



September 16, 2022

Ms. Jennifer Ross  
City of Detroit  
Historic District Commission  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

RE: 2011 Longfellow Avenue – Request for Rehabilitation Approval  
2011 Longfellow Avenue, on the south side of Longfellow between Rosa Parks Blvd. and 14th Avenues  
Violation #500

Dear Ms. Ross:

Mario Mongini, the owner of the residence at 2011 Longfellow, requests that the Historic District Commission grant approval for a replacement of forty-eight (48) original wood windows. The owner replaced these original wood windows with new fiberglass windows. The owner is seeking to mitigate damage to the historic character of the building by replacing select windows with new wood windows and adding exterior grids to the fiberglass windows proposed to remain to improve their appearance. Following approval, the Owners intend to proceed with construction work per the approved certificate of appropriateness for the exterior work.

### **Background**

The building is a 2 1/2 story center entrance colonial structure, measuring approximately 40 feet along Longfellow avenue, by 40 feet in depth. The dominant roof is a side-facing gable roof covered in brown asphalt shingles. The center of the roof over the front door features a street-facing gable, which is flanked on either side by arch-topped dormers. The eaves feature modillions, and the house retains its original integral gutter system. Pilasters frame the center entrance. The house is clad in red brick with decorative quoins at the corners. The symmetrically placed original windows featured true divided light mullions, which were replaced with fiberglass windows, except for the remaining original windows on the third floor.

Mario Mongini, the owner of the residence, is seeking to make improvements to mitigate the fiberglass window replacement work that has occurred, and issuance of a Certificate of Appropriateness for the following work.

The building sits within the Boston-Edison Local historic district.

### **Scope of Work**

The following describes proposed modifications to the previous application based on the Commission's comments and feedback at the November 10, 2021 Historic District Commission Meeting, Notice of

Denial, dated November 16, 2021, and comments and feedback at the August 10, 2022 Commission meeting, where the client withdrew his application prior to a vote so it could be revised.

The following is a detailed description of the scope of work regarding the work at each facade:

### **North (Front) Facade**

Removal and replacement of eleven (11) non-approved double hung fiberglass windows with eleven (11) double hung wood windows with simulated divided lites in a pattern to match the historic windows that were removed. Four (4) windows are located at the first story, and seven (7) windows are located at the second story. Two (2) historic era double hung windows will be retained at the third story.

Removal of aluminum cladding from eleven (11) window openings and restoration of original wood brick moulds or replacement in-kind with new brick moulds to match the historic if the underlying condition is discovered to be too deteriorated to salvage.

The owner is also seeking retroactive approval for the removal of the original front porch, steps, and planter boxes that were completed by the prior owner. The current front porch, steps and wings walls that were constructed prior to his ownership of the property will be retained. Two new black metal handrails will be installed at the porch steps for safety reasons. New foundation plantings will be added to mask the brickwork that was patched in where the planter boxes were removed, and the new gas service location, which exists at the location where the east planter was located.

### **West (Right Side) Facade**

Fourteen (14) historic era wood windows were replaced with new white fiberglass windows with grilles between the glass in a divided lites in a pattern to match the historic windows.

At the first story, six (6) windows were replaced with five (5) windows, with two (2) window openings at the sun room being combined into one (1) picture window. The picture window and the windows that flank it at each side will be removed and be replaced with four (4) wood double hung windows with simulated divided lites in a pattern to match the windows that were removed.

At the second story, six (6) windows were replaced with five (5) windows, with two (2) window openings at the sleeping porch being combined into one (1) picture window. The picture window and the windows that flank it at each side will be removed and be replaced with four (4) wood double hung windows with simulated divided lites in a pattern to match the windows that were removed.

At the third story, two (2) windows were replaced in existing openings.

In total, eight (8) wood double hung windows will be installed to match the original configuration of the windows prior to the replacement. At the six (6) fiberglass windows proposed to remain, external wood grids in a profile to mimic the muntin profile of the historic windows will be installed at the exterior surface of the glass to replicate the historic muntin pattern and provide additional depth and shadow lines. All wood trim and wood grids to be painted white to match fiberglass windows.

### **South (Rear) Facade**

Twelve (12) historic era wood windows were replaced in existing openings with new white fiberglass windows with grilles between the glass in a divided lites in a pattern to match the historic windows. Where the existing fiberglass windows are to remain, external wood simulated divided lite grids will be installed.

At the first story, eight (8) windows were replaced with six (6) windows, with the two (2) smaller openings either side of the sunroom doors combined into one (1) picture window at each side of the door. The two (2) picture windows will be removed and replaced with four (4) wood double hung windows with simulated divided lites in a pattern to match the windows that were removed.

At the second story, four (4) windows were replaced with three (3) windows, with two (2) window openings at the sleeping porch being combined into one (1) picture window. The picture window and the windows that flank it at each side will be removed and be replaced with four (4) wood double hung windows with simulated divided lites in a pattern to match the windows that were removed.

Three (3) historic era double hung windows will be retained in the stairwell landing at the second floor.

Four (4) historic era double hung windows will be retained at the third floor.

In total, eight (8) wood double hung windows will be installed to match the original configuration of the windows prior to the replacement. At the four (4) fiberglass windows proposed to remain, external wood grids in a profile to mimic the muntin profile of the historic windows will be installed at the exterior surface of the glass to replicate the historic muntin pattern and provide additional depth and shadow lines. All wood trim and wood grids to be painted white to match fiberglass windows.

### **East (Left Side) Facade**

Eleven (11) historic era wood windows were replaced in existing openings with new white fiberglass windows with grilles between the glass in a divided lites in a pattern to match the historic windows.

At the first story, four (4) windows were replaced in existing openings. Three (3) historic era windows will be retained.

At the second story, five (5) windows were replaced in existing openings.

At the third story, two (2) windows were replaced in existing openings.

All eleven (11) fiberglass windows are to be retained, and external wood grids in a profile to mimic the muntin profile of the historic windows will be installed at the exterior surface of the glass to replicate the historic muntin pattern and provide additional depth and shadow lines. All wood trim and wood grids to be painted white to match fiberglass windows.



## Conclusion

The items listed above and attached exhibits provide a synopsis of the Owner's proposed scope of work for the rehabilitation of the residence at 2011 Longfellow Avenue. We believe that this plan effectively mitigates the outstanding violations at the property and should be approved.

Sincerely,  
Infuz Architects Ltd.

A handwritten signature in black ink, appearing to read 'Allan Machielse'.

Allan Machielse, RA, NCARB  
Architect

## Scope of Work - 2011 Longfellow Avenue

2011 Longfellow; Boston-Edison Historic District; as follows:

- Replacement of twenty-two (22) non-approved fiberglass windows with twenty-seven (27) new wood double hung windows with simulated divided lites in a pattern to match the historic windows that were removed.
- At the eleven first and second story windows at the north elevation, remove associated aluminum wrapping and restore original brick moulds or replace in-kind as required.
- Replacement of Twenty-one (21) historic era wood windows with fiberglass double hung windows with grilles between the glass in a divided lite pattern to match the historic windows and installation of external, wood grids, in a profile to mimic the muntin profile of the historic windows at the exterior surface of the glass to replicate the historic muntin pattern and provide additional depth and shadow lines.
- Retention of existing front porch and wing walls; installation of two (2) black metal handrails at porch steps.
- Installation of new foundation plantings at either side of the front porch to mask the scars from the planters that were removed by prior owners.

**PRE-WINDOW REPLACEMENT PHOTOS**



FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



SIDE (WEST) ELEVATION





SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

**POST-WINDOW REPLACEMENT PHOTOS**



**FRONT (SOUTH) ELEVATION**



SIDE (WEST) ELEVATION



SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION



## FRONT PORCH SCOPE OF WORK



PORCH - FRONT (NORTH) ELEVATION



PORCH - SIDE (EAST) ELEVATION



PORCH - SIDE (EAST) ELEVATION



PROPOSED NEW RAILING



PLANTER LOCATION - WEST SIDE



PLANTER LOCATION - EAST SIDE W/ NEW GAS SERVICE LOCATION