



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00407

PROPERTY INFORMATION

ADDRESS(ES): 691 W CANFIELD

HISTORIC DISTRICT: West Canfield

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

To remedy NOD items, rear porch removal and proposed porch/deck replacement, replace vinyl windows with wood windows, replace opening at rear(currently covered with fishscale siding/ transom)with wood window and brick infill, addition of window wells and obscuring same from view, infill wall opening with brick, addition of rear doors , new metal railings.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Rosanne & Doug Pattison	COMPANY NAME: Silvercreek Michigan LP & Jaime Pattison		
ADDRESS: 691 W CANFIELD	CITY: DETROIT	STATE: MI	ZIP: 48201
PHONE: +1 (416) 710-1180	EMAIL: rosanne@silvercreekcommercial.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Signed by:

Rosanne & Doug Pattison

Silvercreek Michigan LP & Jaime Pattison

Rosanne & Doug Pattison

06/16/2025

SIGNATURE

691 W CANFIELD

DATE

DETROIT

MI

48201

+1 (416) 710-1180

rosanne@silvercreekcommercial.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

to remedy 6 NOD items for 691 W Canfield



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

Remedy 6 NOD items Item #1 replace rear porch with new raised porch + deck at grade, Item #2 replace transom/fish scale siding with window and brick infill , Item #3 replace new vinyl windows with wood windows and obscuring window wells with landscape elements , Item #4 Add new rear door in place of plywood, paint rear basement doors with historic colors, Item #5 infill one rear wood panel with brick, while leaving two side panels as is, Item #6 metal fence on west side in one material .

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<div><div>6. WINDOWS/DOORS</div><div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div></div>	<div><div></div><div></div></div>

691 W. CANFIELD RESUBMISSION FOR HDC NOTICE OF DENIAL ITEMS JUNE 2025

PERTINENT DOCUMENTS BELOW

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

10/18/22

NOTICE OF DENIAL

Doug Pattison
691 W. Canfield
Detroit, MI 48201

RE: Application Number 22-8057; 691 W. Canfield; West Canfield Historic District

Dear Applicant,

At the Regular Meeting that was held on October 12, 2022, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on October 18, 2022, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

- ***Removal of the rear porch***
- ***The removal of the rear doors and infill with fish scale siding and a transom,***
- ***Installation of new vinyl windows, increasing basement window size, and installation of window wells***
- ***The installation of the rear basement doors and sidelights,***
- ***The infill of window and door openings on the rear and side elevations with brick,***
- ***The installation of the new wood and metal fence at the front yard west property line.***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- 2) ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- 5) ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 6) ***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 missing features shall be substantiated by documentary, physical, or pictorial evidence.***
- 9) ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.
For the Commission:



Daniel Rieden, Detroit Historic District Commission

CERTIFICATE OF APPROPRIATENESS

Doug Pattison
691 W. Canfield
Detroit, MI 48201

RE: Application Number 22-8057; 691 W. Canfield; West Canfield Historic District

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- *The front porch roof work per attached description,*
- *Chimney repair and tuckpointing of brick where needed,*
- *The repair/painting of trim where needed to match existing material, color, and detail,*
- *The proposed landscape grading, driveway, walkway and at grade patio installations per attached description and drawings,*
- *The installation new fencing at the rear and side yards per the attached drawings*

The Certificate of Appropriateness is issued with the following conditions:

- *The applicant supplies HDC staff with the asphalt shingles, rear door, and metal fence product information for approval.*
- *The proposed fencing shall conform to the Commission's Fences and Hedges Guidelines and the fencing proposed for the side/east & west property line shall be of one consistent material.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

EXERPT FROM HISTORIC CONSULTANTS' REPORT REGARDING 691

691 West Canfield St.

Building Pathology Report
Silvercreek Michigan LP
691 West Canfield Street, Detroit MI



Typical Richardsonian Romanesque houses

Richardsonian Romanesque, named after architect Henry Hobson Richardson (1838-1886), is characterized by heavy, rock-faced stone plinths, round masonry arches, contrasting colors, transom windows arranged in ribbon-like patterns, and sparse fenestration. Most of the Richardsonian Romanesque structures are variations of the style, employing selected Richardsonian elements.

Common elements:

- semicircular arch
- corbel table
- stone banding, stone lintels, and sills
- simple 1/1 windows
- archivolt and compound arches
- terra cotta details (on grander homes)
- square and round towers (on grander homes and buildings)
- rock-faced half storey stone plinth (battered)
- semi circular masonry arches (Roman Arch)
- contrasting colours
- transom windows in ribbon pattern

691 West Canfield Street is decidedly Richardsonian Romanesque. As architectural styles develop, they borrow from previous design styles. Notwithstanding this, the house is not Queen Anne Revival.

691 West Canfield St.

Building Pathology Report ■
Silvercreek Michigan LP ■
691 West Canfield Street, Detroit MI ■



Loading Dock | Basement Access

This basement access and so-called loading dock are an eyesore at best. The use of concrete rubble would have never been used in the fine detailing of a Richardsonian Romanesque home of this period. Concrete was not used extensively in the United States in domestic architecture until post World War One. Therefore, this structure would not have been built at the time of the original house (in the last quarter of the 19th century). The structure is poorly executed and structurally unsound.

I would assume the excavation of this area was so amateur, that the house experienced foundation issues and the underpinning was completed some time after this structure was built (I would estimate it was built in the 1950s). The underpinning appears to have been done professionally.

The rule of preservation is that any additions to a building that embodies the character and quality of the original should be celebrated and kept and preserved. In this case the addition of this basement and loading dock is not of good quality or in keeping with the character of the house. I therefore, would recommend wholesale removal of this structure and remediate a fitting deck or patio similar to what has been already completed.

691 West Canfield St.

Building Pathology Report
Silvercreek Michigan LP
691 West Canfield Street, Detroit MI



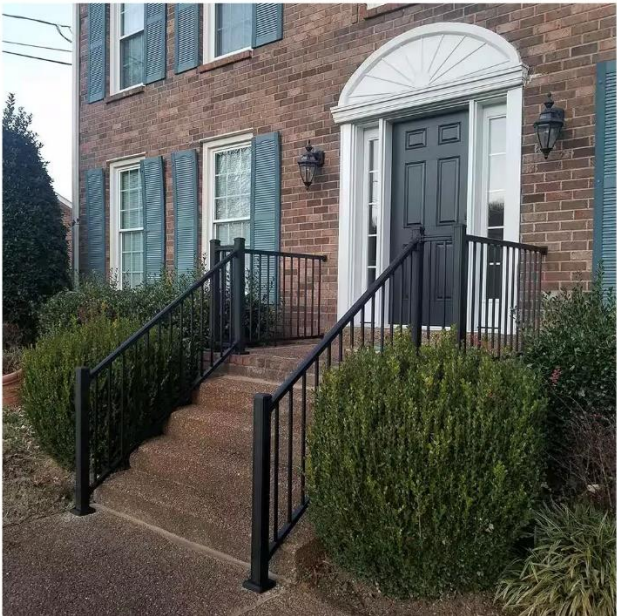
See Images Above: Much of the iron/steel work appears to be reused and recycled iron or steel that has now completely corroded due to the poor-quality concrete work, allowing copious amounts of water into the structure. There appears to be no beam pockets for the iron/steel in the existing brick wall of the house. Again, indicating that the structure post dates the original construction date of the house. The deck portion is concrete with welded wire mesh. The use of welded wire mesh expanded beyond industrial applications in the mid-20th century (c1950). Therefore, the deck (loading dock) most likely appeared at the same time the entryway and vertical walls c 1950's - 1970's. The question arises with the collapse of portions of the deck (loading dock), how corroded is the welded wire mesh? Therefore, the deck is not structurally sound, and in my opinion has never been structurally sound!

NEW RAILINGS , WINDOWS, DOORS

Stanford 36 in. H x 72 in. W Textured Black
Aluminum Stair Railing Kit
by **Weatherables**



Product Images



Stanford 36 in. H x 72 in. W Textured Black
Aluminum Stair Railing Kit
by **Weatherables**

Product Images





PELLA® LIFESTYLE SERIES
Wood Double-Hung Window

4.03 ★★★★★ [2116 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home – from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001



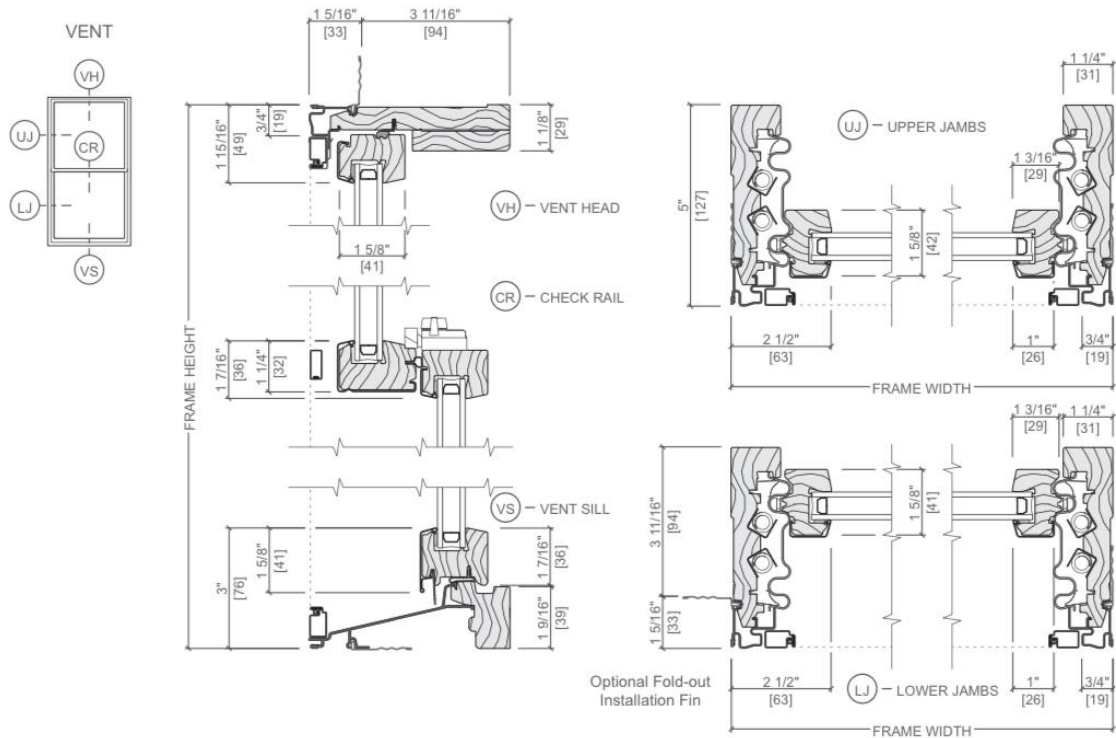
Configuration: 1-wide





Lifestyle Series Double-Hung

Unit Sections





Lifestyle Series Double-Hung

Features and Options

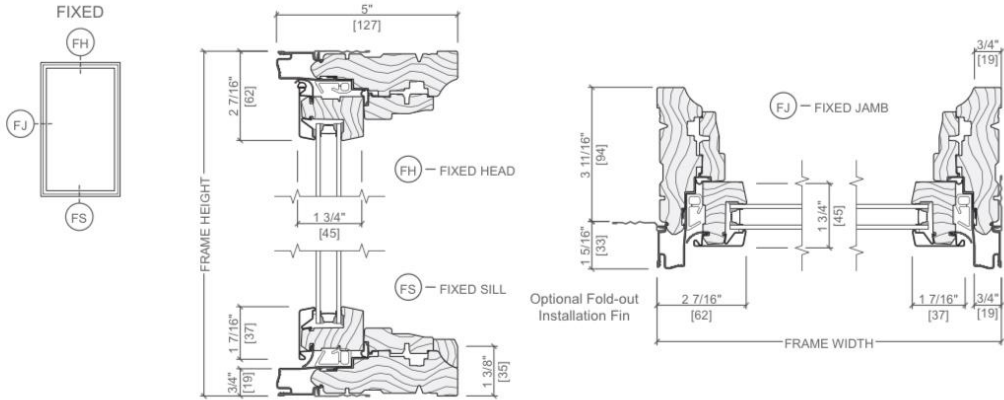
Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E SunDefense+ Low-E AdvancedComfort Low-E NaturalSun Low-E NaturalSun+ Low-E
Additional Glass Options	
Annealed Glass	STC Glazing Options Tempered Glass Obscure Glass ₁
Gas Fill/High Altitude	
Argon	High altitude (Air-filled only)
Exterior	
EnduraClad® protective finish	—
Cladding Colors	
12 Standard colors ₁	—
Interior₁	
Unfinished wood	Factory primed Factory prefinished paint ₁ Factory prefinished stain ₁
Wood Types	
Pine	—
Hardware	
Finishes	
Champagne, Matte Black, White or Brown	Oil Rubbed Bronze, Satin Nickel
Sash Locks/Sash Lifts	
Cam-action lock	Sash lifts ₂
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Grilles	
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Simulated Divided Light with Optional Spacer₃	
—	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Screens	
—	Full-Size InView™ screens, Hidden Screen ₄

(—) = Not Available
(1) Contact your local Pella sales representative for current color options.
(2) Sold separately for Pella® Lifestyle Series double-hung windows.
(3) Available with Low-E argon-insulated glass only.
(4) Hidden Screen prevents operation of the upper sash.



Lifestyle Series Double-Hung

Unit Sections





<



[Home](#) / [Collections](#) / [Exterior Doors](#) /

Steel Half Lite Prefinished Door

[Novatech](#) SKU: PH2868S2PHLBWL

Product Description

Steel (Wood Edge) Half Lite, 2 Panel Door
Available 2'8 x 6'8 and 3'0 x 6'8
Prefinished White Interior, Black Exterior
Composite White Capped 4-9/16 Jamb
Z-AC Force 5 White Sill
180 PVC Casing
Bored for Lock and Deadbolt, Hardware Not Included

Size

2'8 x 6'8

3'0 x 6'8

Handing

Left Hand

Right Hand

Price

\$600⁰⁰

4 interest-free installments, or from **\$54.15**/mo with [shop Pay](#)
[Check your purchasing power](#)

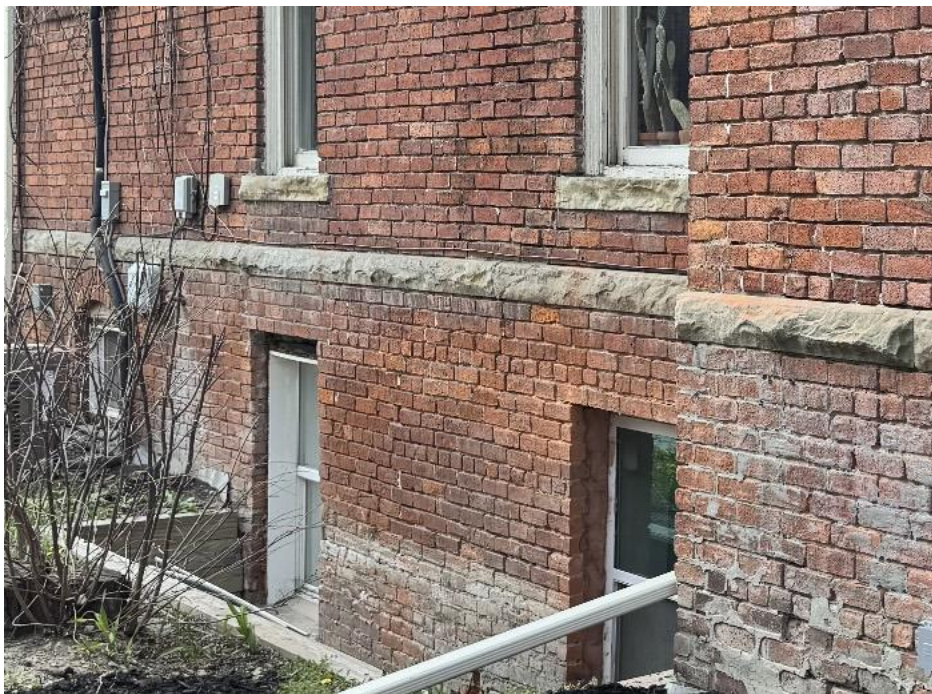
[Shipping](#) calculated at checkout.

Quantity

WINDOWS/DOORS CURRENT CONDITIONS



W1 & W2



W3 & W4



W5



W6



W7 & W10



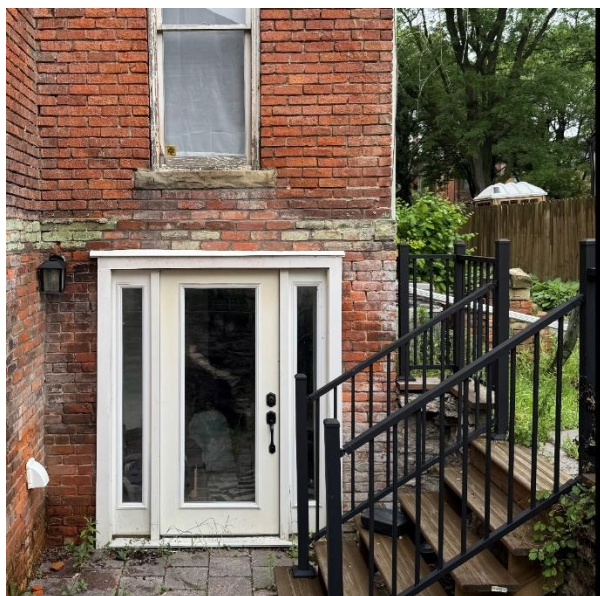
W8



W9



W11



D1



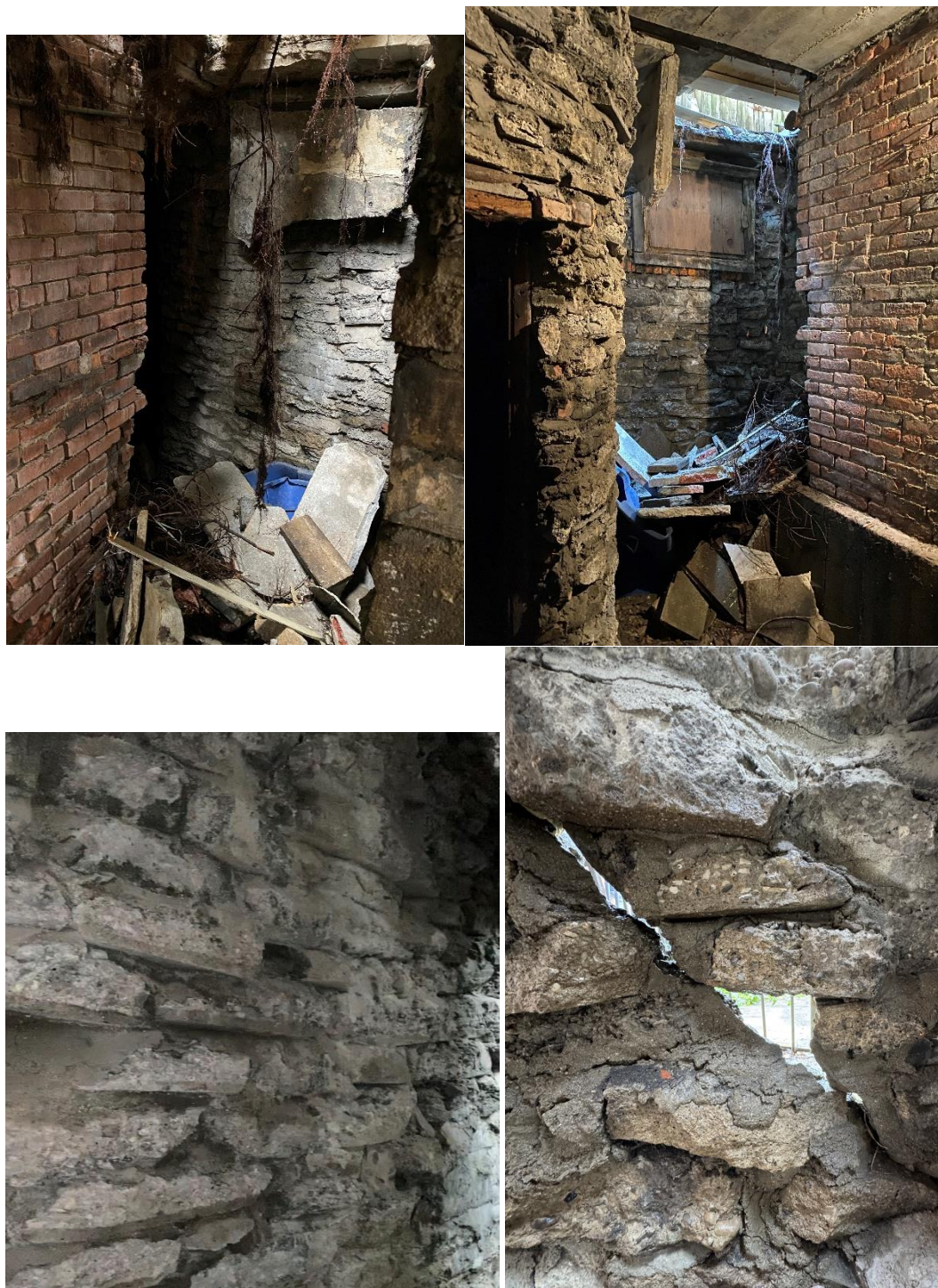
D2

ITEM #1 REMOVAL OF REAR PORCH

Rear “porch” was actually a loading dock on the alley, as confirmed in historic photos. There was no set of porch stairs or even a gate. From all appearances it was a loading dock and shelter for a large boiler for which the area below was excavated and the house underpinned. 691 was once a commercial laundry facility.

As confirmed by Sanborn maps and Historic consultant Chris Cooper, this dock structure was not in keeping with the Richardsonian Romanesque style of 691, was poorly constructed from recycled materials , is not historically significant and is an “eyesore”. Its appearance detracts from the graceful lines and materials used in 691. In addition, it was and still partially is, an element that is dangerous in its’ current state. The remaining bit of the stair covering, impedes access across the back of 691’s property for occupants or first responders, narrowing the pathway behind the house. Our wish is to take it down to grade level as soon as possible to render the structure safe. When purchased by the current owners in 2022, the structure had partially collapsed , its metal supports rusted through and it was deemed unsafe by a professional home inspector.





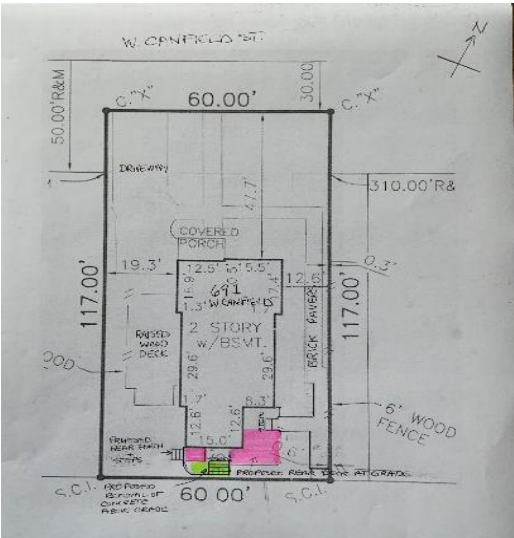
The structure is mostly recycled concrete, with a few bricks thrown in here and there.

Sanborn maps only date as recent as 1950, but no rear dock or porch structure is depicted on the 1950 map. One can conclude that the structure is dated after the map date. Indeed the recycled concrete was affixed to part of 693 and 693 didn't exist until circa 1950.

The 1897 Sanborn map shows no rear porch, however, by 1921, a small rear porch appears. It is gone again by 1950, but the rear of 691, now has a garage, and records show it was built circa 1947-1950.



The garage in the rear of 691 is now a separate property with a separate address 693 , separated in 1982.The new proposal is to cover most of the open area with 2 decks, one at grade level and one at first floor level.



Deck structures would be made of wood with black metal railings similar to what protects the current sunken patio area. Two sets of stairs would remain , on the east side and south side to access the basement area. Another set of stairs would be needed for the raised deck at the rear. The rear opening that is currently a plywood panel, would see installed a modest rear panelled security door as below.



Home / Collections / Exterior Doors /

Steel Half Lite Prefinished Door

Novatech SKU: PH2868S2PHLBWL

Product Description

Steel (Wood Edge) Half Lite, 2 Panel Door
Available 2'8 x 6'8 and 3'0 x 6'8
Prefinished White Interior, Black Exterior
Composite White Capped 4-9/16 Jamb
Z-AC Force 5 White Sill
180 PVC Casing
Bored for Lock and Deadbolt, Hardware Not Included

Size

2'8 x 6'8

3'0 x 6'8

Handing

Left Hand

Right Hand

Price

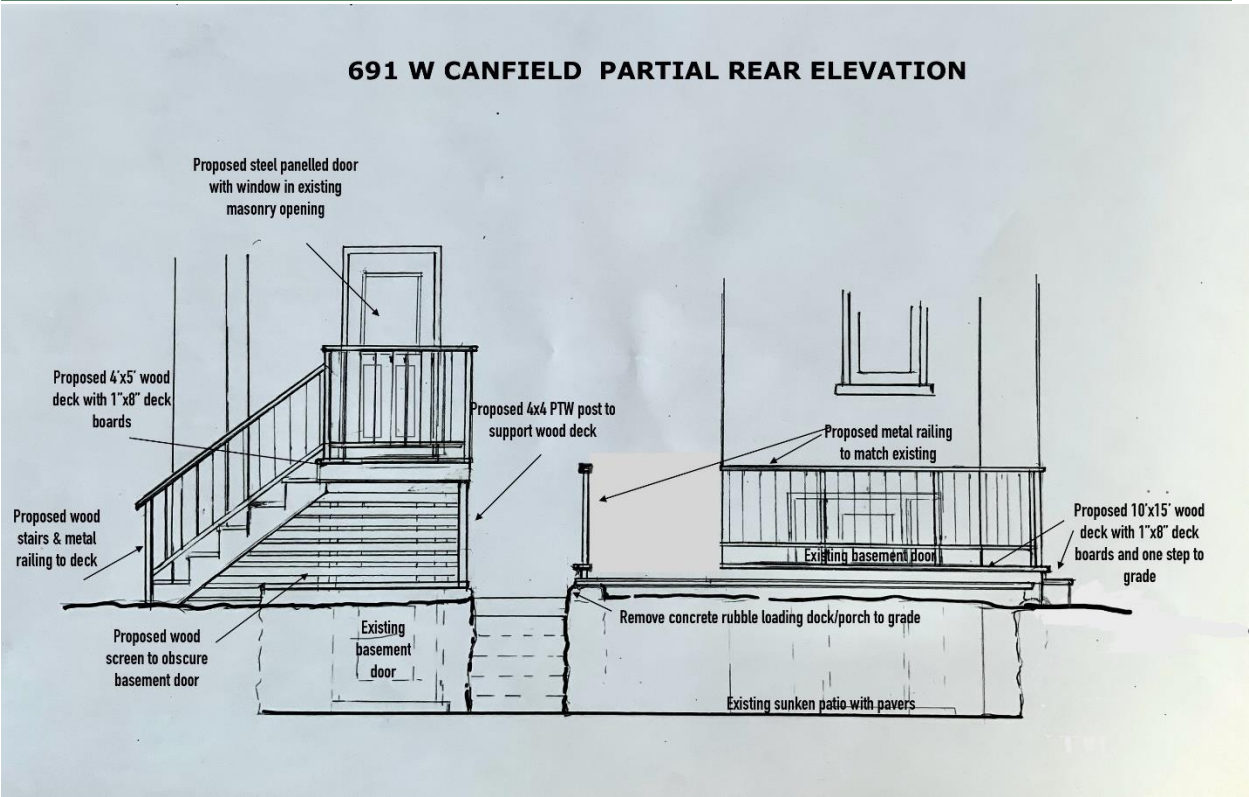
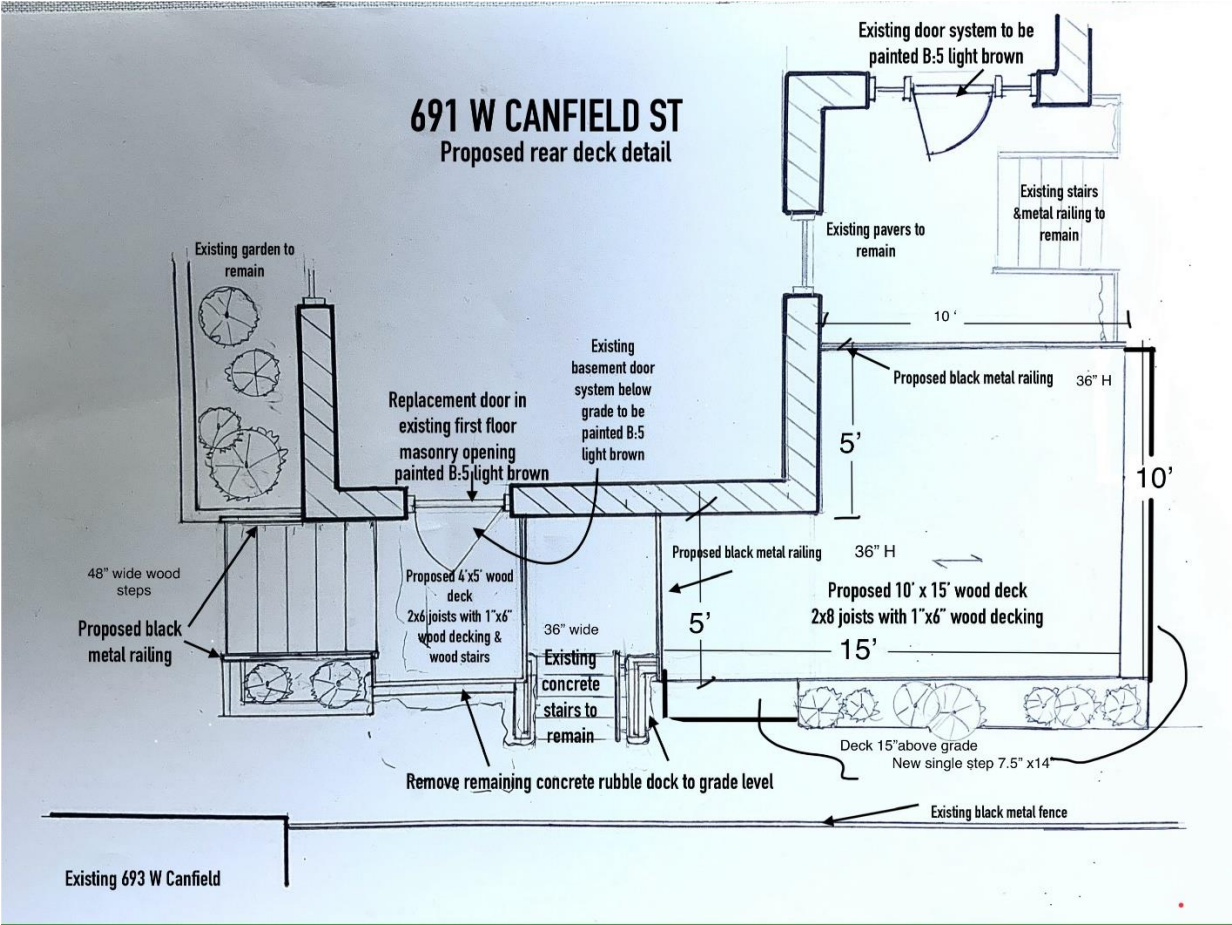
\$600⁰⁰

4 interest-free installments, or from \$54.15/mo with [shop Pay](#)
[Check your purchasing power](#)

Shipping calculated at checkout.

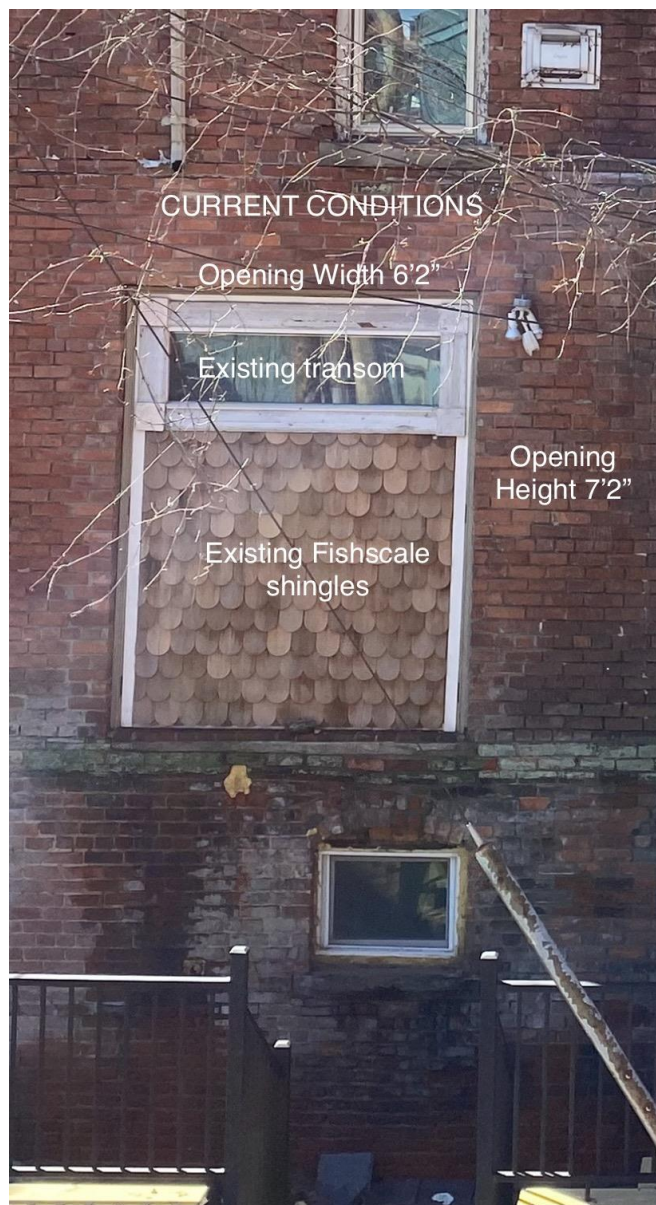
Quantity





ITEM #2 THE REMOVAL OF REAR DOORS AND INFILL WITH FISHSCALE SIDING AND TRANSOM

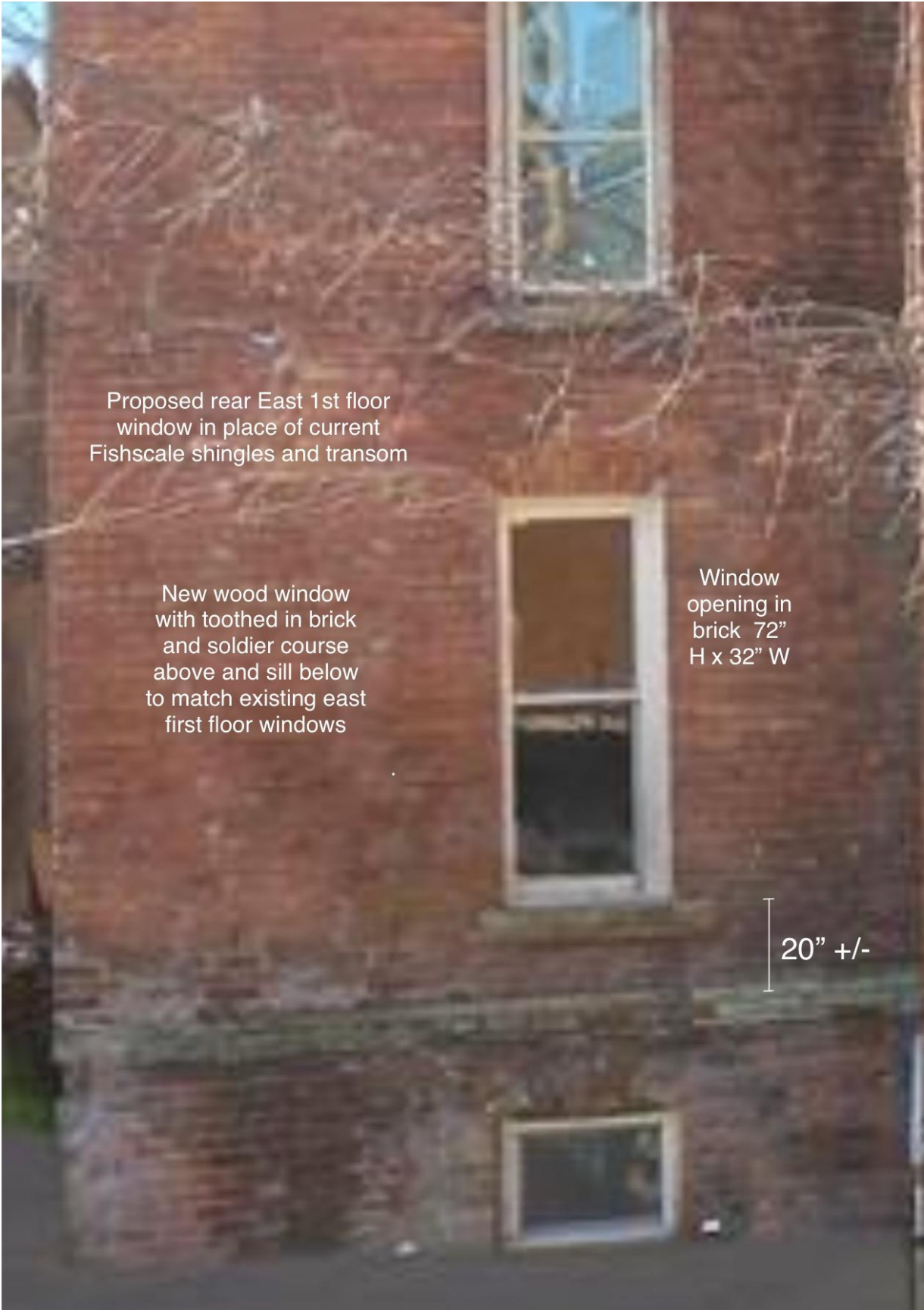
Proposal is to remove fishscale siding and transom and install double hung window to match window on floor above.





Historic photo shows window on first floor in place of rear doors.





Proposed rear East 1st floor
window in place of current
Fishscale shingles and transom

New wood window
with toothed in brick
and soldier course
above and sill below
to match existing east
first floor windows

Window
opening in
brick 72"
H x 32" W

20" +/-

7:51 AM Tue Jun 10

...

63%



Lifestyle Series - Detailed Product Description

RTF - 130 KB



Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (84 mm).
- Jamb liner shall be [Gray, high-impact polyvinyl chloride] [Black, chlorinated polyvinyl chloride] backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [SunDefense+ Low-E] [AdvancedComfort] [NaturalSun Low-E] [NaturalSun+ Low-E] with argon].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain₁]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units. White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
- 7/8" Grilles permanently bonded to the interior and exterior of glass.
- Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
- Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]]. Exterior grilles to match the exterior cladding color.
- Available only on units glazed with Low-E insulated glass with argon.

- or -

- Grilles-Between-the-Glass₂
- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom - Equally Divided].
- Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
- Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ screens
- Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
- Screen frame finish is baked enamel, color to match window cladding.
- ~~Hidden Screen.~~





PELLA® LIFESTYLE SERIES
Wood Double-Hung Window

4.03 ★★★★★ [2116 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001



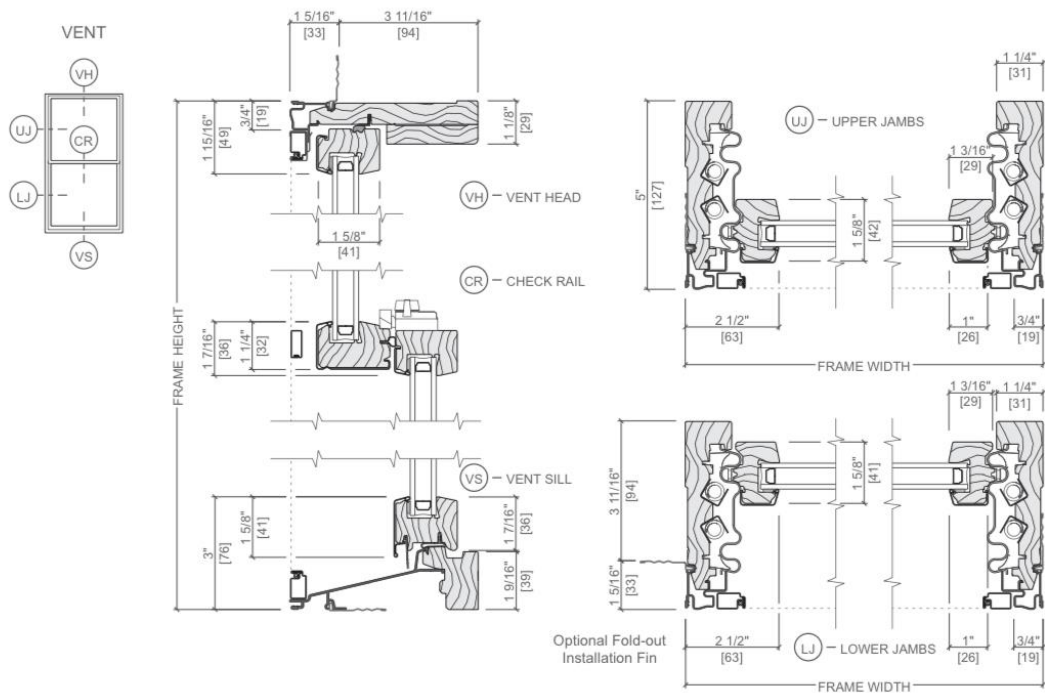
Configuration: 1-wide

		
1-Wide	2-wide	3-Wide



Lifestyle Series Double-Hung

Unit Sections





Lifestyle Series Double-Hung

Features and Options

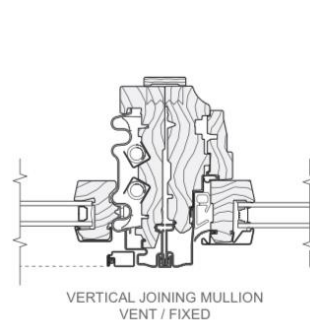
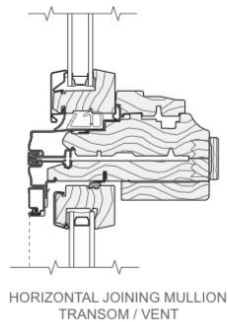
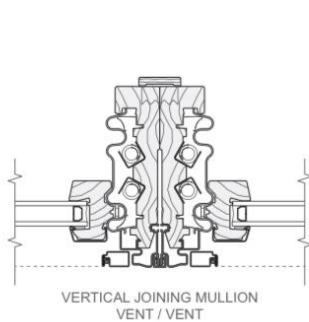
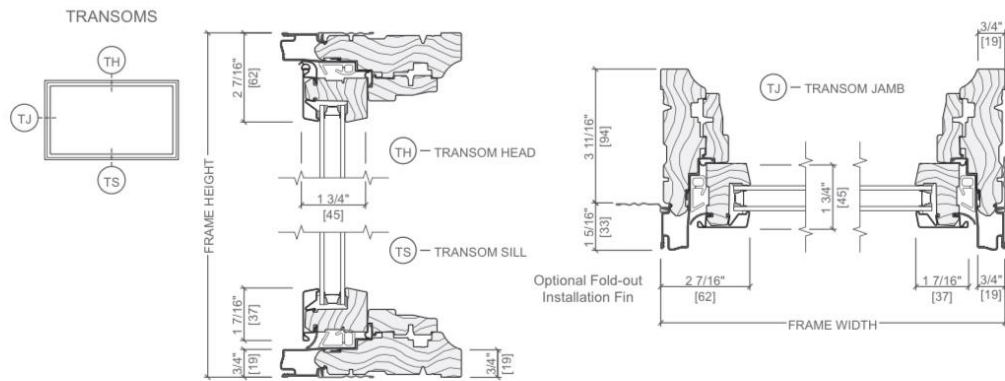
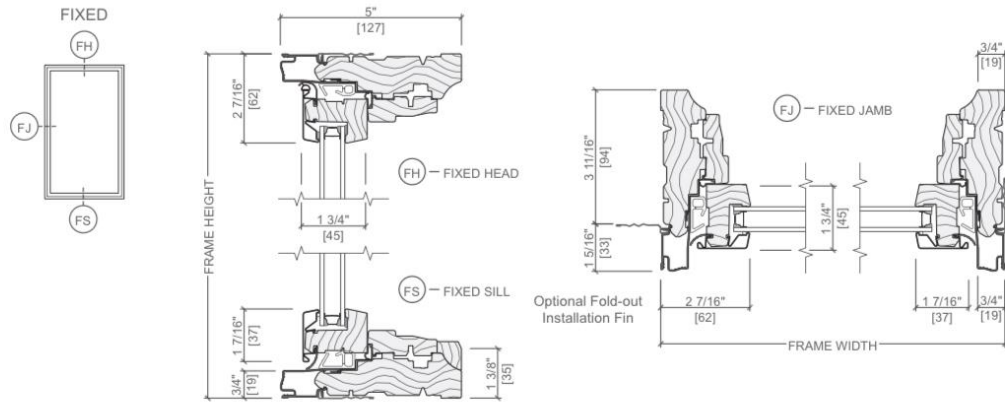
Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
Additional Glass Options	
Annealed Glass	STC Glazing Options
	Tempered Glass
	Obscure Glass ₁
Gas Fill/High Altitude	
Argon	High altitude (Air-filled only)
Exterior	
EnduraClad® protective finish	—
Cladding Colors	
12 Standard colors ₁	—
Interior ₁	
Unfinished wood	Factory primed
	Factory prefinished paint ₁
	Factory prefinished stain ₁
Wood Types	
Pine	—
Hardware	
Finishes	
Champagne, Matte Black, White or Brown	Oil Rubbed Bronze, Satin Nickel
Sash Locks/Sash Lifts	
Cam-action lock	Sash lifts ₂
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Grilles	
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Simulated Divided Light with Optional Spacer ₃	
—	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Screens	
—	Full-Size InView™ screens, Hidden Screen ₄

(—) = Not Available
(1) Contact your local Pella sales representative for current color options.
(2) Sold separately for Pella® Lifestyle Series double-hung windows.
(3) Available with Low-E argon-insulated glass only.
(4) Hidden Screen prevents operation of the upper sash.



Lifestyle Series Double-Hung

Unit Sections



Scale 3" = 1' 0"
All dimensions are approximate.
See www.Pella.com for mullion limitations and reinforcing requirements.

ITEM #3 INSTALLATION OF NEW VINYL WINDOWS INCREASING BASEMENT WINDOW SIZE AND
INSTALLATION OF WINDOW WELLS

We propose to replace 11 vinyl windows with wood windows. 5 double hung windows, 2 casement windows and 4 fixed windows. The exterior will be painted to match the existing windows. HDC C:4 Yellowish white because that is the existing color of 691’s windows.



Brick mold for the exterior to match the old windows will be installed . Where needed on one second floor double hung window , brick will be repaired around window opening.



The east window wells that are necessary for bedroom egress, we have planted bushes and landscape elements to screen them from view of the street. Below East side window well, screened from view

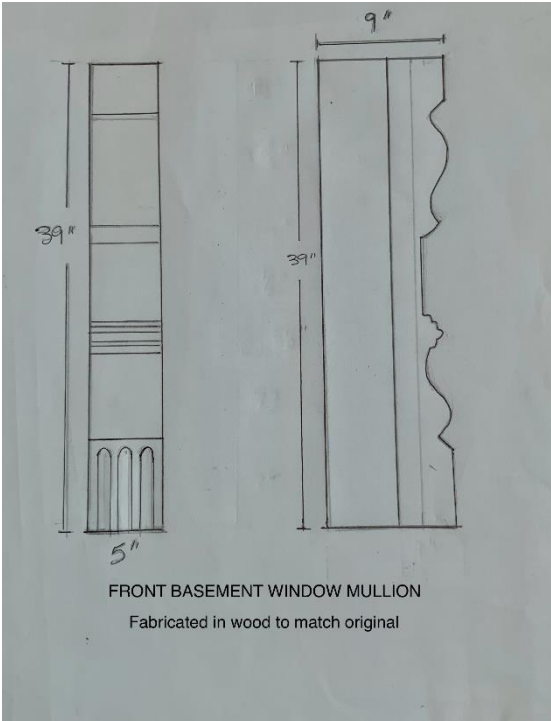


F Below

Below: front of house window well screened by landscaping



At front windows, wooden mullion will be fabricated to match profile of old mullion.





PELLA® LIFESTYLE SERIES
Wood Double-Hung Window

4.03 ★★★★★ ☆ [2116 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001

Configuration: 1-wide



PELLA® LIFESTYLE SERIES
Wood Casement Window

4.03 ★★★★★ ☆ [2116 Reviews](#)

Pella Lifestyle Series aluminum-clad wood casement windows open and close with the turn of a crank, making them a perfect option for hard-to-reach places. With a variety of grilles, finishes and hardware, personalize your casement window to complement any style, from traditional to modern. Create room-by-room solutions with upgraded performance packages to make your home quieter and more comfortable.

- #1 performing wood window for the combination of energy, sound and value. ¹⁶
- Optional Rolscreen® retractable screen rolls away and out of sight when not in use.
- Available with built-in, integrated blinds, shades and security sensors.
- Product #300003

Configuration: 1-wide

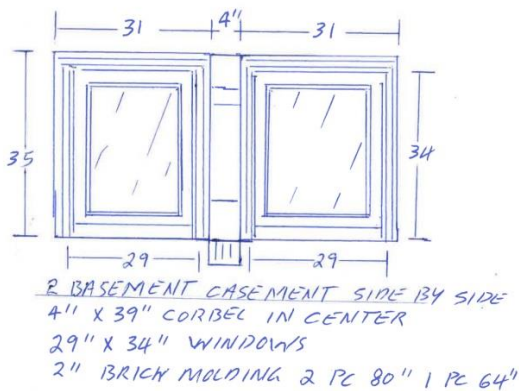
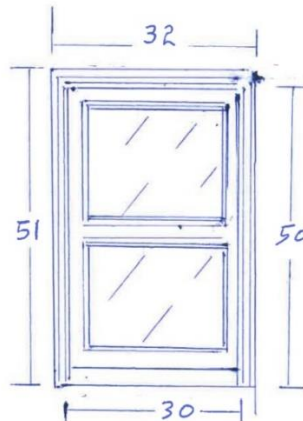
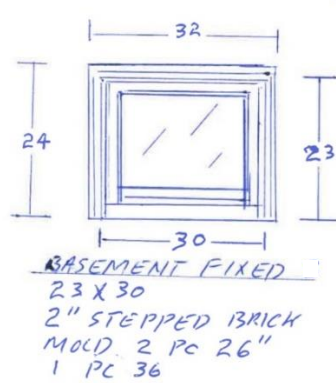


Eleven wooden windows will be fabricated to replace vinyl windows.

5 double hung windows- 2 main (ground) floor, 1 second floor, 2 basement (east side at wells for egress)

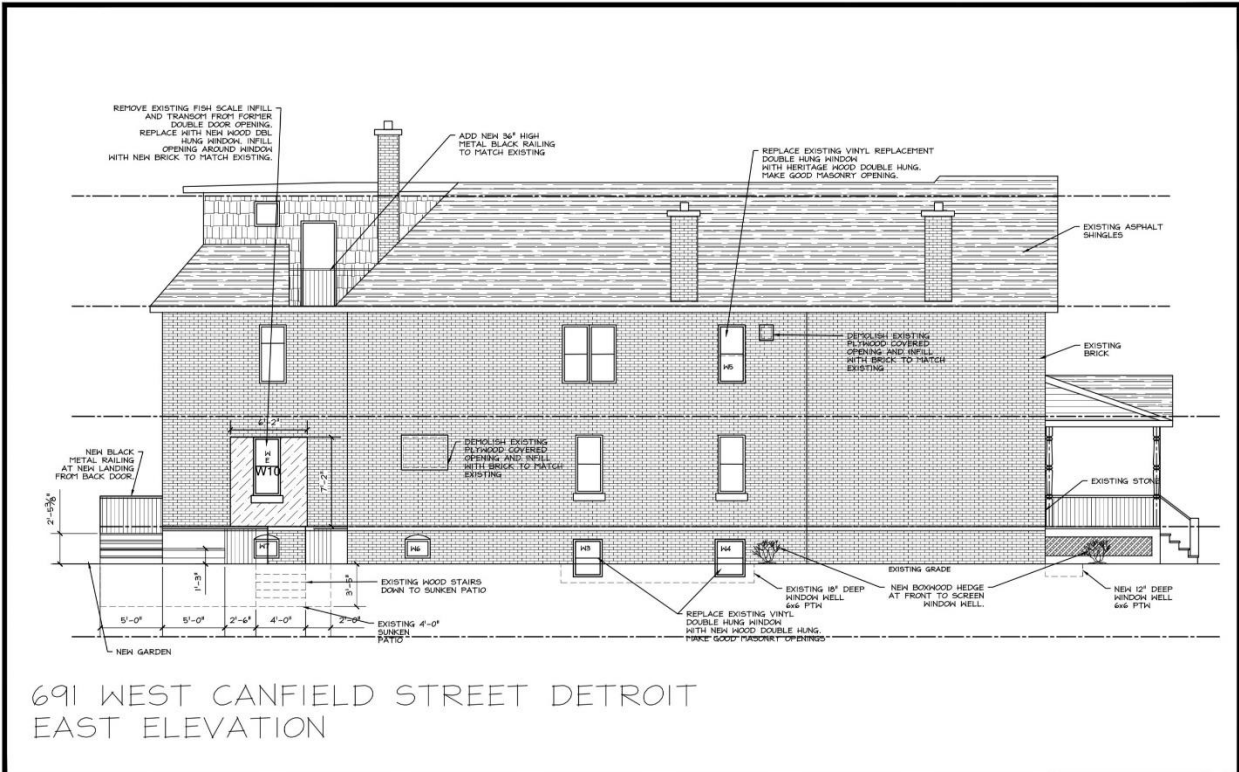
2 casement windows - at front of house basement level (for egress) with fabricated 4"x39" mullion in middle

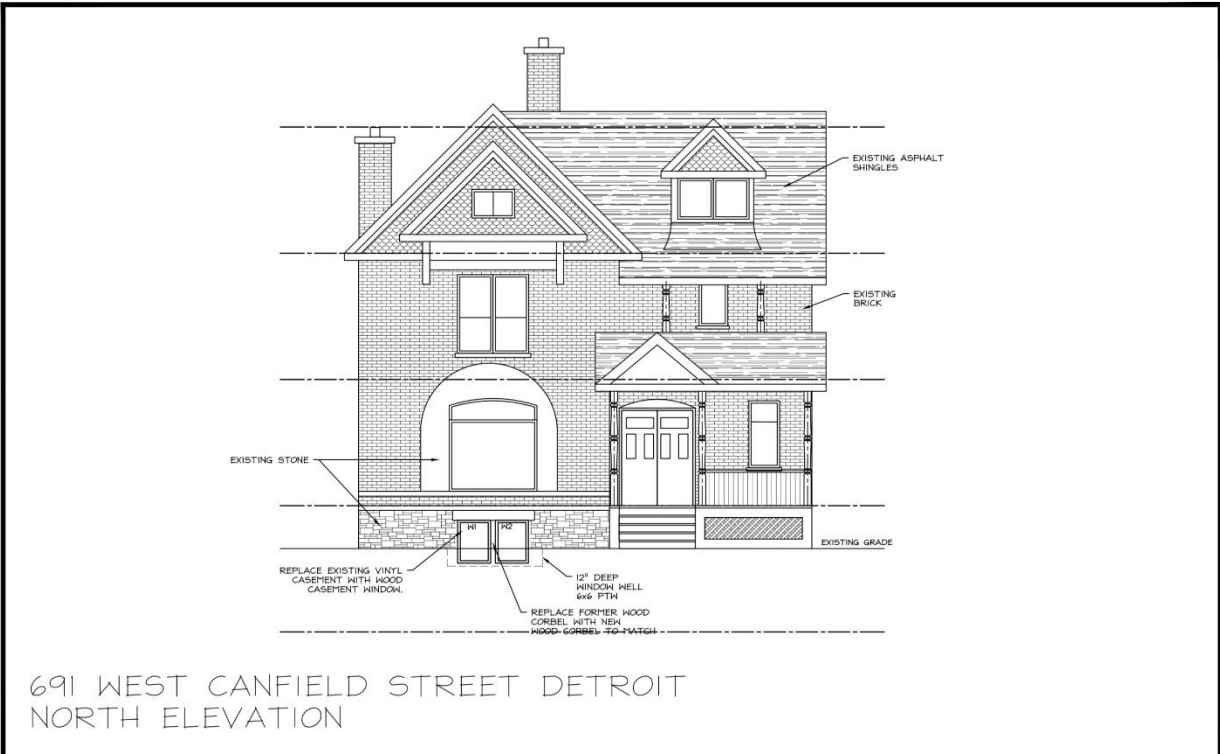
4 fixed windows – basement level at rear(fixed for security not needed for egress)



GROUND FLOOR DBL HUNG
2 REQ 30" X 71"
2" BRICK MOLD 1 PC 34"
2 PC 74"

WINDOW SCHEDULE						
MARK	W	H	FRAME	TYPE	PAINTED	GLASS
W1 North	31"	35"	WOOD	EGRESS CASEMENT	P1	INSULATED
W2 North	31"	35"	WOOD	EGRESS CASEMENT	P1	INSULATED
W3 East	32"	51"	WOOD	DOUBLE HUNG	P1	INSULATED
W4 East	31"	51"	WOOD	DOUBLE HUNG	P1	INSULATED
W5 East	31"	60"	WOOD	DOUBLE HUNG	P1	INSULATED
W6 East	32"	24"	WOOD	FIXED	P1	INSULATED
W7 East	32"	24"	WOOD	FIXED	P1	INSULATED
W8 West	32"	24"	WOOD	FIXED	P1	INSULATED
W9 West	32"	72"	WOOD	DOUBLE HUNG	P1	INSULATED
W10. East.	32".	72".	Wood.	DOUBLE HUNG	P1.	INSULATED.
W11. West.	32".	30".	Wood	FIXED	P1.	Insulated

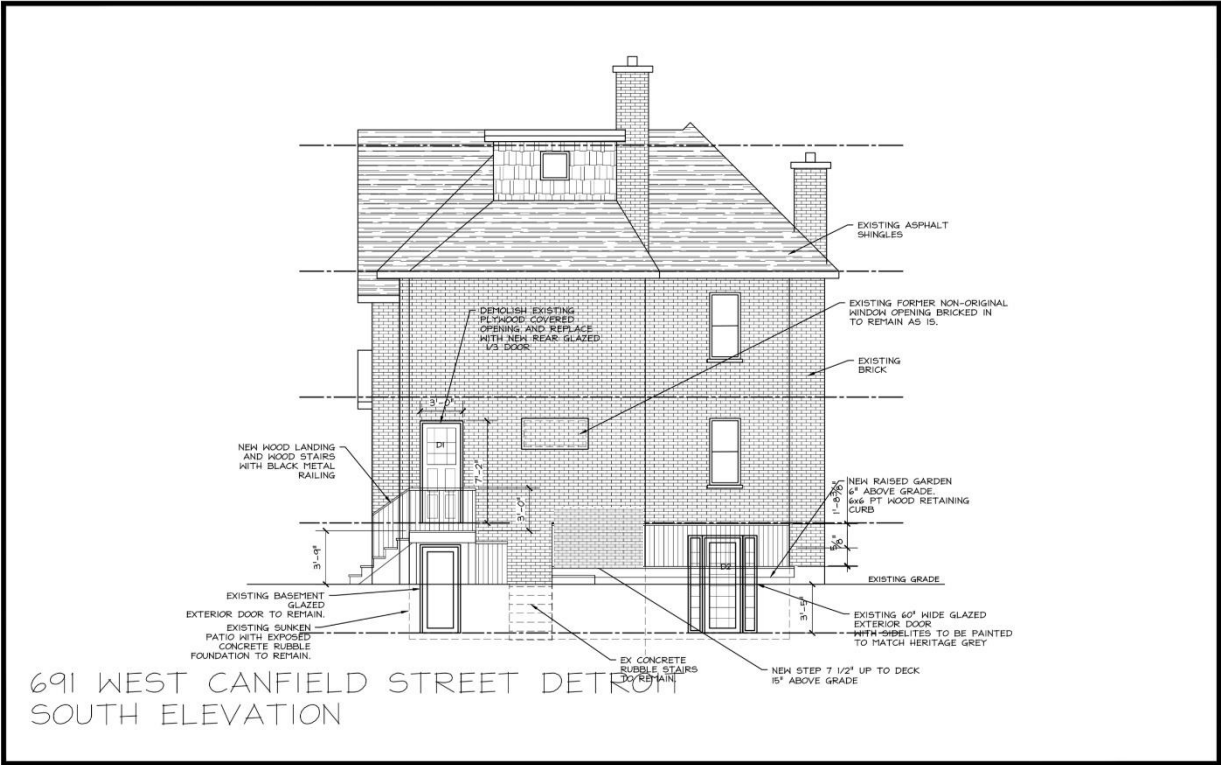




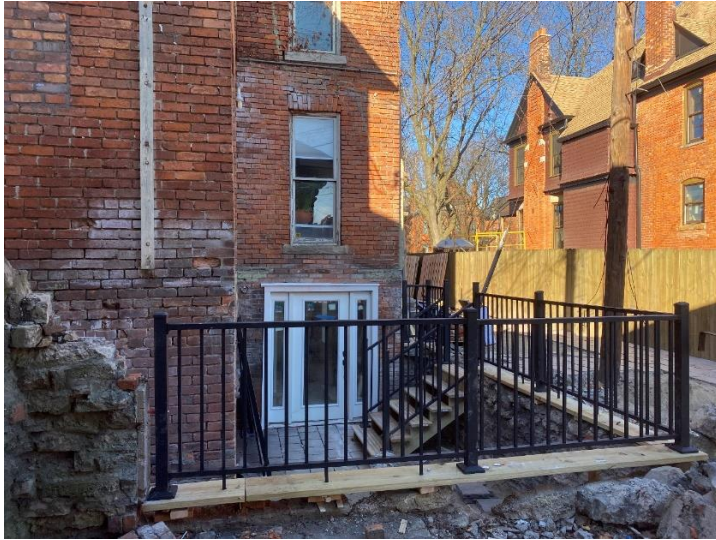
ITEM #4 THE INSTALLATION OF REAR BASEMENT DOORS AND SIDELIGHTS

Two new basement doors were installed. They are below grade and not visible from the street at all. We propose to leave them installed as they are, but paint in an approved color from the HDC color system palette, we propose B:8 Grayish brown or B:5 Light Brown. A similar color already exists on 691 as a front porch accent.

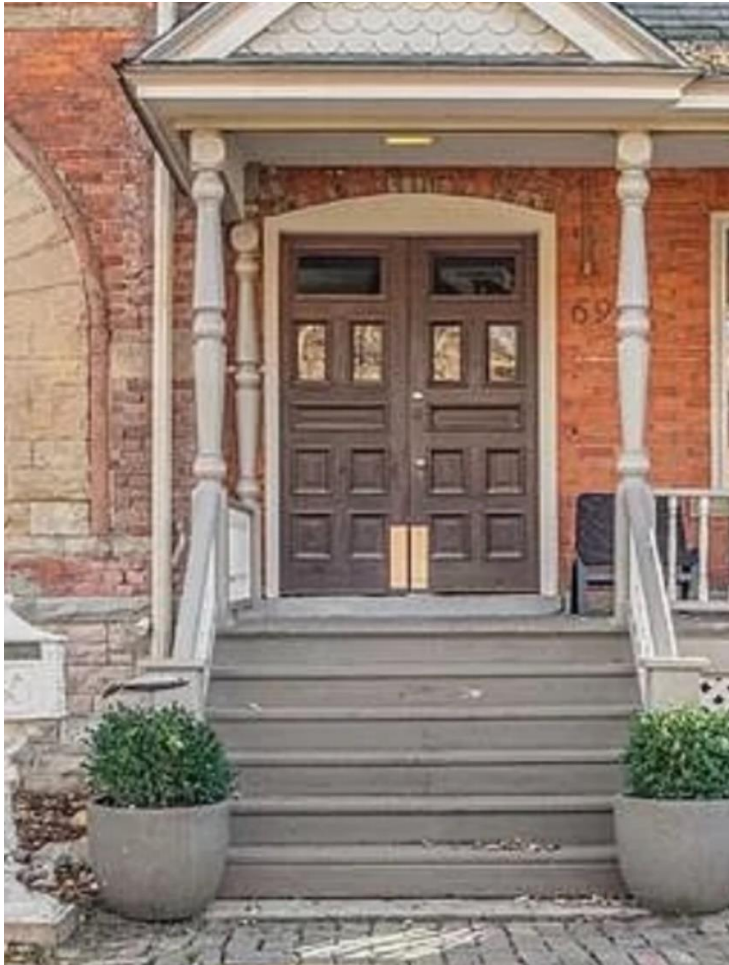
Both doors will be of minimal visual impact as we propose they will be mostly obscured by proposed decks.



Rear doors are not visible from street. Near sunken area location of proposed deck 15" above grade.



Front porch accent colors below. B5 or B8 proposed for rear doors.



COLOR SYSTEM B

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	CORNICE/ PORCH	IRON CRESTING
Any System B Color EXCEPT A:7, A:8, A:9, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Shingles: Stained or painted any System B Color ESPECIALLY Dark Greens, Olives, Browns and Yellows EXCEPT A:7, A:8, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Existing brick or stone	Any System B Color darker than the brick or stone body, ESPECIALLY B:6, B:8, B:11, B:18	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19



A:7 Bluish Gray
MS: 10B 5/1



A:8 Blackish Green
MS: 2.5BG 2/2



A:9 Moderate
Reddish Brown
MS: 7.5R 3/6



B:1 Light
Yellowish Brown
MS: 10YR 6/4



B:2 Dark Yellow
MS: 5Y 6/6



B:3 Light Yellow
MS: 2.5Y 8/6



B:4 Moderate Yellow
MS: 2.5Y 7/6



B:5 Light Brown
MS: 7.5YR 5/4



B:6 Moderate Brown
MS: 7.5YR 4/4



B:7 Moderate
Yellowish Brown
MS: 10YR 5/4



B:8 Grayish Brown
MS: 5YR 3/2



B:9 Moderate
Yellow Green
MS: 2.5GY 6/4



B:10 Grayish Green
MS: 10G 5/2



B:11 Grayish Olive
Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive
Brown
MS: 2.5Y 4/4



B:14 Dark Grayish
Olive
MS: 10Y 2/2



B:15 Dark Grayish
Yellow
MS: 5Y 6/4



B:16 Light Grayish
Olive
MS: 7.5Y 6/2



B:17 Light Olive
MS: 10Y 5/4



B:18 Dark Reddish
Brown
MS: 2.5YR 2/4



B:19 Black
MS: N 0.5/

FIND OUT
MORE!
www.detroitmi.gov/hdc

ITEM #5 INFILL OF WINDOW AND DOOR OPENINGS ON REAR AND SIDE ELEVATIONS WITH BRICK

Denied proposal was to infill 2 east side and 1 rear panel with brick.

We rescind our proposal regarding the 2 east side infills, they remain as panels and were not infilled in compliance with the notice of denial. See below 2 side panels remain .



Rear panel on South face was infilled with brick. We propose to leave it as brick for the following reasons:

The opening that was infilled was not the location of an original window.

The pattern of this back part of the house looking at the floor above it, the south elevation had no windows and east and west elevation each had one long double hung window. We propose to put the south, east and west elevations of the rear of the house, back as they were originally.

Bricked in opening South Face

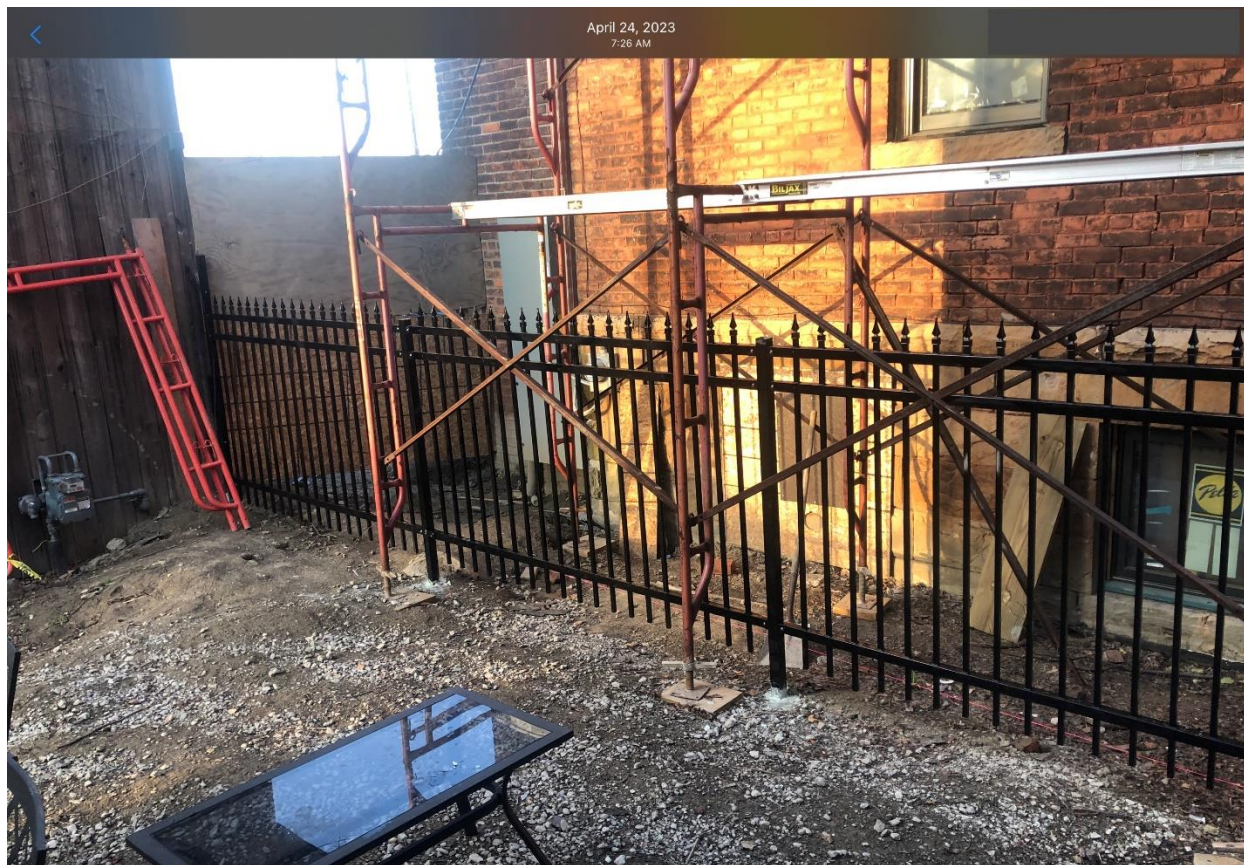


South face filled opening East face

ITEM #6

NEW WOOD AND METAL FENCE AT FRONT YARD WEST PROPERTY LINE

This item is already in compliance, the west fence is one material - all metal and approved via COA as such. See photos below.



September 8, 2023
1:35 PM









IMG_9160

JPG - 10.4 MB

