



# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

**Date:** 4/27/26

**Application Number:** HDC2026-00199

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Logan R Autrey		<b>COMPANY NAME:</b> New Hue Restoration + Design, LLC	
<b>ADDRESS:</b> 568 Terrace Lane North	<b>CITY:</b> Ypsilanti	<b>STATE:</b> MI	<b>ZIP:</b> 48198
<b>PROJECT ADDRESS:</b> 2204 Seminole st.			
<b>HISTORIC DISTRICT:</b> Indian Village			

## 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:

Thank you for the application. It is not yet complete. This application will need to be reviewed by the Historic District Commission and they will need to understand existing conditions and the proposal in detail. Please provide:

- Exterior photos of the existing dormers, labeled (I see one dormer photographed from the backyard--the east elevation I believe--but it is too dark to see materials on it.)
- Measured/dimensioned drawings of each existing dormer with material call-outs.
- Dimensioned drawings of each dormer showing the proposed work with material call-outs.
- The proposed window (Marvin French Casement Push Out Window) product spec is provided, but the Commission will need more information about exterior color, screen option (if there is one for a casement), glass type, and muntin configuration and type. (Grille profile, configuration, and simulated divided light vs a flat-looking applied grille are all needed details.)
- Please provide a draft window order if you have one. Please label it for each dormer. (It would answer many of the questions posed above, about color, glass, screen, etc.)
- Please provide window sections for the proposed replacement windows.
- It appears that one pair of casement windows (the south?) is historic and that the existing casements are original. The Secretary of the Interior's Standards for Rehabilitation require that historic material be repaired, and if the material is deteriorated beyond repair, the proposed replacement will match the existing. Please provide more detailed photos showing the condition of those historic windows, and please see the window guide attached.
- Please provide measurements of the historic casement window components and the same measurements for the proposed replacements. A measuring guide for a double-hung window is attached. For casement sashes, please provide the measurements of the two horizontal components (the rails), the measurements for the side vertical components (the stiles), and please provide the measurements and profile of the muntins. These same measurements need to be provided for the proposed replacements, as well. Also needed are existing and proposed trim/casing details (profile and measurements).
- Please note that if this application is complete by May 18 at 5 PM, it should be able to be reviewed by the Commission at the June 10 Historic District Commission meeting. Thank you again.



PSR: Ellen

260427et

## APPLICANT RESPONSE

Response Date: 05/18/2026



See attached

# Guidelines for Historic Wood Windows

## Detroit Historic District Commission

### **Repair is the First Option for Historic Wood Windows**

The Detroit Historic District Commission (HDC) follows the Secretary of Interior Standards for Rehabilitation for historic properties [www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm](http://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm). Accessed 9 Jan. 2024..

For historic windows, Standard 6 is most directly applicable:

*Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The central message of the Standards is that historic windows will be repaired rather than replaced. Only when a window has severely deteriorated, and it cannot be repaired, may it be replaced. Generally, even badly deteriorated windows can be repaired by crafts persons who know about historic windows. The standard for replacement windows is strict.

*"I've assessed the condition of more than a thousand [sashes], and never seen a sash that could not be repaired." John Leeke (well-known window contractor), Historic Home Works*

The Standards for Rehabilitation are from the Secretary of the Interior, National Park Service.<sup>1</sup> The HDC is required to follow these Standards by the Detroit City Ordinance for historic districts.<sup>2</sup>

Standard 2 also applies directly, because historic windows are a defining characteristic of historic buildings.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Other Standards also relate to windows less directly.

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<sup>1</sup> "The Secretary of the Interior's Standards for Rehabilitation." National Parks Service, U.S. Department of the Interior, [www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm](http://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm). Accessed 9 Jan. 2024.

<sup>2</sup> "2019 Detroit City Code, Sec. 21-2-73. - Issuance of Certificate of Appropriateness." Municode Library, [library.municode.com/mi/detroit/codes/code\\_of\\_ordinances?nodeId=CICOCH21--43\\_CH21HI\\_ARTIIHIDILA\\_DIV4PEWOWIDI\\_S21-2-73ISCEAP](http://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=CICOCH21--43_CH21HI_ARTIIHIDILA_DIV4PEWOWIDI_S21-2-73ISCEAP). Accessed 9 Jan. 2024.

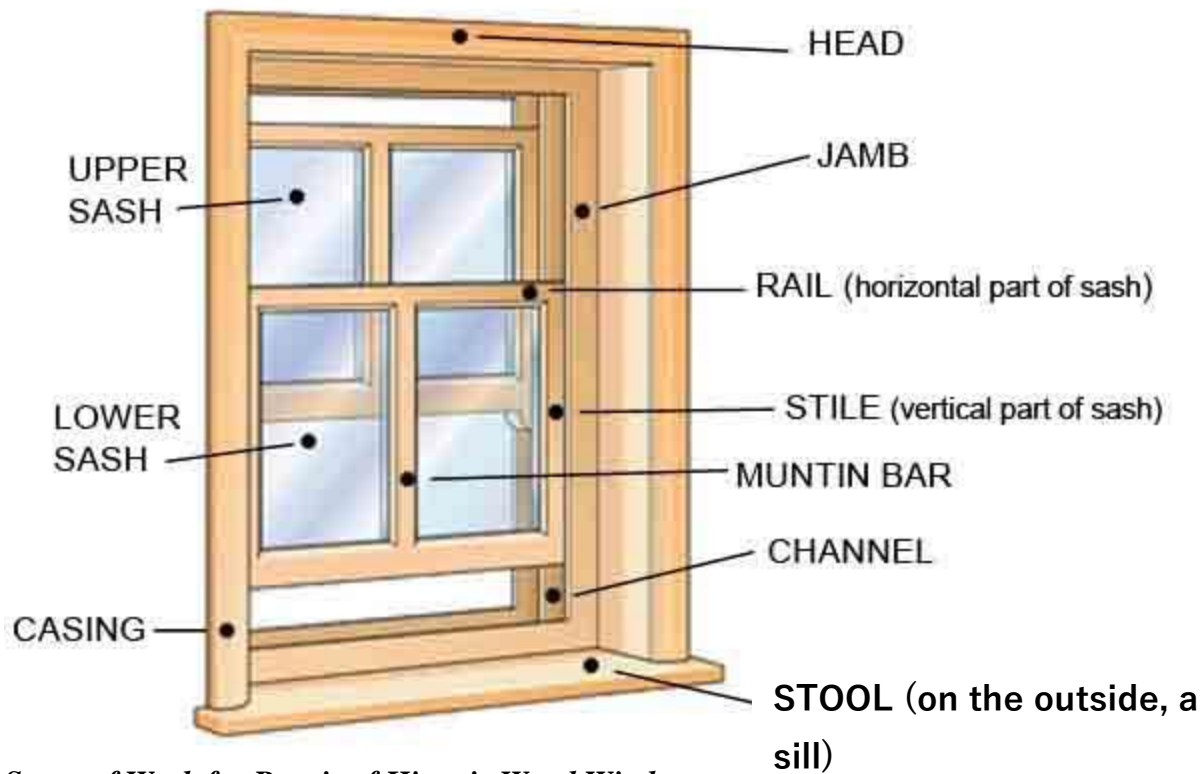
## What Constitutes Repair of an Historic Wood Windows.

The principal objective of the Standards for Rehabilitation is to preserve historic properties and their features for the future. For historic windows to be preserved, they must be kept in good repair. Most of all, preservation requires regular maintenance. When a portion of a window has deteriorated, due to lack of maintenance or damage, it must be repaired sufficiently to assure its survival.

A historic window that is preserved for the future will have these characteristics:

1. No broken or cracked panes of glass.
2. Glazing putty on the exterior is intact and painted.
3. Paint is intact, with no flaking paint.
4. Wood windowsills are intact and painted.
5. All components of the window sash are intact and painted.
6. Any missing sash (upper, lower, or both) is replaced to match the originals closely.
7. The window jambs, brickmould, head, and casing are intact and painted.
8. Caulking **in** between brick molds and casings to prevent moisture incursion.
9. Any window that must be opened is operable: lower sash can move up and down; casement windows can swing open.

Operability is not a required condition for a fully repaired window. For example, upper sash rarely are opened and do not need to be operable. Other windows that are not opened do not need to be operable.



*Scope of Work for Repair of Historic Wood Windows*

A historic wood window that lacks any of these characteristics will need to be repaired to preserve it into the future. Often the repairs are just elements of deferred maintenance.

The Scope of Work for repair is for individual windows. The Scope of Work will include just the minimum repairs necessary for the window to have all of the characteristics of a historic window preserved into the future.

On most buildings, many windows are likely to be in good repair and require little or no repair. For example, upper sash often need little repair. Some windows may need extensive repair work; lower sash and windowsills often need repair.

These repairs may be necessary to rehabilitate an individual window:

1. Broken or cracked panes of glass must be replaced.
2. Glazing putty at panes of glass on the exterior must be intact to protect the window. Intact glazing can be left in place; missing or deteriorated glazing must be replaced.
3. If there is flaking paint or bare wood, it must be scraped or sanded to prepare for primer and final coats of paint to protect the window.
4. Wood windowsills must be stabilized or repaired and sealed with primer and final coats of paint; if severely deteriorated, wood sills can be replaced in kind. Sills must slope away from the window to drain water.
5. If a sash has a deteriorated component (rail, stile, or muntin), that component must be stabilized or repaired sufficiently to preserve the window. Individual elements can be replaced in kind.
6. If a sash is missing or unrepairable, a new sash can replace the missing sash; the new sash must match the original sash closely.
7. If the window jambs, brickmould, head, and casing are deteriorated or damaged, they must be repaired or replaced in kind.

### **Prioritize Repairs**

Some window repairs can have higher priorities than others. Spreading out the repair over time also spreads out the expense, which may be more manageable, if funds or financing are not available to do all repairs at one time.

#### 1. Window Usage

In most buildings, occupants open some windows and not others. Windows that are the most important to be opened can have higher priority and be repaired first. For windows that are never opened, repairs can be deferred. Upper sash rarely are opened - only lower sash may need repair. Even if an unused window needs substantial repair, if it is covered by a storm window, that protection can allow deferral of the repair, perhaps for many years; in this way, a window is “mothballed” for future repair.

## 2. Window Conditions

For most buildings, the conditions of windows will vary. Some will be in good repair. Often upper sashes in double-hung windows get little wear and are in good condition. Some windows may need extensive repairs, including replacement of some components. And some will need small repairs. Windows that need the most repair can have higher priority to be repaired.

### **Beyond Repair**

#### *Full Restoration*

Historic windows can be restored close to their original condition. While such a restoration to a “like new” condition is an ultimate goal, this goes beyond the repair necessary to preserve windows into the future, until a fuller restoration is possible.

A brief scope of work for a more extensive restoration is below. A full restoration may require that the window be disassembled.

1. Necessary repairs are, of course, the first step in a full restoration.
2. Paint or finish build-up (both exterior and interior) can be removed and replaced with fresh finishes. Interior finishes often are other than paint: they may not have as much build-up and can be refreshed rather than removed. As old paint may be lead-based, caution is required and safety steps must be implemented.
3. Glass can be fully reglazed.
  - a. Most simply, all glazing putty can be removed and replaced.
  - b. Further, glass panes can be removed from their beds (glazing rabbets), the beds cleaned, a thin layer of glazing compound applied to the beds, and the glass reset and reglazed.
4. Window hardware can be thoroughly cleaned and lubricated, or perhaps replaced to match the original.
5. On double-hung windows, sash ropes can be replaced, and pulleys can be lubricated or replaced.
6. New weather stripping can be added as needed.

#### *Weatherization*

A historic wood window that is in good repair also can be weatherized to reduce heat loss. Weatherization blocks cold air infiltration and prevents the escape of warm air. Energy also is lost through heat conduction through glass, which weatherization can reduce. In addition, weatherization measures also can reduce moisture infiltration that damages window structures.

The most effective weatherization is a tight-fitting storm window.

1. If exterior storms exist, they can be updated with new stripping and brush seals or rubber seals, and latches lubricated or replaced. Replace any broken glass.
2. Replace any missing glass and screen panels.
3. If there are no storms, there are both exterior and interior storm window options.

4. For exterior storms, caulking around the edges will reduce air infiltration and tighten the air space to reduce convection. However, do not caulk the bottom edge of storms, as this leaves a space for moisture to escape.
5. Exterior storms also protect windows from deterioration from weathering.

Storm windows and tightly weatherized sash create a large dead air pocket, which is an insulator. This is the same principle of insulation as a modern double-paned window sash, but with a much larger dead air space.

Several additional weatherization steps include:

1. Caulk around the exterior of windows where the jambs, brickmould and casing join the house. Heads and sills should not be caulked: open spaces allow moisture to escape.
2. On the interior, any space between interior casing and plaster walls can be sealed with spackling.
3. Weatherstripping on the interior between sash and jamb, using inexpensive weather stripping.
4. Sash locks in good repair (or replaced) keep the upper and lower sash tightly sealed.

### **Window Replacement**

When a historic window is missing, it can be replaced. Also, when a window is so deteriorated or damaged that repair is either technically not feasible or economically not reasonable, it can be replaced.

For economic reasonableness, the cost of repair that is relevant is the cost of the scope of repair, as delineated above. While a full restoration will have higher cost, that is not the relevant cost to consider with respect to window replacement.

What is a reasonable cost of repairing a window is contingent on the importance of the window. In a building, a window or set of windows may be so important to the architectural design of the building that they need to be repaired even at a fairly high cost rather than replaced. For example, a large leaded-glass window in a prominent location may be crucial to the character of a building.

Replacement windows must conform to conditions specified in Standard #6: *the new feature will match the old in design, color, texture and, where possible, materials.*

1. New windows must match the original windows in operation: most often windows are fixed panes, double-hung, or casement. There are other types.
2. The pattern of lites (panes) in the window must match that in the original window. For example, if an upper sash has 6 lites and the lower sash has only one, then the new windows must have the same configuration. There are many different configurations of lites observed in historic windows. Often these are highly distinctive configurations that are integral to the architecture of the building.
3. The dimensions of the window components (the rails, stiles, and muntins) should match or be very close to the dimensions of the components of the original window.

4. Multipaned windows must be replaced with either true divided lite windows or windows with simulated divided lites. Faux muntins between the glass panes of double-glazed window glass do not provide the same shadow lines and depth as historic windows and are inappropriate.
5. The color of the new windows must be within the color palette appropriate for the architectural style of the building.
6. The material of new windows should be the same as the original windows or be reasonably close in appearance.

**ADOPTED BY THE DETROIT HISTORIC DISTRICT COMMISSION MARCH 13, 2024**

The Detroit Historic District Commission (HDC) follows the Secretary of Interior Standards for Rehabilitation for historic properties. For historic windows, Standard 6 is most directly applicable: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The central message of the Standards is that historic windows will be repaired rather than replaced. Only when a window has severely deteriorated, and it cannot be repaired, may it be replaced. Generally, even badly deteriorated windows can be repaired by people who have experience working with historic wood building components. Attached to this email is the Commission's *Guidelines for Historic Windows* that goes into greater detail on the retention, repair and potential replacement of historic windows.

The Historic District Commission Staff can administratively review a proposal to retain and repair existing historic windows.

### **WINDOW REPLACEMENT APPLICATION OF ORIGINAL WINDOWS**

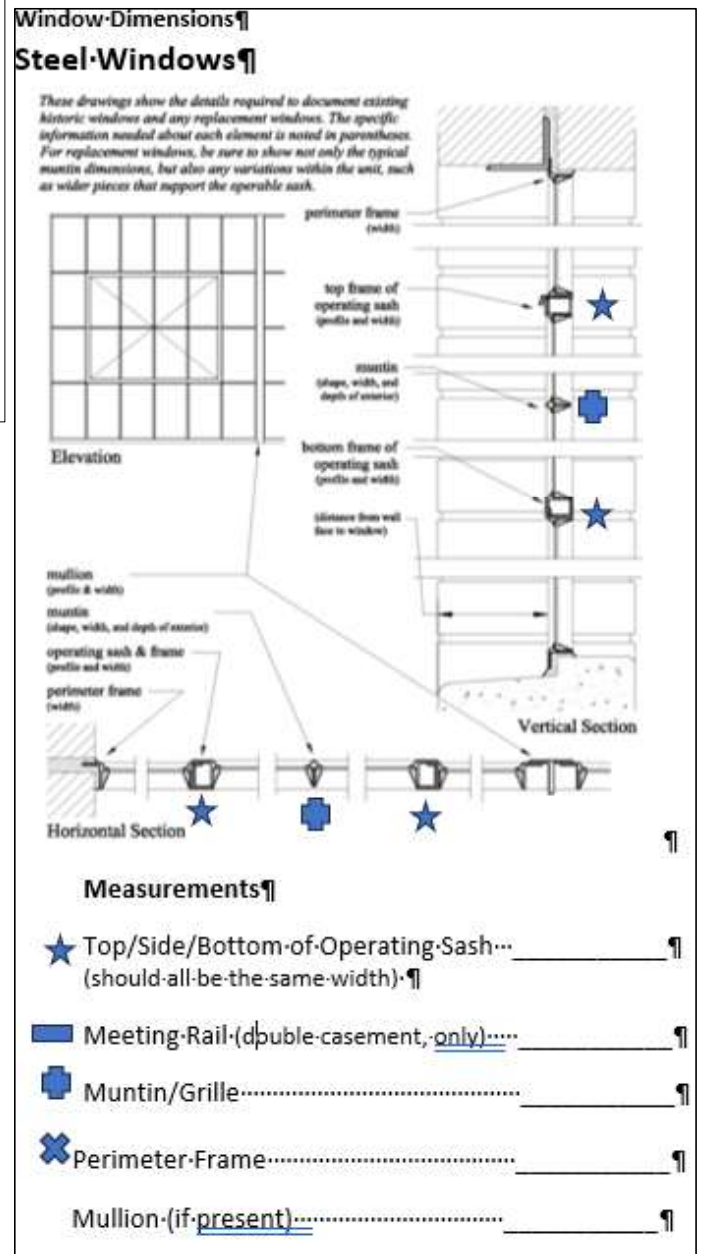
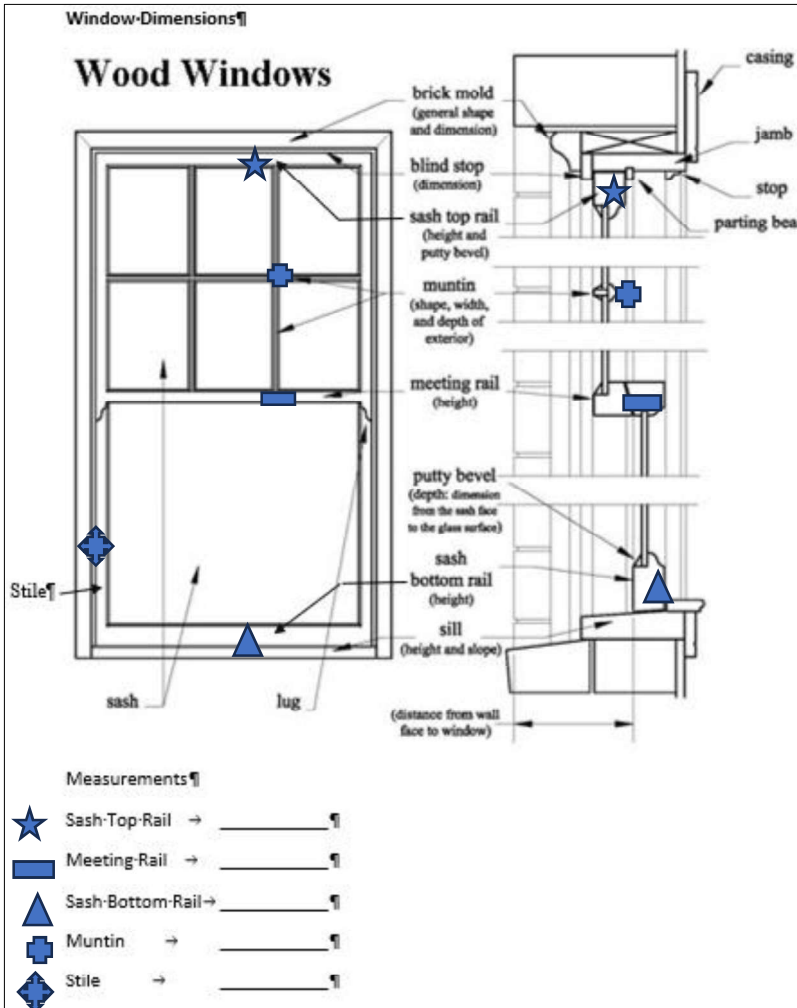
*If you move forward with an application to replace historic windows, the following information is needed. It is the applicant's responsibility to discuss, in words and pictures, existing conditions of the windows proposed for replacement and supply the details of the selected replacement window.*

- Scope of work
  - List the number of windows to be replaced, the description of the existing windows (i.e., steel casement, wood double-hung, etc.) and their location(s) on the building.
- Photo documentation
  - Exterior photo(s) of each side of the building where windows are proposed to be replaced (always include one photo of the front of the house, even if no windows are proposed for replacement at this location). Identify each photo as front, left side, right side, and/or rear.  
*Photos must clearly show each window opening that is proposed for replacement.*
    - Submit multiple photos of the sides of the house, if needed, so all windows are clearly shown.
    - If windows are boarded over, or storm windows cover the window frames, take photos from the inside of the building so the condition of the windows are visible.
    - Each window included in the proposal must be identified by a consecutive number or letter; please do not start numbers over on each side of the building. Using numbers that are listed on a window order (if you already have one) can also be used.
- Existing window documentation
  - Describe condition/problems of existing windows and submit measurements of window frames and muntins/grilles (if present). Page 2 of this document can be used to complete this requirement.
- Replacement Windows
  - Identify the manufacturer and line of replacement windows.
    - Submit manufacturer cut sheets that confirm exterior window frame material, color, grilles (if proposed), window glass and screen specifications, and dimensioned section drawings that list the measurements for the proposed window frames. Pages 3 & 4 of this document offer visual aid in the information needed for this application.

You can also provide further information/details to outline your decision-making process re: the replacement of the windows, which may include the following:

- Description of repair work that has been completed (if any) on the windows since owning the structure.
- Recent efforts to repair windows (if any)
- Copies of obtained estimates to repair the existing windows. If repair estimates were not obtained, list the reasons why.
- Description on why you are seeking to replace the windows vs repairing them
- Any additional details which you deem to be pertinent/you would like the Commission to review with respect to the replacement of the windows

# Dimensions of existing windows



## Proposed Replacement Windows

### Brochure/Cut Sheets

- Submit copies of the individual pages that confirm the material, operation, frame design, grilles (if applicable) and finishes (glass, screens, etc.).

### Exterior frame and selected cladding color



#### EXTERIOR COLORS



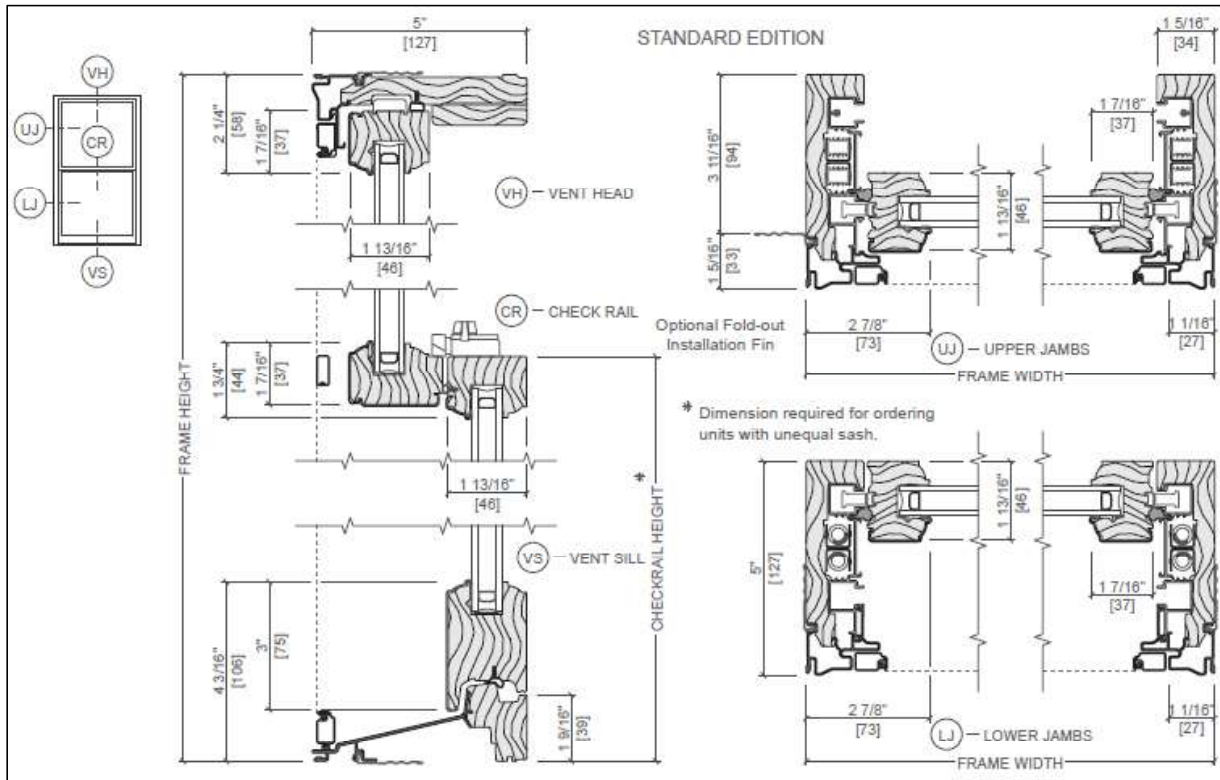
### Grilles



### Glass options



Window sections for proposed replacement windows – Depending on the window manufacturer, these sections can be difficult to find on the company’s website. You may need to ask your window representative for the sections. Dimensioned sections of the selected replacement window must be included in the application.



## Third Floor Renovation HDC Application

2204 Seminole St  
Detroit, Mi 48214



Produced By:  
New Hue Restoration + Design, LLC  
Logan Autrey  
(734)330-9717

[loganautrey@newhuerestorationdesign.com](mailto:loganautrey@newhuerestorationdesign.com)

Project Scope: Expand an existing north dormer to match the size of the south facing dormer. Replace six windows on dormers. Demo and install new trim on all three dormers. Demo siding, and install new stucco on three dormers - paint color TBD



East Facing Dormer(backyard)



East Facing Dormer(side profile)



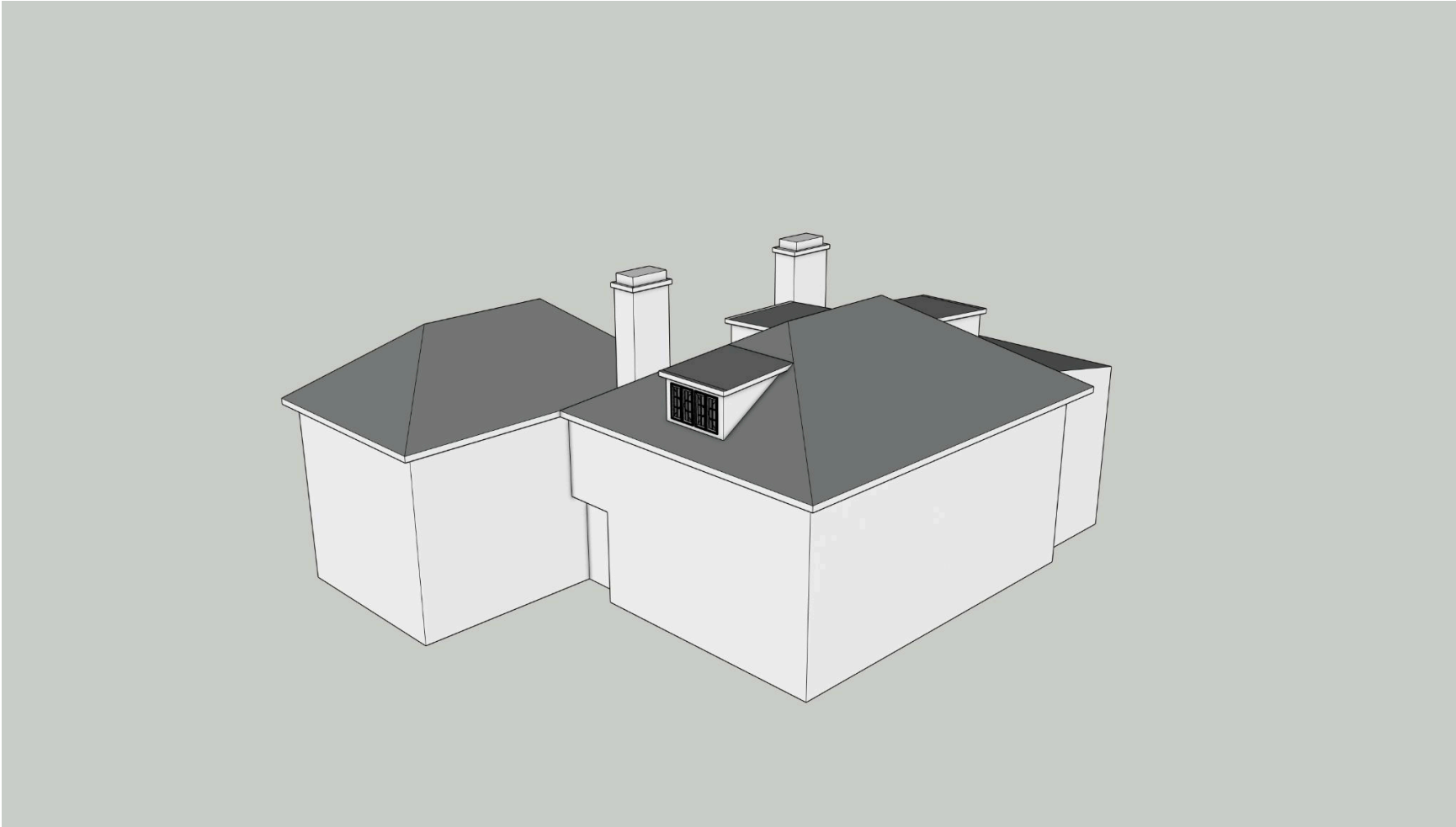
South Facing Dormer(sideyard)



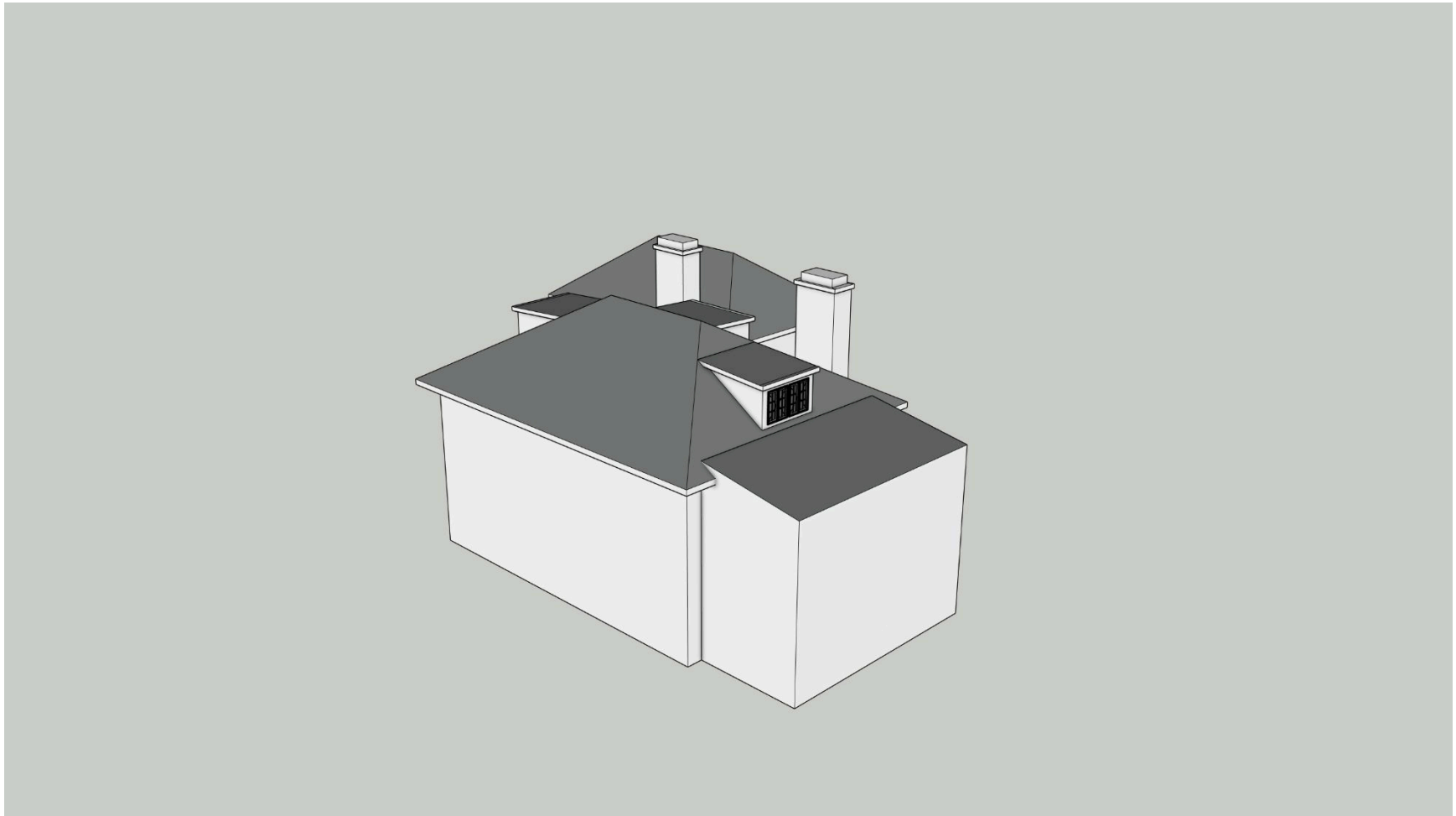
South Facing Dormer(Window Detail)



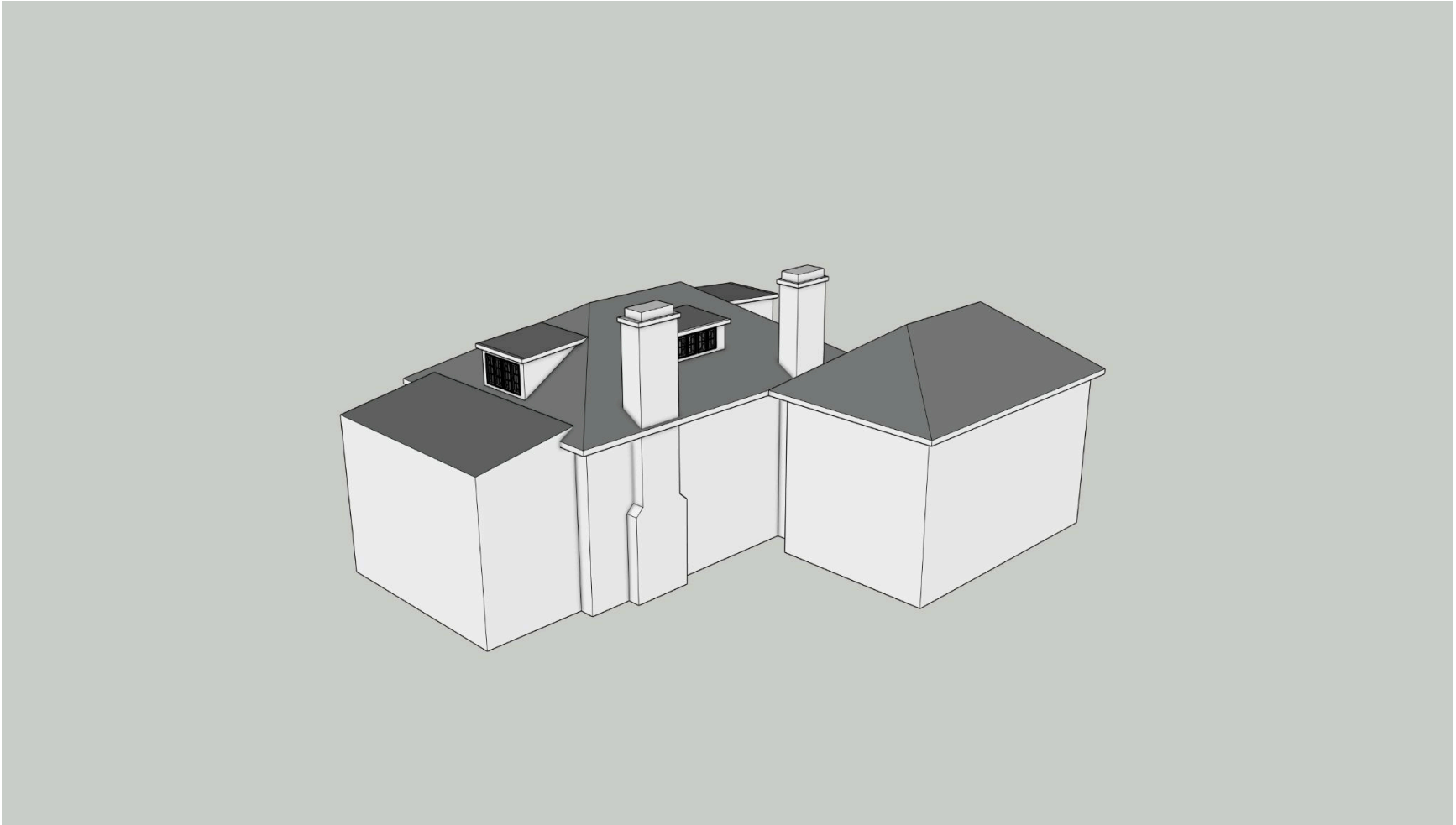
North Facing Dormer(sideyard)



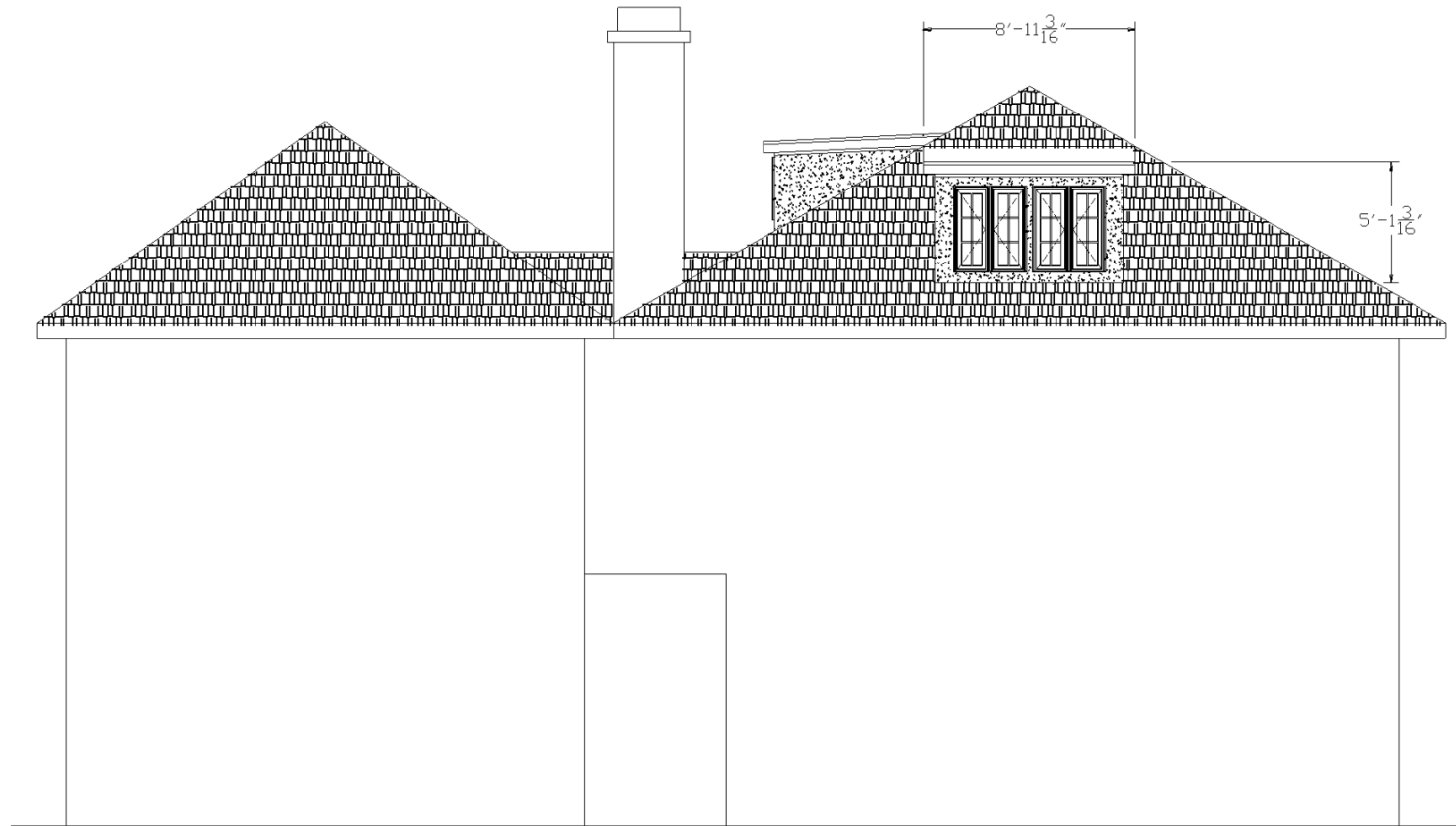
North Facing Dormer(proposed)



South Facing Dormer(proposed)



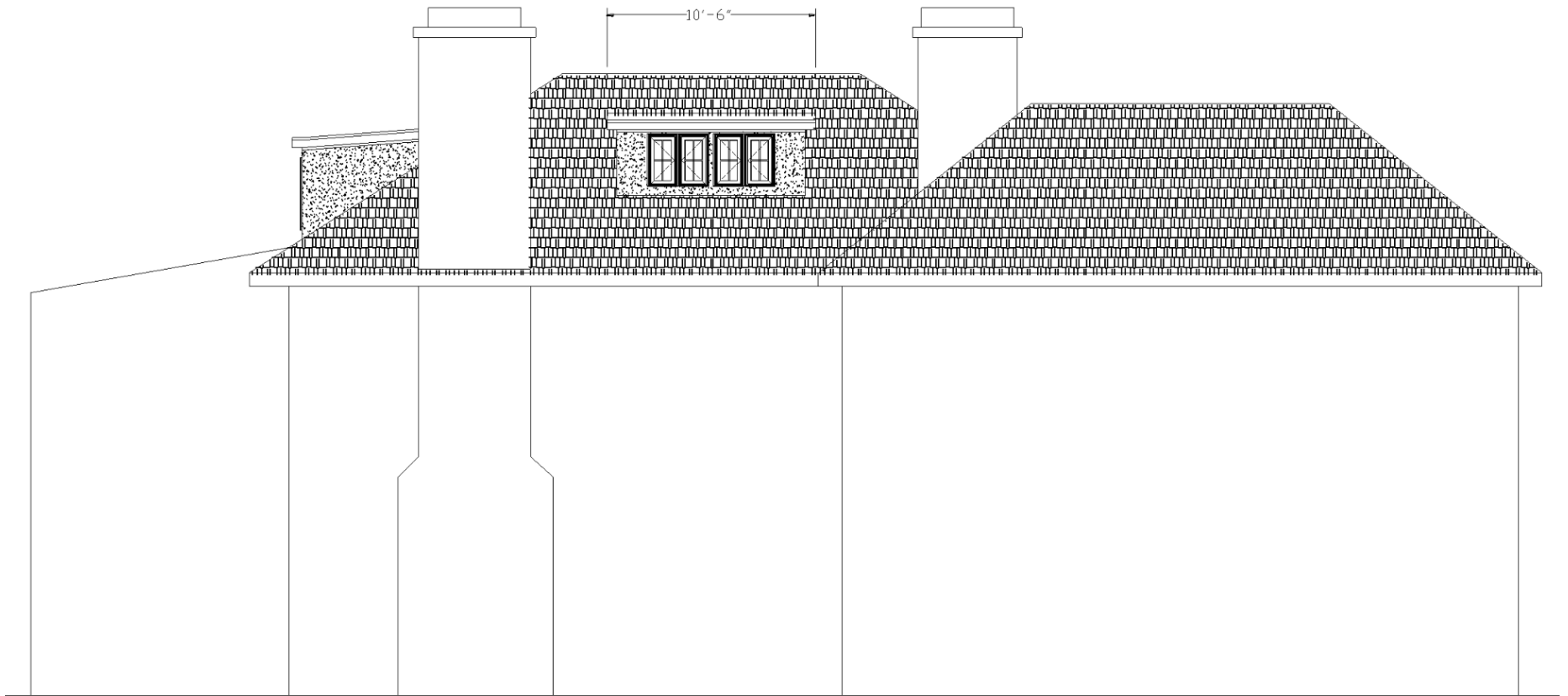
East Facing Dormer(proposed)



North Elevation(proposed)

Window O1(right)

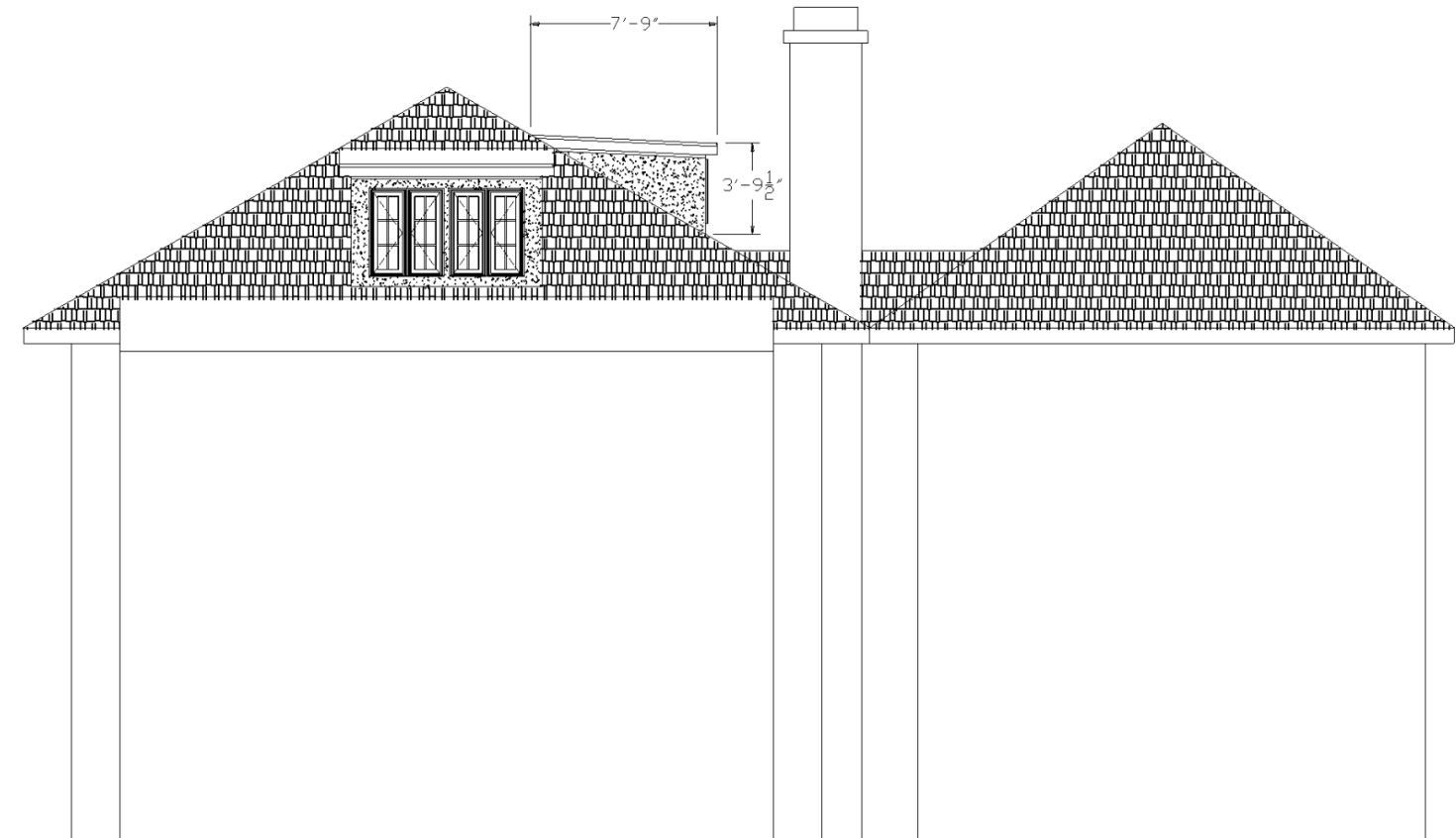
Window O2(left)



East Elevation(proposed)

Window 03(right)

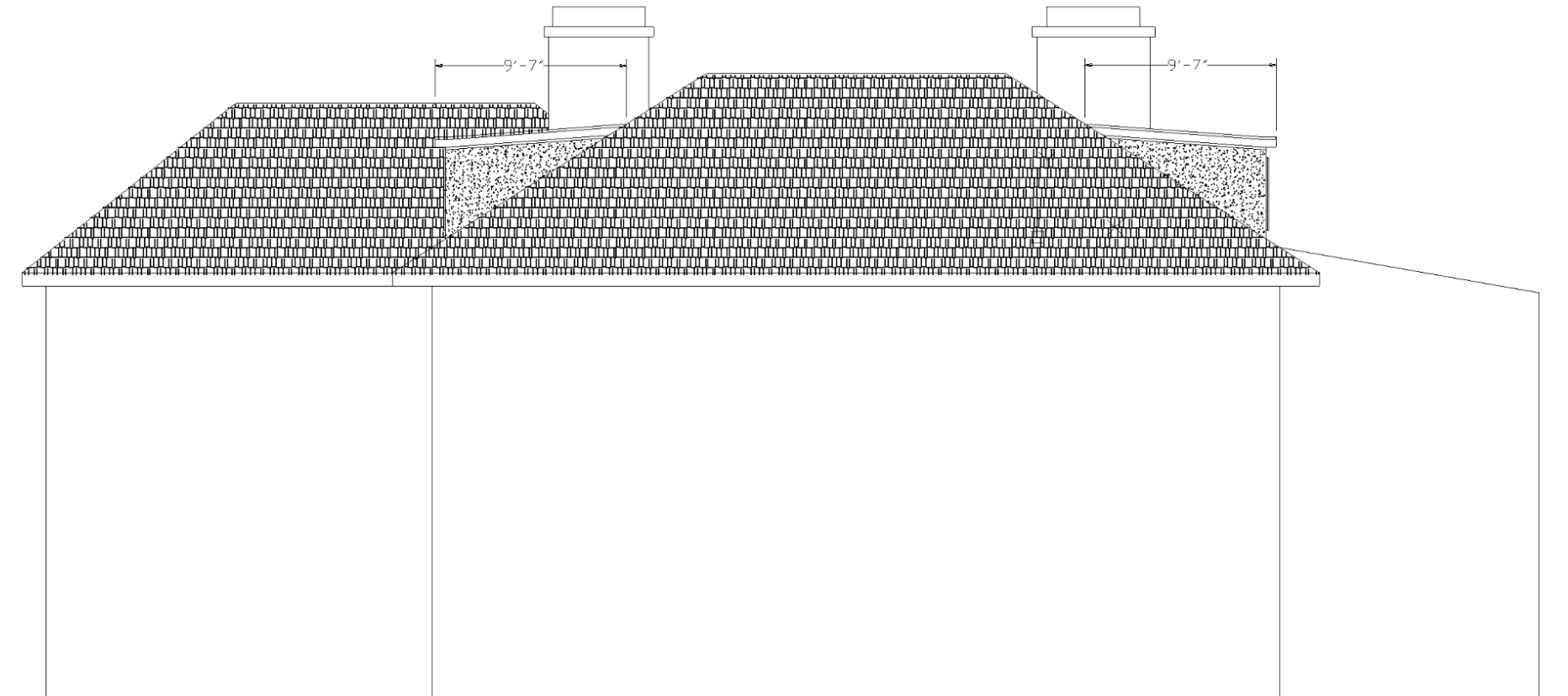
Window 04(left)



South Elevation(proposed)

Window 05(right)

Window 06(left)



West Elevation(proposed)

**Existing Window/Dormer Conditions:** All three dormers are clad with basic square stock trim and vertical shiplap siding. North and south dormers have historic casement style windows. The east dormer has replacement style double hung windows. Exterior carpentry including sashes have deteriorated and need replacing. The wood has dry rotted severely. Crucial to this project is to install new sheathing, framing and vapor barrier - which means the removal of siding and trim.

The north dormer is currently the same width as the south dormer, it currently extends from the roof at 4'6". We are asking to allow us to frame the new dormer at 9'7" to match the south facing dormer's dimensions.

Window Schedule:

01 - Historic French Casement 36"W x 20"H (sash: 16"W x 20"H)

02 - Historic French Casement 36"W x 20"H (sash: 16"W x 20"H)

03 - Vinyl Double Hung 36"W x 36"H 8/8 lites

04 - Vinyl Double Hung 36"W x 36"H 8/8 lites

05 - Historic French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)

06 - Historic French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)

Historic Window Info:

Top rail and stiles: 2"W

Bottom rail: 3" W

Muntin: ¾"W Exterior glazed/Interior ogee

**Proposed Window/Dormer Info:** All three dormers are proposed to be clad with traditional hard coat stucco. Soffit and Fascia boards are to be replaced with like dimensions and materials. Brick moulding around windows to be made to match other historic brick moulding found on home. Windows are proposed to be aluminum clad exterior and wood clad interior french style casement windows.

Window Schedule:

- 01 - French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)
- 02 - French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)
- 03 - French Casement 36"W x 36"H 4 lites per sash (sash 16"W x 36"H)
- 04 - French Casement 36"W x 36"H 4 lites per sash (sash 16"W x 36"H)
- 05 - French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)
- 06 - French Casement 36"W x 42"H 6 lites per sash (sash: 16"W x 42"H)

Proposed Window Info:

Exterior - Aluminum clad

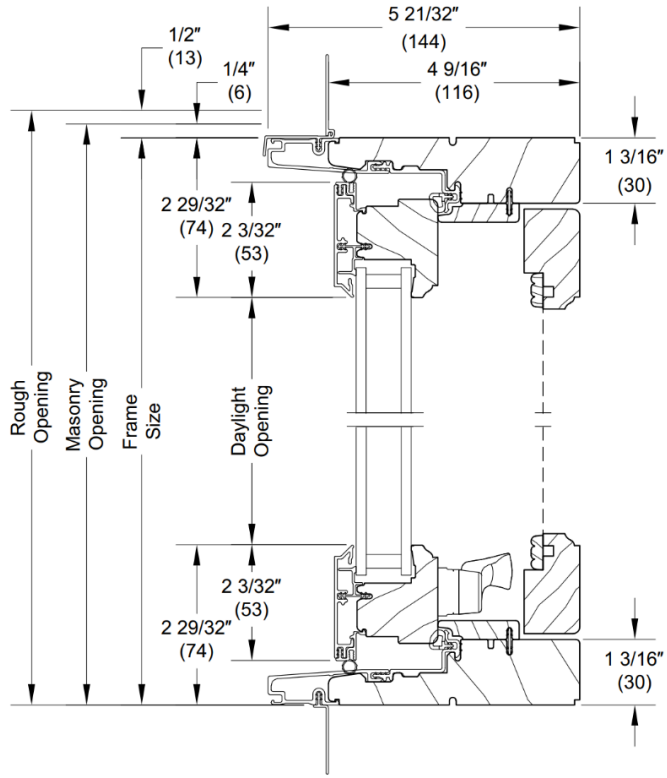
Finish: Black

Glass: non-laminated

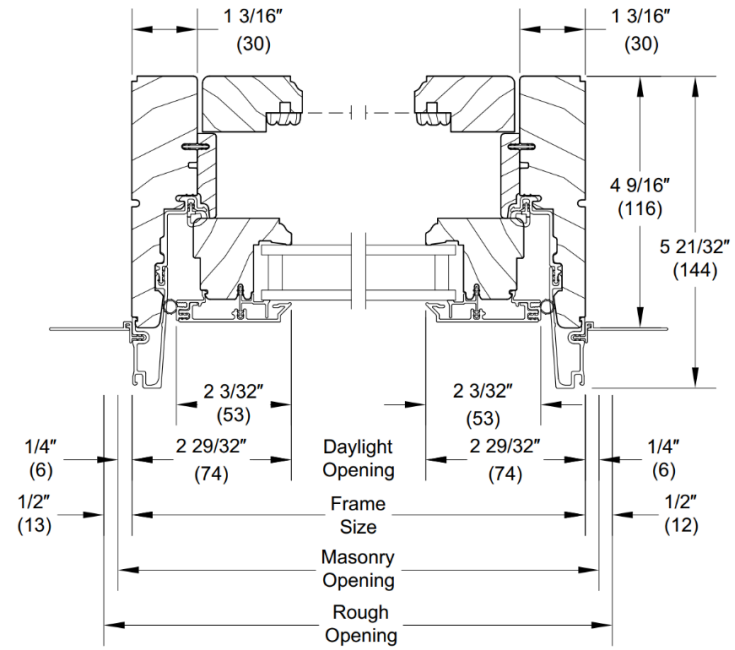
Muntin: 7/8" interior and exterior with ogee



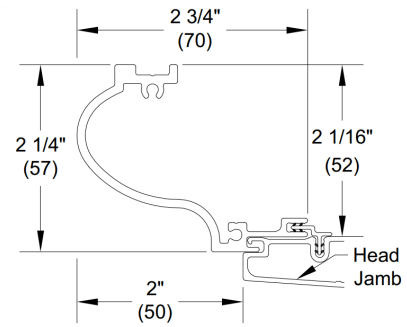
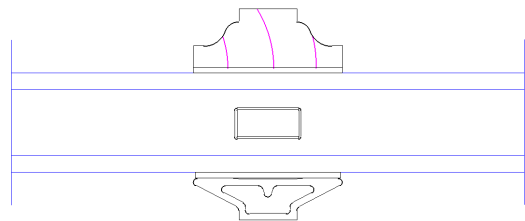
**UAWNPO**



**Head Jamb and Sill**



**Jamb**



**Ridgeland  
A1446**