

DHDC #22-7849

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/29/2022

CERTIFICATE OF APPROPRIATENESS

Donovan McCarty
1437 Vinewood
Detroit, MI

**RE: Application Number 22-7849; 1437 Vinewood; Hubbard Farms Historic District
Project Scope: Replace windows**

Dear Applicant,

At the Special Meeting that was held on June 22, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 6/28/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace the remaining wood sash windows on the house with vinyl sash units to include the following:

- East elevation – Replace one double-hung, one-over-one wood-sash window to the left of the enclosed porch with a 1/1 double-hung vinyl window.
- Side/North elevation - Replace one double-hung, one-over-one wood-sash window near the front of the house porch with a 1/1 double-hung vinyl window.
- Side/South elevation – Replace two mullied 1/1 double-hung wood windows near the front of the house with two 1/1 double-hung vinyl windows

This COA has been issued **with the condition** that the new vinyl windows match the size, configuration, and general characteristics (one-over-one sash, similar dimensions of window sash components) of the current windows

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Audra Dye
Detroit Historic District Commission

HDC Staff Photo



HDC Staff Photo





Supporting Information for Application to Replace Historic Windows at

1437 Vinewood Street Detroit, MI 48216

Current Photographs

Front of house (Northeast Side)



3 windows to be replaced inside covered porch on front of house (Northeast Side)



Southeast Side of House



2 windows to be replaced on southeast side of house facing southeast



1 window to be replaced on southeast side of house facing northeast



Back of House (Southwest Side)



Northwest Side of House



1 window to be relaced on northwest side of house facing northwest side



Description of Existing Condition

Courtney and Donovan McCarty (the “Applicants”) bought the home at 1437 Vinewood in January 2017. The home was built in 1908. The Applicants believe the home originally had wood windows and siding. Sometime prior to the Applicants purchasing the home, the wood siding was replaced with vinyl siding. Sixteen of the home’s twenty-three windows were also replaced with non-historic, vinyl windows at some point prior to the Applicants purchasing the home. In addition, the front porch was fully enclosed also prior to the Applicants owning the home. The eleven windows on that front porch enclosure are also not historic windows and make up a good portion of the front façade of the home. In total, Twenty-seven of the home’s thirty-four windows are non-historic and vinyl windows.

The remaining seven windows are wood, and the Applicants believe them to be historic. Those windows are deteriorating. The Applicants have made attempts to insulate the walls and areas around the windows, but there are still air leaks coming from the windows. The Applicants want to replace those seven wood windows with vinyl windows to match the character of the existing attributes of the home.

It should be noted that three of the windows that the Applicants are requesting to replace are not exterior windows. They are enclosed by the front porch mentioned before. The Applicants are not certain they should be including those windows in this application, but they wanted to just to be safe. None of the windows that Applicants are asking to replace can easily be viewed from the street.

Description of Project

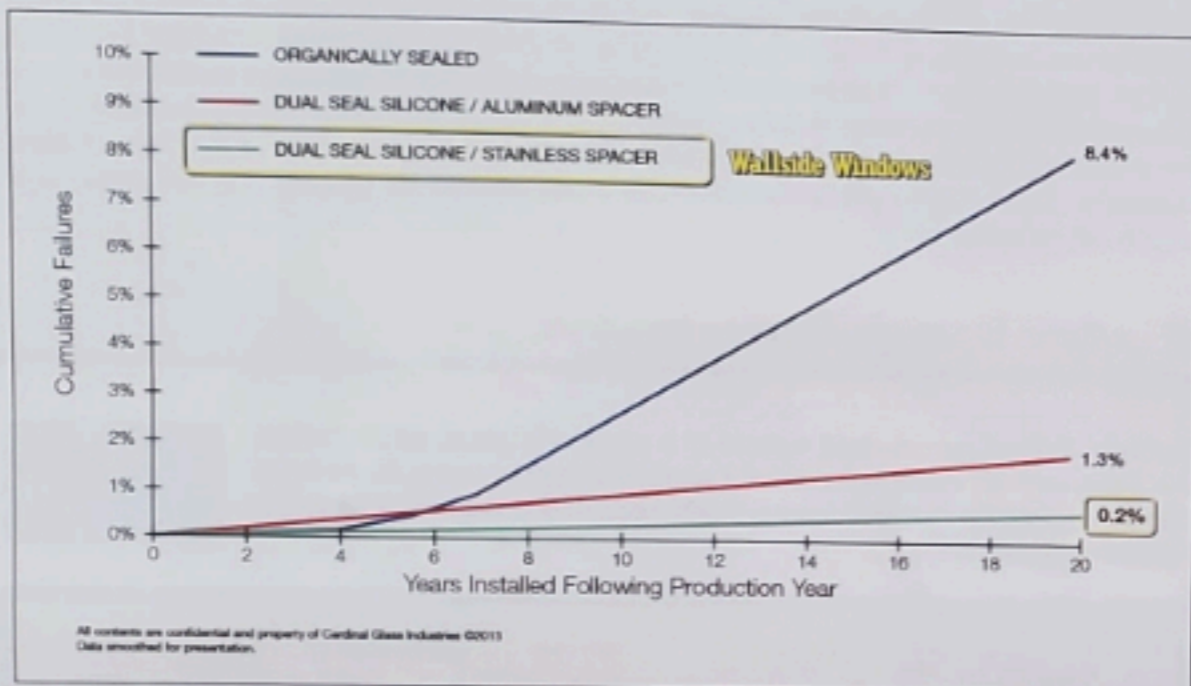
As described above, Applicants are seeking to replace the seven remaining, deteriorated wood windows with vinyl windows to match the twenty-seven other non-historic, vinyl windows and vinyl siding on the home.

Detailed scope of work

- Replace 1 wood, picture window inside covered porch on front of house (Northeast Side) with 1 vinyl, picture window.
- Replace 2 wood, double-hung windows inside covered porch on front of house (Northeast Side) with 2 vinyl, double-hung windows.
- Replace 1 wood, double-hung window on southeast side of house facing front of house (Northeast Side) with 1 vinyl, double-hung window.
- Replace 2 wood, double-hung windows on southeast side of house facing southeast side with 2 vinyl, double-hung windows.
- Replace 1 wood, double-hung window on northwest side of house facing northwest side with 1 vinyl, double-hung window.

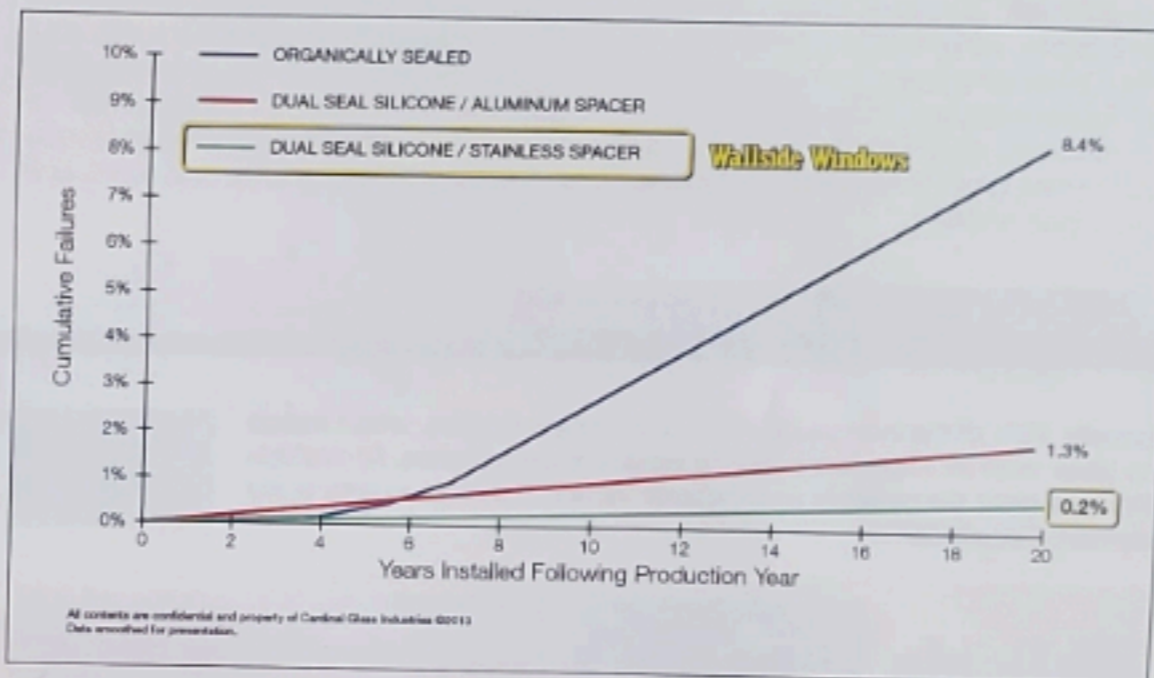
High Performance and Durability

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For more information,
please visit

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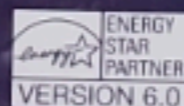
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Wallside Windows' Premium Glass gives your home the energy performance of a triple pane window with the ease and use of a double pane window. An added layer of Indium Tin Oxide on the roomside glass surface keeps the energy in your home for enhanced performance and exceeds the next generation of energy efficiency standards. The top of the line insulated glass helps your home stay warm and cozy in the winter by blocking heat loss to the cold weather outside and your home cool and comfortable in the summer by rejecting the sun's heat and rays in the summer.

Window Energy Performance

Typically, 75% of the exposed surface of a window is glass, which makes the glass such an important part of a window's performance. All Wallside Windows meet the updated EnergyStar® Version 6.0 requirements in the Northern Climate Zone.



Wallside Windows
PERFORMANCE RATINGS

Window	Air Fill	U-Factor	Solar Heat Gain
Casement	Argon	0.22	0.24
Double Hung	Argon	0.25	0.28
Double Slider	Argon	0.25	0.28

For more information, please visit www.nfrc.org

Energy Star Version 6.0
Requirements for Windows

Climate Zone	U-Factor ¹	SHGC ²	Performance
Northern ³	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	Air Leakage ≤ 0.3 cmV ²
Southern	≤ 0.40	≤ 0.25	Air Leakage ≤ 0.3 cmV ² ¹ U-Factor ² Solar Heat Gain Coefficient

Climate Zones



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Wallside Windows' Low-E Glass helps your home stay warm and cozy during the Midwest winters by blocking heat loss to the cold weather outside and reflecting heat back into your home. In the winter, the warm glass surfaces also means the relative humidity of the indoor air can be controlled and maintained properly, helping you better manage condensation on windows. And, in the summer the low U-Factor blocks heat gain from the hot weather outside and provides superior insulation. In short, our Low-E Glass can save energy year round and protect your home.

Window Energy Performance

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Wallside Windows
PERFORMANCE RATINGS

Window	Air Fill	U-Factor	Solar Heat Gain
Casement	Argon	0.27	0.43
Double Hung	Argon	0.29	0.50
Double Slider	Argon	0.30	0.50

For more information, please visit www.nfrc.org

Energy Star Version 6.0
Requirements for Windows

Climate Zone	U-Factor ¹	SHGC ²	Performance
Northern ³	≤ 0.27	Any	Prescriptive
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Climate Zones

