STAFF REPORT: 12-11-2019 MEETING **PREPARED BY**: A. DYE
APPLICATION NUMBER: 19-6578
ADDRESS: 19650 STRATFORD
HISTORIC DISTRICT: SHERWOOD FOREST
APPLICANT: BRENT MAHAFFEY, RENEWAL BY ANDERSON
DATE OF COMPLETE APPLICATION: 12/3/2019

SCOPE: PARTIAL WINDOW REPLACEMENT ON SIDE AND REAR ELEVATIONS

EXISTING CONDITIONS
This contemporary styled house was constructed in 1955. The strong horizontal lines, created through the use of roman brick and stone, a continuous lintel spanning most of the second floor, the deep overhanging porch roof (which returns to run along part of the side elevation) and multiple mulled window openings combine to create an appearance of a post-war Prairie-style house.

The existing windows on the front of the house are casements, as are the window openings on the each side of the house nearest the front elevation (first and second story). Sliding windows fill the remaining window openings on the side elevations (near the rear of the house) and the rear elevation. Aluminum storm windows cover the sliding windows and mask their operation and the dark brown trim.

According to the property owner and Renewal by Anderson, two windows were removed and replaced with Renewal by Anderson casement windows approximately 20 years ago. Sherwood Forest was designated a local historic district in 2002. The replacement windows are located on the sides of the house: one on the north side, first floor, directly in front of the fireplace; the other on the south side, second floor, above the side entry.

PROPOSAL

The applicant contacted Building Hugger and H & R Window Repair for repair quotes. Building Hugger declined to submit a proposal due to the younger age of the house (post-1950). H & R Window Repair did inspect the existing windows and determined the extent of the deterioration is such that repairs would likely exceed replacement cost. A copy of each company's communications is included with the staff report.

The applicant would like to replace four window openings located on the sides and rear of the house.

Side/North Elevation:	Second floor, immediately adjacent rear-placed chimney, one double-slider
Rear/East Elevation:	Second floor, large double-slider
	Second floor, large, four-unit slider
Side/South Elevation:	Second floor, near rear elevation, one double-slider

The double-sliders are to be replaced with sliding windows to match the existing operation and overall window dimensions. The four-unit window is to be replaced with a three-window slider (wide center fixed unit, with operable narrow side windows.

Replacement windows are Renewal by Anderson, Fibrex, operation, Low-E4 (clear) glass. Frames to be cocoa brown, which matches B:8, Grayish Brown, on Color System E.

STAFF OBSERVATIONS AND RESEARCH

- The three double-sliders will be replaced to match the existing function.
- The four unit will be replaced with a three-part sliding window, which will break the rhythm established by the remaining of window openings.
- The neighboring properties are close to the applicant's property, reducing the visibility of the side windows (and two are on the rear elevation).
- The proposed color matches one of the colors within Color System E, which is used for Prairie-style architecture and looks to be a close match to the color of the remaining casement and slider windows.
- The new windows will not have storm windows.

- The removal of the silver aluminum storm windows would be a positive change.

ISSUES

The size of the new frames will not match the existing frames. As Renewal by Anderson is specific to the Fibrex material, there are no other options within the replacement system that could offer a thinner frame.

Width of Frames	**Existing**	**Proposed**	**Difference**
Side Jam	2 - ½ ”	3 - 0”	20% larger
Meeting Rail	1 - ½ ”	2 - 1/16 ”	33% larger

Height of Frames	**Existing**	**Proposed**	**Difference**
Head Jamb	2 – 0”	3 – 1/8”	50% larger
Bottom	2 – 0”	3 – 7/8”	100% larger

Window below is an example of an original sliding window (location: rear of house and not to be replaced at this time.)
Window on the right is one of the two Renewal by Anderson casement windows installed 20 years ago.
Renewal by Anderson also provided elevation comparisons within their application packet.

RECOMMENDATION

It is staff’s opinion the removal of the four original sliding windows and installation of Renewal by Anderson Fibrex replacement sliding windows will alter features that characterize the property. The frame width for the proposed windows is too great and will not only reduce the glass size within each window, the thick frames will create a heavier appearance for each window opening.

Therefore staff recommends the Commission deny a COA for the four window replacements as they do not meet the following Secretary of the Interiors Standards for Rehabilitation, especially:

> #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*
>
> *#6) Deteriorated historic features shall be repaired rather than replaced. When 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.*

S U M M A R Y

AN ORDINANCE to amend Chapter 25, Article II, of the 1984 Detroit City Code by adding Section 25-2-141 to establish the Sherwood Forest Historic District, to establish conservation as the design treatment level for the district, and to define the elements of design for the district.

(D) The design treatment level of the Sherwood Forest Historic District shall be conservation as provided for in section 25-2-2(4) of this code.

(E) The defined elements of design, as provided for in section 25-2-2 of this code, shall be as follows:

(1) *Height*. The height of the majority of the residential structures full stories to two and one half (2½) stories tall, and have at least eighteen (18) feet of studding. These standards shall be met by new single-family residences and by two-family residences which are permitted only on Seven Mile Road. A few houses of one (1) and one and one-half (12) stories exist. Additions to existing buildings shall be related to the existing structure. Garages range from one (1) to two (2) stories.

(2) *Proportion of buildings front facades*. The typical front facades of residential buildings in the Sherwood Forest Historic District are predominantly wider than tall to their eaves.

(3) *Proportion of openings within the facades*. Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall. Windows are usually subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins. A variety of arched openings and bay windows exist throughout the district Modernistic style residential buildings have openings with a variety of proportional relationships, sometimes extending around the corners. In general, openings amount to between twenty percent (20%) and thirty-five percent (35%) of the front facades.

(4) *Rhythm of solids to voids in front facades*. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English Revival sub-styles, voids are arranged with more freedom, but usually result in balanced compositions. Windows are arranged by floor in asymmetrical arrangements in modernistic style houses.

(5) *Rhythm of spacing of buildings on streets*. The spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, with the exception of those in the Sherwood Forest manor subdivision where some lot sizes are larger and single houses sometimes occupy more than one lot. Generally, all residences or part thereof, including cornices, balconies, pergolas or porches, are not permitted nearer than five (5) feet to the side lot line.

(6) *Rhythm of entrance and/or porch projections*. Entrance and porch types relate to the style of the building. Entrances and porches on the English revival buildings exhibit freedom of placement and orientation, while on buildings of classical inspiration they are centered on the front facade. Some houses have entrances that recede while others have porches, steps and/or entrances that project. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply gabled vestibule or gabled wall punctured with an arched opening. Side and rear secondary entrances and porches and enclosed sunrooms are common. A rhythm of entrances and porches is not discerned due to the variety of house designs and the winding street plan.

(7) *Relationship of materials*. The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and wood is almost universally used for window frames, half-timbering and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Glass block exists as an original material in some window openings of modern buildings. Original metal balconets, balustrades and light fixtures exist on some properties. Roofs on the majority of the buildings in the Sherwood Forest historic district are either slate or slate-like asphalt

shingles.

(8) *Relationship of textures*. The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate natural materials. Garages correspond in materials to the main residential dwelling.

(9) *Relationship of colors*. Natural brick colors -- such as red, yellow, brown, or buff -- predominate in wall surfaces. When brick is painted, it is in white or shades of cream. Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of classical styles, generally have woodwork painted the white or cream range. English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff or shades of cream, depending on the main body color. Half timbering is most frequently stained or painted dark brown. Stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.

(10) *Relationship of architectural details*. The architectural elements and details of each structure generally relate to its style. Residential buildings derived from characteristic elements and details displayed on vernacular English revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Tall, clustered chimney stacks and decorative chimney pots are features of the district. Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Modern style buildings are generally characterized by smooth, unadorned wall surfaces, horizontal bands of windows, and curved corners. A few cape cod style buildings and ranches are located in the northeastern section of the Sherwood Forest Manor subdivision. In general, the district is rich in early to mid-twentieth century architectural styles. Garages correspond in architecture to the main residential dwelling.

(11) *Relationship of roof shapes*. A variety of roof shapes exist, relating to the style of the buildings. Common on English Revival buildings are steeply sloped pitched or hipped roofs with complex arrangements of secondary roof shapes, including steeply sloped gables, clipped gables, and shed roofs. These roofs are commonly interrupted by gabled, shed and multi-sided dormers and substantial chimneys which are sometimes clustered. Classically inspired buildings display pitched or hipped roofs with less slope, with or without dormers. Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes, with the exception of cape cod style houses in the northeastern section of the district which display steeply pitched roofs with dormers. Flat roofs are not typical except on porches, sunrooms, and other small extensions of a primary building with a pitched roof; flat roofs as the main roof of a primary building shall not be permitted.

(12) *Walls of continuity*. Where common setbacks of houses on relatively straight stretches of residential streets exist, strong walls of continuity are created. This is augmented by tall, fluted light standards and mature trees on the tree lawns. Where streets curve and the procession of houses is less visible, landscape features in the public right-of-way create a sense of continuity.

(13) *Relationship of significant landscape features and surface treatments*. The typical treatment of individual properties is a that of a dwelling erected on a grade of approximately fifteen (15) to twenty (20) inches above the inner grade line of the public sidewalk. The front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete, stone or brick walk leading to the front entrance and a single width side driveway leading to a garage, which is most often located at the rear of the lot but sometimes attached to the rear, side or, less frequently, the front of the main dwelling. On corner lots, garages are located on the side streets and the width of the driveway corresponds to the width of the garage. A single

storage building, including garden and tool sheds, shall be permitted provided that it is placed at the rear of the property, is harmonious in color and design to the contiguous property, does not exceed six (6) feet by ten (10) feet in length and width, and six (6) feet in height. Foundation plantings, often of a deciduous nature and characteristic of the period between 1920 and 1960, are present virtually without exception. Large trees of many varieties shield some houses from view. There is variety in the landscape treatment of individual properties. Generally, boundary lines between lots forward of the building line are not marked with fences of any kind, but may have hedges no greater than two (2) feet in height. Hedges and fences of up to four (4) feet in height generally extend along boundary lines beyond the building line. On lots abutting the alley behind Warrington Drive and Livernois Avenue, a tight board fence or masonry wall of a uniform height of five (5) feet must be constructed on rear lot lines. The placement of trees on the tree lawn between the concrete public sidewalk and masonry curb varies from block to block or street to street. Replacement trees should be characteristic of the area and period. If American elm is planted, it should be disease resistant. Original street lighting throughout the district is of the tall fluted standard with crane neck pendant variety.

(14) *Relationship of open space to structures*. The Sherwood Forest historic district has, as its main open space, the triangularly shaped Sherwood Forest Park, bounded by Warrington Drive, Saint Martins Road and Canterbury Road. That park, as well as other triangular lots created between the intersection of winding streets, are planted with grass and trees. All houses have ample rear yards as well as front yards. Where vacant lots exist between residences, their landscaping tends to be continuous with the adjacent lots or forested with mature trees.

(15) *Scale of facades and facade elements*. The Sherwood Forest Historic District comprises a residential neighborhood of moderate to large scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size and complexity of the individual buildings. Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the facades.

(16) *Directional expression of front elevations*. The houses in the Sherwood Forest Historic District are horizontal in directional expression. Large architectural elements within facades are frequently vertical in directional

Expression, such as multi-storied projecting gabled sections.

(17) *Rhythm of building setbacks*. Front yard setbacks are generally consistent on each residential street in the Sherwood Forest Historic District, although porch, entrance and window projections and irregular massing result in the appearance of variety. Where lots are combined or irregularly shaped at corners, the rhythm is sometimes irregular.

(18) *Relationship of lot coverages*. The lot coverage for the single- and two-family residences ranges generally from twenty-five percent (25%) to thirty-five percent (35%), including the either the freestanding or attached garage. Where lots are combined, the percentage of lot coverage may be less.

(19) *Degree of complexity within the facades*. The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their facades are frequently complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles. The facades of classically inspired buildings and modernistic buildings are straightforward in their arrangement of elements and details.

(20) *Orientation, vistas, overviews*. The orientation of buildings is largely determined by the winding streets created by the subdivision plans. All but a few buildings in the district are oriented towards the street; buildings situated on corner lots sometimes face the side street or, when the corner lot is curved, the intersection of the streets. The primary vistas are created by the winding streets. Sherwood Forest Manor subdivision has a different character because of its later development and the elliptical shape of its plan. While the streets through Sherwood Forest extend into the green acres subdivision on the north, they do not extend into the palmer woods subdivision on the east.

(21) *Symmetric or asymmetric appearance*. Front facades of buildings range from completely symmetrical to asymmetrical but balanced compositions. English revival style buildings are irregular in layout and

asymmetrical in appearance. The classically inspired buildings are generally symmetrical; the modernistic buildings are not symmetrical but result in highly ordered compositions.

(22) *General environmental character*. The Sherwood Forest historic district is a fully-developed residential area of well-maintained, substantial single-family residences of the second quarter of the twentieth century complemented with fine examples of compatible houses from the 1950s and 1960s. On seven mile road, its southern boundary, are several duplexes; the east side of Livernois Avenue, outside the district=s boundaries to the west, is an intact commercial thoroughfare of 1940's vintage. With the residential subdivisions of palmer woods to the east and green acres to north, Sherwood Forest is a part of a solid, well-maintained and handsome urban residential community.

Section 2. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. In the event that this ordinance is approved by a two-thirds (b) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 1997 Detroit City Charter. Where this ordinance is passed by less than a two-thirds (b) majority of City Council Members serving, it shall become effective on the thirtieth (30th) day after enactment, or the first business day thereafter, in accordance with Section 4-115 of the 1997 Detroit City Charter.

Approved as to form only:

Brenda E. Braceful
Deputy Corporation Counsel

Search

Reply Delete Archive Junk Sweep Move to

Favorites

Folders

Inbox 38
Junk Email 165
Drafts 23
Sent Items
Deleted Items
Archive
Cerveny
Conversation Hist...
Harold Pictures
Notes
Rich Family Pictures
New folder

Groups

New group

Upgrade to Office 365 with premium Outlook features

Calla Butler <calla@buildinghugger.org>

You

Hi Janet,
Thank you for sending the pictures; however, we usually only perform restoration on windows older than 1950. Here are some suggestions for repair: Independent window repair: 586 749 4449 or H&R window 248 544 8282.

Thank you,
Calla Butler
Sales Support Specialist
Building Hugger

Mobile (313) 979 0080
Office (313) 442 7091

On Mon, Nov 4, 2019 at 9:23 PM Janet Brooks < > wrote:

To whom it may concern:My name is Janet Brooks. I was informed by Brendan Cagney of the Historical Preservation Commission, that in order to reserve a spot in the meeting that occurs on November 13, 2019, they would need to receive a response from you regarding the existing condition of the windows that I am attempting to repair. I have enclosed pictures of the windows in two upstairs bedrooms of the home located at 19650 Stratford RdDetroit, MI 48221Please contact me as soon as possible in order to expedite this process. You may contact me by phone at (313) 345-8219 or (313) 585-5613. You may also email me at . Your prompt response is appreciated. Sent from my iPhone

Get

From:	Janet Brooks
To:	Brendan Cagney
Subject:	Fwd: Windows at 19650 Stratford Road, Detroit, MI 48221
Date:	Thursday, November 14, 2019 8:56:15 PM

I am forwarding you the email that I received from H&R Window.
Get Outlook for iOS

From: H&R Window <hrwindow@sbcglobal.net>

Sent: Thursday, November 14, 2019 3:06 PM

To: Janet Brooks

Subject: Re: Windows at 19650 Stratford Road, Detroit, MI 48221

Janet,

In looking at the photos sent it appears as though the window frames are out of square. Which is
why air is getting around the sash, also separation at the interior corners of main frame indicates the frame is under pressure and twisting. This is most commonly caused by interior structure frame lowering (settlement) and exterior wall surface is not, house is trying to slide window down behind sill causing a "crowning" problem.

Unfortunately the cost of repairs would most likely exceed replacement cost and you would still have same old window framing.

Sorry H&R Window Repair cannot help.

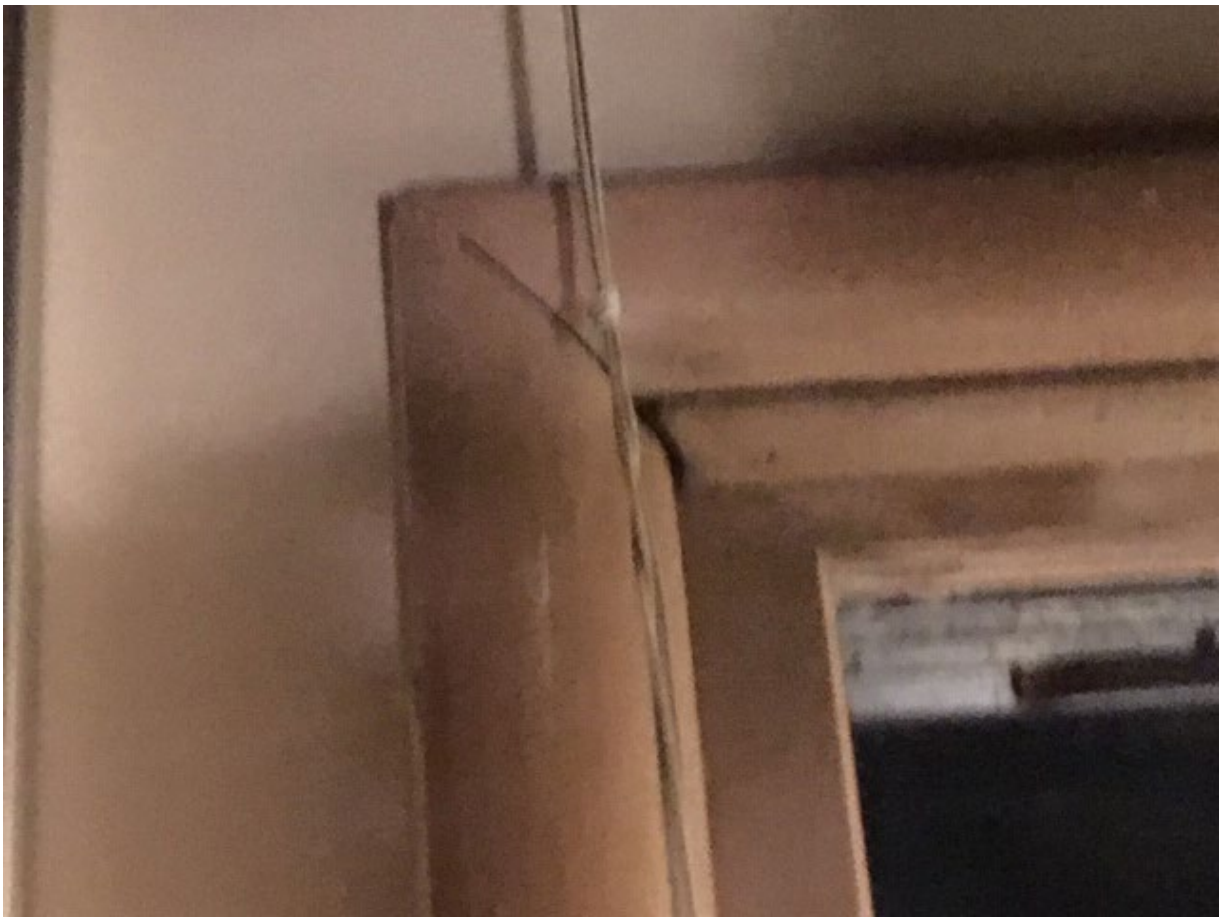
If you have any questions, please don't hesitate to contact us.

Thank you for the opportunity in letting H&R Window Repair be of service to you!

H&R Window Repair Company
23641 John R Rd
Hazel Park, MI 48030
(248) 544-8282
(248) 544-8122 FAX#
email: hrwindow@sbcglobal.net

On Tuesday, November 12, 2019, 08:06:08 PM EST, Janet Brooks <janetb98@msn.com> wrote:

TO WHOM IT MAY CONCERN:
I spoke to someone at your business earlier today and was told to send pictures of the windows that I would like to have looked at to determine if they can be repaired. I am enclosing pictures of the four windows in question. Please review and contact me as soon as possible.
My name is Janet Brooks. My e-mail address is janetb98@msn.com; the telephone number is (313) 345-8219.



Sent from my iPhone

Description of Existing Conditions

The windows in the two bedrooms on the back of the house are presently not energy efficient. The windows in the larger have had plastic coverings because when the weather is cold it is difficult to keep the room warm and the storm windows are insufficient. Insulation socks have been put on the window ledges to keep the heat in and the air out.

Windows in the smaller room on the rear of the house also have insulation socks between the window and storm window to assist in keeping the heat in and the cold air out. The windows on one side of the room are off line and there is a gap at the bottom of the frame.

Description of Project

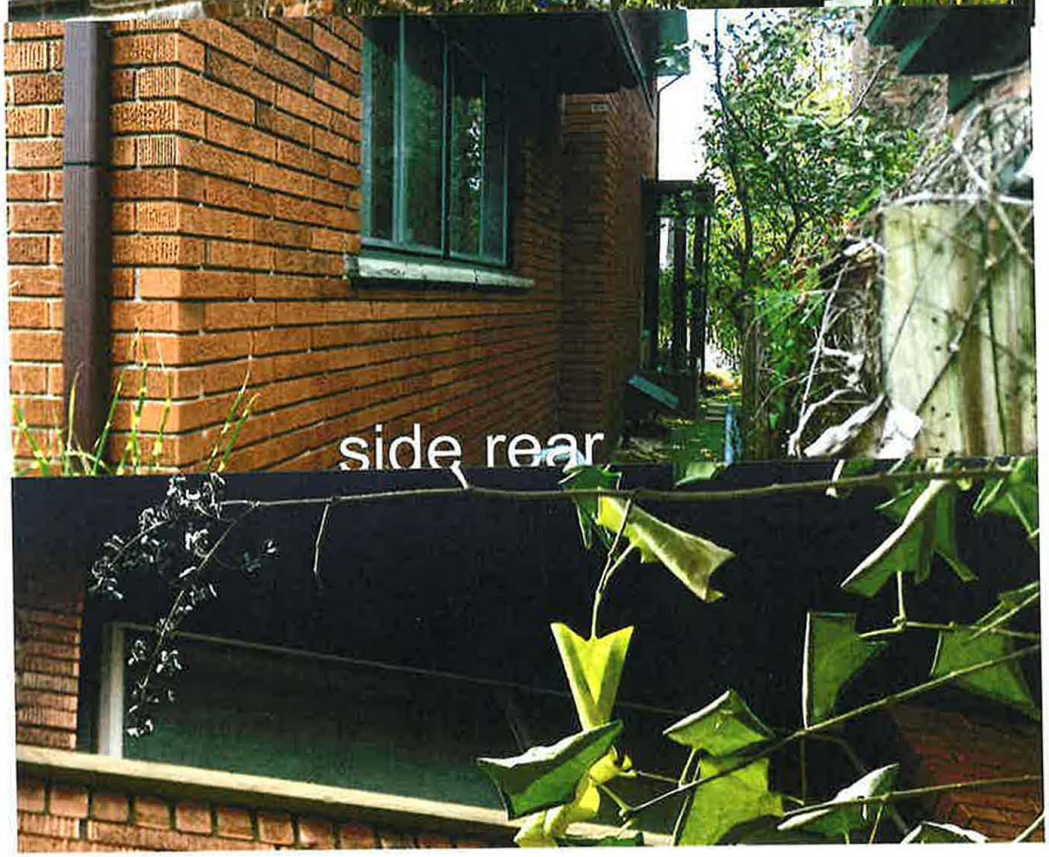
The proposed project is to replace the damaged windows in both rooms with more energy efficient windows of like appearance. There will be no change in the outward appearance of the windows. The work will be done by Renewal By Andersen, the company that replaced two windows several years ago.

Detailed Scope of Work

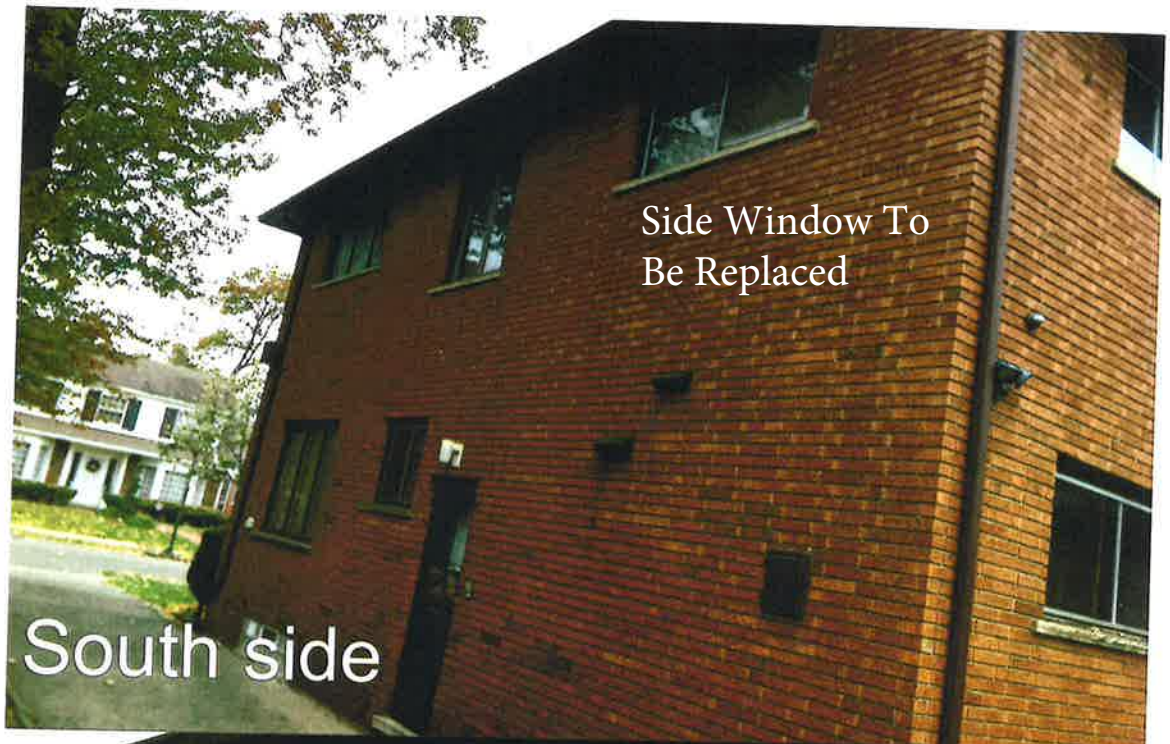
See attached pamphlet "Property Inspection and Analysis"

Brochure / Cut Sheets For Proposed Replacement Material(s) and/or Product(s).

See pages 16 and 17 of "Renewal by Andersen Window Replacement"



Side Window
To Be Replaced


Side Window To
Be Replaced
South side


Lrg rm side window


Lrg side


Four unit window
to be replaced
Two unit window
to be replaced
Rear


Lrg rear window


Sm rear window

Lrg rear

Lrg side rt corner

Lrg rear lft corner


Sm side lft corner
Sm side gap in pane
Sm side rt corner

19650 Stratford Rd

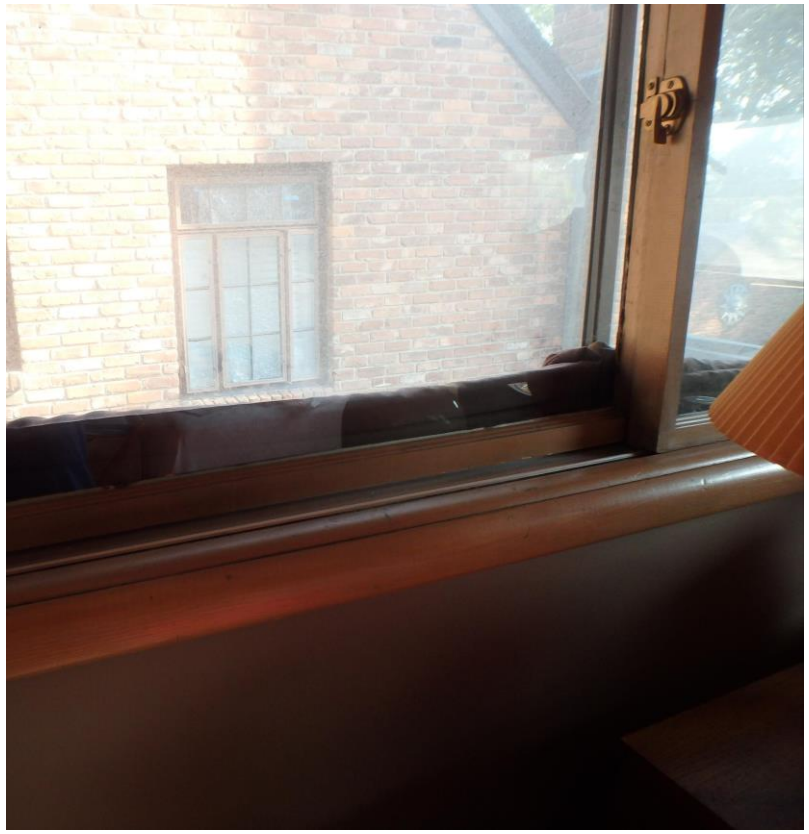
Sherwood Forest

Renewal by Andersen 37720 Amrhein Livonia, MI 48150

- Customer wants to replace 4 wood gliding windows with Renewal by Andersen windows
- Existing windows are original wood windows (except for 2)
- House was built in the 50s
- Renewal by Andersen windows use Fibrex (wood composite) material
- Windows will match be gliding style to match existing
- Proposed windows are insert windows with aluminum trim that will cover the brickmold to match previous 2 windows replaced 20 years ago

19650 Stratford Rd
4 windows being replaced

#2 – Homeowner would like to install one large (1:2:1) gliding window instead of two (1:1) gliding windows.
#1, 3, 4 – Replacing with same style/size (gliding)


19650 Stratford Rd

Windows have plastic tightly secured over interior of windows

Windows leak air (see rolled towels)

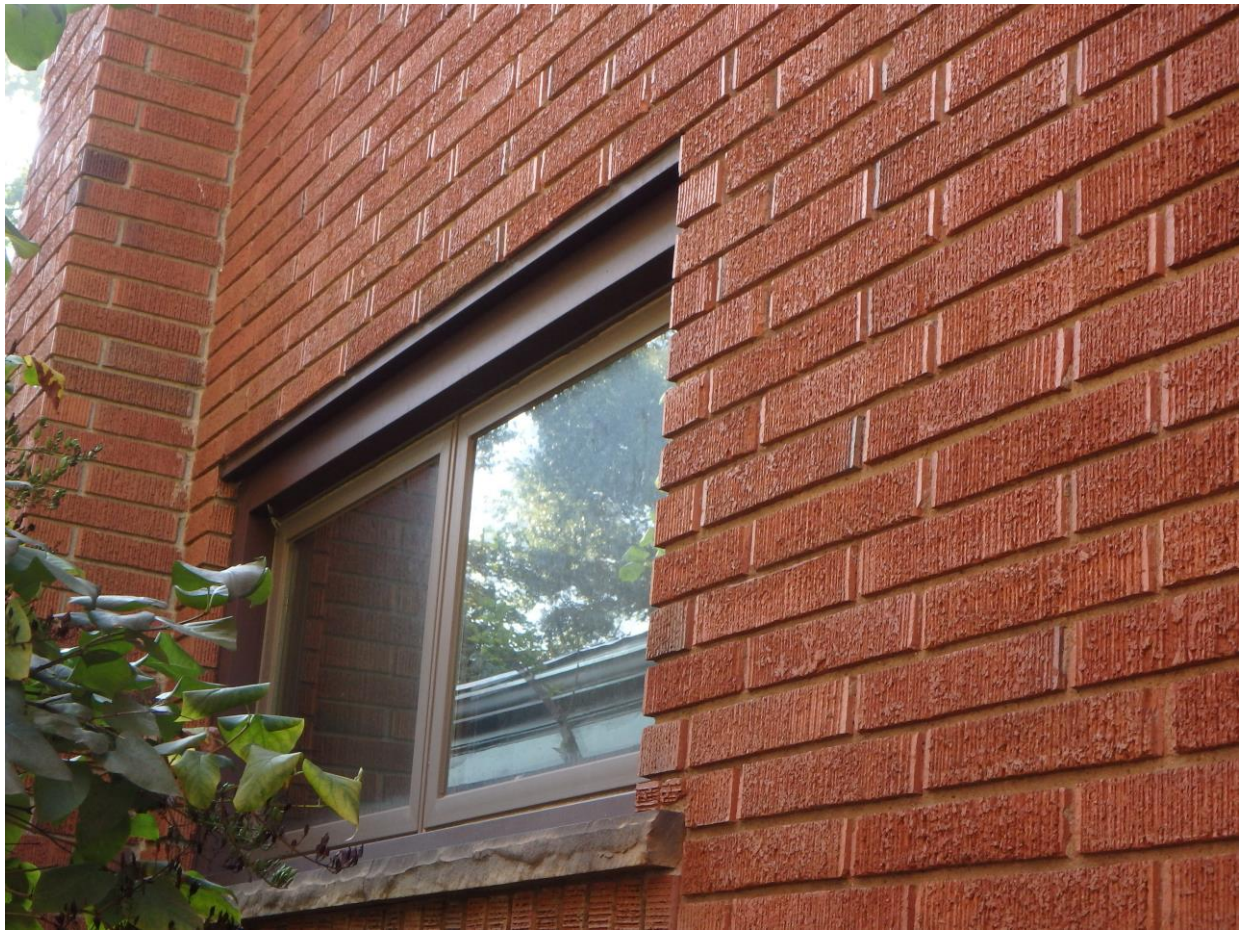
Large gliding window has some rotting on exterior brickmold

UNIT 201
Matching gliding window style, no grilles.

Unit 202
Replacing two gliding windows with one large 3 panel (1:2:1) gliding window

UNIT 203
Matching gliding window style, no grilles.

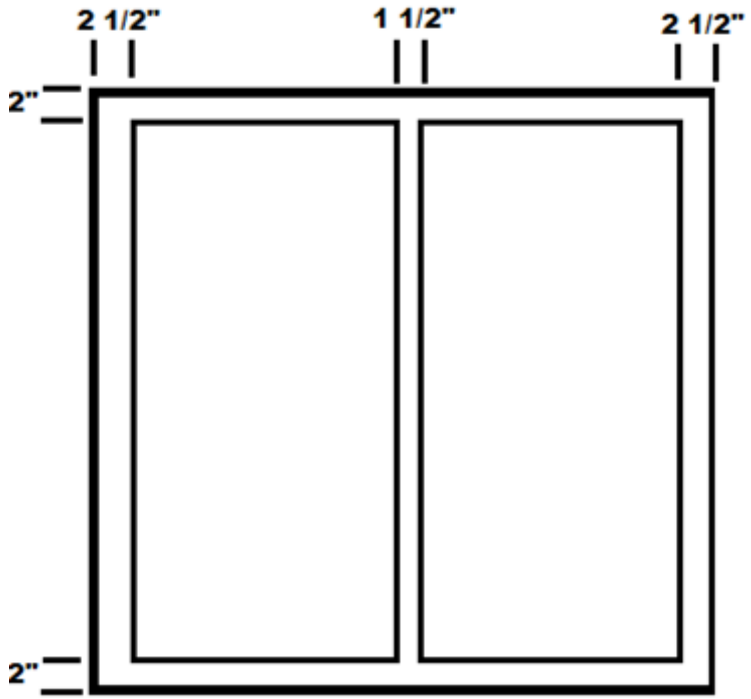
UNIT 204
Matching gliding window style, no grilles.



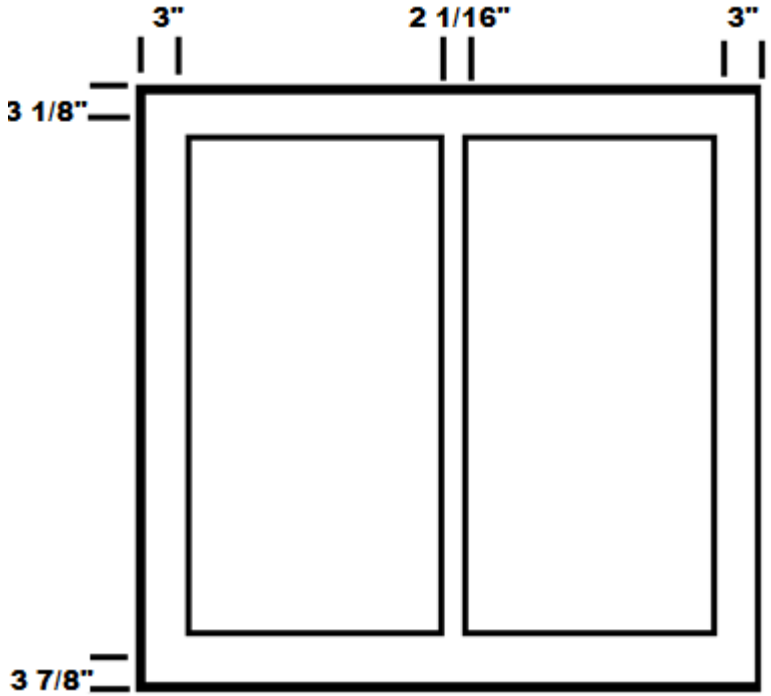
19650 Stratford Rd

2 insert windows replaced 20 years ago (each side of house)

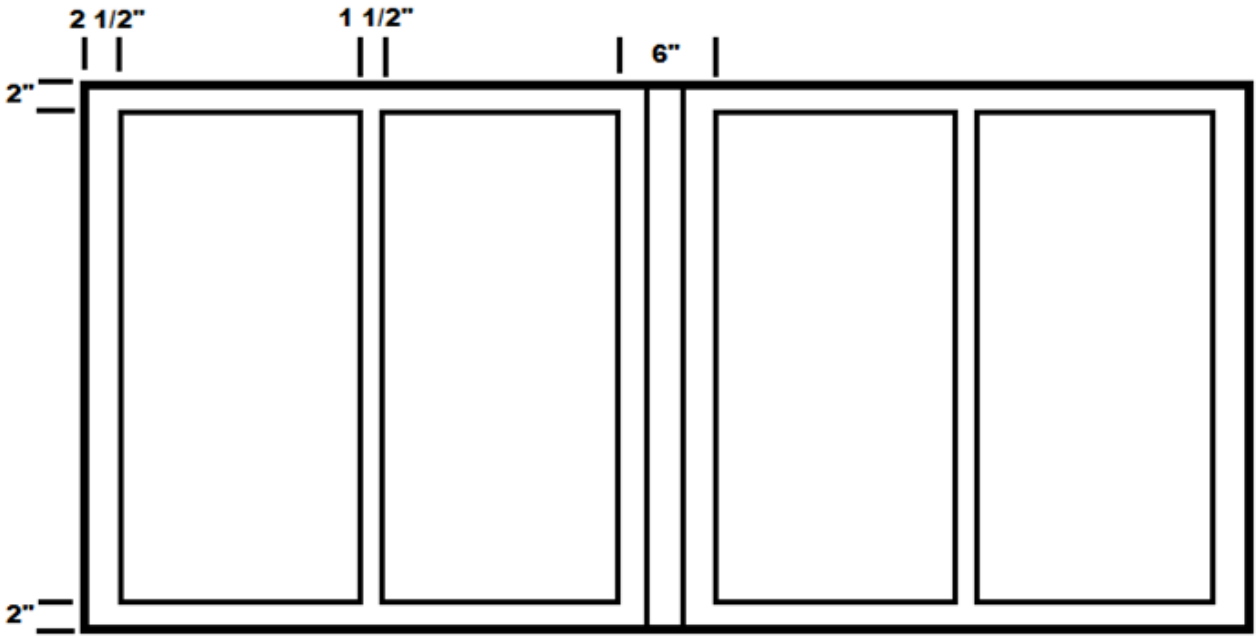
Homeowner wants us to match the exterior look of what was done on these two window units.



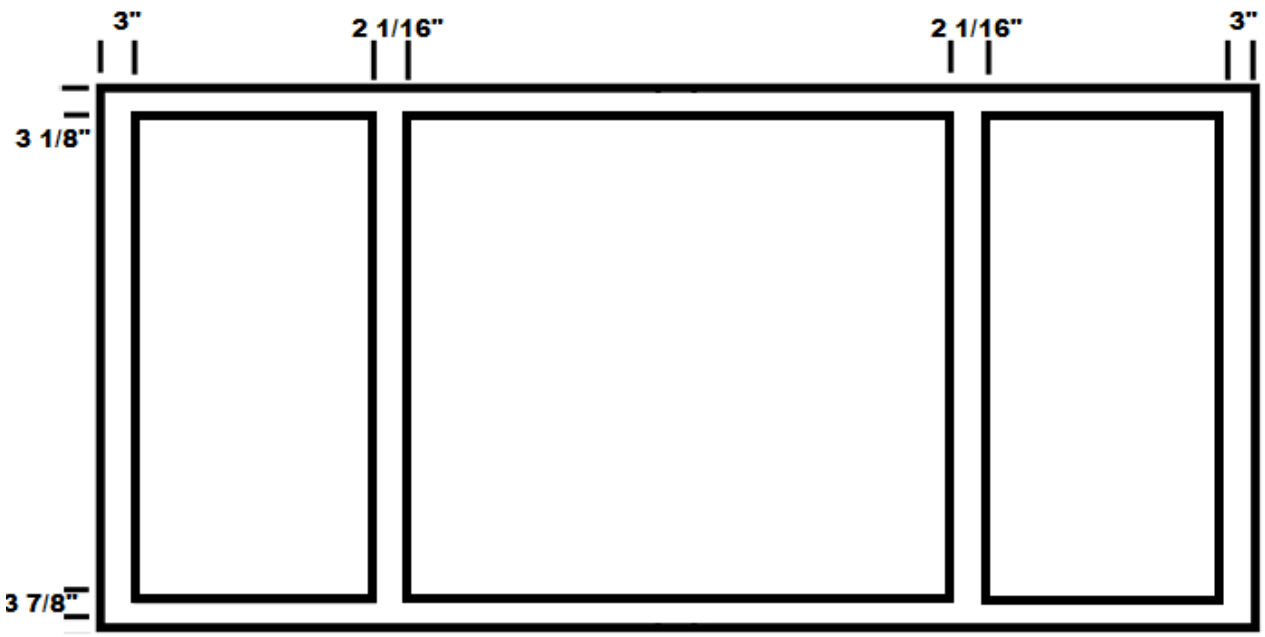
UNIT 201,
203, 204
CURRENT
WINDOW



UNIT 201,
203, 204
PROPOSED
WINDOW



UNIT 202
CURRENT
WINDOW



UNIT 202
PROPOSED
WINDOW

Gliding
WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy to slide, contemporary gliding windows.

BEAUTIFUL
Narrow, contoured frames allow more glass viewing area.

VERSATILE
Both sashes slide, so you can open either the left side, the right side, or a portion of both.[5]

RELIABLE
Fibrex® material tracks are shaped for easier cleaning and will not pit, rust, or corrode.[1]

UNIQUE
A great solution when a projecting window may interfere with walkways, patios, decks, or landscaping.


Gliding Window


Gliding Fractional Vent Window


Gliding Triple Window

A great way for your room to bask in natural light

Gliding Triple Window and Gliding Window / White Interior

Renewal by Andersen
WINDOW REPLACEMENT
an Andersen Company

FIBREX® MATERIAL:

A BETTER ALTERNATIVE, A BETTER WINDOW

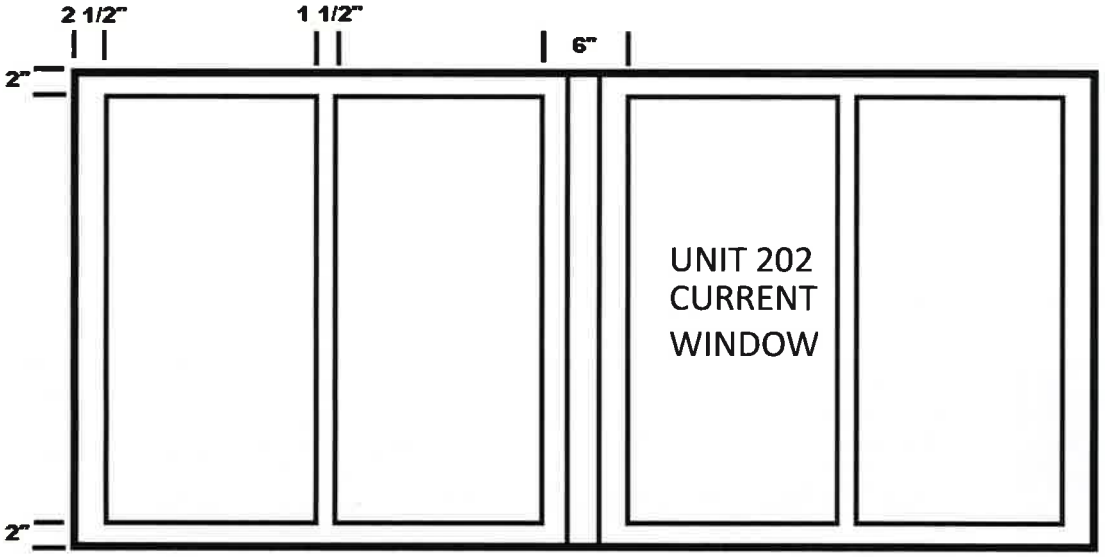
Reinventing the window

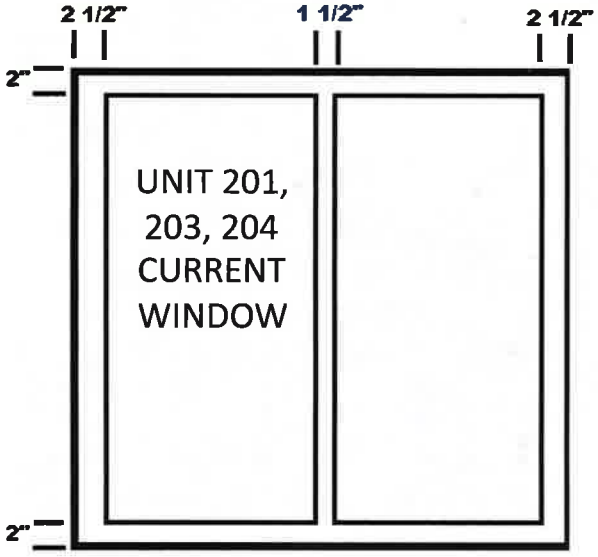
Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing "mass production" techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window 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.

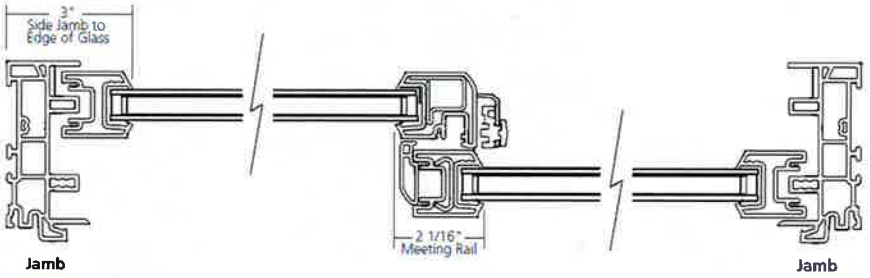
Introducing Fibrex® material

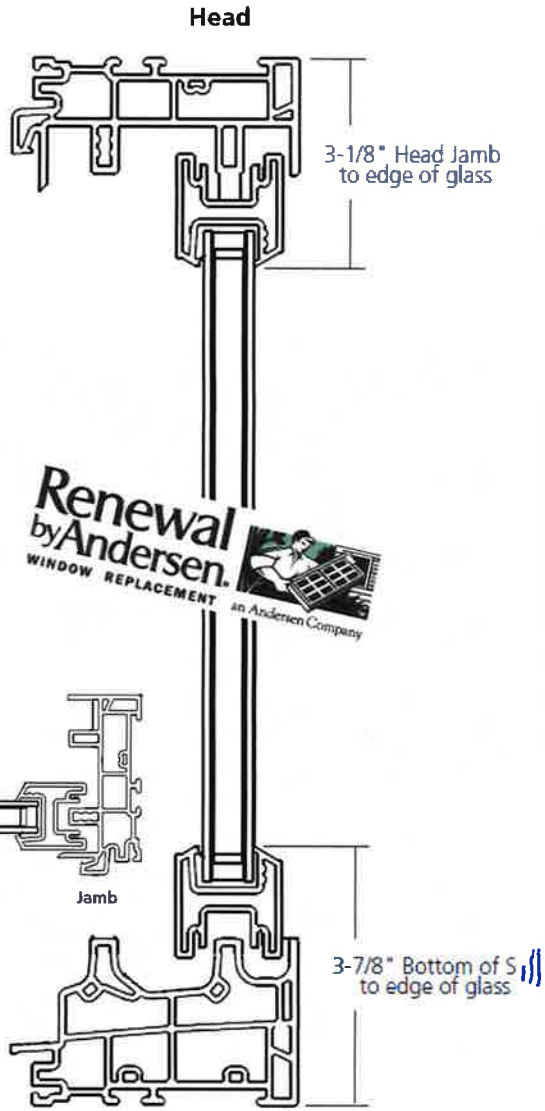
One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, 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.


2 1/2"
1 1/2"
6"
2"
2"
UNIT 202
CURRENT
WINDOW


2 1/2"
1 1/2"
2 1/2"
2"
2"
UNIT 201,
203, 204
CURRENT
WINDOW


3"
Side Jamb to
Edge of Glass
2 1/16"
Meeting Rail
Jamb
Jamb


Head
3-1/8" Head Jamb
to edge of glass
Renewal
by Andersen
WINDOW REPLACEMENT
an Andersen Company
3-7/8" Bottom of S
to edge of glass

Gliding WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy to slide, contemporary gliding windows.

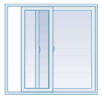
BEAUTIFUL
Narrow, contoured frames allow more glass viewing area.

VERSATILE
Both sashes slide, so you can open either the left side, the right side, or a portion of both.[5]

RELIABLE
Fibrex® material tracks are shaped for easier cleaning and will not pit, rust, or corrode.[1]

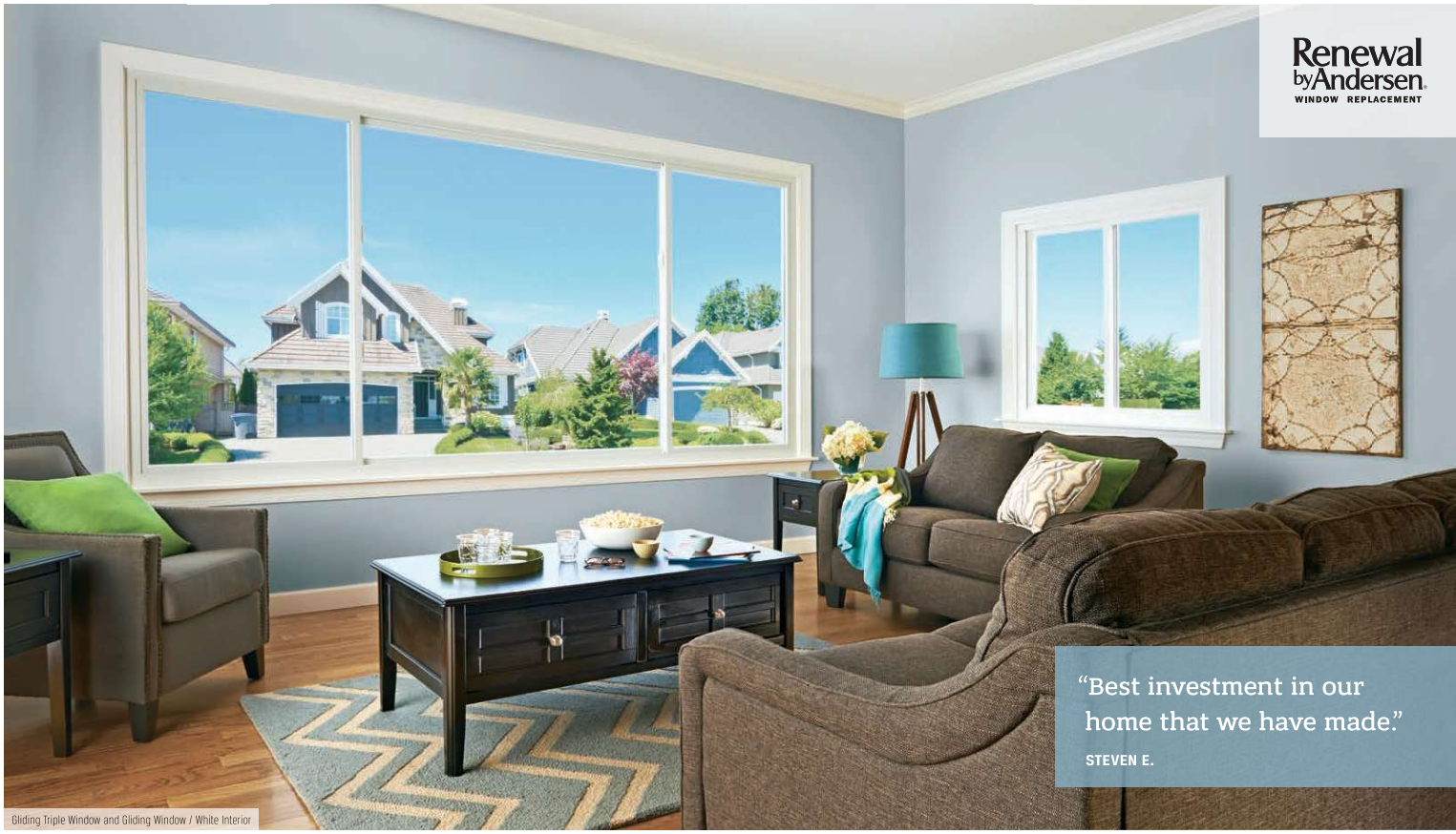
UNIQUE
A great solution when a projecting window may interfere with walkways, patios, decks, or landscaping.


Gliding Window


Gliding Fractional Vent Window


Gliding Triple Window

A great way for your room to bask in natural light


Gliding Triple Window and Gliding Window / White Interior

Renewal by Andersen WINDOW REPLACEMENT

"Best investment in our home that we have made."
STEVEN E.


Gliding Window / Maple Interior


Gliding Triple Window / White Interior

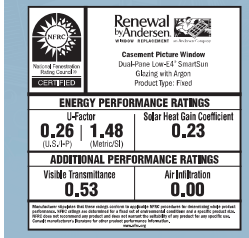

Picture Window *left*, Gliding Window *center* and Specialty Window *right* / Oak Interior

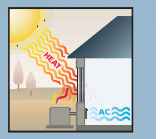

Gliding Triple Window and Gliding Fractional Vent Window Terratone Interior

How Window Performance is Rated

Energy Efficiency Rating

To help homeowners, in 1992 the National Fenestration Rating Council (NFRC) established an independent third-party rating, certification, and labeling program for windows, doors, and skylights (fenestration products). Renewal by Andersen displays the NFRC label on all of its windows. This label means that the entire window unit has been rated and certified, not just the center of the glass or individual components. See our Energy Efficiency brochure for additional information.


NFRC National Fenestration Rating Council™ CERTIFIED
Renewal by Andersen WINDOW REPLACEMENT
Casement Picture Window
Dual-Pane Low-E4® SmartSun Glazing with Argon
Product Type: Fixed
ENERGY PERFORMANCE RATINGS
U-Factor (U.S.-I-P) 0.26 | 1.48 (Metric/SI)
Solar Heat Gain Coefficient 0.23
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance 0.53
Air Infiltration 0.00
Sample label shown



Warm Weather Performance

Cool Weather Performance

[1] See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. [5] Also available with stationary sash, where one sash is not movable.

Renewal by Andersen
WINDOW REPLACEMENT an Andersen Company

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.

*For a copy of the Renewal by Andersen 20/2/10 year limited warranty, contact a sales representative. **Small Business Administration Website, www.sba.gov

Fibrex® material pellets

Fibrex® Material: *A Better Material, A Better Performance*

Andersen Corporation was founded in 1903 and soon revolutionized the way windows were installed by pre-cutting materials for carpenters to assemble on the building site.

Over the years, Andersen proudly introduced other industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen's research and development efforts were laying the groundwork for Fibrex® material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.

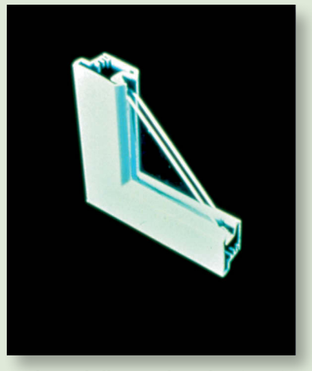
1958 Aluminum rejected as a framing material due to high conduction of heat and cold.

1959 Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

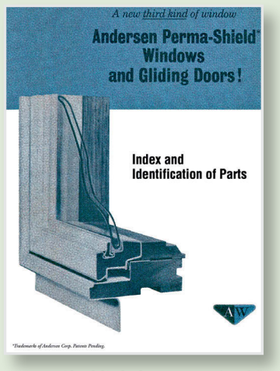
1966 Andersen creates the "clad-wood" window and door category (still the standard of excellence in stock-size new construction). Andersen Research & Development invents a way to weld the corners together for airtight, watertight performance.

1970s Over the decades, the company learns to approach manufacturing with the aim of extending, preserving and protecting resources. From the supply chain to the manufacturing line to the products themselves, Andersen strives to improve the return on its resources by making windows and doors that perform and last.

1970s Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops window sash made from reclaimed wood fibers and thermoplastic polymers. The new material performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.



Andersen® hollow vinyl window (1959)



Perma-Shield® clad casement (1966)

Sub-sill support for Frenchwood® hinged patio door (1993)

"L-Joint" visual appearance environmental test

1968-78 The price of wood increases 400% in 10 years. Wood's unique structure preserves its strength right down to the cellular level. Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden parts of the window. Engineered wood–wood pieces combined and pressed together–actually prove stronger than traditional raw wood.

1991 Fibrex® material is patented–it combines the best qualities of wood and thermoplastic polymers.

1993 Fibrex® material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex® material sill was selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

1995 Renewal by Andersen founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate over 40% reclaimed wood fiber by weight from other window manufacturing operations.

2008 Renewal by Andersen® windows have achieved the highest SCS certified recycled content of any window replacement company.

Fibrex® material pellets

Over 100 Years of innovation and excellence

Andersen® products and patents have revolutionized the window and door industry for over 100 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes and packaging materials all undergo testing.

"Renewal by Andersen benefits from the rich tradition of the Andersen® brand. Customers know that they can trust us, that they will be treated well and that we stand behind our products."

–Paul Delahunt

President of Renewal by Andersen

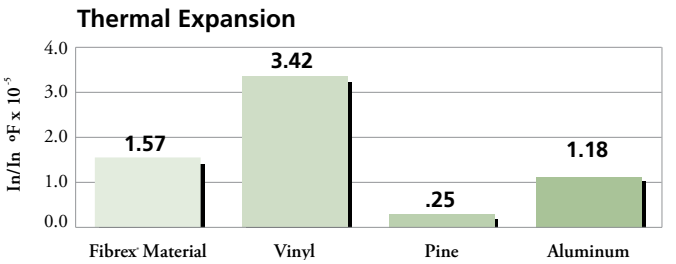
The company's innovation grows from its talented and committed employees. Andersen family values of excellence, integrity, innovation and partnership speak to the success of its past and guide a future of unlimited possibility.

Renewal by Andersen® WINDOW REPLACEMENT an Andersen Company

The "material" difference

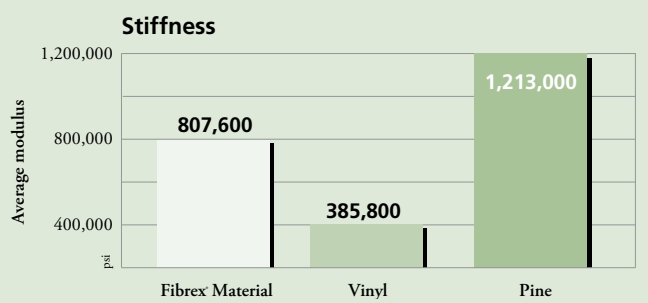
Consider all you expect windows to do for your home—Fibrex® material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance and beauty of windows, Fibrex® material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree—replacement windows made of Fibrex® material are the right choice for your home.

Durable and reliable



Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, expands and contracts a lot, which can cause cracks, bowing and leakage of air and water. Fibrex material windows will perform better in every season no matter how cold the winters or how hot the summers in your area.

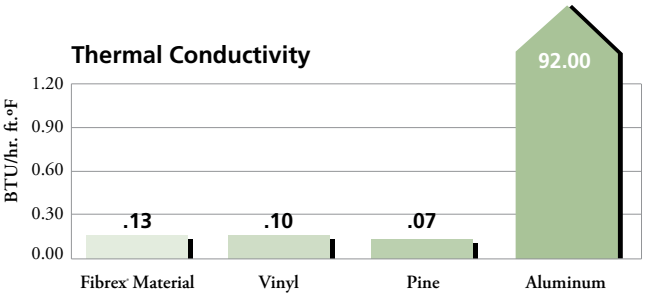
Stable and predictable



Fibrex material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex® material because of wood's natural variations like grain, knots and moisture content. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, more view. Fibrex material can be made into any style of window—including curved specialty windows—and in colors to complement every home.

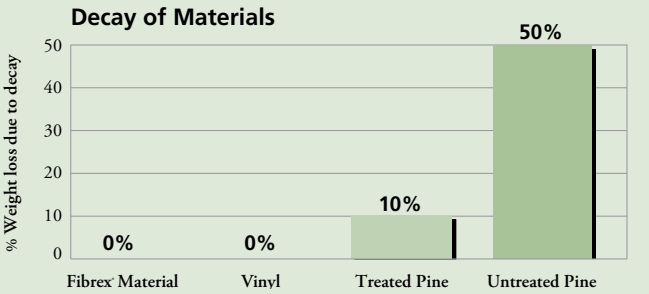
*See the limited warranty for details.

An excellent insulator

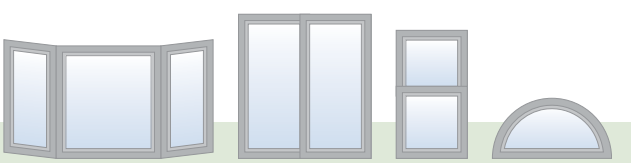


Fibrex material has excellent insulating properties on a par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.

Decay-resistant



With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit or corrode.*



For additional information on Renewal by Andersen® products and services, please visit our Website at **renewalbyandersen.com**

Reorder RL-2001

Glass OPTIONS

Maximize your energy savings.

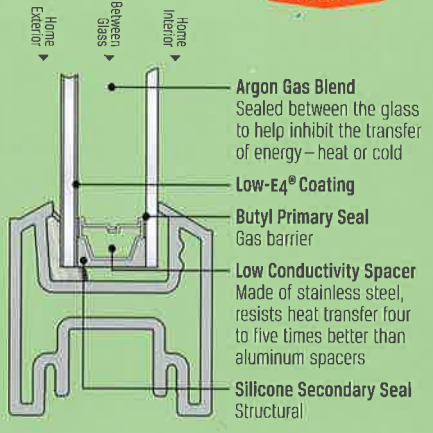
All the Right Rays

Each Renewal by Andersen® glass option offers four unique benefits for heating, cooling, visible light transfer, and ultraviolet (UV) protection. The glass solution for you depends on the climate you live in, the architectural design of your home, and the orientation of your windows to the sun.

A Revolutionary Sash Design

Renewal by Andersen's combination of high standards in engineering and exclusive materials are critical components for energy efficiency and long-term performance. Our glass constructions are certified for durability by the world's leading organizations for the engineering and manufacturing of insulating glass.

Andersen EXCLUSIVE FEATURE



Performance

HIGH-PERFORMANCE

Low-E4® SmartSun™ Glass

SmartSun glass is our most energy-efficient glass option. It has our highest efficiency rating in cool weather and is exceptional in hot climates where solar heat gain can lead to excessive air conditioning expense. SmartSun glass lets in almost as much natural daylight as clear glass.

- 45% more energy efficient in winter[15]
- 70% more efficient in summer[15]
- Blocks 95% of UV rays that can damage drapes, artwork, and furniture

HIGH-PERFORMANCE

Low-E4® Glass

Helps to keep your home warmer in winter, cooler in summer, and filters out most ultraviolet rays. Outstanding overall performance in climates where both heating and cooling costs are a concern.

- 45% more energy efficient in winter[15]
- 56% more efficient in summer[15]
- Blocks 84% of harmful UV rays

HIGH-PERFORMANCE

Low-E4® SmartSun™ Glass with HeatLock® Technology

Meets today's most stringent energy codes and requirements.

- The newest glass technology
- Reflects escaping heat back into the room
- Helps make your living space feel warmer

HIGH-PERFORMANCE

Low-E4® Sun Glass

Sun glass has our highest rating against solar heat gain coming through your window to help keep your home cooler in warm weather. A tint coating reduces the amount of visible light and sunshine streaming in from the outside.

- Includes a tint coating to reduce visible light
- Our highest rating against solar heat gain
- Helps keep your home cooler in warm weather

Patterns

Obscure | Reed[16] | Fern | Cascade[16]

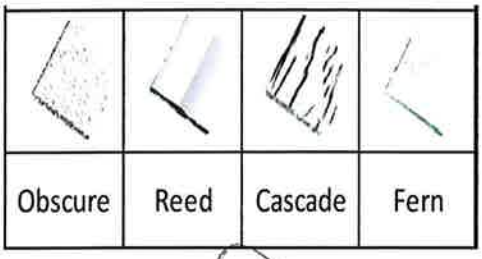
Strength

Our tempered glass option is heat-treated to be at least four times stronger than standard annealed glass.

Glass Type

SmartSun
Low E-4
HeatLock
Sun Glass

Optional Pattern

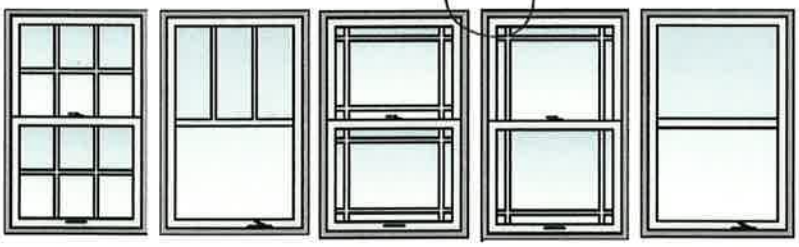


Tempered YES **NO**
Windows to be Tempered

Laminated YES **NO**
Windows to be Laminated

Notes:

Grille Pattern Match Existing YES NO



Colonial | Farmhouse | Prairie | Modified Prairie | Simulated Check Rail

Check Rail

Contemporary

Traditional

Notes:

Grille Profile

Full Divided Light — Std or Wide

Between-the-Glass — Std or Wide

Interior Wood — Std or Wide

Notes:

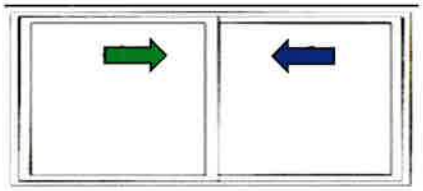
Product Operation / Handing Match Existing YES NO

Note: All Handing is determined from the outside

Casements

Left Hand | Right Hand

Gliding Window
Active = Interior Panel moves
Passive = Exterior Panel moves
Stationary = Panel does not move

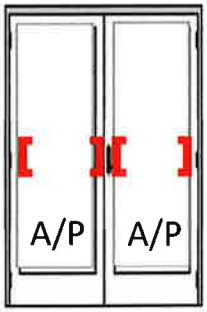


Notes:

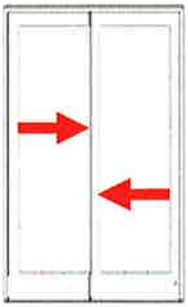
Patio Doors (circle the handing in the panels which operate)

Ext. Color_____ Int. Color_____

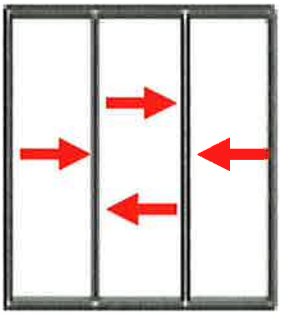
French



Gliding



Gliding Triple



Note: All Handing is determined from the outside

Notes:

Window Style and Quantity

_____Awning _____Bay/Bow _____Casement _____Double Hung

_____Fixed ___4___Glider _____Picture _____Specialty _____Patio Door

Notes:

Installation Method _X_ Partial Removal _____Full Removal

Internal Accessories _____Trim Kit Picture _____Trim Kit Traditional

_____Stool and Apron _____Stops Only _____Pocket Install (DH)

Species: (circle) Oak Pine Replace Existing Custom_____

External Accessories _____**Aluminum Wrap**

Fibrex Brickmould: _____Traditional _____Picture

Renewal by Andersen to remove blinds Y N Qty._____

Notes:

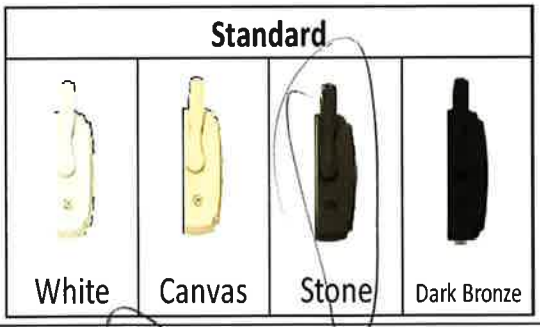
Color Selection (circle choices)

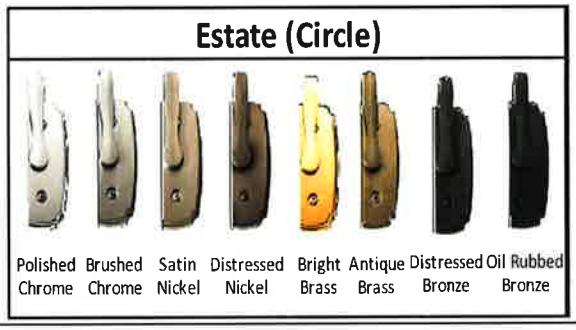
Window Color Options - Interior

Window Color Options - Exterior

Notes:

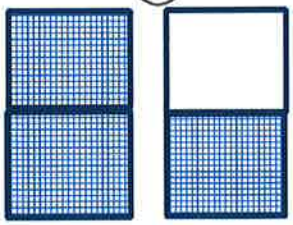
Hardware Finish (circle) **Pulls/Lifts** **Extra Pulls/Lifts**





Notes:

Screens: Full Half



Type

Veneer Color

Notes:

Janet Brooks _____ JB _____ JM _____

Customer Name (print) **Customer Initials** **Design Consultant Initials**

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8/24/2019

PROPERTY INFORMATION

ADDRESS: 19650 Stratford Rd **AKA:**

HISTORIC DISTRICT: Sherwood Forest

SCOPE OF WORK: (Check ALL that apply)

- [X] Windows/ Doors
- [ ] Roof/Gutters/ Chimney
- [ ] Porch/ Deck
- [ ] Landscape/Fence/ Tree/Park
- [ ] General Rehab
- [ ] New Construction
- [ ] Demolition
- [ ] Addition
- [ ] Other:

APPLICANT IDENTIFICATION

- [ ] Property Owner/ Homeowner
- [X] Contractor
- [ ] Tenant or Business Occupant
- [ ] Architect/Engineer/ Consultant

NAME: Brett Mahaffey **COMPANY NAME:** Renewal by Andersen

ADDRESS: 37720 Amrhein **CITY:** Livonia **STATE:** MI **ZIP:** 48150

PHONE: 734-237-1065 **MOBILE:** **EMAIL:** Brett.Mahaffey@AndersenCorp.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- [X] **Photographs** of ALL sides of existing building or site
- [X] **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- [X] **Description of existing conditions** (including materials and design)
- [X] **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- [X] **Detailed scope of work** (formatted as bulleted list)
- [X] **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

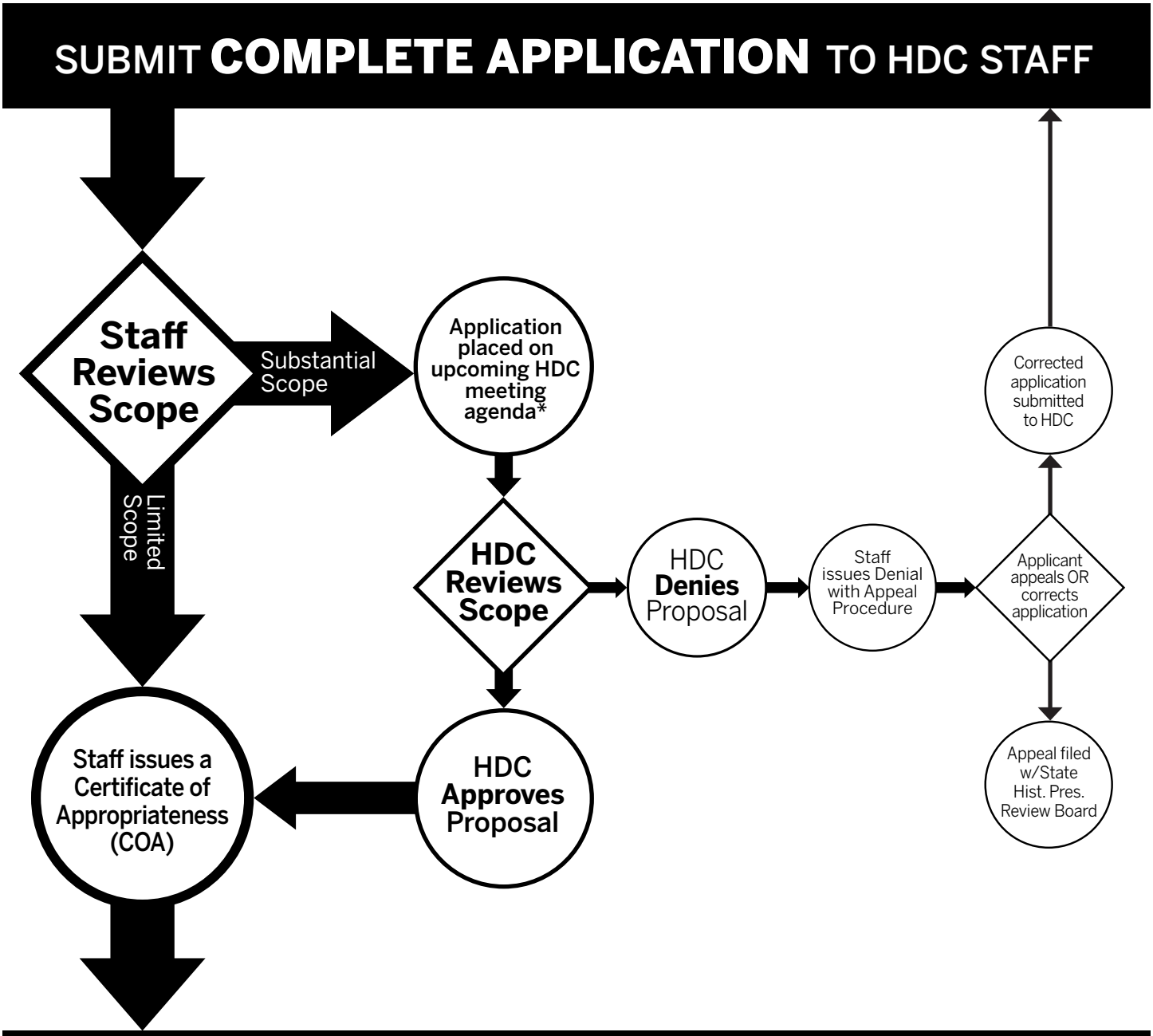
NOTE:
Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

HISTORIC DISTRICT COMMISSION
REVIEW & PERMIT PROCESS



* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH,** TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc