



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 10/13/25

Application Number: HDC2025-00635

APPLICANT & PROPERTY INFORMATION

NAME: Brett Mahaffey		COMPANY NAME: Renewal by Andersen	
ADDRESS: 37720 AMRHEIN RD	CITY: Livonia	STATE: MI	ZIP: 48150
PROJECT ADDRESS: 12512 Broadstreet Ave			
HISTORIC DISTRICT: Russell Woods-Sullivan			

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:

It appears that this application extends beyond staff review authority. However, additional information is necessary for staff to understand the full extent of the proposed changes.

Please submit the following for staff to complete its initial review of the proposal:

- photos of the remaining side(s) of the house to confirm existing windows materiality, operation and grid patterns.
- on each full wall exterior photo, number the windows that are to be replaced with its corresponding number on the window order; also number the close-up photos previously submitted.
- dimensioned drawing (or dimensioned photo) that includes the frame (top/bottom/meeting rails and stile) and muntin dimensions – please confirm if existing wood mullion will remain (if present)
- dimensioned section drawings (typically provided by window manufacturer) of the proposed new windows-including side and top frames, meeting rail and grilles.

Does this window line offer simulated divided light windows?

APPLICANT RESPONSE

Response Date: 10/15/2025



The windows can be FDL (what's approved) the contract is GBG and I know that will not be approved, also the contract has incorrect grille patterns on it, and if approved, the contract will be fixed with matching grille pattern configuration (2 over 3, etc) and FDL (full divided light (simulated))



12512 Broadstreet Ave

Russell Woods Historic District



201



301

202

101a

101b



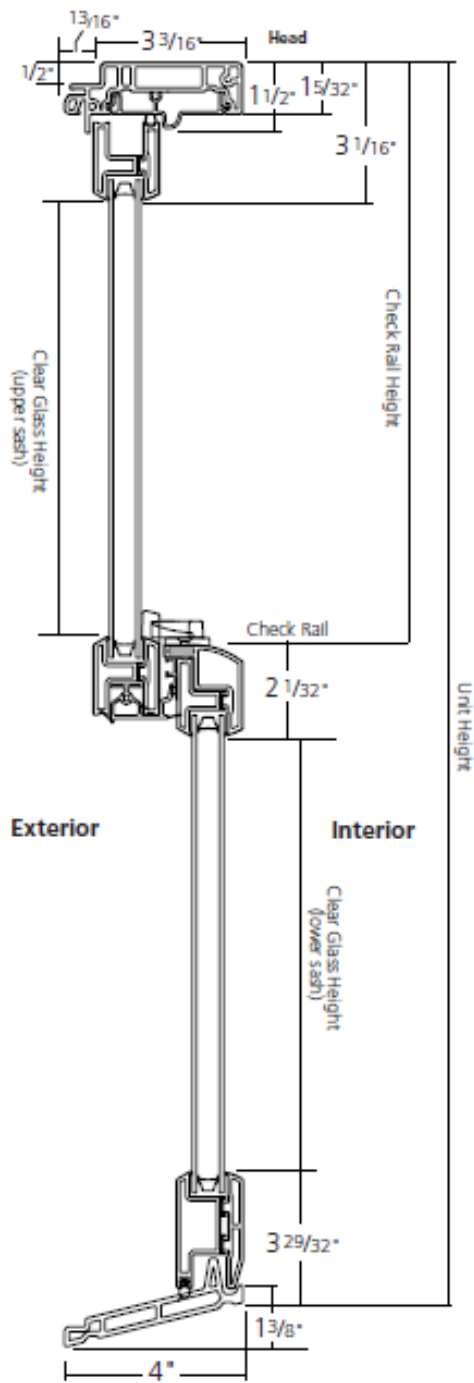
301

202



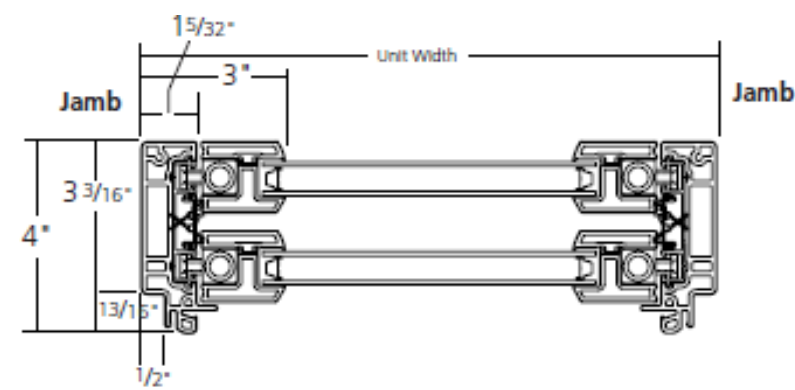
203

204



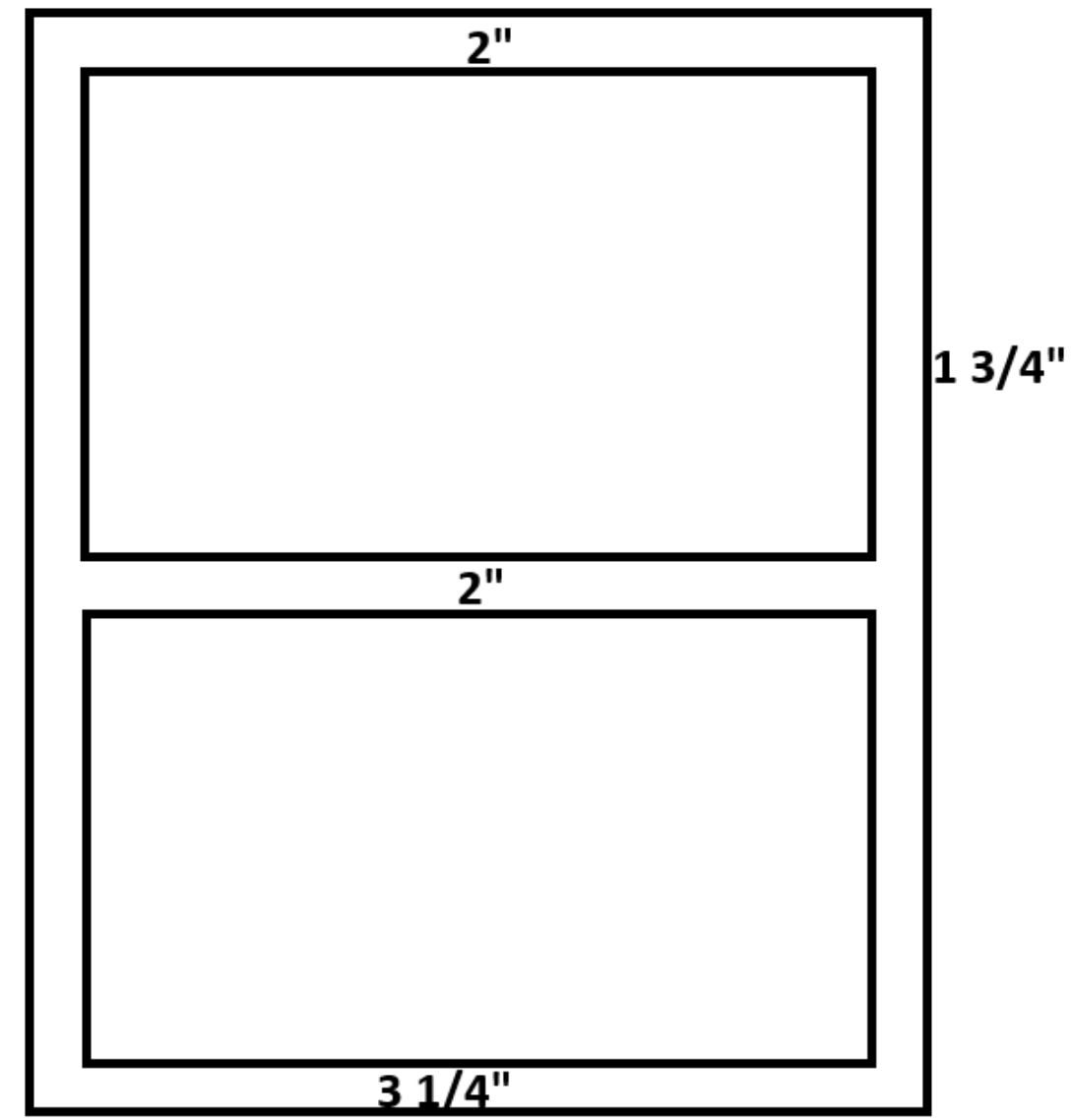
Renewal by Andersen

DOUBLE HUNG



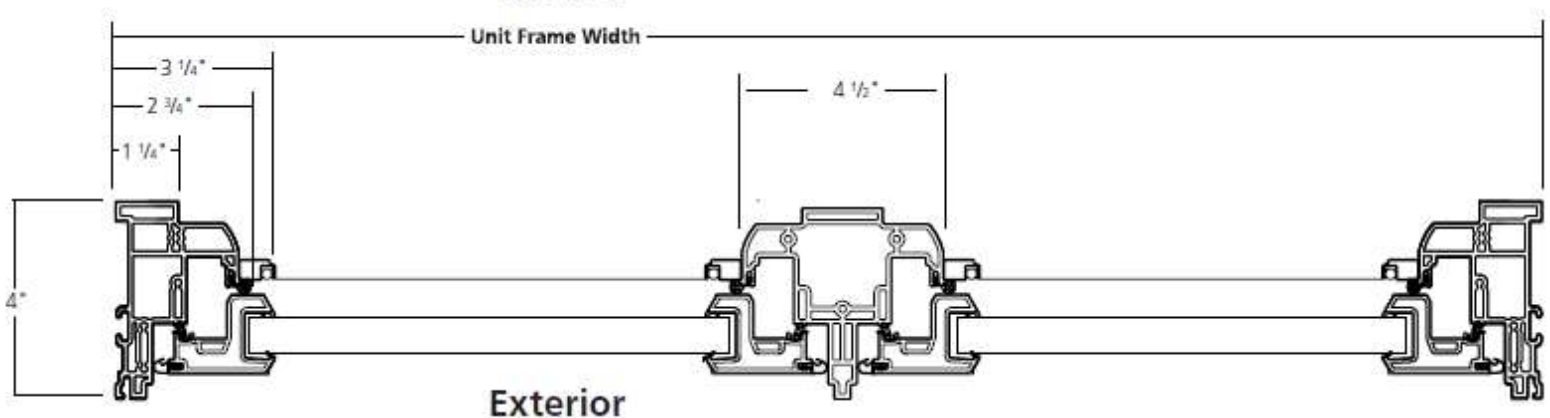
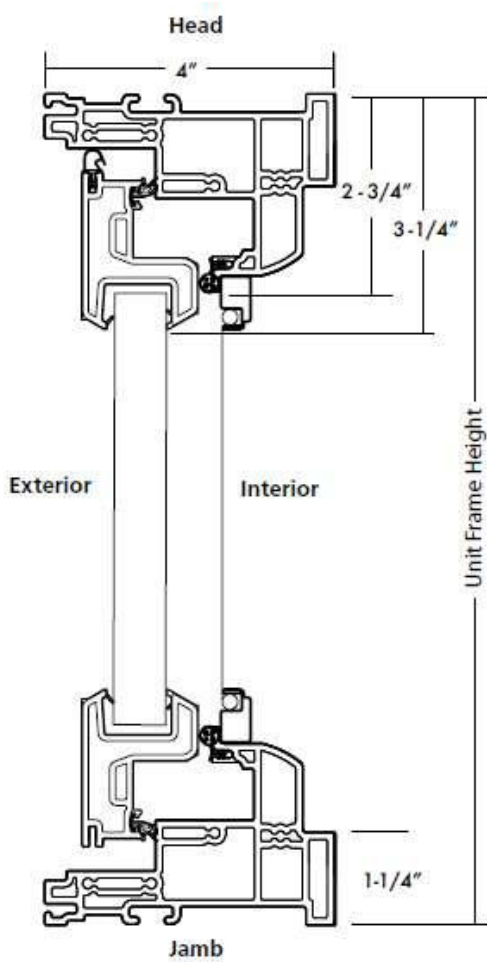
Existing Windows

DOUBLE HUNG
WOOD WINDOW – SPRING OPERATION



Renewal by Andersen

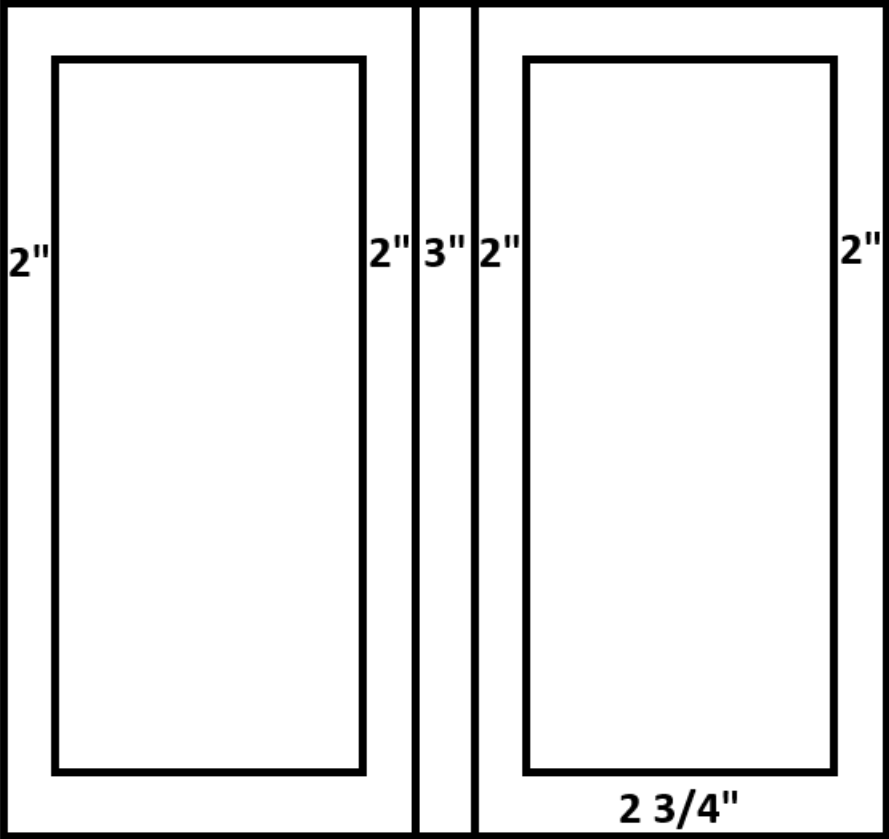
CASEMENT



Existing Window

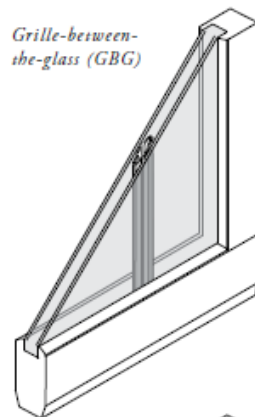
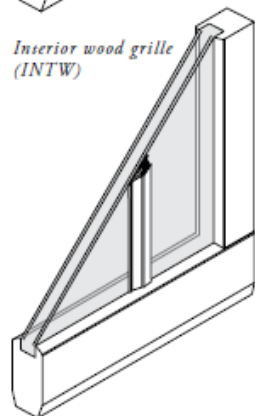
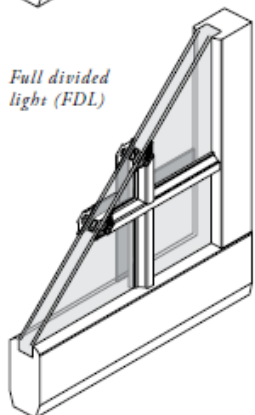
WINDOW UNIT 201

"CASEMENT" Hinged In-swing window



OPTIONS, cont.

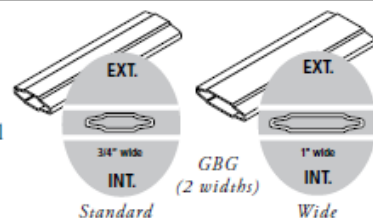
CASEMENT WINDOW

Grille-between-the-glass (GBG)*Interior wood grille (INTW)**Full divided light (FDL)***Available Grille Types**

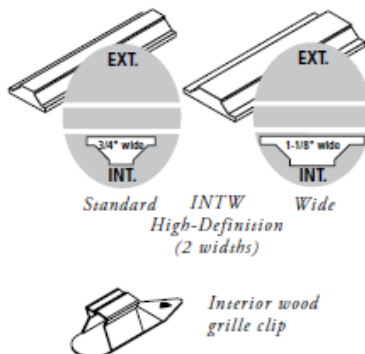
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-Between-the-Glass (GBG)

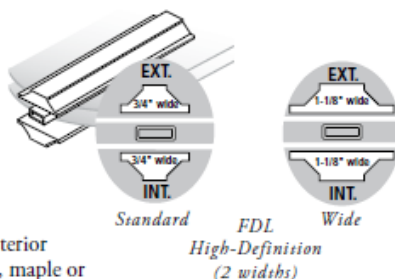
Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

**Interior Wood Grille (INTW)**

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.

**Full Divided Light (FDL) Grille**

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.



Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT

Easy cleaning from the inside.

ELEGANT

Traditional look of mortise-and-tenon styling.

ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window (new)



Check Rail Options



Contemporary



Traditional

Reverse cottage style windows feature a larger upper sash.

Double-Hung Windows / White Interior



Renewal
by Andersen.
WINDOW REPLACEMENT

"My new windows look beautiful and can be opened from the bottom or top."

CAROL P.



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.