From: gloria reynolds
To: Brendan Cagney
Subject: [EXTERNAL]Project Review Request 19388 Stratford Rd
Date: Wednesday, February 16, 2022 2:27:15 PM

Good Afternoon, Mr. Cagney

The information on the Historic District Commission website for "Making Exterior Changes within Local Historic Districts" distinguishes between:

WINDOW REPLACEMENT (HISTORIC WINDOWS) and

WINDOW REPLACEMENT (NON-HISTORIC WINDOWS)

This house (19388 Stratford Rd, 48221) was built in 1954 with wood trim and wood siding. I purchased it in 2001 and all of the wood had been replaced with aluminum siding, aluminum trim and vinyl windows. Vinyl windows were first manufactured in the mid1950s, and not used in new construction until the 1980s. The review requirements for Historic Windows should not be used to evaluate this request to replace Non-Historic windows.

Standard 4 of the Secretary of the Interior Standards for Rehab refers to existing features of historic properties. If they are original, or have "acquired historic significance, it states:

"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The vinyl windows in question are not original and have not acquired historic value.

Standard 6 of the Secretary of the Interior Standards for Rehab refers to the repair and restoration of "deteriorated historic features" it states"

"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 a missing feature shall be substantiated by documentary, physical, or pictorial evidence".

The proposed replacement windows (Andersen 100 series) match the style of the house and the existing windows in design, texture and other visual qualities. The color sandtone is similar to the color of the existing vinyl windows.

This request is to replace Non-Original, Non-Historic, drafty double pane vinyl windows that leak cold air into the house in winter and out of the house in the summer. They are no longer sealed or energy efficient. This causes condensation inside the double pane and the moisture drips down into the adjacent walls and causes damage to the original plaster. In winter, I cover the kitchen and bathroom windows with plastic sheeting to minimize the drafts, heat loss and discomfort.

The Project Specifications from the contractor (Home Depot) was included in the submission, it contains all of the information you requested: the detailed scope of work for the proposed replacement of 15 (items 1-15) windows including the location, size, operation, style, grids between glass, muntin patterns, hardware, sash, wrap and color.

The document; "What You Need To Know About Local Historic Districts" is on the Detroit Historic District Commission website. On page 7, under WORK ITEMS THAT THE STAFF OF THE HISTORIC DISTRICT COM MISSION CAN APPROVE: item 4 states …that where the existing door or window is not original to the structure, the replacement should be compatible with the architectural design of the structure. The Andersen Series 100 windows as proposed meet all Historic District Commission requirements. The photos and other info you requested will be sent separately.

Thank You,
Gloria Reynolds
(313) 258-5568

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