

**STAFF REPORT:** 04-08-2020 MEETING  
**APPLICATION NUMBER:** 20-6679  
**ADDRESS:** 748 LONGFELLOW  
**HISTORIC DISTRICT:** BOSTON-EDISON  
**APPLICANT:** MEGAN ROYAL  
**PROPERTY OWNER:** MEGAN ROYAL  
**DATE OF COMPLETE APPLICATION:** 03/23/2020

PREPARED BY: A. DYE

**SCOPE:** Replace awning windows at rear wing with new 1/1 wood double-hung windows

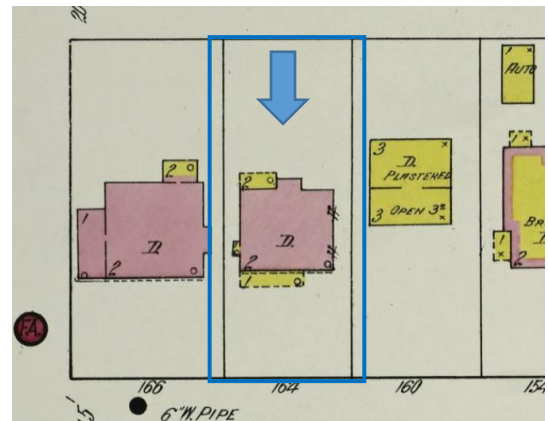
### EXISTING CONDITIONS

The Prairie-style house at 748 Longfellow has overhanging flared eaves and a low hip roof with a wide front porch, creating a horizontal emphasis to the structure's overall massing. The first floor is faced with uniform dark red brick; the second floor is faced with off-white stucco, with brick quoining at the house corners and window surrounds. This material patterning carries around all four sides of the structure.

As seen on the below Sanborn map and photos, the rear of the house has three elements that break up that elevation's massing: a one-story open porch with a brick base; a two-story bump-out faced entirely in brick, and projecting furthest from the elevation, a two-story porch primarily faced with stucco.



Google Maps, June 2019



Sanborn Map, Vol. 9, Image 50, 1915



The second-floor porch structure, including what looks to be stucco-faced half-walls, weep-holes and corner wood piers, remains visible. The porch was enclosed at an unconfirmed date (according to the applicant in the 1950s-1960s) with vertical wood paneling and awning-style windows. The wood paneling was painted a color to match the stucco, while the porch's supporting features and decorative components are painted dark brown.

## **PROPOSAL**

The proposed project is outlined below. The property owner submitted a narrative further describing the existing conditions as well as the proposal and is included later in this report.

- Remove the five existing awning windows (each unit measures 32” w X 23” h)
  - East Elevation - Two windows
  - North Elevation - Three windows
- Install eight double-hung wood windows (each unit measures 30” w X 40” h)
  - East Elevation – Two windows
  - North Elevation – Four windows
  - West Elevation – One window
- The grouped windows will be horizontally centered and will extend the full height of the openings. Each window unit will be a one-over-one, aluminum-clad double-hung window.
  - Wood trim (painted brown to match existing trim color) will be installed as mullions between the windows and around the full openings.
  - The wall area between the ends of the window casings and corner porch columns and/or house walls will remain filled with the existing wood vertical siding.
- White was selected for the exterior window cladding so the new windows will match the white painted sash of the existing house windows.

## **STAFF OBSERVATIONS AND RESEARCH**

- The homeowner confirmed the stucco on the front and sides of the house is creamy white, while the stucco on the rear porch has more of a yellow off-white tone.
- According to the architectural description for Color System E-Prairie School, “Stucco houses of these styles might be painted in grays, yellows, browns...It is in the choice of trim color that there is the greatest freedom, for the use of whites, grays, soft greens, browns and yellows are all acceptable. Sash is usually painted black, white, ivy green or deep rich colors such as copper browns...”
- The second-floor porch enclosure is an unsympathetic alteration to a historic feature. It is staff’s opinion the installation of aluminum-framed double-hung windows is appropriate, and the additional and more expansive windows would be an aesthetic improvement to the current enclosure.

## **ISSUES**

- None

## **RECOMMENDATION**

As the work is being done to a non-historic alteration, is located on the rear of the house, will retain the porch’s character-defining features, and can be removed in the future should the area be reopened as a porch, HDC staff recommends the Commission issue a COA for the project as proposed as it meets the Secretary of Interior Standards for Rehabilitation Standard Number, specifically Standards:

*5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, and*

*10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



Photographs submitted by the applicant to further show details on the house







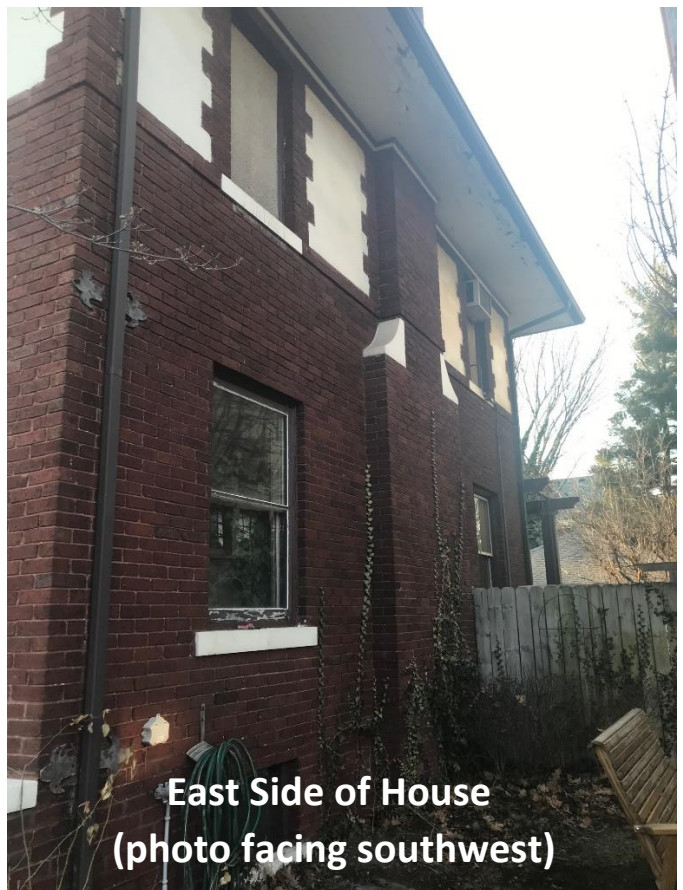
Front of House (photo facing north)



Back of House (photo facing south)



West Side of House  
(photo facing southeast)



East Side of House  
(photo facing southwest)

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK:  Windows/Doors  Roof/Gutters/Chimney  Porch/Deck  Landscape/Fence/Tree/Park  General Rehab  
(Check ALL that apply)  New Construction  Demolition  Addition  Other: \_\_\_\_\_

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS) Not Applicable
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- 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)
- Detailed scope of work** (formatted as bulleted list)
- 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](http://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](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Parcel ID#(s): \_\_\_\_\_ Total Acres: \_\_\_\_\_ Lot Width: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Are there any existing buildings or structures on this parcel?  Yes  No

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

Revision to Original Permit #: \_\_\_\_\_ (Original permit has been issued and is active)

**Description of Work** (Describe in detail proposed work and use of property, attach work list)

MBC use change  No MBC use change

**Included Improvements** (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

Other: \_\_\_\_\_ Size of Structure to be Demolished (LxWxH) \_\_\_\_\_ cubic ft.

Construction involves changes to the floor plan?  Yes  No

(e.g. interior demolition or construction to new walls)

Use Group: \_\_\_\_\_ Type of Construction (per current MI Bldg Code Table 601) \_\_\_\_\_

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

Proposed No. of Employees: \_\_\_\_\_ List materials to be stored in the building: \_\_\_\_\_

**PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.** (Building Permit Application Continues on Next Page)

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #:

Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Permit#: \_\_\_\_\_ Date Permit Issued: \_\_\_\_\_ Permit Cost: \$ \_\_\_\_\_

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

**Revised Cost** (revised permit applications only) Old \$ \_\_\_\_\_ New \$ \_\_\_\_\_

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_





**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: *Megan Royal* Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: *Megan Royal* Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

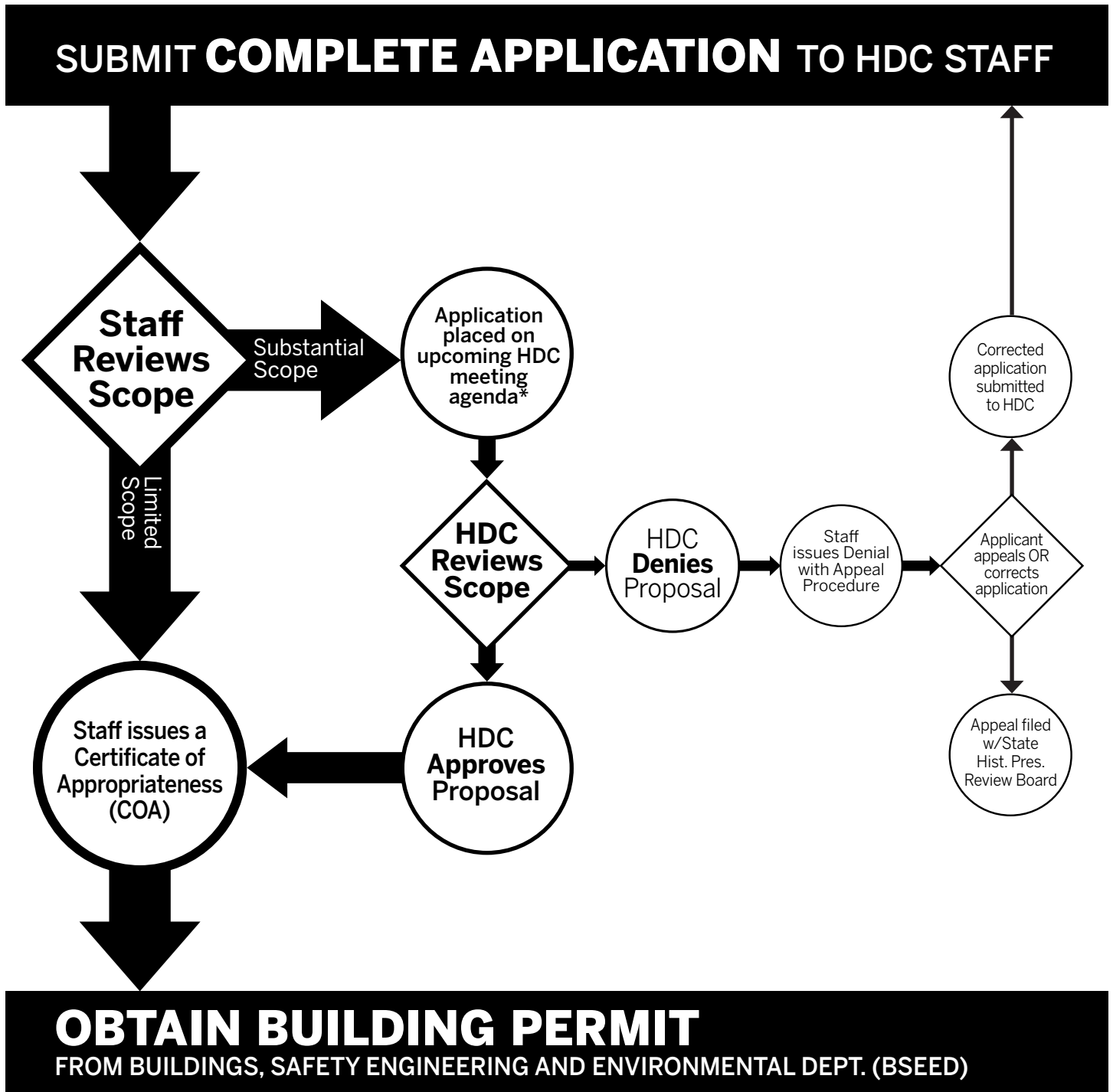
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



## OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

\* THE COMMISSION MEETS REGULARLY 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](http://www.detroitmi.gov/hdc)



### Description of Existing Conditions

The location of the proposed work is a rear bedroom on the second floor of the house in the northwest corner. This room was believed to originally be an exterior balcony which has been enclosed to create a finished interior space. Based on the construction materials used, it is suspected that this balcony was enclosed in the 1950's – 1960's era. The lower half of the enclosed balcony walls are composed of plaster and the upper half is finished with vertical wood paneling and column-like detailing on the corners. At the base of the walls, the ends of the structural flooring of the finished space are exposed, creating a long-term maintenance issue leaving untreated wood exposed to the elements. Currently the west wall includes two awning-style windows, each measuring 32-inches wide by 23-inches tall, centered in the wall. The north wall facing the backyard includes three awning-style windows of the same dimensions, which are off-center to the west. The east wall currently has no windows. The existing windows are not original to the house or non-historical and are of wood and aluminum construction.

### Description of Project

This project aims to install larger and more historically appropriate double-hung windows in place of the existing awning windows to emulate the sleeping porches commonly found throughout the neighborhood, featuring windows on three sides of the room. The 5 existing awning windows measuring 32 inches wide by 23 inches tall on the west and north walls will be removed. 8 new double hung wood windows with aluminum cladding are proposed to be installed on the west, north and east walls, each measuring approximately 30 inches wide by 40 inches tall. All replacement windows will be positioned so that they are horizontally centered and symmetrical from an exterior view. The replacement windows will vertically extend to the bottom of the wood-paneled portion of the wall. Proposed replacement windows will have a white aluminum clad exterior with painted brown wood trim to match the color scheme of existing windows around the house. In conjunction with the proposed window replacements, aluminum flashing will be installed to protect the exposed wood around the base of the room. The flashing will be a brown/dark-bronze color to match the existing gutters and flashing around the house.

### Detailed Scope of Work

- 1) Remove 5 non-historic awning windows measuring 32" wide by 23" tall
- 2) Install 8 new double-hung windows measuring approximately 30" wide by 40" tall:

Wall	Existing Windows	Replacement Windows
West	Two x 32" wide by 23" tall	Three x 30" wide by 40" tall
North	Three x 32" wide by 23" tall	Four x 30" wide by 40" tall
East	None	One x 30" wide by 40" tall

- 3) Install exterior aluminum flashing to protect exposed wood matching the color of the gutters



*Photo 1. East and North faces of the exterior (photo taken facing southwest)*



*Photo 2. North face of exterior (photo taken facing south)*





*Photo 3. West face of the exterior (photo taken facing east)*



*Photo 4. North face of the exterior highlighting exposed wood edge (photo taken facing south)*

**Proposed Replacement Windows**

Pella Lifestyle Series, double-hung wood interior with white aluminum clad exterior





# Pella® Lifestyle Series WOOD

#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>



Dual- and Triple-Pane Products, \$\$-\$\$\$\$



Unbeatable performance options.<sup>1</sup>



**79% more energy efficient** for a more comfortable home<sup>2</sup>



**52% reduction in outside noises** like traffic and lawnmowers<sup>3</sup>

Values are averages based on the Ultimate Performance package compared with single-pane windows.

Style and durability.



Durability and style flexibility with the most desired features and options, backed by the **best limited lifetime warranty** in the industry.<sup>4</sup>

Packed with innovation.

**37**  
TIME-TESTED  
INNOVATIONS

Offering products with 37 time-tested innovations like our best integrated blinds and shades and integrated security sensors.



## WINDOW STYLES

Special sizes and configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG<sup>5</sup>

## PATIO DOOR STYLES



SLIDING



HINGED

Pella Lifestyle Series triple-pane casement window

<sup>1,2,3,4,5</sup> See inside front cover for disclosures.



# Colors & Finishes PELLA® LIFESTYLE SERIES

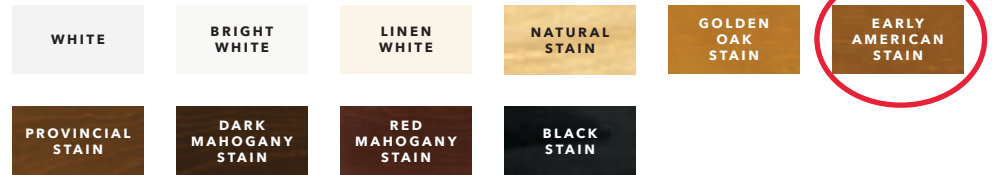
## WOOD TYPE

The wood species that best complements your home's interior.



## PREFINISHED PINE INTERIOR COLORS

We can prefinish pine in your choice of three paint colors and seven stains. Unfinished or primed and ready-to-paint are also available.



## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



<sup>1</sup> Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value. Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>3</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>4</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

<sup>5</sup> Available in dual-pane only.

<sup>6</sup> Available on triple-pane products only.

# Performance Packages PELLA® LIFESTYLE SERIES

## PACKAGES

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Pella Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2019.<sup>2</sup>



### Performance

Improved energy efficiency and sound performance.

**71%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>

+

**34%**  
NOISE  
REDUCTION<sup>4</sup>



### Sound Control

Exceptional noise control for a quieter home.

**52%**  
NOISE  
REDUCTION<sup>4</sup>



### Energy Efficiency

Superior energy efficiency for a more comfortable home.

**83%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>



### Ultimate Performance

The best combination of energy efficiency and noise control.

**79%**  
MORE ENERGY  
EFFICIENT<sup>3</sup>

+

**52%**  
NOISE  
REDUCTION<sup>4</sup>

## Glass<sup>5</sup>

### INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

NaturalSun Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

SunDefense™ Low-E insulating dual- and triple-pane glass with argon<sup>6</sup>

### ADDITIONAL GLASS OPTIONS

Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>2</sup> Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>3</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>4</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>5</sup> Double-hung window available with dual-pane glass only.

<sup>6</sup> Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.



# Grilles PELLA® LIFESTYLE SERIES

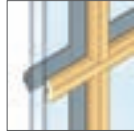
## GRILLES

Choose the look of true-divided-light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

### DUAL-PANE:



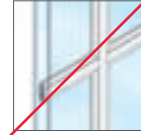
**SIMULATED-DIVIDED-LIGHT WITH SPACER 7/8"**



**SIMULATED-DIVIDED-LIGHT WITHOUT SPACER 7/8"**

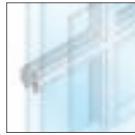


**ROOMSIDE REMOVABLE GRILLES 3/4"**

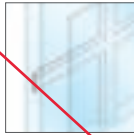


**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

### TRIPLE-PANE:



**SIMULATED-DIVIDED-LIGHT WITH ALUMINUM CONTOURED GRILLES-BETWEEN-THE-GLASS 3/4"**

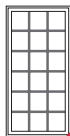


**ALUMINUM GRILLES-BETWEEN-THE-GLASS 3/4"**

**No Grilles**

## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



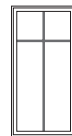
**TRADITIONAL**



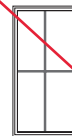
**9-LITE PRAIRIE**



**TOP ROW**



**CROSS**



**CUSTOM**

# Screens\*

## ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

## FLAT

InView™ screens are clearer than conventional screens and come standard. VividView® screens offer the sharpest view and are optional.



Window 1 – West Wall Interior



Window 2 – West Wall Interior



Window 3 – North Wall Interior



Window 4 – North Wall Interior



Window 5 – North Wall Interior



No Existing Window - East Wall Interior



Interior West and North Walls





Original Rear Exterior Window Opening - South Wall Interior



Exterior View of Windows 3, 4, & 5 - North Wall Exterior (photo facing south-southwest)





Exterior View of Windows 1 & 2 - West Wall Exterior (photo facing east-southeast)

Sec. 21-2-106. - Boston-Edison Historic District.

(a) An historic district, known as the Boston-Edison Historic District, was established by a Resolution of the City Council adopted on April 2, 1974, remained in effect on the date of enactment of this article, which was November 5, 1976, and shall be administered in accordance with the provisions of this article.

(b) The boundaries of the Boston-Edison Historic District are:

The area includes both sides of Boston Boulevard, Chicago Boulevard, Longfellow Avenue, and Edison Avenue from Woodward Avenue center line to Linwood Avenue center line; said property description being described as the Voight Park Subdivision - Lots 188-461, 465-510; Atkinson's Subdivision - Lots 24-48 (even numbers only); E. W. Voight Subdivision - Lot 96; Boston Boulevard Subdivision - Lots 76-116, 126-167, 176-270, 277-283, 290-355, 361-378, 383-437, 442-454; Guerolds Subdivision - Lots 17-24; Lewis Park Subdivision - Lots 17-30; Jackson Park Subdivision - Lots 17-31; Joy Farm Subdivision - Lots 683-1076; Voight's Park, Boston Boulevard, Chicago Boulevard, Longfellow Avenue and Edison Avenue from Woodward Avenue to Linwood Avenue.

(c) The elements of design, as defined in Section 21-2-2 of this Code, for the Boston-Edison Historic District shall be as follows:

(1) *Height.* Virtually all of the houses in the district have two full stories plus an attic or a finished third floor within the roof, which are generally called 2½-story houses; additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:

- a. The eight adjoining houses on the same block face, excluding any houses built since 1930, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten used to determine the average. The main roof of any new building must have a height of at least 80 percent of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be used, even where towers or other minor elements may be higher.
- b. The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the same process as described in Subsection (c)(1)a of this section. The proposed new structure shall have a height at the eaves or cornice of not less than 90 percent of the average determined from

existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation or higher than the highest eave or cornice.

- (2) *Proportion of buildings' front façade.* Proportion varies in the district, depending on the age, style, and location in a specific subdivision. Most houses are wider than tall, especially those on large or multiple lots east of the John C. Lodge Freeway. With height being established by the standards in Subsection (c)(1) of this section, proportion will be established by prohibiting any proposed building or addition from creating a front façade wider than the widest, or narrower than the narrowest, of those existing on the same block face.
- (3) *Proportion of openings within the façade.* Windows openings are virtually always taller than wide; however, several windows are sometimes grouped into a combination that is wider than tall. Window openings are always subdivided. The most common window type is double-hung with sashes that are generally further subdivided by muntins or leaded glass. Façades have approximately 15 percent to 35 percent of their area glazed. Sun porches, with a very high proportion of window openings subdivided by mullions and muntins, are common.
- (4) *Rhythm of solids to voids in front façades.* In buildings derived from Classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the façades. In examples of other styles, particularly those of English Medieval Inspiration, voids are arranged with more freedom, but usually in a balanced composition.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the setback from side lot lines. There is a variance in the widths of subdivision lots from one block to another. The lots generally range from 40 feet to 75 feet in width. The minimum spacing between houses is ten feet and the maximum spacing between houses is approximately 325 feet, where several lots are combined. The typical spacing is ten feet to 15 feet from side lot lines. In the case of very wide properties, two conditions exist:
  - a. The house is located in the center of the site with extensive side yard space, which only occurs with extremely large houses by district standards; or
  - b. The house is located at the side of the wide site, which creates an extensive side yard on one side of the house.
- (6) *Rhythm of entrance and/or porch projections.* In those examples derived from Classical precedents, entrances and porches, if any, tend to be centered on the front façade. Other examples display more freedom with entrance and porch placement. Porches and permanently enclosed sun porches are often placed at the side and, sometimes, at the rear of the building.

- (7) *Relationship of materials.* The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare and is extremely rare as the sole material. Roofing includes slate, tile, and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.*
- a. Natural brick colors, such as red, yellow, brown, and buff, predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood 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 Neo-Georgian style, generally have woodwork painted white, cream, or in the range of those colors including "putty;" doors and shutters are frequently dark green or black.
  - b. Colors known to have been in use on similar buildings of this style in the 18th Century or early 20th Century may be considered for appropriateness. Buildings of Medieval inspiration, notably Neo-Tudor, generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.
- (10) *Relationship of architectural details.* Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "Mediterranean" style or vernacular buildings, including arched windows, door openings and porches, are often done in stone, brick,



tile, and sometimes in stucco. Buildings of Medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

- (11) *Relationship of roof shapes.* A variety of roof shapes exist in the district, depending on building style. Shallow hipped roofs with dormers, roofs with triangular gables, and steep hipped roofs predominate. A few Gambrel roofs exist. Complex arrangements of the gabled and/or the hipped types, with subsidiary or transverse roofs, are not unusual. Dormers are common. Flat roofs are present only as subsidiary roofs on residential structures. Garage roofs generally reflect the style and pitch of the roof on the main house.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Minor walls of continuity are created where rows of trees have survived in sufficient numbers or new trees are planted in rows, and where hedges along front lot lines exist in numbers.
- (13) *Relationship of significant landscape features and surface treatments.*
  - a. The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curving walk leading to the front entrance. Materials for such walks are concrete, brick, stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces having sloping embankments or retaining walls which are made of brick, stone, or both, at the change of grade foundation plantings, often of a deciduous character that are characteristic of the period 1900 to 1930, are present virtually without exception. Hedges between properties and along front property lines are not uncommon. It is characteristic for corner lots to have hedges or fencing at side lot lines along the sidewalk. There is a wide range in the type of fencing. Fencing within the public view was generally designed to compliment the style, design material, and date of the residence. Although the American Elm was once the dominant tree, it is virtually extinct in the district. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If an American Elm tree is planted, it should be disease resistant.
  - b. Straight side driveways leading from the street to rear garages are the norm, although access to garages is also off the alley, especially in areas of the district that were developed earlier. On corner lots, garages and driveways often face the side streets. These driveways are paved in asphalt, concrete, or brick. Side lots are

not uncommon for the larger properties in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped and are often fenced at or near the setback line.

- c. The width of tree lawns varies from block to block. Street pavements are now asphalt. Cut stone curbs exist in areas of the district where they have not yet been replaced with concrete, primarily east of the John C. Lodge Freeway. Public sidewalks are concrete. In parts of the district, some tree lawns/berms have been covered with concrete, which may represent encroachment on City property. The resulting wide sidewalks are not appropriate in the district. The ample 125-foot street rights-of-way of West Boston Boulevard and Chicago Boulevard each have two narrow pavements divided by the large graded grassy median strips which are planted with evergreens and deciduous trees. The other east-west streets, Longfellow Street and Edison Boulevard, are 66 feet wide.
  - d. The Public Lighting Commission's ornamental poles ("O.P.") with cast iron bases (Pattern #10 and Cast Iron Panel Pattern #16A) and wooden shafts are placed at regular intervals primarily on the medians on Boston Boulevard and Chicago Boulevard, and on the tree lawns on other east-west streets. Lighting on the north-south side streets consists of steel poles, some of which are fluted, with either ornate pendants or simple cranes. There are historic upright poles along the periphery of Voight Park. Concrete and brick entrance piers exist at Woodward Avenue and Longfellow Street. Alleys run east-west down the center of the blocks, with the exception of the north-south alleys behind the Woodward Avenue frontage.
- (14) *Relationship of open space to structures.* Open space in the district occurs in the form of vacant land, a City park, side lots, and grassy median strips in the boulevards. There are no houses facing Woodward Avenue. Ample open space is provided at Woodward Avenue and Boston Boulevard, creating a park-like entrance into the district. The John C. Lodge Freeway is depressed and forms a visual and physical gap in the district. All houses have rear yards as well as front yards. Where an original or early arrangement of house and grounds included, and still includes, landscaped lots which form part of the landscaping plan for the residence, such landscaped lots have significant landscape features.
- (15) *Scale of façades and façade elements.* There is a variety in scale from block to block and style to style, the largest and most substantial houses being primarily those on the first two blocks west of Woodward Avenue and on Boston Boulevard east of the John C. Lodge Freeway. West of the John C. Lodge Freeway and on Longfellow Street and Edison Boulevard, the houses are generally smaller in scale and are situated on smaller lots. The size and complexity of façade elements and details either accentuate or subdue the

scale of the façades. Façade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins, which affect the apparent scale of the windows within the façades.

- (16) *Directional expression of front elevations.* Although many of the larger buildings are wider than tall, the expression is generally neutral.
- (17) *Rhythm of building setbacks.* Because of the existence of various subdivisions and related subdivision and deed restrictions, setbacks vary from area to area within the district, although they are generally consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways. This creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.* Lot coverage ranges from approximately 40 percent to ten percent or less in the case of homes with large yards. Most homes are in the 25 percent to 35 percent range of lot coverage.
- (19) *Degree of complexity within the façade.* The degree of complexity has been determined by what is typical and appropriate for a given style. The buildings derived from Classical precedents usually have simple, rectangular façades with varying amounts of ornamentation. Other styles, such as those of Medieval inspiration, frequently have façades complicated by gables, bays, slight setbacks, and an occasional tower. In general, the smaller houses in the district are less complex.
- (20) *Orientation, vistas, overviews.* Most of the houses in the district have front entrances, which are oriented toward the streets running east-west. The houses on LaSalle Boulevard, from Chicago Boulevard to Edison Boulevard, are orientated toward LaSalle. Garages are frequently oriented either toward an alley and/or the front drive or toward a side street in the case of corner lots. Almost all garages are detached and are at the rear of the lot.
- (21) *Symmetrical or asymmetric appearance.* Neo-Georgian and other buildings derived from Classical precedents are generally symmetrical; buildings in other styles, including the Neo-Tudor, are generally asymmetric, but balanced, compositions.
- (22) *General environmental character.* The Boston-Edison District, with its long straight streets, two boulevards, large-to-moderate-sized, stately single-family homes, and Voight Park and Woodward Avenue's open space, has an urban, substantial, low density residential character.

(Code 1984, § 25-2-126; Res. of 4-2-1974 (Journal of City Council Pages 722-724); Ord. No. 44-98, § 1(25-2-126), eff. 12-23-1998)