

2/23/2021

**CERTIFICATE OF APPROPRIATENESS**

Brett Mahaffey  
Renewal by Andersen  
37720 Amrhein  
Livonia, MI 48150

**RE: Application Number 21-7100; 1080 Iroquois Avenue, Indian Village Historic District**

Dear Mr. Mahaffey,

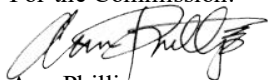
At the regularly scheduled meeting held virtually on February 17, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of February 23, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

- **Replace all eleven (11) existing aluminum windows at the first floor and attic with Renewal by Andersen Fibrex windows (exterior color: dark bronze). Including the following scope items:**
  - All but four existing slider windows are proposed to be replaced with double casement windows. Three windows on the side (north) elevation are proposed to be replaced with 1:1 “glider” windows and the large living room window on the front (west) elevation is to be replaced either with a 1:1:1 glider window.
  - None of the replacement windows are proposed to have divisions to match existing light configuration.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Ann Phillips  
Staff

Detroit Historic District Commission

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 7/10/2020

## PROPERTY INFORMATION

ADDRESS: 1080 Iroquois Street AKA: E IROQUOIS 120-119 PARK SUB L1

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner  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@Andersen

## 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)
- 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: 7/10/2020

## PROPERTY INFORMATION

Address: 1080 Iroquois Street Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_  
 AKA: E IROQUOIS 120-119 PARK SUB L19 P59 PLATS, Lot(s): 19 Subdivision: Indian Village  
 Parcel ID#(s): 17006992-3 Total Acres: .394 Lot Width: 100 Lot Depth: 171  
 Current Legal Use of Property: RESIDENTIAL Proposed Use: N/A  
 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: REPLACEMENT  
 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)

Replacing 11 windows.

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 \$ 24,750 By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: 1  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 \$ \_\_\_\_\_

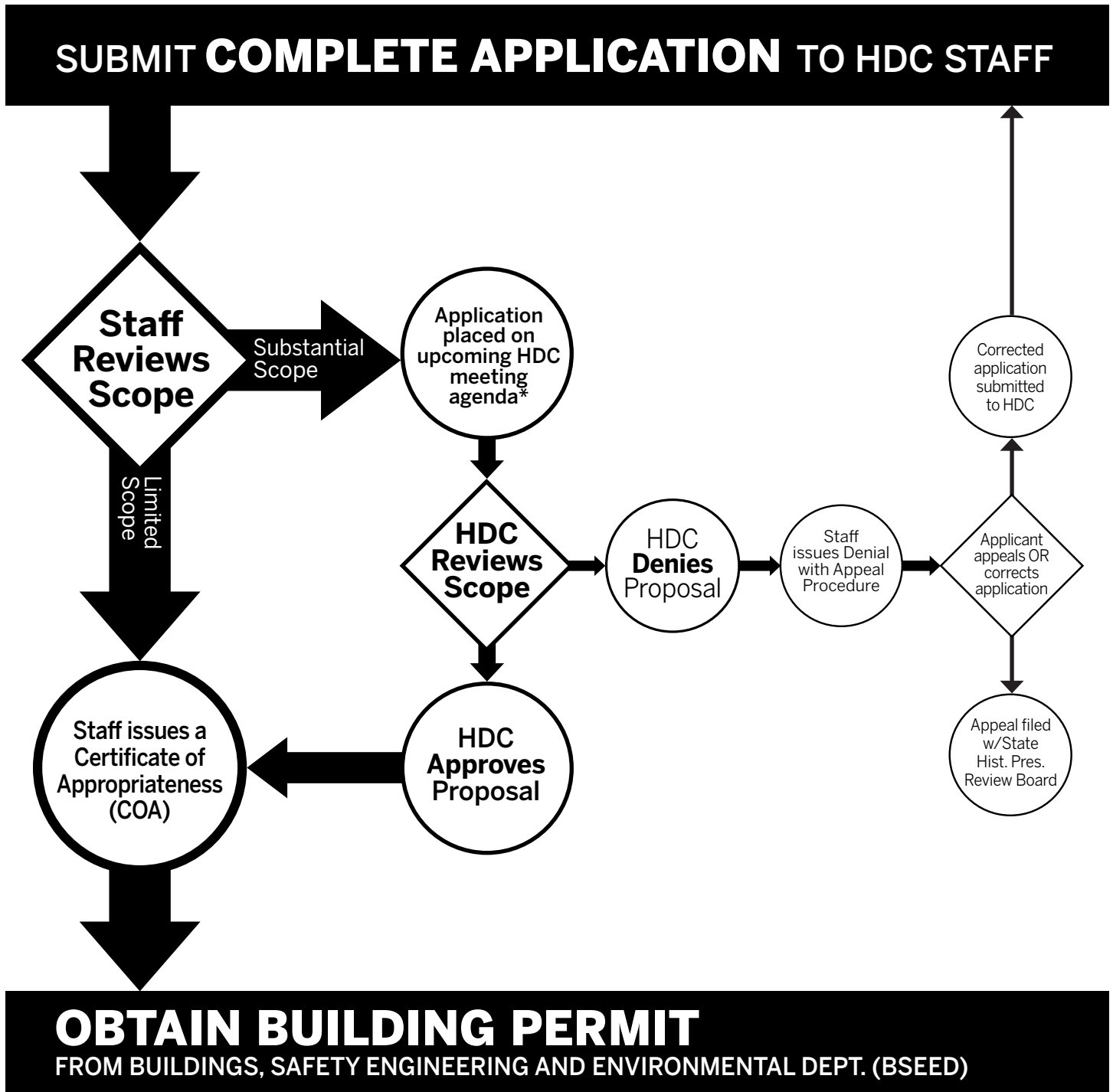
Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

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

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



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



## OBTAIN BUILDING PERMIT

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

\* 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](http://www.detroitmi.gov/hdc)

**1080 IROQUOIS** – *italics indicate operational change*

**Front:**

Three openings -

Triple slider to be replaced with gliding windows to match current sash dimensions

*Two sliding units to be replaced with double casements*

**Right Side:**

*One opening - Slider to be replaced with Double Casement*

**Rear:**

*Three openings – Each sliding unit to be replaced with a double-casement*

**Left Side:**

Four openings –

First Floor @ Rear – Sliding unit to be replaced with gliding window

*First Floor @ middle – Sliding unit to be replaced with double casement*

First Floor @ front – Sliding unit to be replaced with gliding window

Second Floor @ middle – Sliding unit to be replaced with gliding window

**1/20 Email to Brett Mahaffey:**

Requested dimensions on existing sash and proposed, as well as the dimensions for the existing and proposed slider vertical meeting rail and mullion for double casements.



**Maureen Kearns**  
1080 Iroquois Street  
Detroit MI 48214  
**Indian Village District**

# Renewal by Andersen 37720 Amrhein Livonia, MI 48150

- Homeowner wants to replace the existing aluminum windows from 1950s home
- Aluminum windows are hard to open and not energy efficient
- Renewal by Andersen windows are Fibrex (wood composite) material
- All 11 windows to be replaced
- Windows exterior color will be dark bronze
- Changing some windows from gliding to casement for security purpose.
- Windows will not have grilles (matching)
- Homeowner was given a COI in 1995 for remodeling home and wants to replace the windows now





Detroit Historic District Commission  
7th Floor  
150 Michigan Avenue  
Detroit, Michigan 48226  
(313) 224-3512

Dennis W. Archer, Mayor  
City of Detroit

TO: Paul and Maureen Kearns  
1080 Iroquois Ave.  
Detroit, Michigan 48214

RE: Action Taken By the Historic District Commission

Dated: December 7, 1995  
Property Located at: 1080 Iroquois Ave.  
Historic District: Indian Village  
Proposed Work: Renovation of existing structure plus (2) wing additions with full basements and new 2 car garage; (deletion of front yard picket fence).

Dear Mr. and Mrs. Kearns:

The Historic District Commission granted a Certificate of Appropriateness which is effective after the meeting date shown above. The Certificate of Appropriateness is for the work described in the above-referenced application and the attached summary sheet and is subject to any conditions stated on the summary sheet. This Certificate of Appropriateness is valid as long as the information and conditions upon which the Certificate was issued are unchanged and correct.

You must secure a Building Permit from the Building and Safety Engineering Department (B&SED) prior to any construction. Your application must be signed by the Historic District Commission in order to secure a Building Permit. You should be aware that the Commission's Certificate of Appropriateness does not waive the provisions of any other applicable ordinance or statute.

Please contact our staff at 224-6536 if you have any questions.

Sincerely,  
  
Stephen Vogel, Chairperson  
Historic District Commission

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City of Detroit  
BUILDINGS AND SAFETY ENGINEERING DEPARTMENT  
4th Floor City-County Building  
Telephone: 224-3235

ADDITIONS  
ALTERATIONS  
BASEMENTS  
CHANGE OF  
OCCUPANCY  
FOUNDATIONS  
REPAIRS  
USE OF LAND

APPLICATION FOR BUILDING PERMIT

APPLICANT SHALL FILL IN ALL BLANKS PERTINENT TO BUILDINGS AND PREMISES  
Separate applications and two sets of plans are required for each building or structure. Such plans shall include lot plots. Applications must be TYPEWRITTEN or PRINTED IN INK.

FOR ADDITIONS, ALTERATIONS OR REPAIRS (Exterior or Interior) DATA

Describe in Detail RENOVATION OF EXISTING STRUCTURE PLUS (2) WING ADDITIONS  
W/ FULL BASEMENTS EACH (RESIDENTIAL USE) APX. 18000 GSF ADD'N.

If addition, please state use RESIDENTIAL  
SIZE 20 x 32 ft. WIDE by 41 ft. LONG by 15.00 ft. HIGH 1 Stories  
16 x 25

Will the proposed building or structure encroach upon any easement, alley or public property?

Estimated cost of additions, alterations or repairs \$ \_\_\_\_\_

FOR CHANGE OF OCCUPANCY:

Portion of Building Involved N/A

Proposed Use of Portion Involved N/A

USE OF LAND (Fill in this section only when securing a permit for the use of vacant land.)

Existing or previous occupancy of premises \_\_\_\_\_

Are there any existing buildings or structures on this parcel? \_\_\_\_\_

Present use of such buildings or structures \_\_\_\_\_

Proposed use of such buildings or structures N/A

Proposed occupancy of premises \_\_\_\_\_

Are toilet facilities available \_\_\_\_\_

ENCLOSURES: (Fences, etc.) \_\_\_\_\_

COOLING TOWERS, PONDS, ETC.: (For air conditioners or other refrigeration equipment)  
(Two lot plots and structural plans and three mechanical plans required)

Is unit water cooled? \_\_\_\_\_ Total weight of unit \_\_\_\_\_

Is unit air cooled? \_\_\_\_\_ Total weight of unit \_\_\_\_\_

Tonnage or horsepower rating of cooling tower \_\_\_\_\_

Size and number of existing refrigerating units this tower will serve N/A

Size and number of new refrigerating units this tower will serve \_\_\_\_\_

Total number of refrigerating units this tower will serve \_\_\_\_\_



**PLEASE FILL IN ALL ITEMS ON THIS PAGE**

Location, ownership and details must be CORRECT, COMPLETE and LEGIBLE.

**APPLICANT, CONTRACTOR OR BUILDER** MAUREEN KEARNS  
 Address 1080 IROQUOIS DETROIT, MI 48214  
(Number) (Street) (City and Zip Code)  
 Phone No. 313-921-0938 Federal ID or Social Security No. 376-60-0038  
(Area Code)  
 Residential State License No. \_\_\_\_\_

**OWNER OF RECORD** PAUL & MAUREEN KEARNS  
 Address: 1080 IROQUOIS DETROIT, MI 48214  
(Number) (Street) (City and Zip Code)  
 Phone No. (313) 921-0938 Federal ID or Social Security No. 376-60-0038  
(Area Code)

**LOCATION:** Side of Street EAST (1080) IROQUOIS St.  
North, East, South, West House Number  
 Between LAFAYETTE St. and AGNES St.  
(Cross Street) (Cross Street)  
 Lot Number 119 & 120 Subdivision PARK  
Corner  
 LOT SIZE: 100.00 ft. WIDE by 171.5 ft. DEEP Interior  Alley  Width 20'  
Back or Side

DEED or OTHER EVIDENCE OF OWNERSHIP must be presented before a building permit will be issued.

**EXISTING BUILDING:** (Involved in Change of Occupancy, Alteration, Repair or Addition)

**GENERAL TYPE** WOOD FRAME / VENEER Exterior Walls STUCCO FINISH  
Frame, Veneer, Brick, Cement Block, etc.  
WOOD FRAME BUILT UP ROOF ON WOOD FRAME w/ CEDAR SHINGLES  
Floor Construction Roof Construction

SIZE 20' ft. WIDE by 41' ft. LONG by 15.0' ft. HIGH (1) Stories  
20' 32' 25'

PRESENT USE of Entire Building RESIDENTIAL (SINGLE FAMILY)  
 " " Basement or Cellar \_\_\_\_\_  
 " " First Floor \_\_\_\_\_  
 " " Second Floor \_\_\_\_\_  
 " " Third Floor \_\_\_\_\_  
 " " Other Floors \_\_\_\_\_

Are there any other buildings on lot? GARAGE Use \_\_\_\_\_

Will flammable liquids or substances be used or stored on the premises? No

Is any portion of building used for shipping or receiving room into which motor vehicles are driven? No

Will approved garbage grinding equipment be installed? No Incinerating equipment? No

If commercial or industrial occupancy, state number of employees. Male N/A Female N/A

**IF OWNER APPLIES FOR PERMIT, SIGN UPPER AFFIDAVIT ONLY. IF CONTRACTOR, ARCHITECT, OR OTHER PERSON APPLIES FOR PERMIT, OWNER SIGN LOWER AFFIDAVIT.**

I hereby certify that the information given herein is correct and true.

State of Michigan, }  
 County of Wayne } ss. U M  
APPLICANT - OWNER

Subscribed and sworn to before me this 10<sup>th</sup> day of November A.D. 1995.

Commission expires Nov. 12, 1 1995 Margaret Deschamps  
MARGARET DESCHAMPS, NOTARY PUBLIC, Acting in Wayne County, Mich. My Commission Expires 11/12/95

I hereby certify that I have appointed the above applicant as my agent and that he is qualified to make the above affidavit for me and to secure the permit.

State of Michigan, }  
 County of Wayne } ss. \_\_\_\_\_  
OWNER

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

Commission expires \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC

**NOT TO BE FILLED IN BY APPLICANT**

**REPORT ON APPLICATION FOR PERMIT:** Type \_\_\_\_\_ Stories \_\_\_\_\_

Notice \_\_\_\_\_ Occupancy \_\_\_\_\_

Remarks \_\_\_\_\_

Date \_\_\_\_\_ SUPERVISOR \_\_\_\_\_

**ZONING AND HOUSING EXAMINATION:**  
 D.V. TO ISSUE "CERTIFICATE OF APPROPRIATENESS" AS PER CITY ORD 10TH LILY HILL 12-8-95

Permit is to be issued for \_\_\_\_\_

District \_\_\_\_\_ Map No. \_\_\_\_\_ Height \_\_\_\_\_ Bulk \_\_\_\_\_ Use \_\_\_\_\_

Remarks: \_\_\_\_\_

Approved by \_\_\_\_\_ Examiner \_\_\_\_\_ Date \_\_\_\_\_

**ENGINEERING EXAMINATION:**

Type \_\_\_\_\_ Use Group \_\_\_\_\_ Volume \_\_\_\_\_ cu. ft. Estimated Cost \$ \_\_\_\_\_ FOR PERMIT FEE

Approved by \_\_\_\_\_ EXAMINER \_\_\_\_\_ Date \_\_\_\_\_

**NETCO LAND S.E.A. CORPORATION**

Surveying • Engineering  
401 S. Main Street, Clawson, MI 48017  
(810) 588-2600 Fax (810) 588-3117 or (810) 588-6886



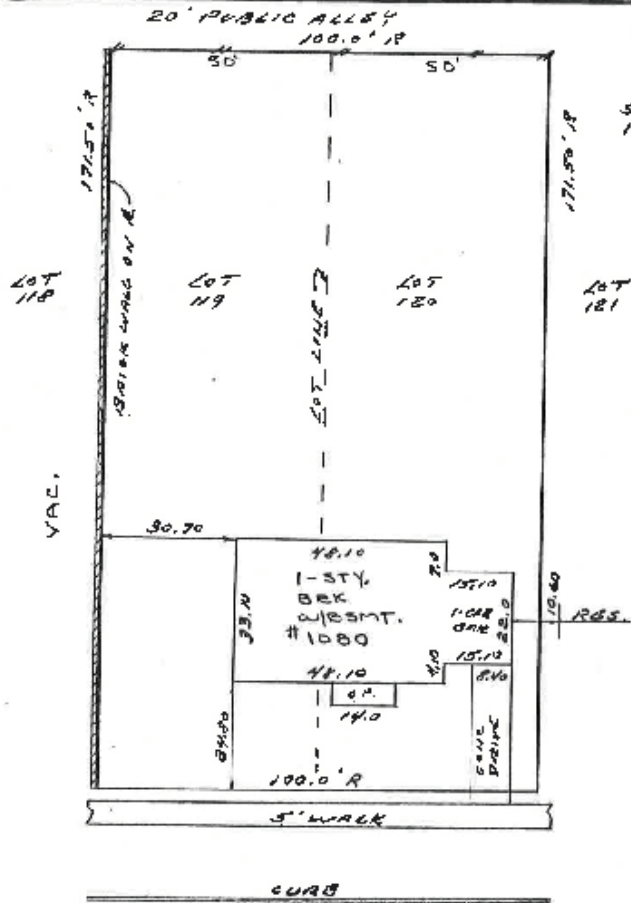
**MORTGAGE CERTIFICATE**

SURVEY NUMBER 9 4 8 6 4

CUSTOMER STANDARD FEDERAL BANK

DATE: 04-23-94

DO NOT SCALE



**LEGAL DESCRIPTION:**  
 LOTS 119 & 120, "PARK SUBDIVISION" OF THAT PART OF THE COOK FARM, P.C. 27 & 180, LYING BETWEEN JEFFERSON AND ST. PAUL AVE'S, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 19, PAGE 59 OF PLATS, WAYNE COUNTY RECORDS.

ILLINOIS AVE 80' WD.

# 841490-4

This inspection (identification) plat is made for and at the instance of \_\_\_\_\_  
 STANDARD FEDERAL BANK / PAUL KEARNS AND MAUREEN M. KEARNS, h/w

I hereby certify that this inspection (identification) plat shows the improvement or improvements as located on the premises described, that the improvement or improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvement or improvements of any adjoining premises, except as indicated. I further certify that there are no record plat easements affecting the tract shown hereon, except as noted.

Front of house



Right side (from street)



Left side (from street)



# Back of house



# WINDOW OPENING 101

## Living Room - Front of House

### Existing:

- Gliding triple window
- Window is in Livingroom
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

### New:

**Window:** Gliding, Triple, 1:1:1, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, **Hardware:** Dark Bronze, Standard Color Extra Lock, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None





101







## WINDOW OPENING 102 Kitchen - Right side of House

### Existing:

- Gliding window
- Window is in Kitchen
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior  
**Dark Bronze,** Interior Dark Bronze, **Glass:** All Sash: High  
Performance SmartSun Glass, No Pattern, **Hardware:** Dark  
Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,  
**Grille Pattern:** All Sash: Colonial, **Misc:** None



102



102





02



103

## WINDOW OPENING 103 Kitchen - Back of House

### Existing:

- Gliding window
- Window is in kitchen
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior

**Dark Bronze,** Interior Dark Bronze, **Glass:** All Sash: High

Performance SmartSun Glass, No Pattern, **Hardware:** Dark

Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

**Misc:** None





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103

## WINDOW OPENING 104 Bathroom - Back of House

### Existing:

- Gliding window
- Window is in bathroom
- Aluminum window isn't energy efficient

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior

**Dark Bronze,** Interior Dark Bronze, **Glass:** Sash 1: High

Performance SmartSun Glass, Obscure, Tempered Glass, Sash

2: High Performance SmartSun Glass, Obscure, Tempered

Glass, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen,

**Grille Style:** No Grille, **Misc:** None





104







## WINDOW OPENING 105 Bedroom - Back of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High

Performance SmartSun Glass, No Pattern, **Hardware:** Dark

Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

**Grille Pattern:** All Sash: Colonial, **Misc:** None





105





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## WINDOW OPENING 106

### Bedroom - Left side of House

#### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

#### New:

**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None



106



106



106





106



107



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## WINDOW OPENING 107 Bedroom - Left side of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior  
 Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High  
 Performance SmartSun Glass, No Pattern, Tempered Glass,  
**Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille**  
**Style:** No Grille, **Misc:** None











108

108

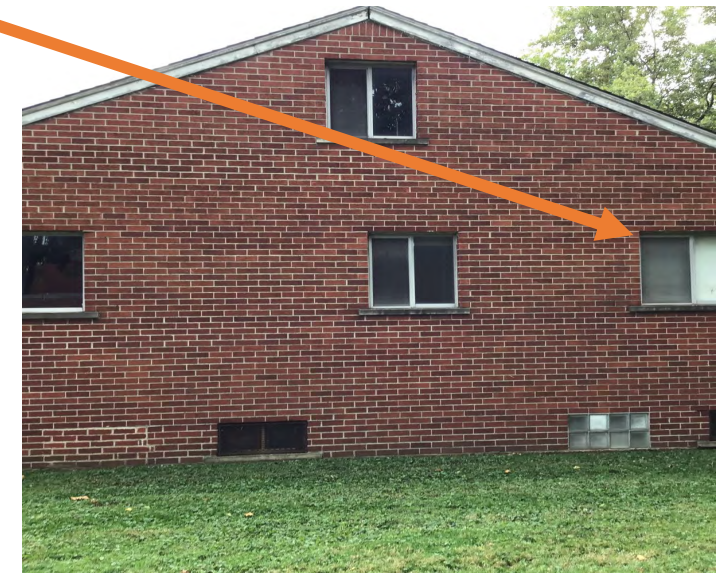
## WINDOW OPENING 108 Bedroom 2 - Left side of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None









201

## WINDOW OPENING 201 Attic – Left side of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None





## WINDOW OPENING 109 Bedroom 2 – Front of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior  
**Dark Bronze,** Interior Dark Bronze, **Glass:** All Sash; High  
Performance SmartSun Glass, No Pattern, **Hardware:** Dark  
Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,  
**Misc:** None









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## WINDOW OPENING 110 Bedroom 3 – Front of House

### Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

### New:

**Window:** Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark

Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

**Misc:** None



110

110









Renewal  
by Andersen

WINDOW REPLACEMENT an Andersen Company



## FIBREX<sup>®</sup> 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<sup>®</sup> 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.

	<b>Fibrex® Material</b>	<b>Other Materials</b>
<b>Strength</b>	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.
<b>Insulation</b>	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.
<b>Low Maintenance</b>	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
<b>Beauty</b>	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.
<b>Environmental Responsibility</b>	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.
<b>Warranty</b>	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.

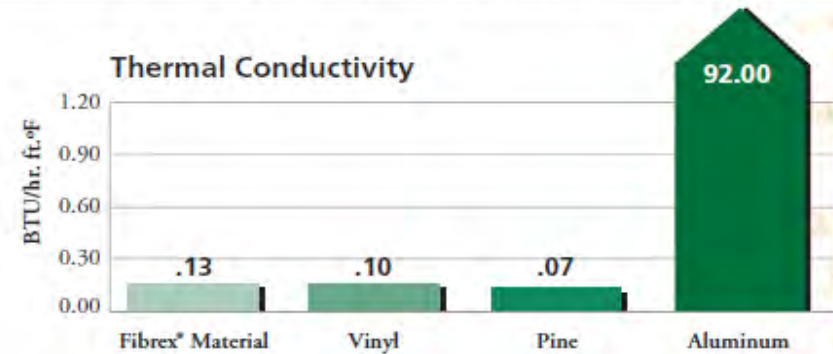


**Maureen Kearns**  
1080 Iroquois Street  
Detroit MI 48214  
**Indian Village District**

Renewal by Andersen  
37720 Amrhein  
Livonia, MI 48150

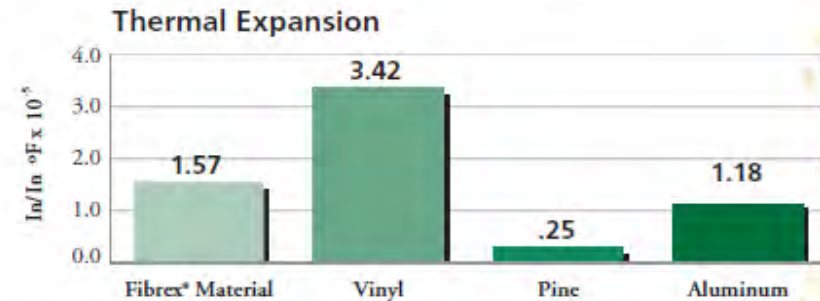
- Homeowner wanted casement windows because she feels they are more secure than gliding windows, however, casement windows will not meet egress in the bedrooms
- The two bedrooms, Master Bedroom and Bedroom 2 have two windows in each room. The left side of the house would have gliding windows to meet egress (units 106 and 108)
- Large triple gliding window on the front of the house would match existing style
- Included in the following pages are comparison of the existing windows (all are aluminum gliders) with compared dimensions to our gliding window and the following page our casement window
- Aluminum gliding windows are not energy efficient, are over 50 years old, and the glass offers no sense of security if broken

## Fibrex® material performance comparison



### *An excellent insulator*

Fibrex® material has excellent insulating properties on 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.



### *Durable and reliable*

Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, can expand and contract a lot, which if not designed properly may cause cracks, bowing and leakage of air and water. Windows made of Fibrex material will perform better in winter and summer than windows made of vinyl.

# 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.

## RELIABLE

Fibrex® material tracks are shaped for easier cleaning and will not pit, rust, or corrode!

## VERSATILE

Both sashes slide, so you can open either the left side, the right side, or a portion of both!

## 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

“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.



Warm Weather Performance



Cool Weather Performance

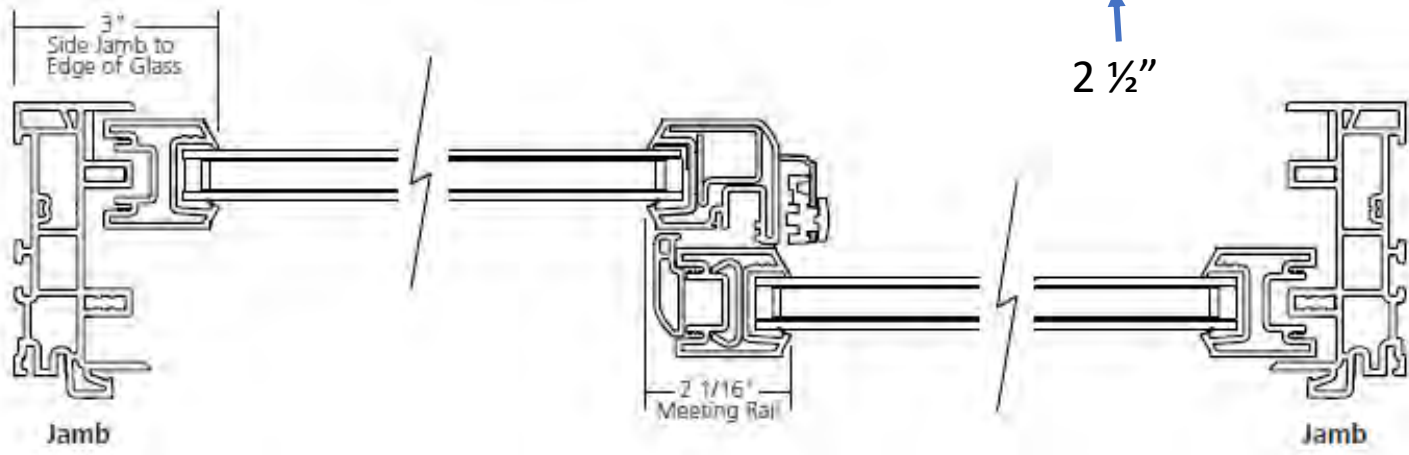
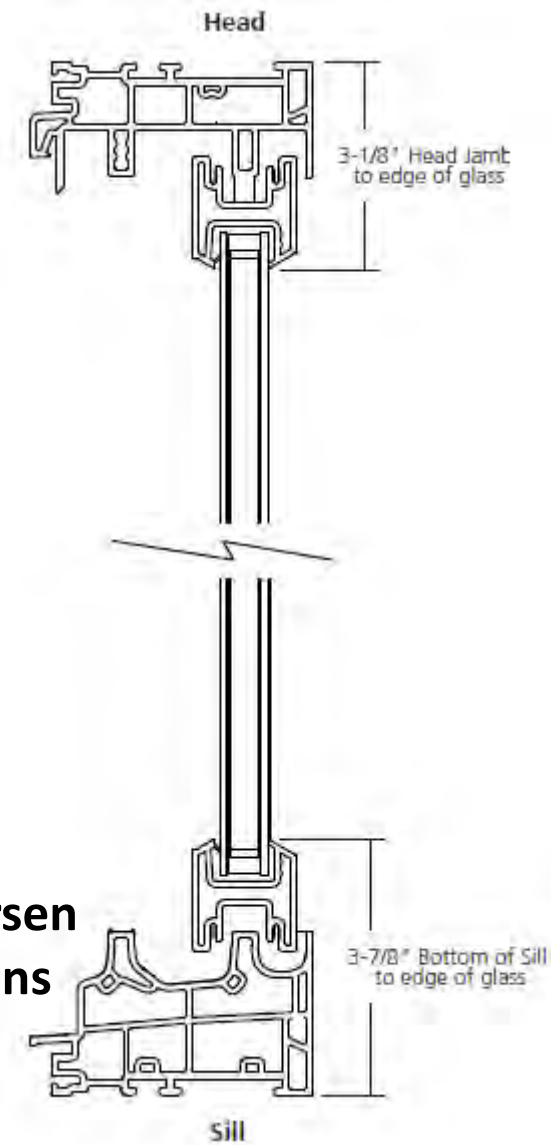
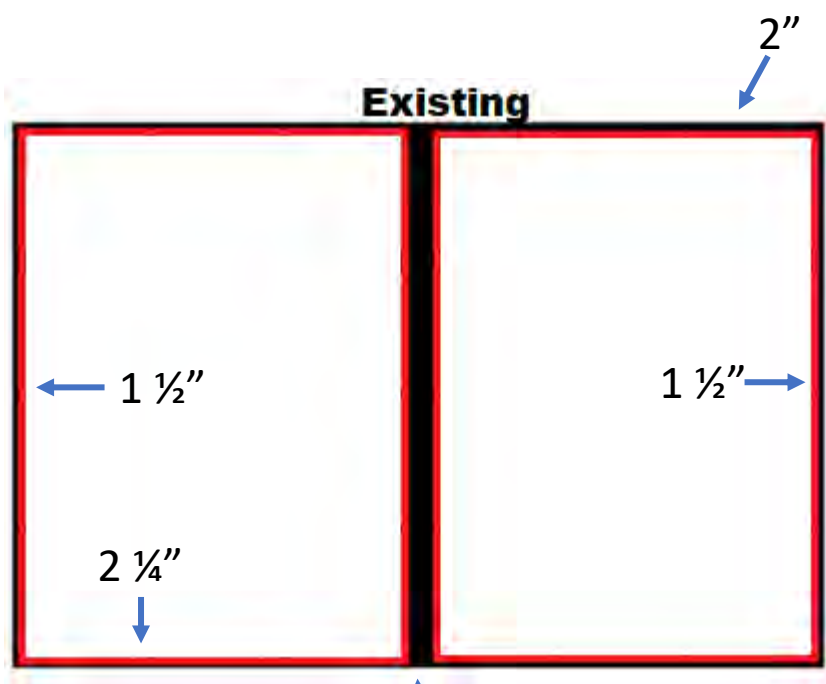
ENERGY PERFORMANCE RATINGS		CASCADE Picture Window Dual-Pane Low-E <sup>3</sup> SmartSun Gliding with Sagon Product Type: Fixed	
U-Factor (U.S.I-F)	1.48 (Metric: U)	Solar Heat Gain Coefficient	0.23
ADDITIONAL PERFORMANCE RATINGS		Air Infiltration	
Visible Transmittance	0.53	Air Leakage	0.00

Sample label shown

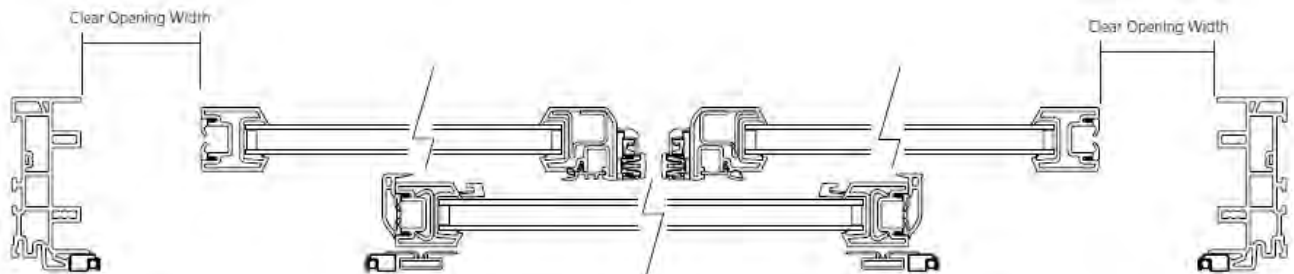
<sup>1</sup> See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

<sup>2</sup> Also available with stationary sash, where one sash is not movable.





**Renewal by Andersen  
Gliding Dimensions**



**Triple gliding window diagram**

# Casement and Awning WINDOWS

Casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Awning windows let in fresh air, even on rainy days!

**EASY**  
Casement windows open wide to allow easy cleaning of outside glass from the inside\* and can be hinged from the right or left.

**SECURE**  
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

**EFFICIENT**  
Casement and awning windows are our most energy-efficient ventilating window styles.

**CONVENIENT**  
Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.



*Use grilles to mimic the appearance of double-hung windows for a historically accurate look*



“Renewal by Andersen® was by far the best investment I’ve ever made for my home.”  
PAUL M.

Casement and Picture Combination Windows / Oak Interior



Casement and Specialty Equal Leg Arch Combination Window / Oak Interior / Colonial Grilles



Casement Windows / White Interior / Simulated 2X Double-Hung Check Rail / Modified Colonial Grilles



Awning Window / Pine Interior

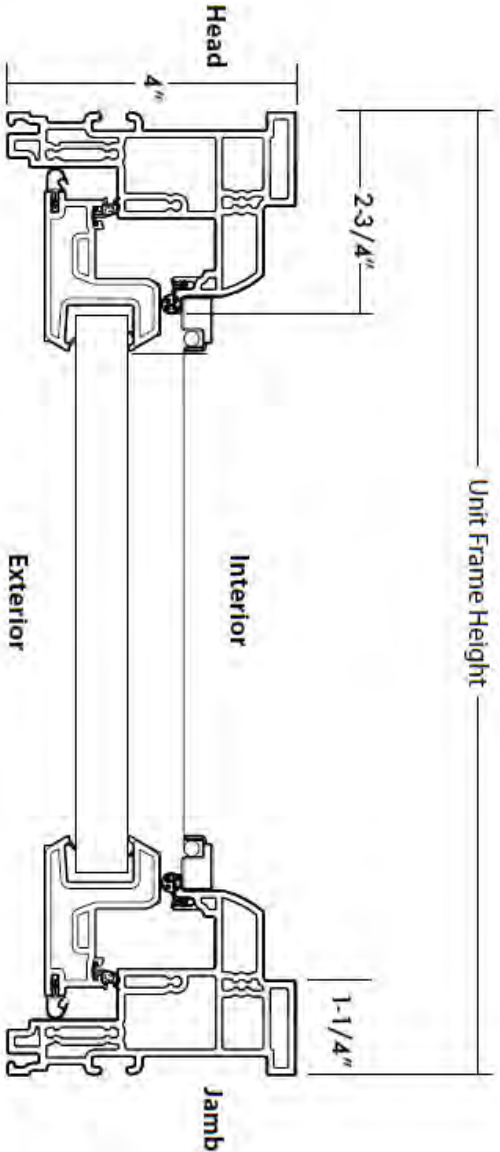


Casement Window / Terracotta Interior

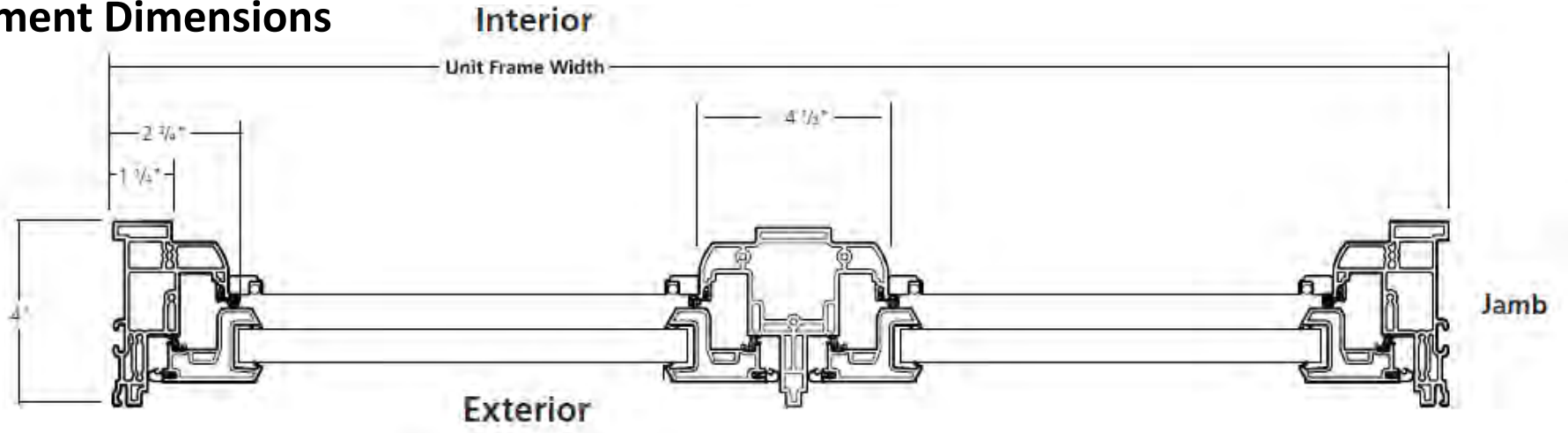
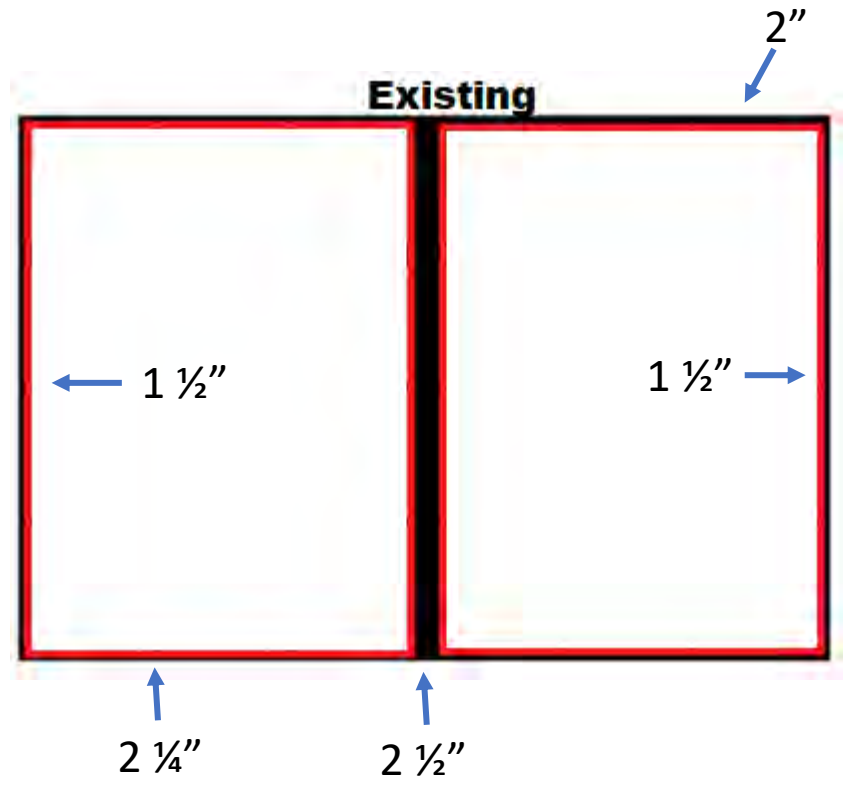
\* Wide opening hinge available to help meet egress requirements. Windows with wide open hinge cannot be cleaned from the interior. See your local code official for egress requirements in your area.







**Renewal by Andersen  
Casement Dimensions**





# Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbsalesdetroit@andersencorp.com

Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

Buyer(s) Name: Maureen Kearns

Contract Date: 12/15/20

Buyer(s) Street Address: 1080 Iroquois Street , Detroit, MI 48214

Primary Telephone Number: (313)477-8941

Secondary Telephone Number: \_\_\_\_\_

Primary Email: maureen@roaringmouse.net

Secondary Email: \_\_\_\_\_

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal by Andersen of Detroit ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount:	<b>\$24,750</b>	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
Deposit Received:	<b>\$8,300</b>		
Balance Due:	<b>\$16,450</b>	Estimated Start:	Estimated Completion:
Amount Financed:	<b>\$16,450</b>	<b>10 weeks</b>	<b>1 day</b>
Method of Payment:	<b>Financing</b>	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

Notes:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

**YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 12/18/2020 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.**

Legal Name: Renewal by Andersen LLC  
 dba: Renewal by Andersen of Detroit

*Jim Cauley*  
 C108618867D244F...

Signature of Sales Person

**Jim Cauley**

Print Name of Sales Person

Buyer(s)

*Maureen Kearns*

56805C875B15420...

Signature

**Maureen Kearns**

Print Name

Signature

Print Name



# Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
101	Living room	106 W 59 H	<p><b>Window:</b> Gliding, Triple, 1:1:1 Base Frame, Exterior Dark Bronze Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, <b>Hardware:</b> Dark Bronze, Standard Color Extra Lock, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p>
Front			
102	Kitchen	46 W 35 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: Colonial, <b>Misc:</b> None</p>
Side			
103	Kitchen	35 W 34 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p>
Back			
104	Bathroom	35 W 34 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> Sash 1: High Performance SmartSun Glass, Obscure, Tempered Glass, Sash 2: High Performance SmartSun Glass, Obscure, Tempered Glass, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p>
Back			
105	MBR	46 W 35 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Grille Pattern:</b> All Sash: Colonial, <b>Misc:</b> None</p>
Back			



# Itemized Order Receipt

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Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
106	MBR	46 W 35 H	<p><b>Window:</b> Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p> <p>Side</p>
107	Bathroom	35 W 34 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p> <p>Side</p>
108	Bedroom 2	46 W 35 H	<p><b>Window:</b> Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p> <p>Side</p>
109	Bedroom 2	46 W 35 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p> <p>Front</p>
110	Bedroom 3	46 W 35 H	<p><b>Window:</b> Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p> <p>Front</p>



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**Maureen Kearns**

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
201	Attic	35 W 34 H	<b>Window:</b> Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None
<b>WINDOWS: 11</b>			<b>PATIO DOORS: 0</b>
<b>SPECIALTY: 0</b>			<b>MISC: 0</b>
			<b>TOTAL \$24,750</b>



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*