



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 2/24/2025

Application Number: HDC2025-00037

APPLICANT & PROPERTY INFORMATION

NAME: Brendan McGlinch		COMPANY NAME: McGlinch and Sons	
ADDRESS: 29565 Grand River Ave	CITY: Farmington Hills	STATE: MI	ZIP: 48336
PROJECT ADDRESS: 801 Edison			
HISTORIC DISTRICT: Boston-Edison			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Per our telephone discussion, please provide additional information regarding the proposed painting of the windows and storm windows. Also, please provide any additional supporting information re: reasons behind the proposed window and gutter replacement. Please provide this information on or before 2/28/2025, 9:00AM.

PSR: 250224jr

APPLICANT RESPONSE

Response Date: 02/28/2025



Please find the attached homeowner statement for reasons for repairs/changes/updates.

Synopsis of attached letter:

Roof is leaking and in need of replacement

Internal gutter systems has been leaking internally for a very long time causing structural damage to the soffit, rafters, and is especially troublesome during the winter months when it collects snow and ice and causes ice dams. Icicles have been noted thru multiple areas of the soffit due to the failure of the internal gutter system, though no photos of this issue have been captured. The cost to replace the internal gutter in copper or galvanized steel is 12-10 times the cost respectively. 6 inch gutter system with fascia mount is 6500.00. Galvanized internal gutters are 62,000. Copper internal gutters are 78,000.



801 Edison St., Detroit, MI 48202

**Historic District Commission
Historical Preservation Letter**

Our Story: My wife (Amanda Connolly) and I (Michael Gibb) moved into the Historical Boston Edison neighborhood in July of 2020. We came from a modest apartment in Cass Corridor and immediately fell in love with the neighborhood. In all honestly, we had no expectations on getting into our current home at 801 Edison St. It was listed over our budget and the past homeowner was unresponsive to our offer. At the last minute she went down on her asking price and we were able to be proud homeowners in this amazing neighborhood. Moving in we quickly discovered the lack of care the home had been receiving prior to our ownership. I immediately received quotes on replacing the roof as the damage to the garage was noticeable by anyone who walked by. At that time, it was clear we could not take on that project right away. In the meantime, we made repairs we could afford with savings and credit. First were the floors, then the chimney and boiler. We have even been able to restore an original toilet on the first floor although just replacing it with a new one would have cost three times less. As this may seem minor it was rewarding to know we were doing our best to preserve not only the historical structure itself but the historical integrity as much as possible. These preservation projects got us excited to do more. Four years later we started to feel comfortable taking on more debt to help stop the degradation of the external issues we inherited in the purchase of our home. However, it is more than just preservation of this wonderful home. As caretakers we assume the responsibility of keeping these homes from falling into disarray. In our current economy, waiting to make repairs look likely to become more costly every year we delay. We decided it was in our best interest to try and make the necessary repairs as soon as possible.

Need vs. Want: This past year we started to investigate what it would look like to preserve our home using historical materials. We began with looking into slate, tile or slate/tile composite roofs which were significantly more expensive upfront compared to asphalt shingle roofs due to the higher cost of materials and labor required for installation. The slate, tile or composite alternative are durable materials that can last well over 50 years, making them a long-term investment. In contrast, asphalt shingles are more affordable to install, with a shorter lifespan. My discovery speaking with over 7 contractors saw the initial cost of slate or tile to be five times higher than asphalt or around \$100k to \$150k to replace the shingles on our home and garage. This cost which did not include structural repairs made it obvious that our desire for natural materials was not affordable, but we still had the need for roof repairs. Damage to the roof has created leaks which have caused damage to walls and ceiling on our third floor while rotting away our garage's rafters and fascia.

Settling on replacing the current asphalt roof with like materials was not a difficult decision to make. Which left us inquiring about the gutter system. The damage to the existing gutter system is currently causing the soffit, fascia, and decking to rot away. As each season passes more damage is accruing. Getting estimates to replace an internal gutter system with copper or galvanized steel was significantly more expensive than installing a new aluminum external gutter system. We found that repairing the current system was not possible per our conversation with contractors. It was suggested that the entire system be replaced. Internal gutters require custom fabrication, extensive labor for removal and replacement, and potential structural repairs, with costs ranging from \$50 to \$150 per linear foot depending on the material and complexity. We were given estimates ranging from \$60k to \$80k. With the first contractor I thought there was a mistake. I later discovered this is a

standard price for this work. Although copper is on the higher end due to its durability and aesthetics. In contrast, a new external aluminum gutter system is more affordable, typically costing \$6 to \$20 per linear foot. Aluminum gutters are easier to install and maintain, making them a cost-effective alternative to internal gutter systems. The need for working gutters is a necessity as without it there are significant signs of deterioration. Without a functioning gutter there is no doubt more wood rot will occur causing the value of our home and its curb appeal to decrease in value.

The gutters were the most difficult thing to reconsider. However, the preservation of the home is important and with consideration we knew the main goal was to stop the damage that continues to take place. This brought us to the possibility of looking for new windows. The current jalousie windows on the north side of our home are both not historically accurate but also extremely poor when considering energy efficiency. Although patent in 1901 this style of window became popular and was widely used in mid-century architecture, especially in warm, humid climates such as the southern U.S. and tropical regions. None of these aspects apply to our home or region.

This design is not well-suited for colder climates like the Midwest, particularly in cities such as Detroit. The key issue with jalousie windows in this region is their poor energy efficiency. Since the glass slats do not seal tightly when closed, they allow significant heat loss during the winter and air leakage in all seasons. This results in higher heating costs and drafts that make our indoor spaces uncomfortable. In addition, we believe these were installed in the 70's or 80's. Reverting to a double hung window would help with making a cohesive look with the original windows facing 3rd St.

For a city like Detroit, where winters can be harsh and energy costs are a concern, replacing old jalousie windows with double-hung windows can provide significant benefits, including improved insulation, reduced drafts, and lower utility bills. While jalousie windows were once an excellent choice for naturally ventilating homes in warm climates, they are not practical for Midwestern weather conditions.

Roof: Replacing shingles on a roof with noticeable signs of wood rot and degradation is imperative because failing to do so can lead to severe structural damage, safety hazards, and costly repairs. Here's why immediate replacement is necessary:

1. **Prevention of Structural Damage** – Wood rot weakens the roof decking, causing it to lose its ability to support the shingles properly. This can result in sagging, leaks, and even roof collapse if left untreated.
2. **Moisture and Leak Prevention** – Compromised shingles allow water to penetrate the roof, leading to further wood rot, mold growth, and interior damage to ceilings, walls, and insulation.
3. **Protection Against Mold and Mildew** – Rotting wood creates an ideal environment for mold and mildew, which can spread throughout the home and pose serious health risks to occupants.
4. **Energy Efficiency and Insulation** – A degraded roof can reduce a home's energy efficiency by allowing heat and cool air to escape, increasing energy bills.

5. Pest Infestation Risk – Rotted wood attracts pests such as termites, carpenter ants, and rodents, which can cause additional damage to the home.
6. Property Value and Curb Appeal – A roof in poor condition can significantly reduce the value of a home and make it less appealing.
7. Compliance with Insurance and Warranties – Many insurance companies may deny claims or increase premiums if the roof is not properly maintained, and some warranties may be voided due to neglect.

Replacing damaged shingles and addressing the underlying wood rot as soon as possible ensures the longevity and integrity of the roof, protecting both the home and its value to the neighborhood.

Gutters: Installing traditional gutters on a historical home can often be more cost-effective than replacing a failing internal gutter system, especially when considering the immediate and long-term expenses. Furthermore, replacing an internal system often involves significant structural modifications, such as removing original materials or repairing rot caused by the failing system, adding to the overall cost. This can make traditional gutters a more budget-friendly option for us as homeowners seeking a needed solution.

From a preservation standpoint, maintaining the original architectural integrity of a historical home is crucial. The installation of traditional gutters allows the home to retain its classic appearance, as they can be seamlessly integrated into the exterior without disrupting the design. Preserving the original materials and design elements is often a priority for homeowners and preservationists alike, and traditional gutters offer a way to address functionality without sacrificing the historical charm of the home.

Lastly, the damage caused by the current gutter system has caused internal issues. Since 2020 we have been living with roommates i.e. squirrels. Although we trap and release the squirrels have nested in our soffit and third floor. Ripping out insulation which can often be found floating around our property or hanging from shrubs and trees. Without the repairs needed they can and will continue to compromise the integrity of our home. Overall, the current system in place has caused the most damage as seen in our soffit and fascia. Ice damming has occurred creating large and dangerous icicles that fall as the season changes. Melting snow has been pulled in through the rotting wood and continues to cause conditions that create damage both within the home and throughout the exterior of the home. Without a budget friendly solution these issues will only worsen with time.

Windows: Replacing jalousie windows with double-hung windows on a home built in 1914 is more historically accurate because double-hung windows were the standard window design for homes constructed during the late 19th and early 20th centuries. In the 1910s, double-hung windows were widely used across a range of architectural styles, including Colonial Revival, Craftsman, and Victorian. They consist of two vertically sliding sashes, which allowed for better ventilation and air circulation, an essential feature for homes in the pre-air conditioning era. This makes double-hung windows a far more accurate reflection of the period compared to the later, less common jalousie design.

Jalousie windows, which feature multiple adjustable slats that open and close like blinds, were not widely adopted until later in the 20th century. They became popular in the 1940s and 1950s, again, in tropical or subtropical climates, due to their ability to control airflow while protecting against rain. However, their use did not align with the architectural trends and materials of the 1910s. Replacing original double-hung windows with jalousie windows would be anachronistic for a home built in 1914, as the design was not a common feature of residential homes during that time. Thus, maintaining or restoring double-hung windows preserves the historical integrity of our home.

In addition to their historical accuracy, double-hung windows are more in line with the craftsmanship and materials used during the period. Homes built in 1914 were often constructed with traditional, high-quality materials such as wood for both the window frames and sashes. Double-hung windows were built to last, requiring skilled carpentry, and could be easily repaired or restored if necessary. In contrast, jalousie windows, which often incorporate metal or aluminum frames and more modern components, would not have been a period-appropriate choice for a 1914 home. Replacing jalousie windows with double-hung windows ensures that the home retains its original character and architectural value, maintaining the essence of the time when it was built.

To conclude, the current framing of the windows shows some signs of rot and there are areas within the frame that expose light from the outside, allowing pest to frequently come in an out of out home. Much of the north side of our home utilities space heaters for comfortable living conditions as these windows are not much better than screens. The storm windows, although are next in a need of repairs have begun to fall off our home in where we hope to have the windows replaced. This caused some worry from our neighbor who found a broken window thinking our home had been invaded. Although it had not been I do worry if another window falls it may cause harm to a passerby. We expect new windows to be black on the exterior. As this is a change to the current brown we will follow this project up with MacFarland Painting to address a cohesive look to the remaining windows and trim.

Next Steps: For our next home restoration project(s), here are the next steps for each task:

1. Painting Windows and Trim (Contacted MacFarland Painting which asked to reevaluate the project once the roof and windows have been addressed.)

Preparation:

- Scrape off old, peeling paint using a scraper or heat gun.
- Sand the surface to create a smooth base.
- Fill any cracks or holes with wood filler and sand again.
- Clean the surface to remove dust and debris.

Priming & Painting:

- Apply a high-quality exterior primer, especially for bare wood or repaired areas.
- Use exterior-grade paint designed for trim and windows.
- Paint in thin, even coats, allowing proper drying time between coats.

- Use painter's tape to protect glass and adjacent areas.

2. Restoring or Replacing Storm Windows (No contractor has been contacted at this time.)

Assessment:

- Inspect storm windows for damage, rust (if metal), and/or rot (if wood).
- Determine if they can be restored or if replacement is necessary.

Restoration:

- Remove glass panels carefully and clean thoroughly.
- Sand and repaint metal frames to prevent rust.
- Repair or replace damaged wooden frames.
- Replace broken or missing glazing putty to secure glass.
- Reinstall weatherstripping for a better seal.

Replacement (if needed):

- Measure existing openings for new storm windows.
- Choose appropriate materials (wood, aluminum, or vinyl).
- Ensure proper fit and install securely to maintain insulation.

3. Repairing Front Door Awning (No contractor has been contacted at this time. Although efforts to slow wood rot has been taken by me the homeowner.)

Inspection:

- Check for structural issues, including wood rot, rust, or missing hardware.
- Assess the awning's attachment to the house for stability.

Repair Process:

- Reinforce or replace damaged wood, metal, or support brackets.
- Replace the wrought iron accent as it has rusted and detached from awning.
- Ensure proper drainage to prevent future water damage.

Final Touches:

- Seal wood components with exterior-grade paint or stain.
- Secure all fasteners and check for proper weight distribution.
- Test for stability before completing the project.