



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 07/16/2025

Application Number: HDC2025-00464

APPLICANT & PROPERTY INFORMATION

NAME: Raymond Sinclair

COMPANY NAME: The Home Depot

ADDRESS: 13121 Waco Drive

CITY: Livonia

STATE: MI

ZIP: 48150

PROJECT ADDRESS: 2025 Orleans Street

HISTORIC DISTRICT: Lafayette Park/Mies van der Rohe

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:

This application is not yet complete. Please provide the following:

1. Include interior photos of the existing windows.
2. Close-up images showcasing where damage occurs.
3. Section drawings with dimensions and materials of existing windows (see the example drawings attached below).
4. Section drawings with dimensions and materials of the proposed windows.

Please note: Staff does not have the authority to approve the replacement of historic windows. This application will likely have to go to the Commission. If you wish for this application to be heard by the Commission at the August 13th meeting, please submit the requested information before Monday, July 21st.



PSR: Bilqees

250716BS

APPLICANT RESPONSE

Response Date: 07/19/2025

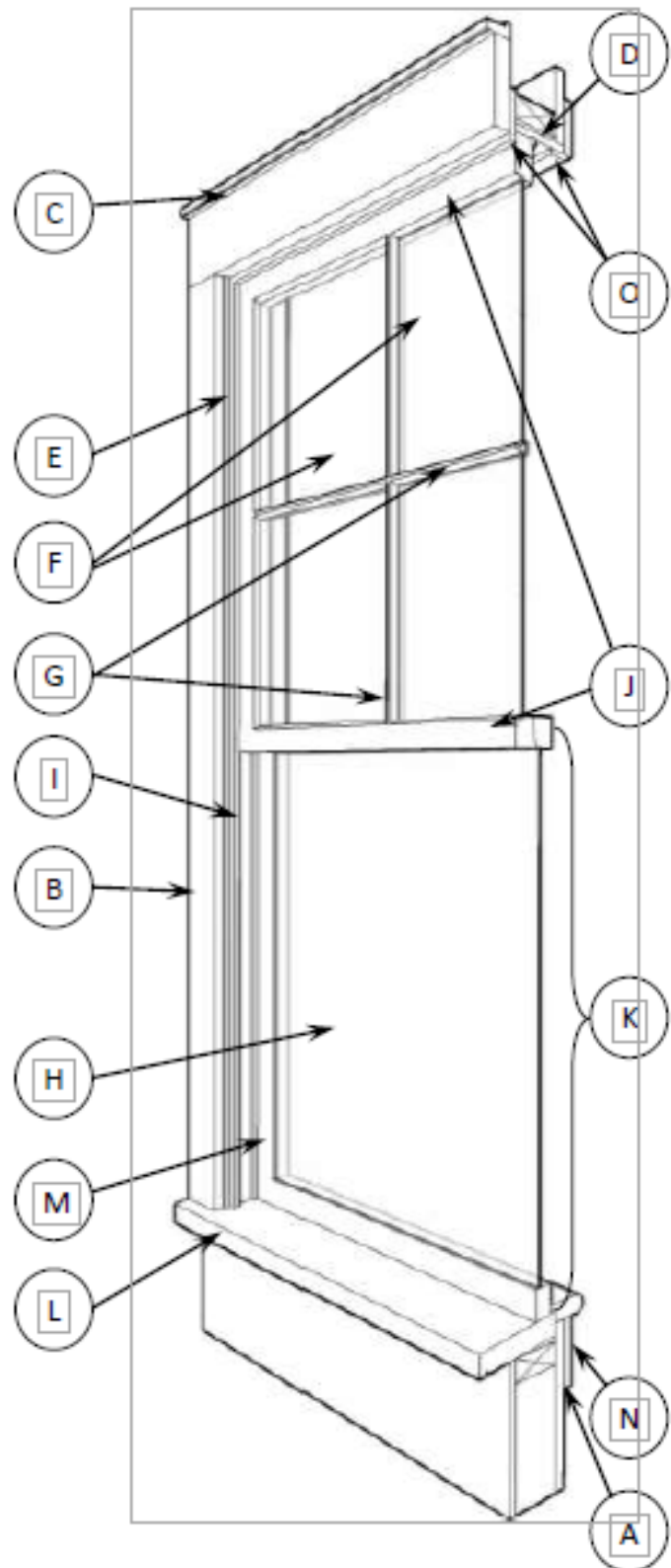


1. See attached interior photos.
2. See attached photos of damaged areas. These photos demonstrate cracked glass, water leakage on floors, inability to lock windows without the use of wood or a bar, seal leakage, lack of argon gas and general failure.
3. See attached images of the patio door which is 84 inches wide by 80 inches tall. The stiles are 2.5 inches wide and the rails are 4 inches wide. The picture window is 58" x 58" and is mulled to a bottom gliding one panel window at 58" x 34". The rails and stiles are 2.5". All material is aluminum and/or other metal components.
4. See attached images of the proposed design. Same dimensions apply as in No. 3. The Andersen 100 series material is its patented Fibrex.

Window Components – Illustrated Guide

Wood Window – Parts of a window frame

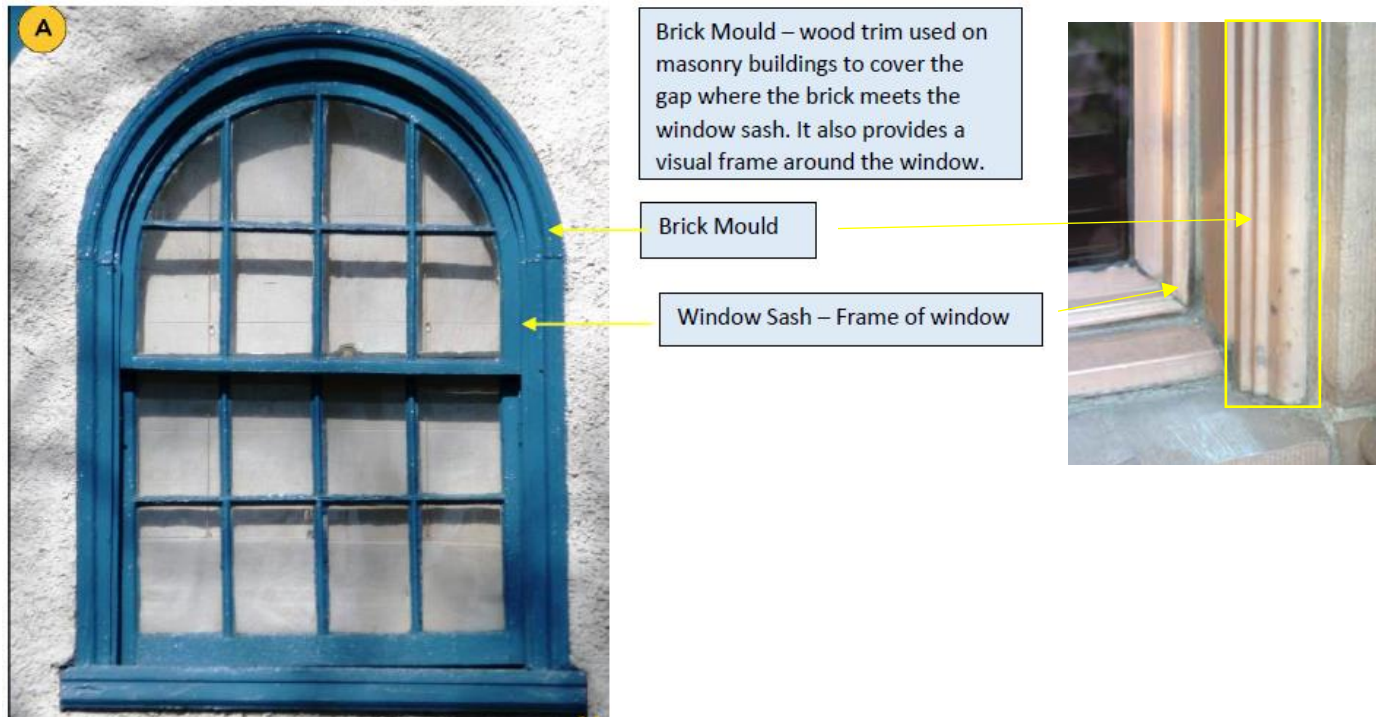
- A. **Apron:** Non-moving, interior portion of the window below the sill.
- B. **Casing:** The finished, visible framework around a door or window.
- C. **Drip cap:** A usually small, horizontal molding strip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame.
- D. **Frame:** The fixed, outer portion of the window that holds the sash.
- E. **Jamb:** The vertical member at each side of the window frame.
- F. **Lights:** The glass within the window; can refer to the number of divided areas of glass.
- G. **Muntins:** Secondary framing members that hold the panes of glass within a window or window wall.
- H. **Pane:** A single piece of window glass.
- I. **Parting Bead:** The vertical strip on each jamb that separates the sashes of a double-hung window.
- J. **Rail:** Horizontal members of the sash.
- K. **Sash:** The framework into which panes are set. Sash lock: (not pictured): mechanism that, in the locked position, pulls the upper and lower sash together. Also called a Cam lock.
- L. **Sill:** The exterior horizontal portion at the bottom of a window. The sill keeps the jamb boards lined up properly and is angled to drain water off the surface. The sill should be watched for moisture damage and rot.
- M. **Stile:** Any vertical member of a sash.
- N. **Stool:** The interior casing or molded piece running along the base of a window and contacting the bottom rail on the inside of a building. Also known as the interior sill.
- O. **Stop:** The removable vertical strip against which a window sash rest



Window Components, continued

Wood Window – Exterior parts of a window frame and window opening

Brickmold - external trim that frames windows and doors in masonry walls.



Mullions – Vertical member between windows when more than one window is installed within an opening.

Old Windows - Each window was a separate component, so the mullions are structural supports for the windows and for the larger opening. Mullions also covered the sash cords for double-hung/cottage-style windows. Therefore, old mullions are wide, dominant features which lend character and identity of its age to window openings and the building.

New Windows - Contemporary, factory-produced multiple window openings are manufactured as one item, and the rolling “constant force” mechanism to open the window is much smaller than a weight hanging at the end of a rope. The outer frame is the structural part of the window; therefore, the mullion is a thin, minimally visible component.



This is a factory mullied window. The mullion is very thin as the side-by-side windows were fabricated as one large window unit.

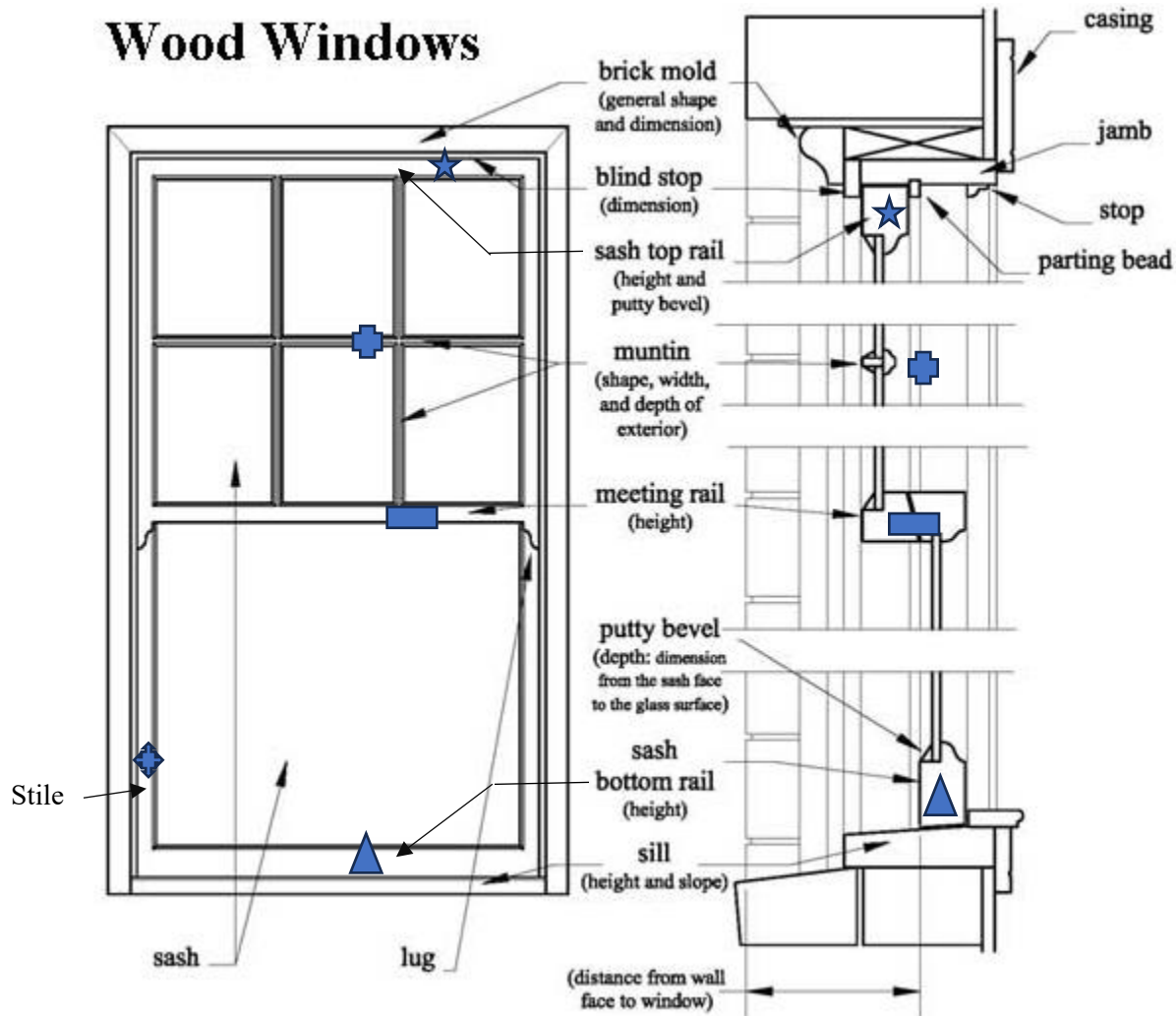


This example shows mullions as separate, dominant structural elements within the larger window opening. This is how window openings were originally constructed; these elements must be retained if replacement windows are considered.

Window Components, continued

Wood Window – Individual parts and areas to be measured

Wood Windows



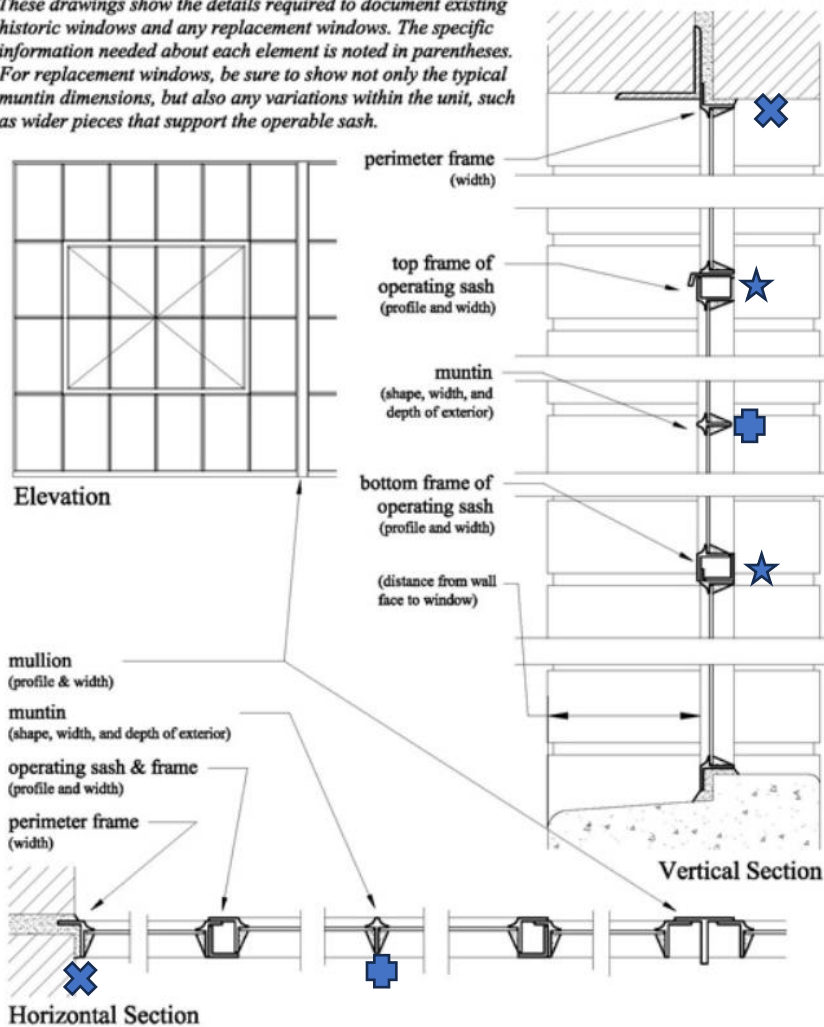
Measurements

- ★ Sash Top Rail _____
- Meeting Rail _____
- ▲ Sash Bottom Rail _____
- ⊕ Muntin/Grille _____
- ◆ Stile _____

Window Components, continued

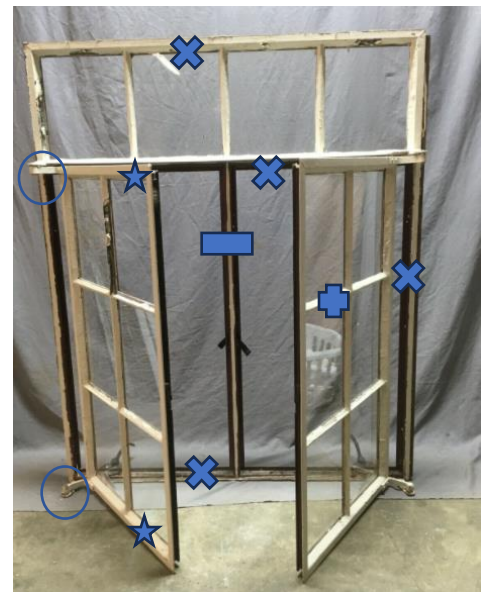
Steel Window – Parts of a window frame

These drawings show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. For replacement windows, be sure to show not only the typical muntin dimensions, but also any variations within the unit, such as wider pieces that support the operable sash.



- ✕ Perimeter Frame
- ★ Top and bottom frames of operating sash
- ⊕ Muntin/grille
- Meeting Rail (on casements, only)
- Hinge

Some parts of a steel casement window are only visible when the window is open (i.e., meeting rail and some sections of the perimeter frame).























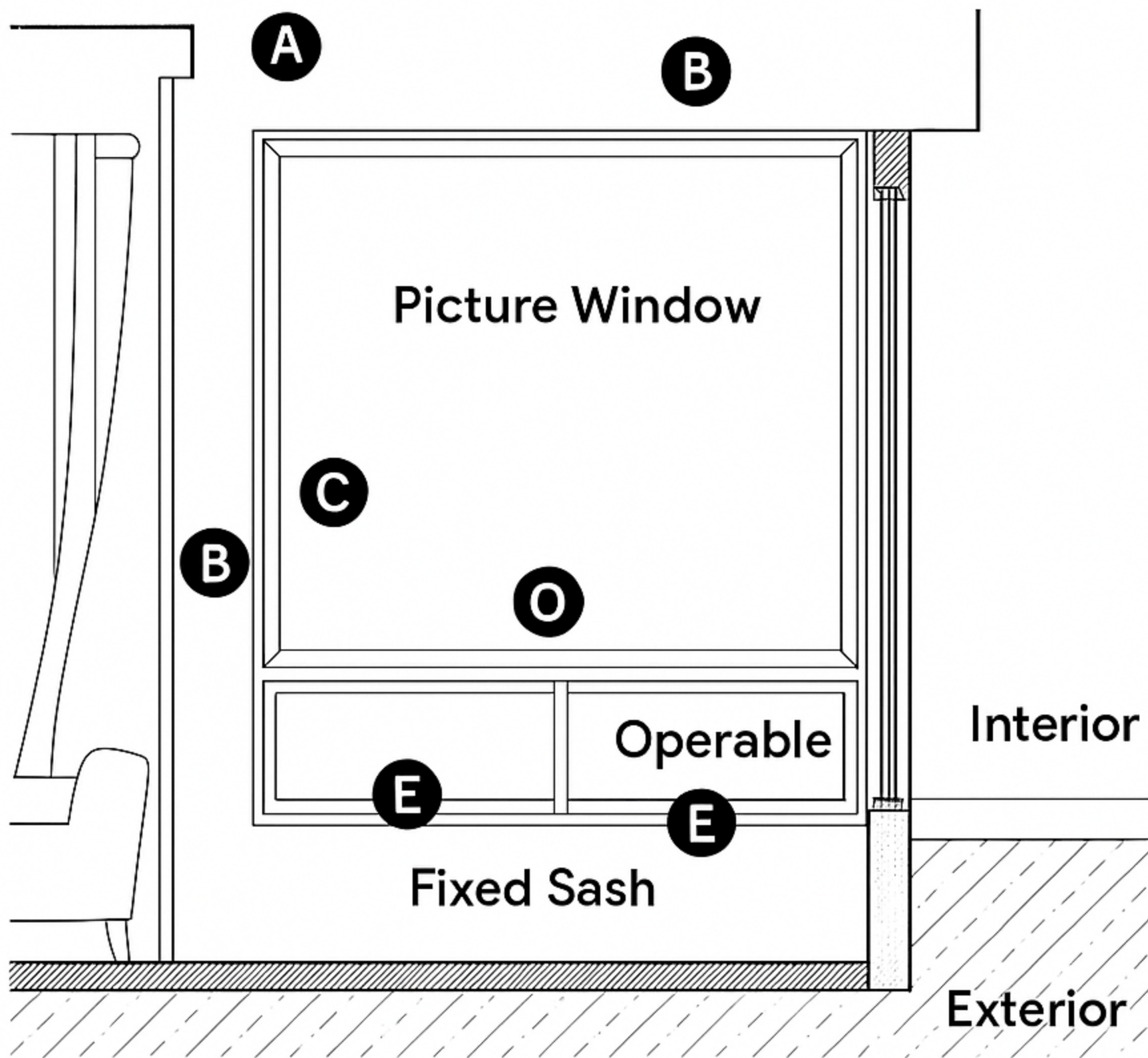










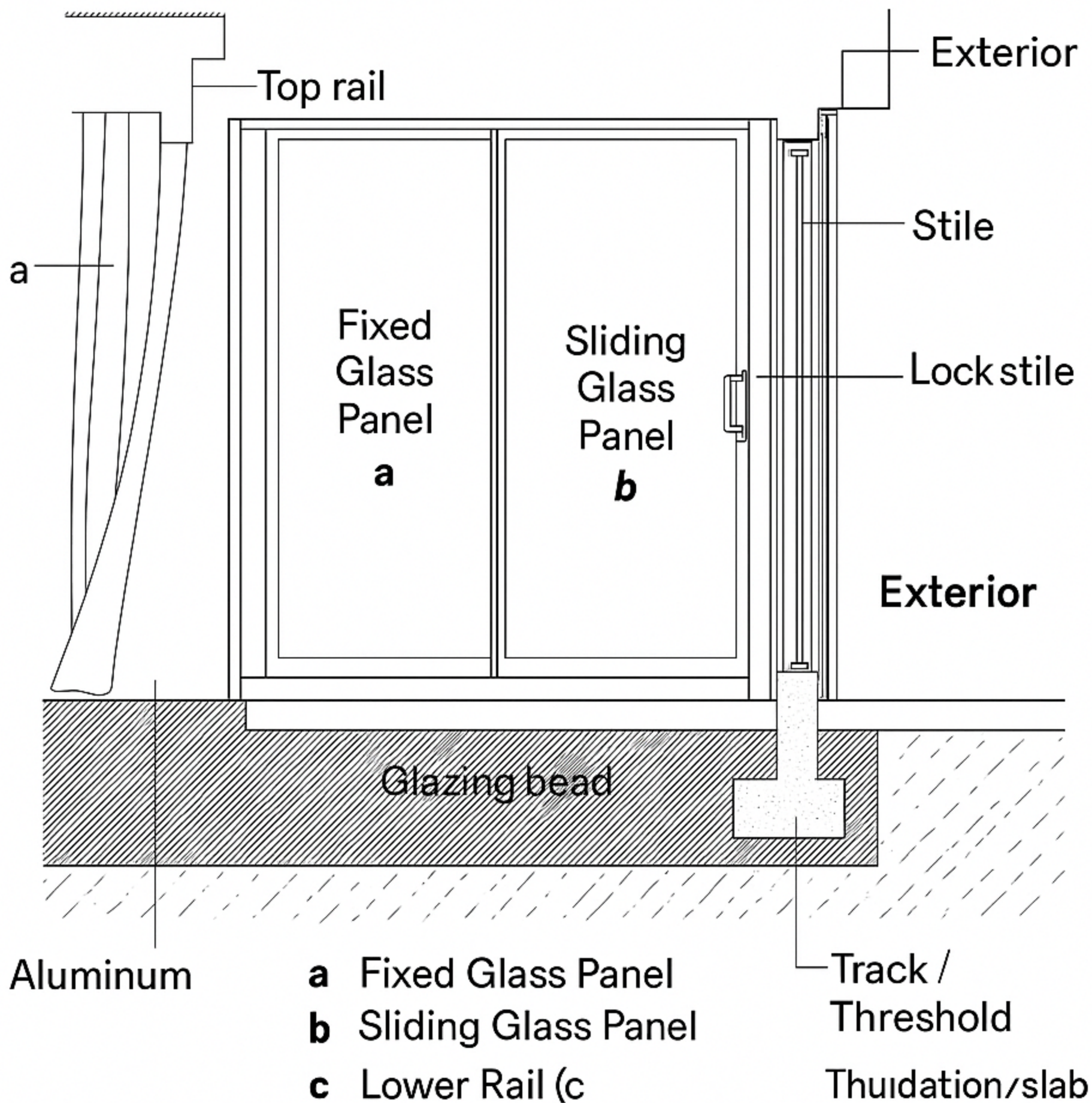


A DED Wendor Sill

C Jamb

B Jamb

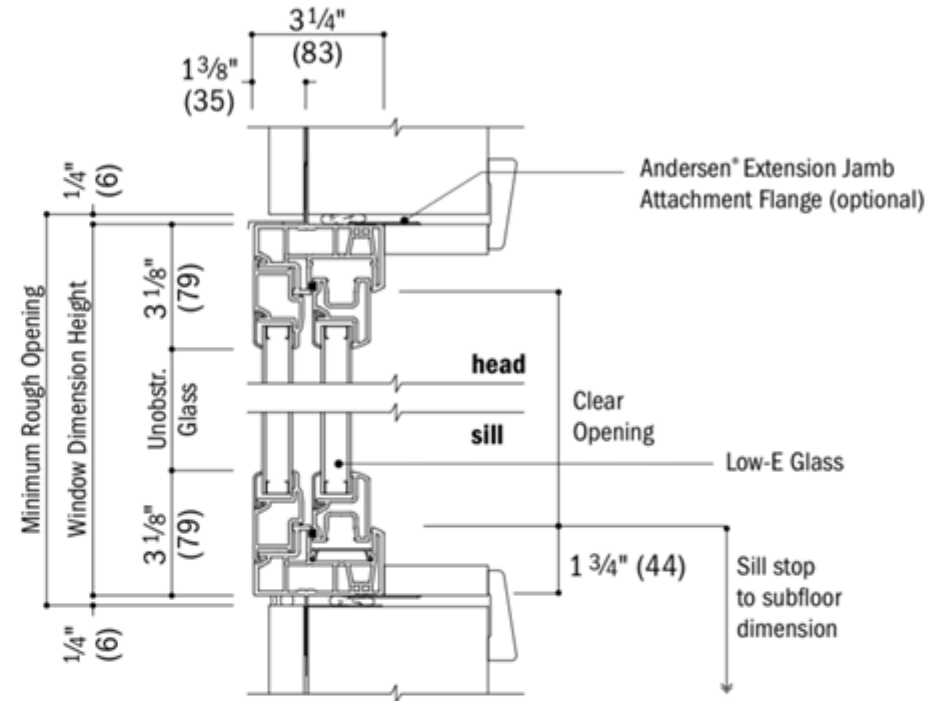
E Operable Sash



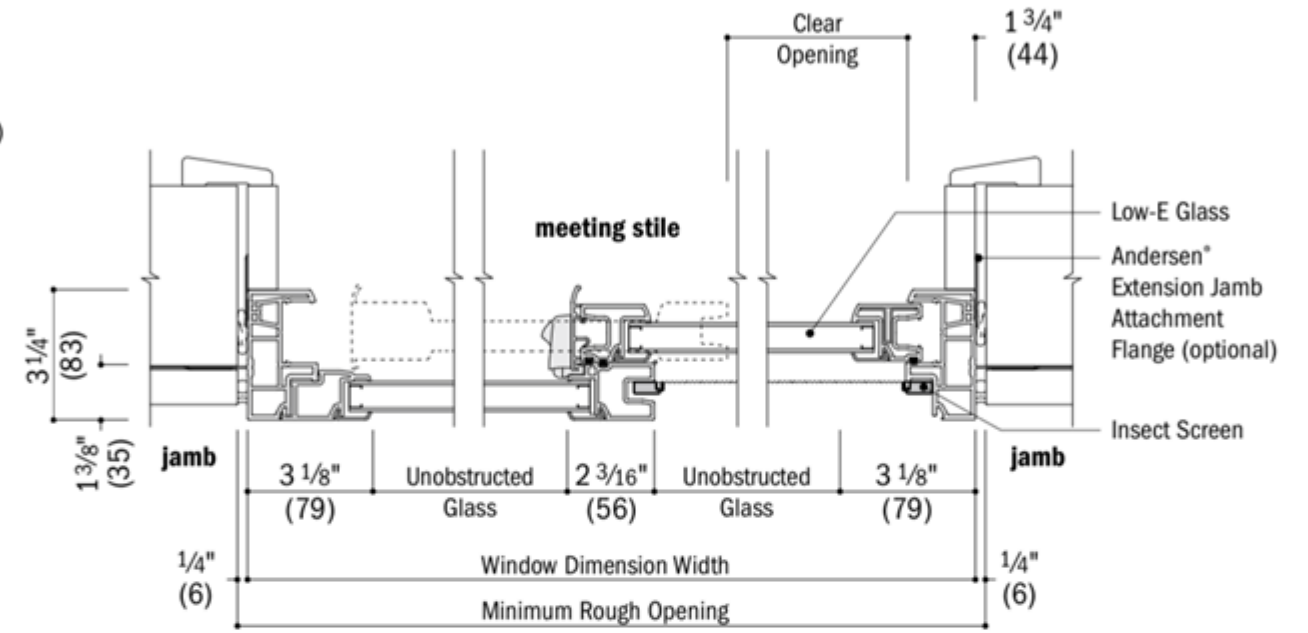
Gliding Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

1 3/8" flange setback

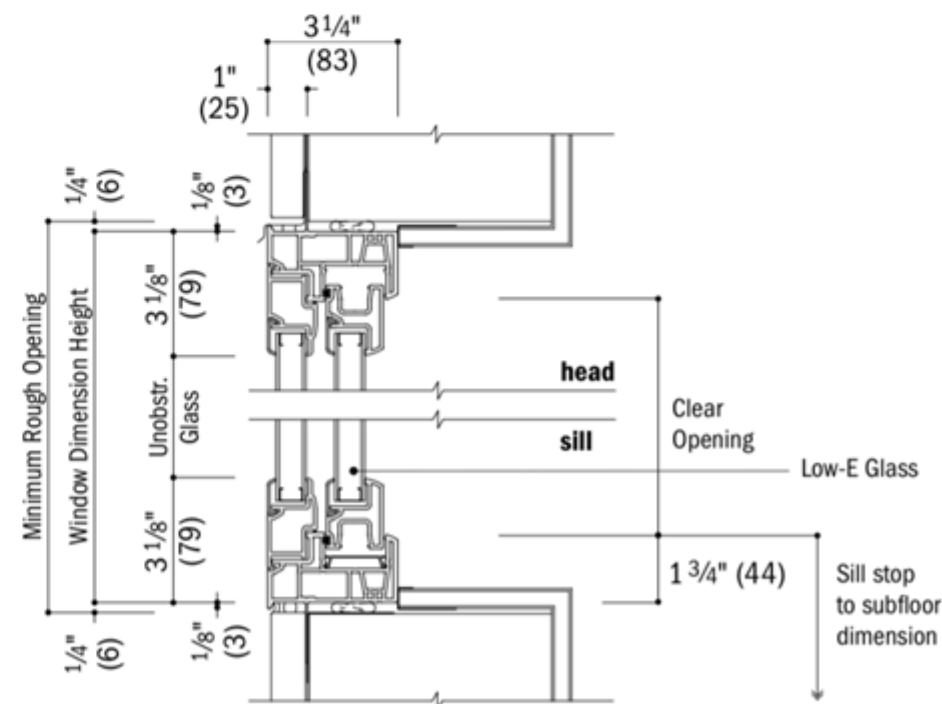


Vertical Section

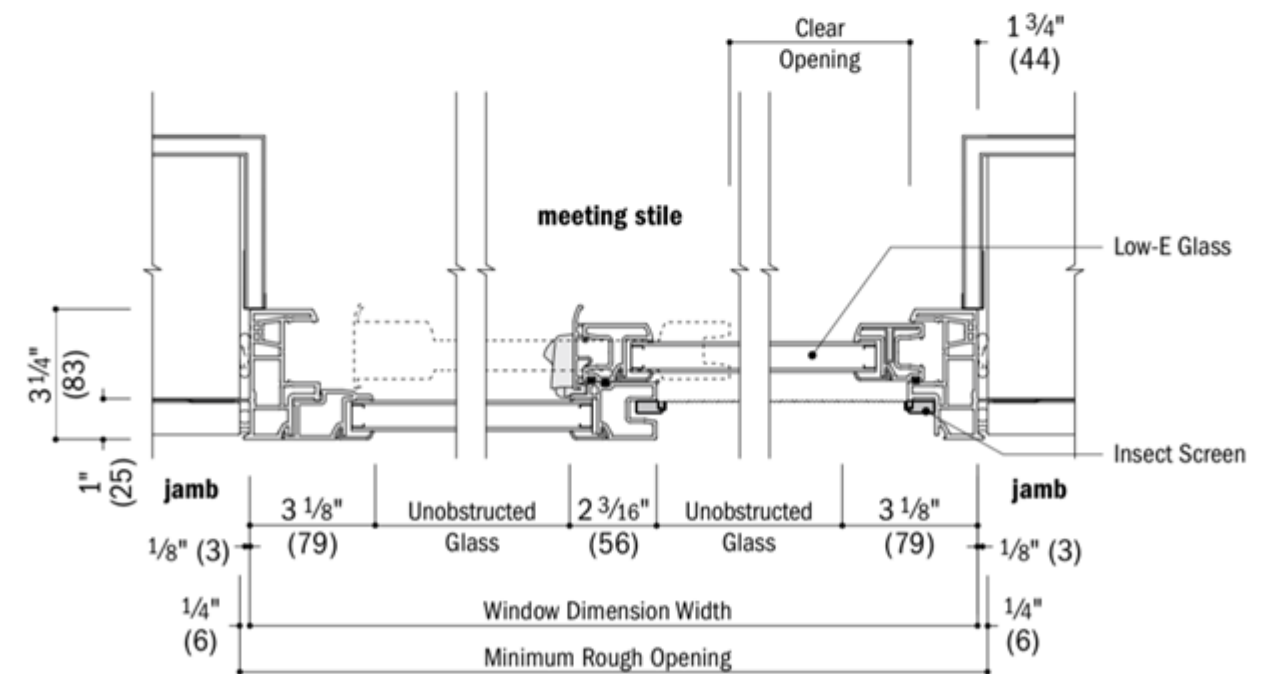


Horizontal Section

1" flange setback with stucco key



Vertical Section
stucco exterior



Horizontal Section
stucco exterior

Andersen

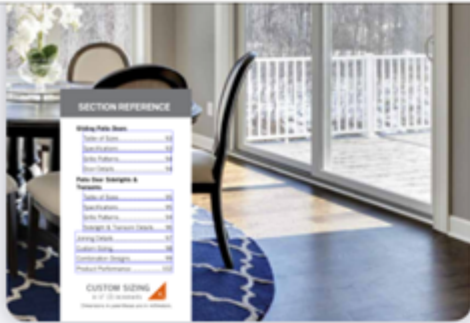
100 SERIES

Andersen

100 SERIES

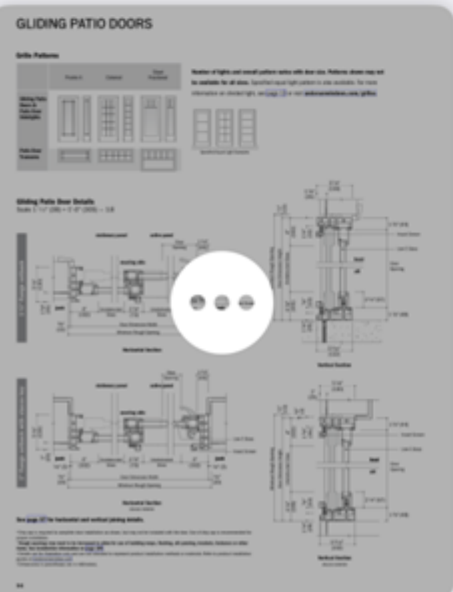
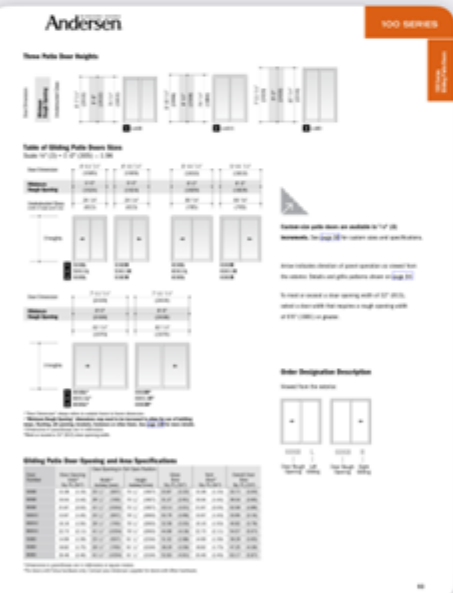
Andersen

100 SERIES



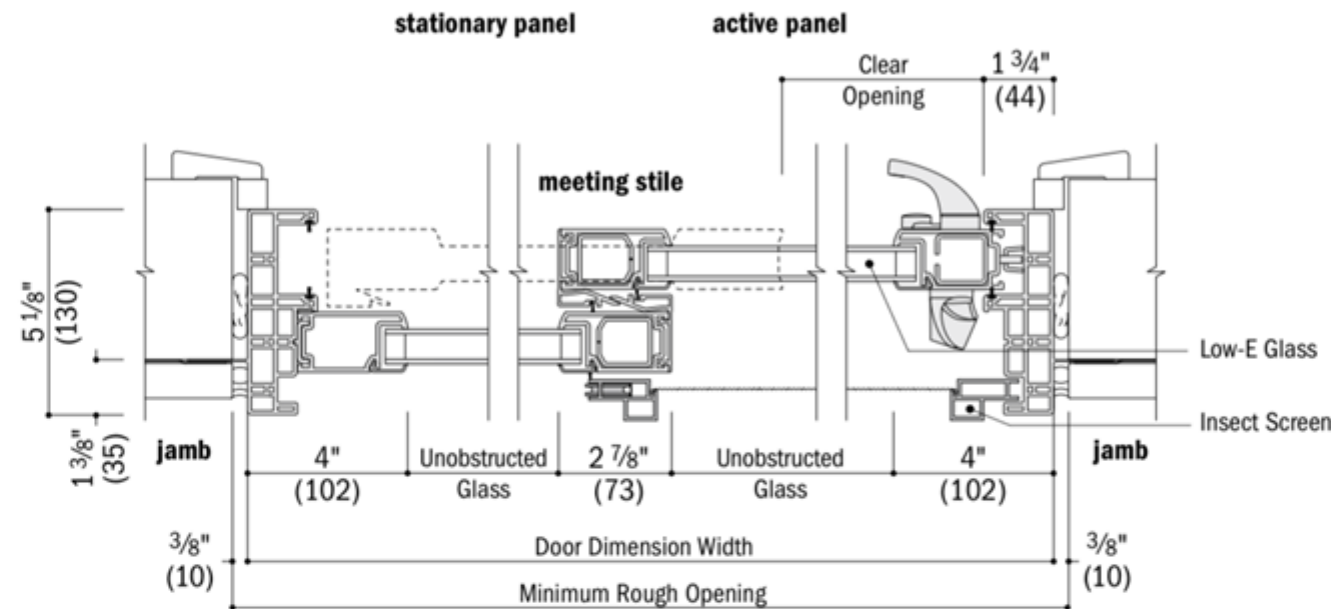
Gliding Patio Door Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

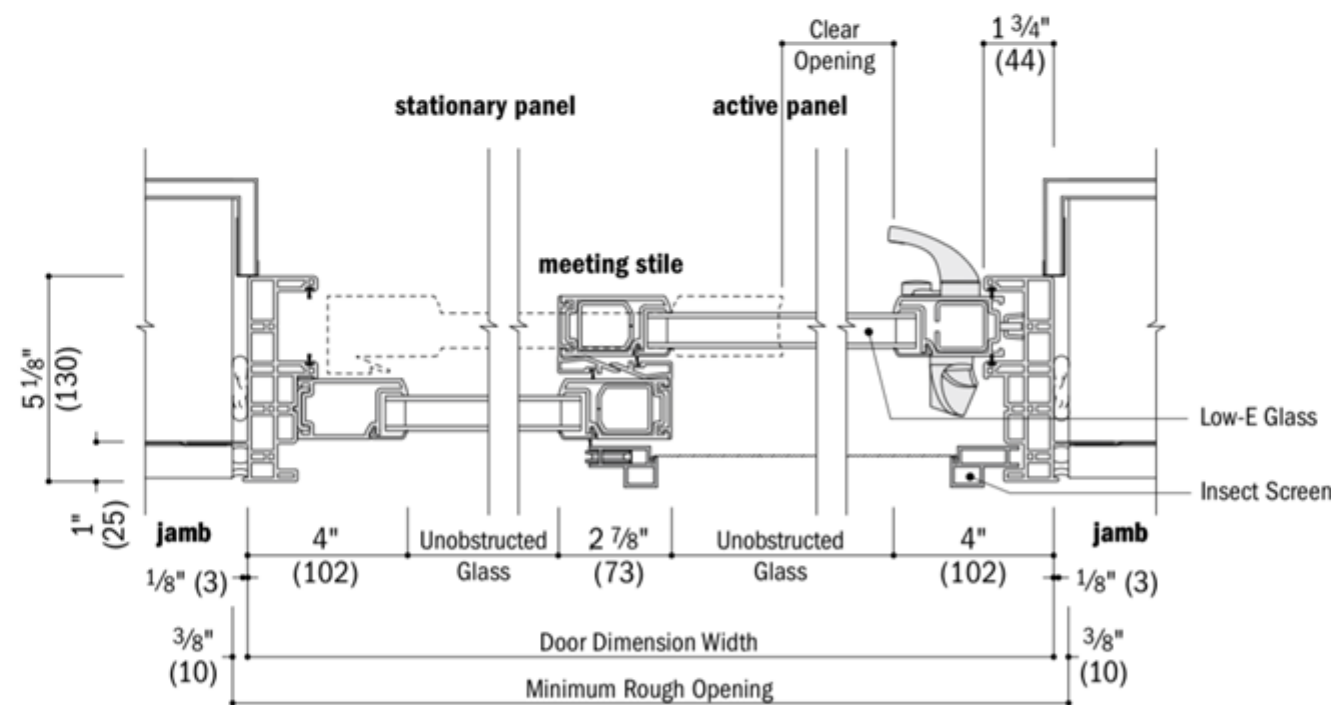


1 3/8" flange setback

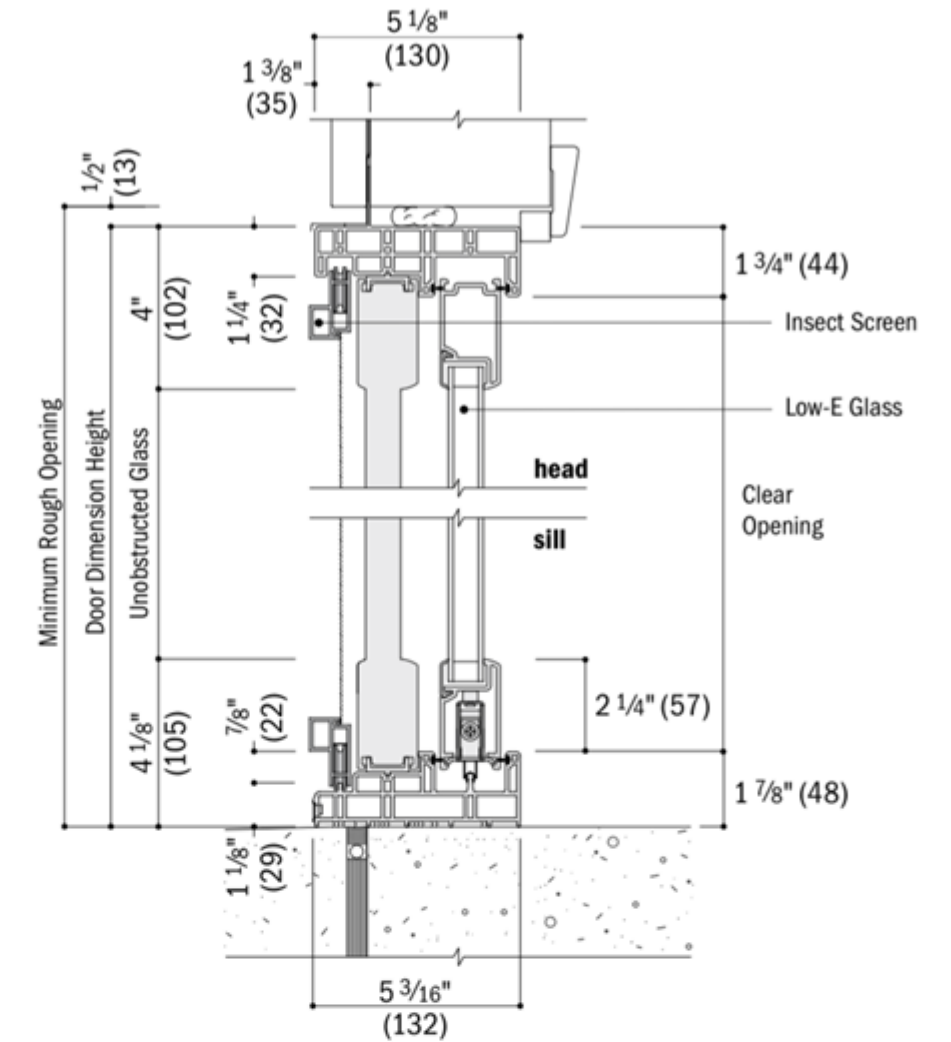
1" flange setback with stucco key



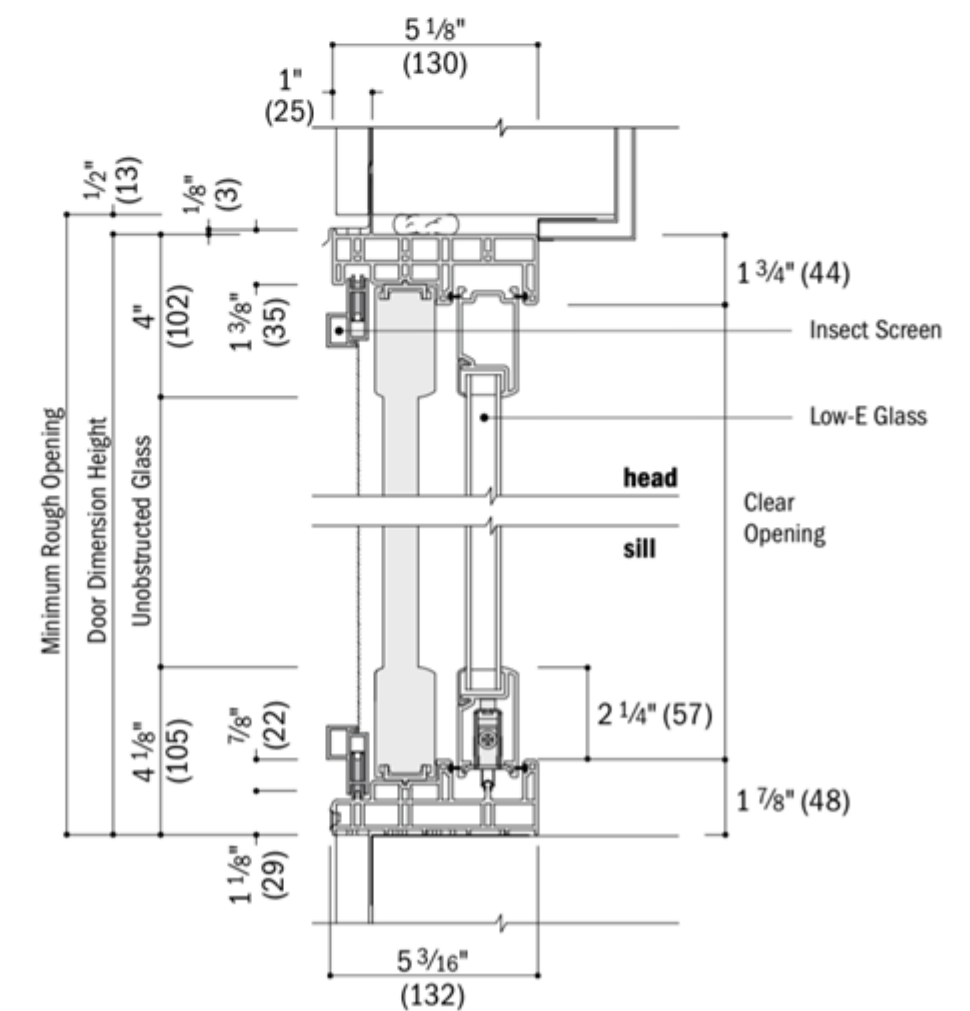
Horizontal Section



Horizontal Section
stucco exterior



Vertical Section



Vertical Section

See [page 97](#) for horizontal and vertical joining details.

• Drip cap is required to complete door installation as shown, but may not be included with the door. Use of drip cap is recommended for proper installation.

• Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on [page 109](#).

• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

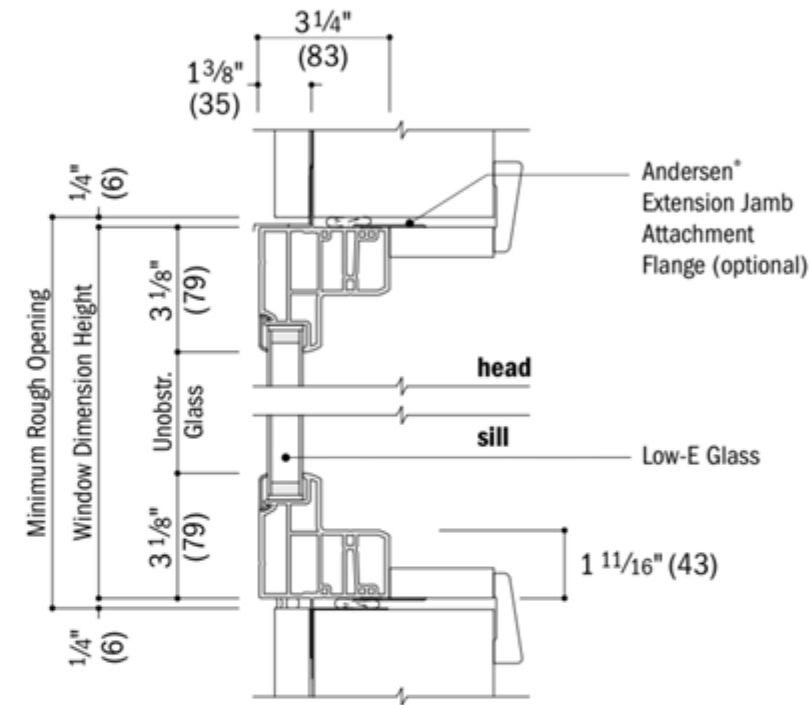
WINDOWS • DOORS
Andersen

100 SERIES

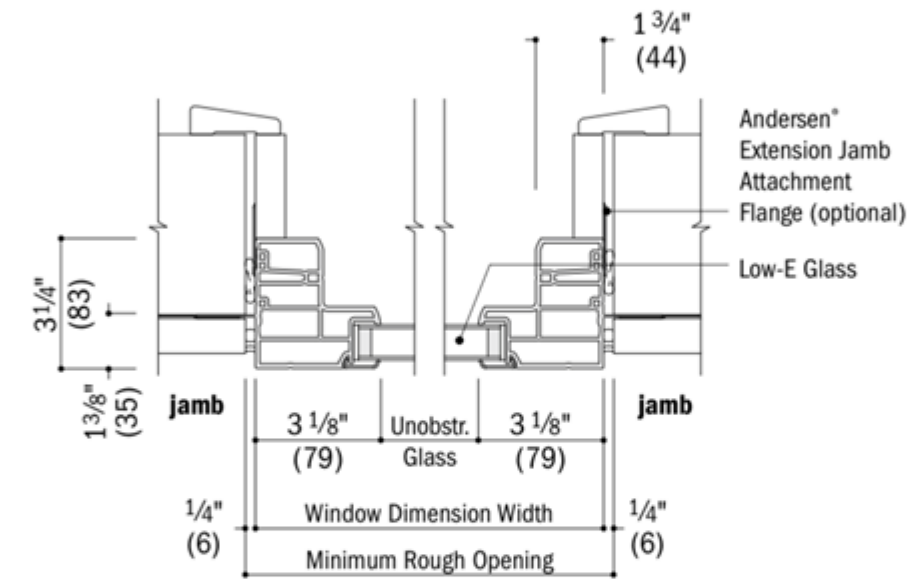
Picture, Single Transom and Specialty Window Details – New Construction

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

1 3/8" flange setback

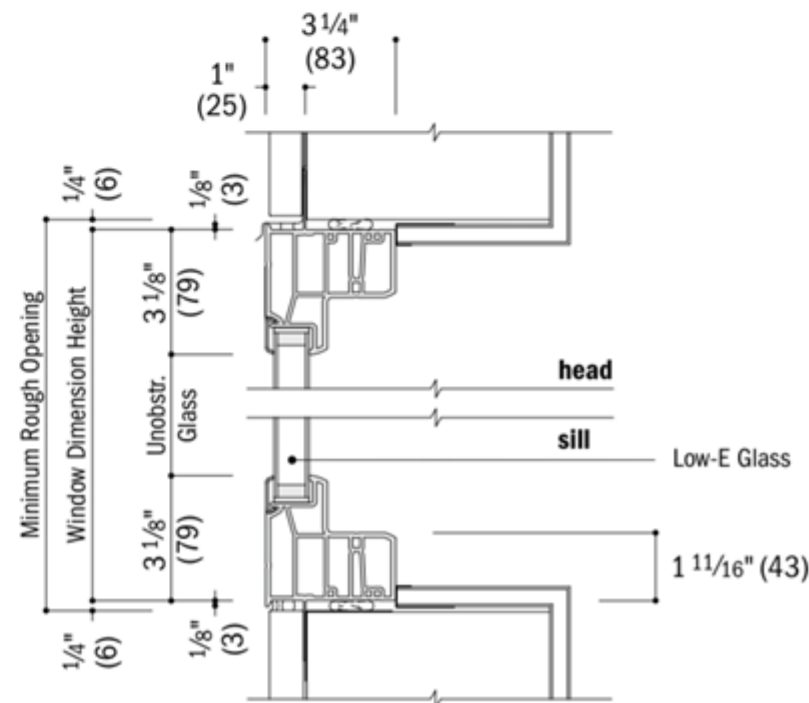


Vertical Section

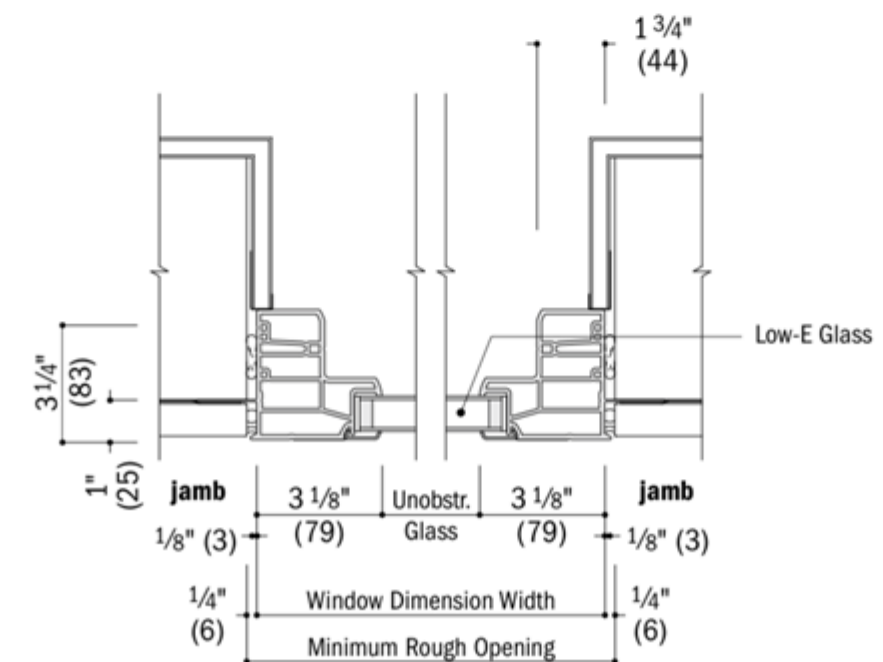


Horizontal Section

1" flange setback with stucco key



Vertical Section



Horizontal Section