

March 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

Ms. Jennifer Lyon  
269 Walker St. #720  
Detroit, MI 48207

**RE: Application Number 21-7116; 1773 Parker; West Village Historic District**

Dear Ms. Lyon:

At the regular scheduled meeting held virtually on March 10, 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 March 16, 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).

Per the attached documents, the project consists of the following components:

- replacement of storm windows on the north and south elevations
- replacement of the 3<sup>rd</sup> floor glass block window on the south elevation

**With the following conditions:**

- The double-hung window for the third floor shall be field-painted to match the color scheme and replacement windows approved at the November 2020 HDC meeting.
- The applicant shall provide the final window/storm specifications for the areas to be replaced for HDC staff review and approval prior to a permit being issued.

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:



Daniel Rieden  
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: \_\_\_\_\_

## PROPERTY INFORMATION

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

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

**SCOPE OF WORK:** (Check ALL that apply)  
 Windows/Doors     Roof/Gutters/Chimney     Porch/Deck     Landscape/Fence/Tree/Park     General Rehab  
 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)
- 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: \_\_\_\_\_ 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: \_\_\_\_\_ 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.



# 1773 Parker St - Window Replacements and External Repairs

This file details window replacement and external repairs at 1773 Parker St. A number of the existing windows are in extremely poor condition and the owner is seeking approval for replacements and repairs where applicable. This file includes photos, dimensions, descriptions of the existing windows and cut sheets for the proposed new windows.

# Existing Photographs



# Existing Photographs

Front/East Elevation

There are currently not plans to replace any of the first or second floor windows.



## Window A-1 (52" x 46") - Side/North Elevation



**Only storm windows** to be replaced, lower glass is broken on the storm pictured to the right. It is unclear why there are vertical muntin bars on these windows while the rest in the house are clear glass.





## Side/South Elevation



Window L (28.5" x 65.5"), wood double hung window.

Storm window has broken glass on the lower panel - **only storm window** to be replaced.



## Rear/West Elevation



Window U, 55" x 28.5"

Wood, inoperable, rotted sash and sill.

These two windows sit on the West side of the house and have no protection (trees, buildings, etc.) from weather elements. Additional photos on next page



Window V, 61.5" x 29"

Wood, inoperable, warped storm window, rotted sash and sill.

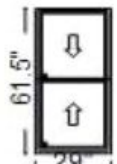


Additional photos of Window U

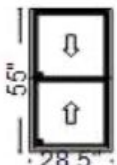


Additional photos of window V

Window U to be replaced with Pella window below.

<p>110 Office 2nd floor bac</p>  <p>PK # 2078</p> <p>Viewed From Exterior</p> <p>Rough Opening: 29 - 3/4" X 62 - 1/4"</p>	<p><b>Lifestyle, Double Hung, 29 X 61.5, Without HGP, White</b></p> <p><b>1: Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 29 X 61 1/2  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, White  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Tempered Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, White, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 181".</p>	<p><b>Qty</b></p> <p>1</p>
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Window V to be replaced with Pella window below.

<p>105 bathroom upstairs</p>  <p>PK # 2078</p> <p>Viewed From Exterior</p> <p>Rough Opening: 29 - 1/4" X 55 - 3/4"</p>	<p><b>Lifestyle, Double Hung, 28.5 X 55, Without HGP, White</b></p> <p><b>1: Non-Standard Size Non-Standard Size Double Hung, Equal</b>  <b>Frame Size:</b> 28 1/2 X 55  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray  <b>Exterior Color / Finish:</b> Standard Enduraclad, White  <b>Interior Color / Finish:</b> Unfinished Interior  <b>Glass:</b> Insulated Tempered Obscure Low-E Obscure NaturalSun Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Full Screen, White, InView™  <b>Performance Information:</b> U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements  <b>Grille:</b> No Grille,  <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 167".</p> <p><b>Obscure Glass Style:</b> Pattern62(Standard)</p>	<p><b>Qty</b></p> <p>1</p>
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## Side/South Elevation

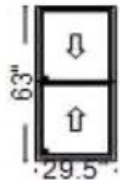
Window W, 63" x 29.5"

Glass block, lacks a casing and has gaps between blocks and drywall.

This window is on the 3rd story and above a bay window so capturing an exterior photo was not possible.

To be replaced with Pella window below.

115 stairs 3rd floor



Viewed From Exterior

Rough Opening: 30 - 1/4" X 63 - 3/4"

PK #  
2078

### Lifestyle, Double Hung, 29.5 X 63, Without HGP, White

Qty

1

**1: Non-Standard Size Double Hung, Equal**

**Frame Size:** 29 1/2 X 63

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Unfinished Interior

**Glass:** Insulated Tempered Low-E NaturalSun Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.55, VLT 0.63, CPD PEL-N-35-00353-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

**Grille:** No Grille,

**Wrapping Information:** No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 185".

## Front/East Elevation



Windows X, Y and Z (upper, left to right), 46" x 22". Wood, inoperable, broken sash cords, glazing is in very poor condition and weathering has begun to rot the sashes and sills. Exterior right.





Additional photos of Windows X, Y and Z, continued on next page.



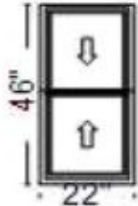


Additional photos of X, Y, and Z from exterior



175

Loft front



PK #  
2078

Viewed From Exterior

Rough Opening: 22 - 3/4" X 46 - 3/4"

### Lifestyle, Double Hung, 22 X 46, Without HGP, White

Qty

1

**1: Non-Standard Size Non-Standard Size Double Hung, Equal**

**Frame Size:** 22 X 46

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

**Exterior Color / Finish:** Standard Enduraclad, White

**Interior Color / Finish:** Unfinished Interior

**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

**Hardware Options:** Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

**Screen:** Full Screen, White, InView™

**Performance Information:** U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 136".

Windows X, Y and Z to be replaced with Pella window above.