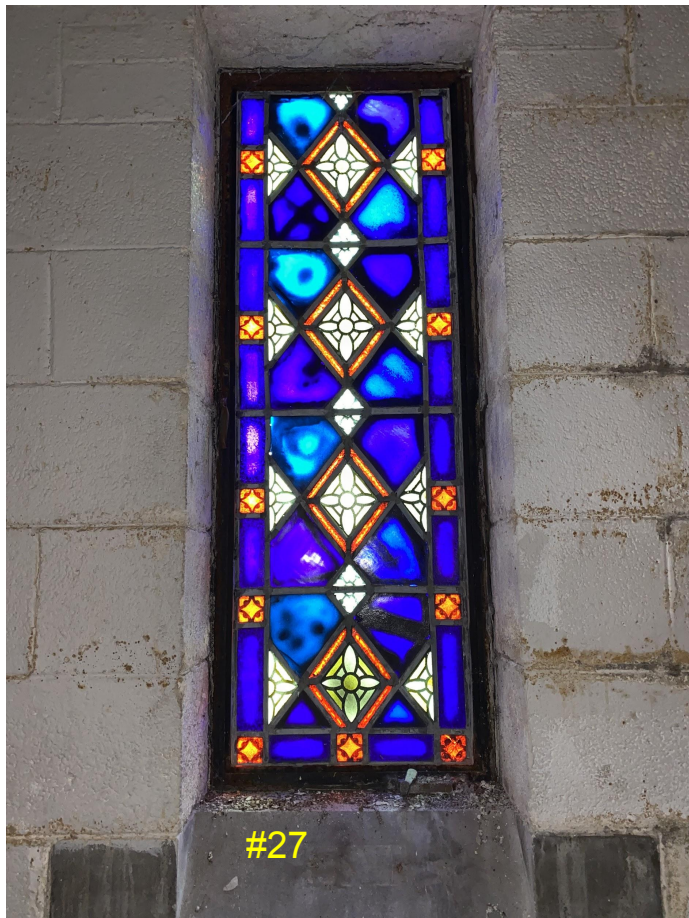
Customer Notes: NORTH/SOUTH - 3,5,8,11,28,31,34,37



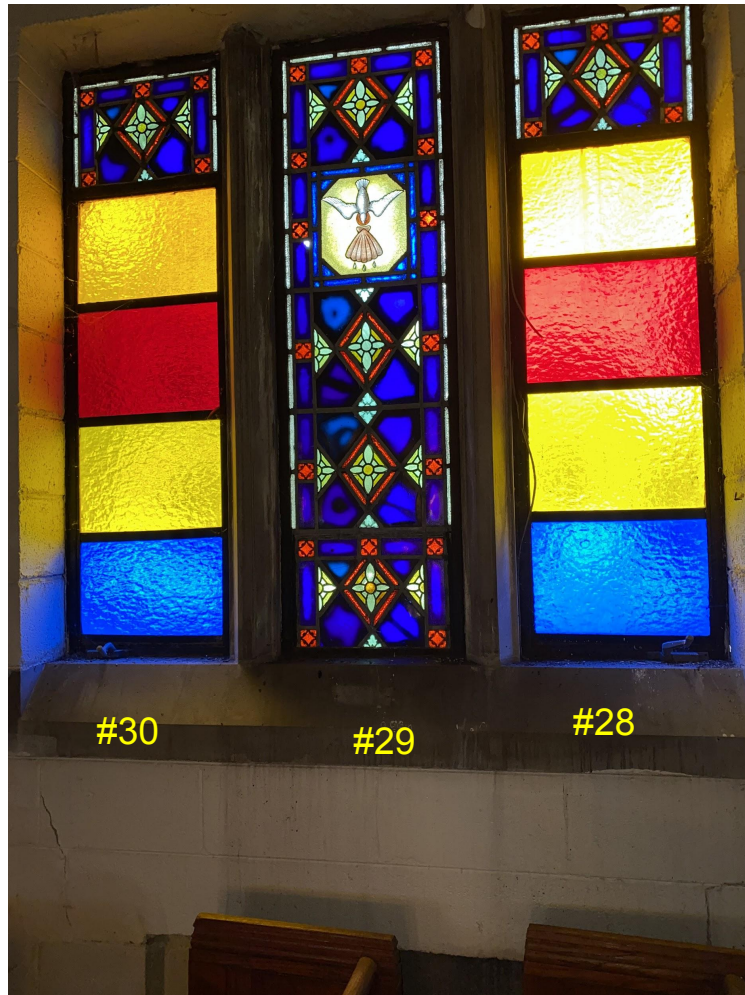




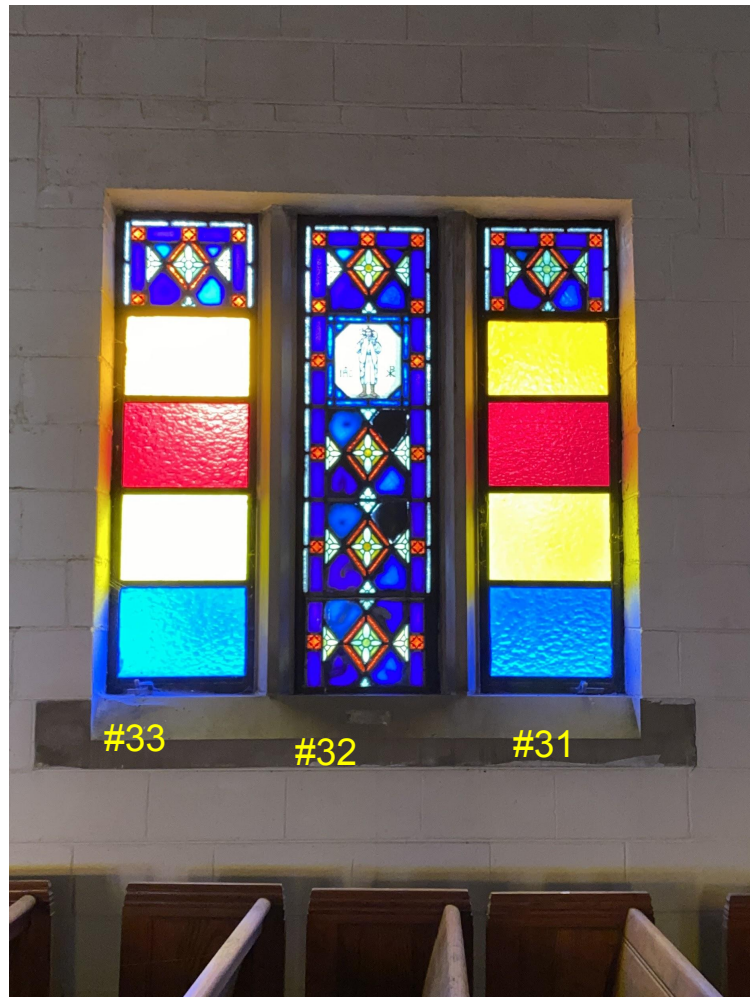




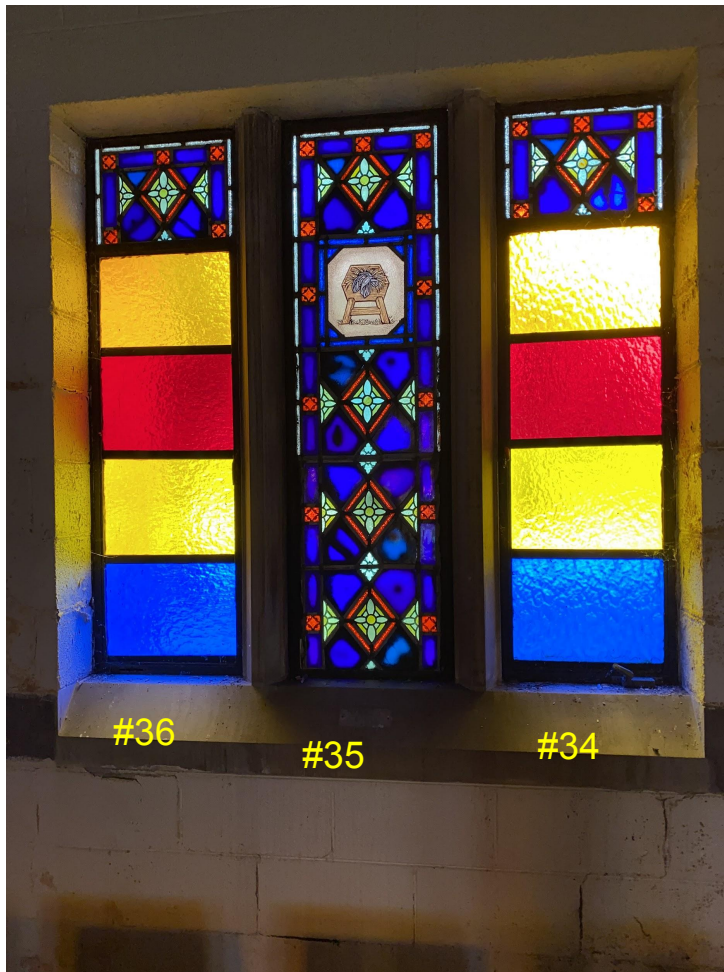


















# Pella® Lifestyle Series Wood Casement Windows

4.18  (Based on 1966 Reviews)

\$\$-\$\$\$

Pella Lifestyle Series casement windows offer the beauty of wood and performance options to make your home quieter and more comfortable. They open with a simple turn of a crank and are a great option for hard-to-reach places, like over the kitchen sink. With some of the most desired features and options, casement windows make a great addition to any home.



Black





Exterior of Pella Lifestyle window  
Color will be black







