



July 5, 2012

**CERTIFICATE OF APPROPRIATENESS**

Fatima Hirji  
3280 47<sup>th</sup> Street, # 112B  
Boulder Colorado, 80301

**RE: Application Number 12-133; 7840 Van Dyke Place; West Village Historic District**

Dear Ms. Hirji:

Pursuant to MCL 399.205(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of July 5, 2012.

The staff finds the work appropriate for the following reasons:

The replacement of existing wood windows with new aluminum-clad Kelly windows as outlined in the attached cost estimate dated 5/9/2012 meets The Secretary of the Interior's Standards for Rehabilitation standard number 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Please note that this certificate of appropriateness is contingent upon the change in design of the new aluminum-clad Kelly windows so that the muntins more closely match the those of the existing wood windows in profile and style.

Please retain this Certificate of Appropriateness for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings and Safety Engineering 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. If you have any questions regarding the foregoing, please telephone the Detroit Historic District Commission at 224-6536.

For the Commission:

Jennifer Ross  
Staff  
Detroit Historic District Commission

copy: Daljit Benipal, B&SE

COLOR		STOCK	DATE		KELLY WINDOW & DOOR MFG										DEALER		CAL GARFIELD		INVOICE				
jamb ex		O	Job Name		15000 LINWOOD AVE.										ADD.		16870 WESTMORELAND		AMOUNT		25,410.50		
TRIM		O	ADD.		DETROIT, MI. 48238										DETROIT MI. 48219		TAX		1,493.88				
GLASS		HPLow-E		7840 VAN DYKE PLACE		(313) 861-6910										PHONE		313-535-4200 734-564-0115		TOTAL		26,904.38	
STAIN		O	PHONE		FAX (313) 861-6925										PURCHASE ORDER				BALANCE:		See Below		
MFG.		KWD	Date Ship		Grill Type	>	AlumL	Wood	GRILLS-TOP	ALUM-BM							3"RAIL	UNIT COST	INSTALL	SUB TOTAL	TOTAL	Notes	
LOC	QTY	TYPE	WINDOW SIZES		GR-PAT.	UI	SDL-TOP	HPLow-E															
FRONT	2	DH	38	X 64	2V1H	102	Y 142	Y 115	Y 58	Y 166							Y 25.00	764.00	NO	1,270.00	2,540.00		
			0	X 0																			
	4	DH	38	X 58	2V1H	96	Y 142	Y 108	Y 58	Y 156							Y 25.00	672.00		1,161.00	4,644.00		
			0	X 0																			
	1	DH	36	X 48	2V1H	84	Y 142	Y 74	Y 58	Y 137							Y 25.00	588.00		1,024.00	1,024.00		
RIGHT			0	X 0																		<b>SUMMARY</b>	
	11	DH	38	X 64	2V1H	102	Y 142	Y 115	Y 58	Y 166							Y 25.00	764.00		1,270.00	13,970.00	<b>\$25,410.50</b> Pg 1	
			0	X 0																			
REAR																							
	10	DH	38	X 64	2V1H	102	Y 142	Y 115	Y 58	Y 166							Y 25.00	764.00		1,270.00	12,700.00	<b>\$25,410.50</b> Subtotal	
			0	X 0																		<b>\$1,493.88</b> Tax	
LEFT																						<b>\$26,904.38</b> Total	
	10	DH	38	X 64	2V1H	102	Y 142	Y 115	Y 58	Y 166							Y 25.00	764.00		1,270.00	12,700.00	Deposit	
			0	X 0																			
	3	DH	34	X 56	2V1H	90	Y 142	Y 80	Y 58	Y 146							Y 25.00	630.00		1,081.00	3,243.00		
			0	X 0																			

HOCT# 12733

**HISTORIC DISTRICT COMMISSION**

*[Handwritten Signature]*

ACCT.

CODE#

1,025.00 30,328.00 50,821.00 50,821.00 TX#24898

COMMENTS: SPACER BETWEEN THE SDL-- COULD NOT SEE WHAT IF ANY WINDOWS LEFT SIDE LOOKS LIKE THERE MIGHT BE A BOX OUT WINDOW????

CLAD WOOD OR ALL WOODWORK FINISH PRICE TREADSTONE LTD @ YAHOO.COM

finish color - white

7/5/2012



HISORIC COMMISSION SUBMISSION JULY 11<sup>th</sup>, 2012  
Re:7840 Van Dyke Place

#### SCOPE OF WORK: WINDOW REPLACEMENT

##### EXISTING WINDOWS ON NORTH, WEST AND EAST SIDE OF RESIDENCE

- The windows do not appear to have maintained in many years and are in various states of disrepair. All of the upper sashes appear to have been painted in place. More importantly, the many layers of paint that have been applied through the years have peeled and exposed the wood to the elements. Refinishing the windows would require removing the sashes from the jambs and sanding off the remainder of the paint. The paint is almost certainly contains lead and will have to be handled appropriately.
- Some of the exterior jambs and sills appear to have been broken and will need to be replaced.
- A number of the existing panes of glass are broken and/or cracked and will need to be replaced.
- Individual sashes have sagged and no longer properly frame the glass panes. These sashes will need to be replaced.
- Glazing is absent from most, if not all, of the windows.
- Many of the sash cords are broken and/or missing. Replacing defective or missing sash cords will require the dismantling of the windows to permit access to the cavity spaces behind the window jambs. Some of the interior surfaces of the window sashes have been damaged.
- None of the windows have screens or storm windows.

\*SEE ATTACHED LETTER FROM TREADSTONE LIMITED FOR FULL DETAILS.

##### PROPOSED WORK ON NORTH, WEST AND EAST SIDE OF RESIDENCE

New windows shall conform to the original double hung, 6 over 1 lite architectural design.

The colour shall be white in compliance with the original colour of window trim.

New windows are aluminum clad exterior and wood interior

Storm windows are included in the replacement.

OPTION 1:Cost to refurbish existing wood windows : \$41,447.00

OPTION 2: Cost to replace existing windows with aluminum exterior and wood interior to match existing architectural style and new screens & storms: \$30,501.00

\*SEE ATTACHED BIDS

The cost of replacing the existing windows with OPTION 1 exceeds our given budget of \$25,000 and hence our best option to proceed with the renovation would be to consider OPTION 2.