



February 23, 2021

CERTIFICATE OF APPROPRIATENESS

Robert Knapp
4221 Cass
Detroit, MI

RE: Application Number 21-7098; 4221 Cass (Units #300 and #400); Willis-Selden Historic District

Dear Mr. Knapp:

At the special 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 17, 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:

- At Unit #300 and #400, undertake concrete repairs to the structural header beam spanning above the windows according to the following:
 - Sawcut and hammer out all delaminated concrete from the bottom of the beam. Dispose of all debris.
 - Form up the areas, clean existing steel if needed, and install reinforcement.
 - Pour back concrete (*King MS-S6*), finish, and cure to match the existing area.
 - Perform any necessary rout and seal / epoxy injections (*Sikadur-35 Hi-Mod LV*) to the topside (existing section) of concrete beam.
- The non-historic, aluminum window at Unit #400 will be reinstalled after the concrete repairs are completed. The non-historic, aluminum window at Unit #300 will be replaced with a new aluminum window of the same lite configuration and operation, finish color as the existing. The new windows will be an EFCO 590x Black Kynar Painted Historical Series commercial grade aluminum window series with clear Low "E" safety tempered insulated glass and simulated divided lite (muntins applied to the glass’s exterior surface). The new system will be 4 bays wide to match the existing, along with 4 operable awning windows

Note that this COA has been approved **with the following conditions**

- The new window's glazing (proposed for installation at Unit #300) shall be clear/shall not be tinted or reflective and that the staff be granted the authority to improve the installation of replacement windows at the building as long as they meet the current proposal's specifications.

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:

A handwritten signature in blue ink, appearing to read "Jennifer Ross", with a long horizontal flourish extending to the right.

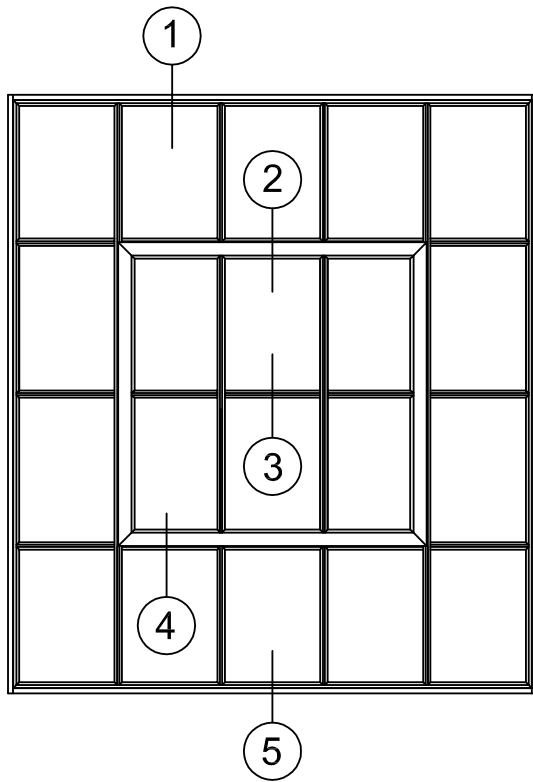
Jennifer Ross

Staff, Detroit Historic District Commission

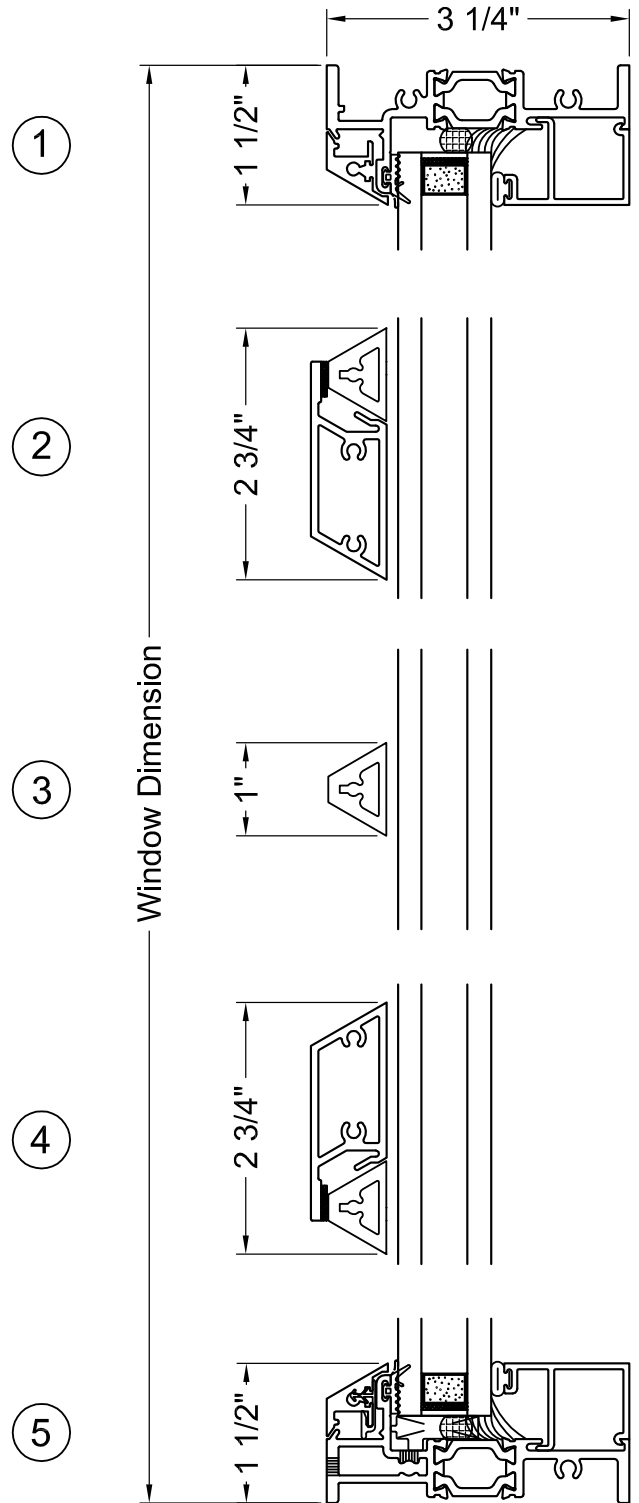


BEVEL GRID DETAILS..... 4 - 18
COVE GRID DETAILS 19 - 31
T GRID DETAILS..... 32 - 44
MEETING RAILS..... 45
STACK DETAILS..... 46
MULLION DETAILS..... 47
PANNING DETAILS..... 48
SUBFRAME DETAILS..... 49
MISCELLANEOUS DETAILS..... 50

EFCO reserves the right to change configurations without prior notice when deemed necessary for product improvement. For specific product applications, consult your EFCO representative.



Typical Elevation



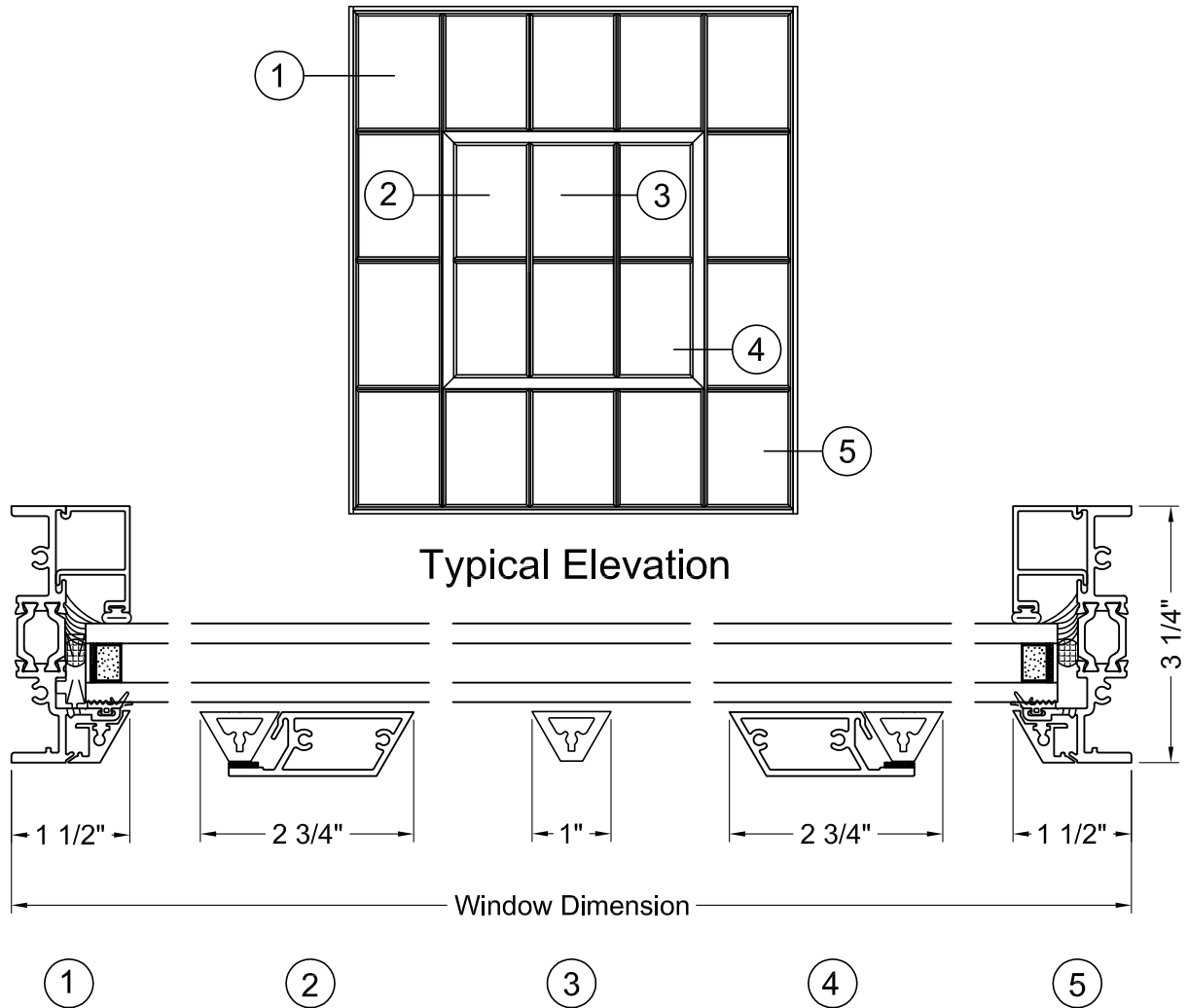
Note: Faux vent configuration is only available with beveled grid at this time. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"



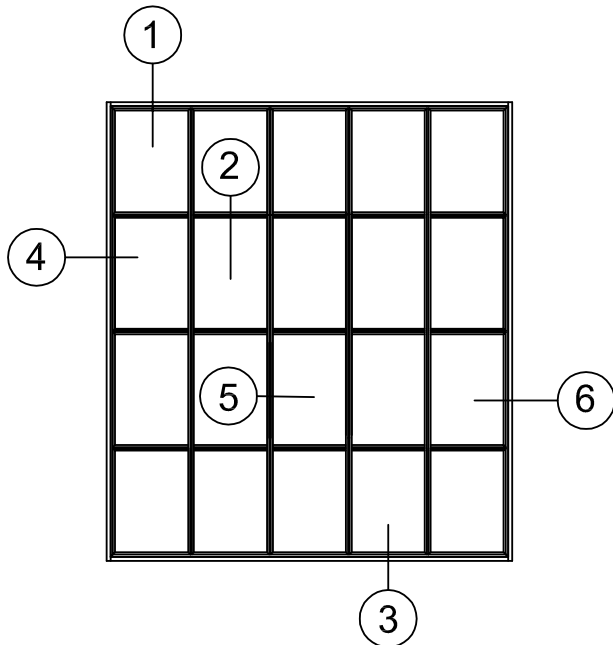
590X 3-1/4" Steel Replica Window

Faux Vent - Vertical Details

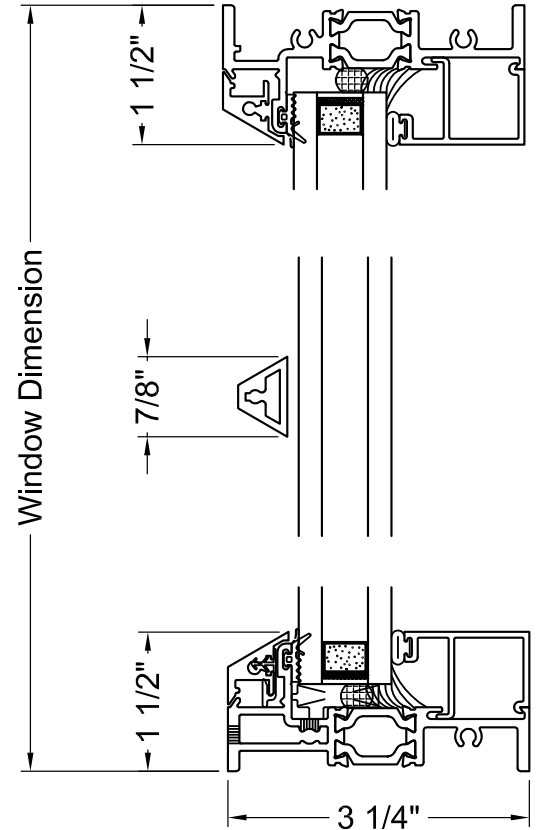
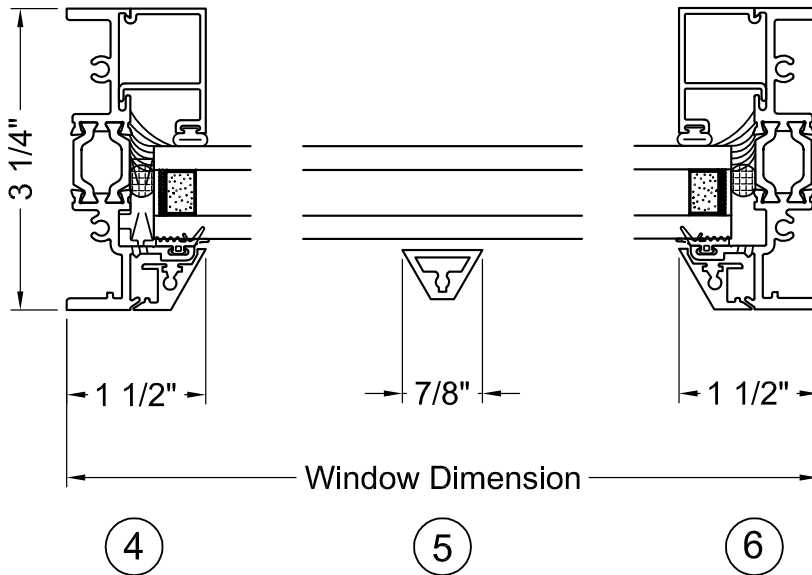


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Typical Elevation



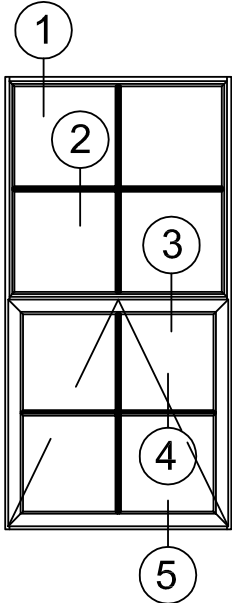
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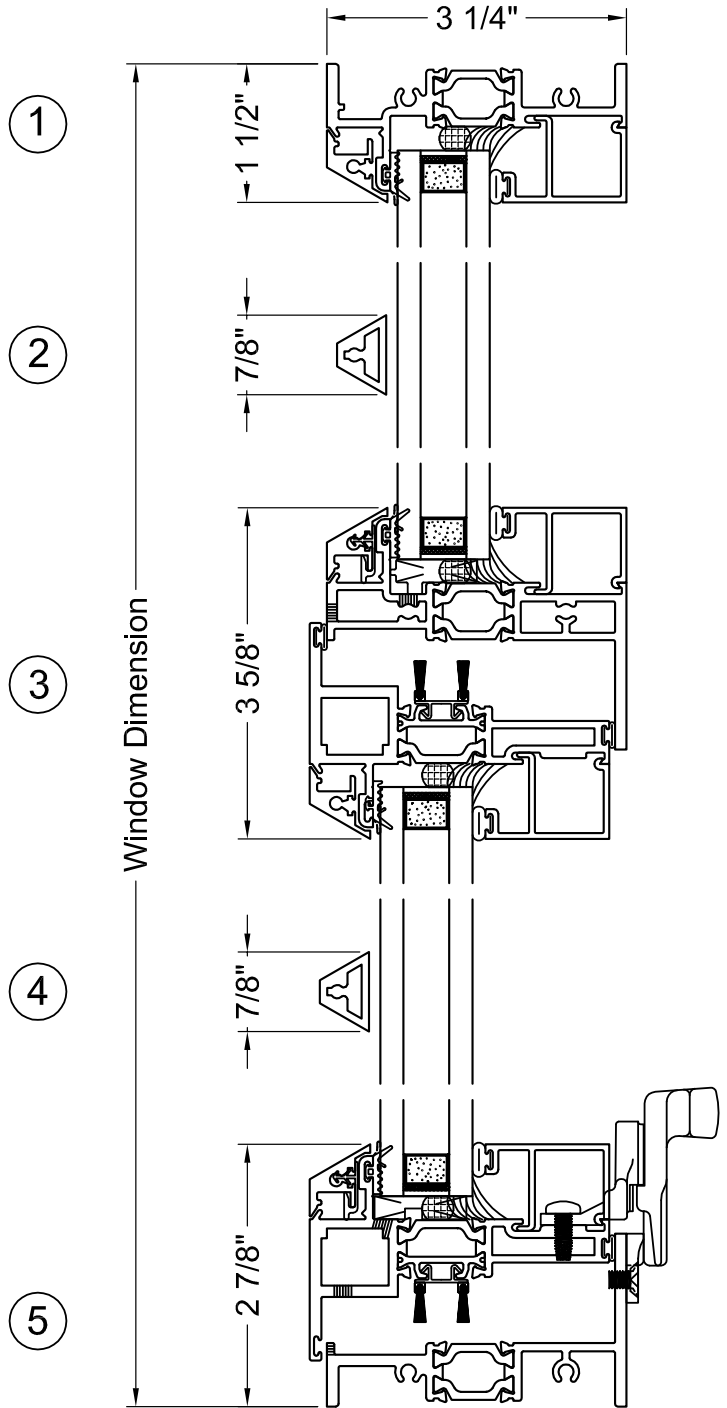


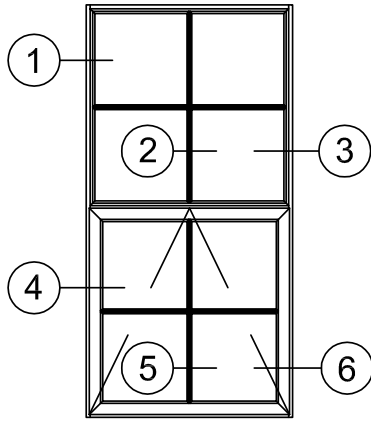
590X 3-1/4" Steel Replica Window

FX/PO - Horizontal Details

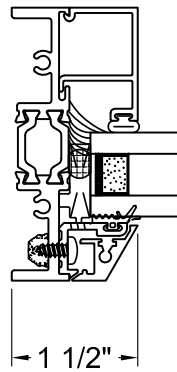


Typical Elevation

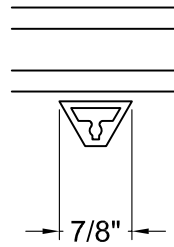




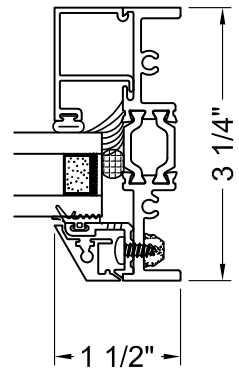
Typical Elevation



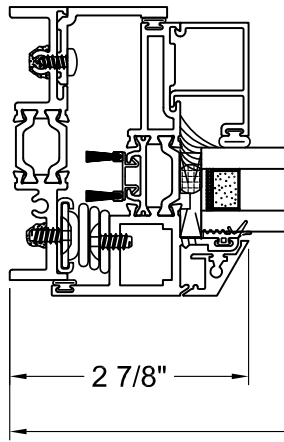
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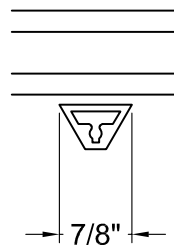
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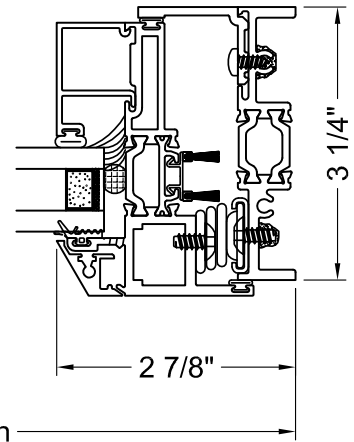
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4



5



6

Window Dimension

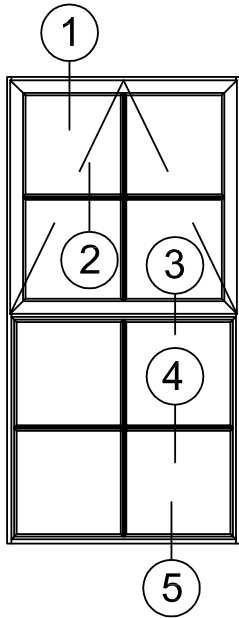
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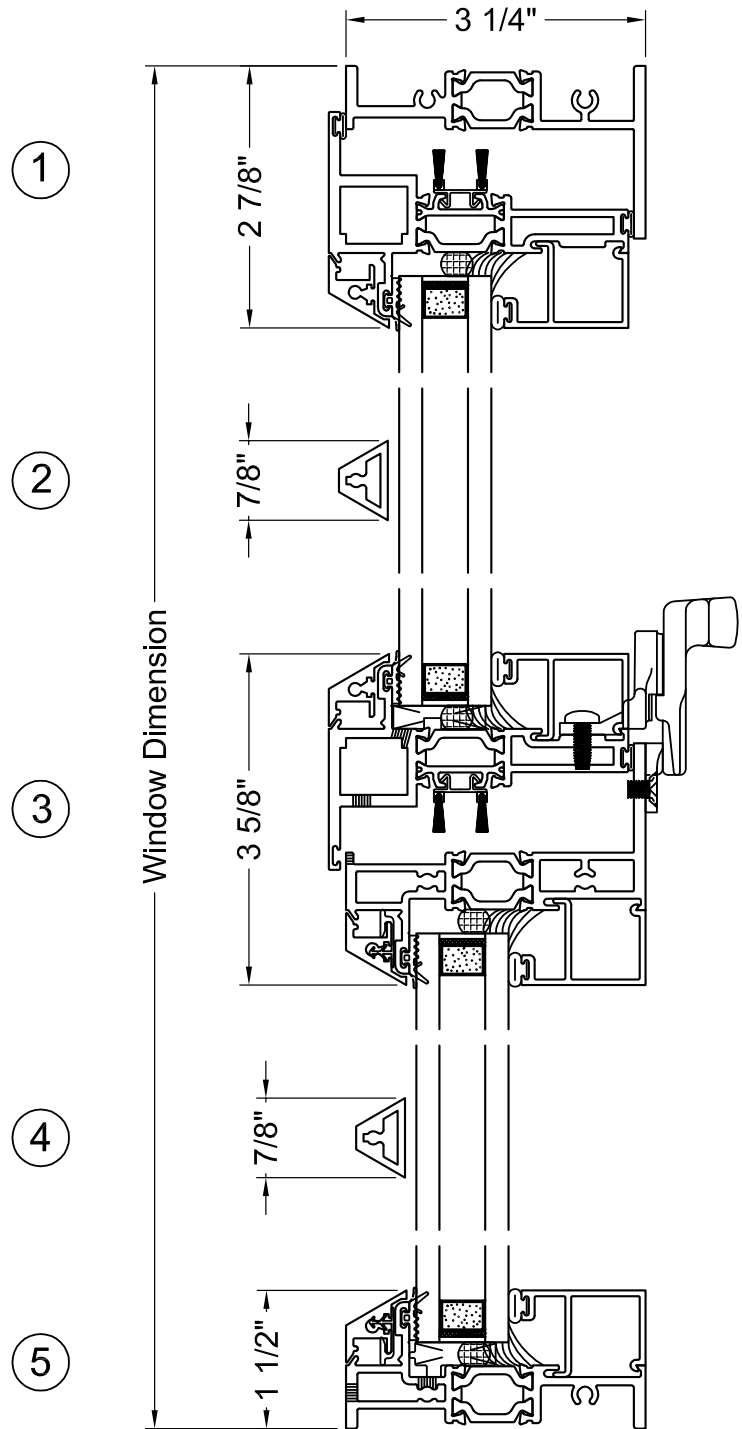


590X 3-1/4" Steel Replica Window

PO/FX - Horizontal Details

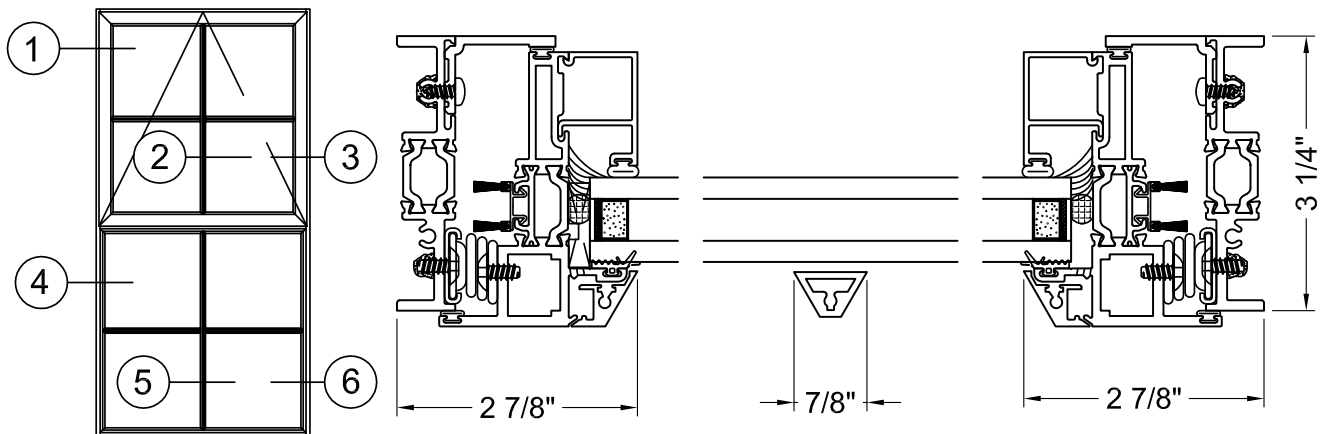


Typical Elevation

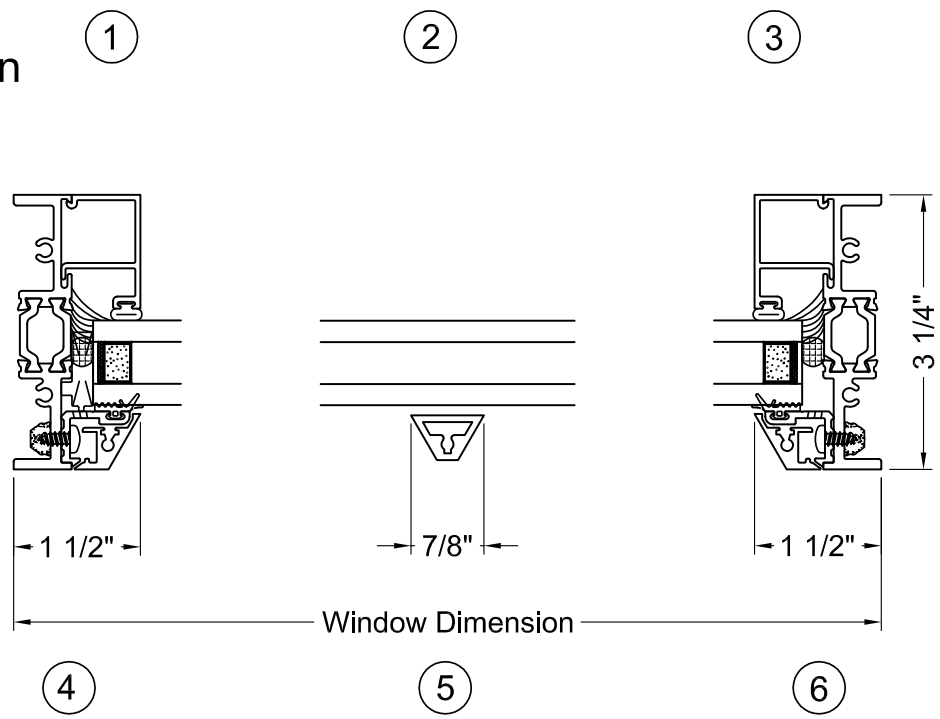


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Typical Elevation



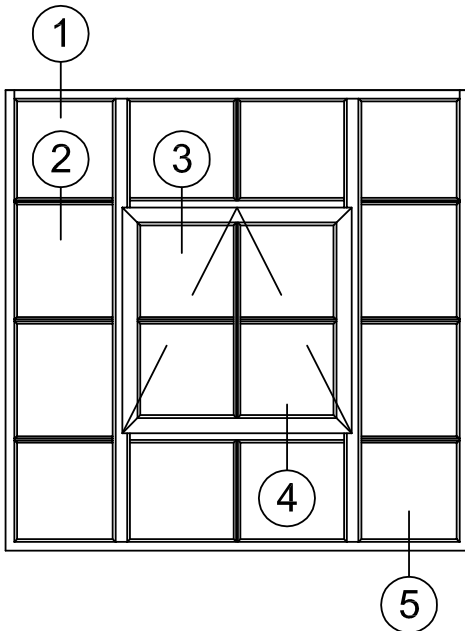
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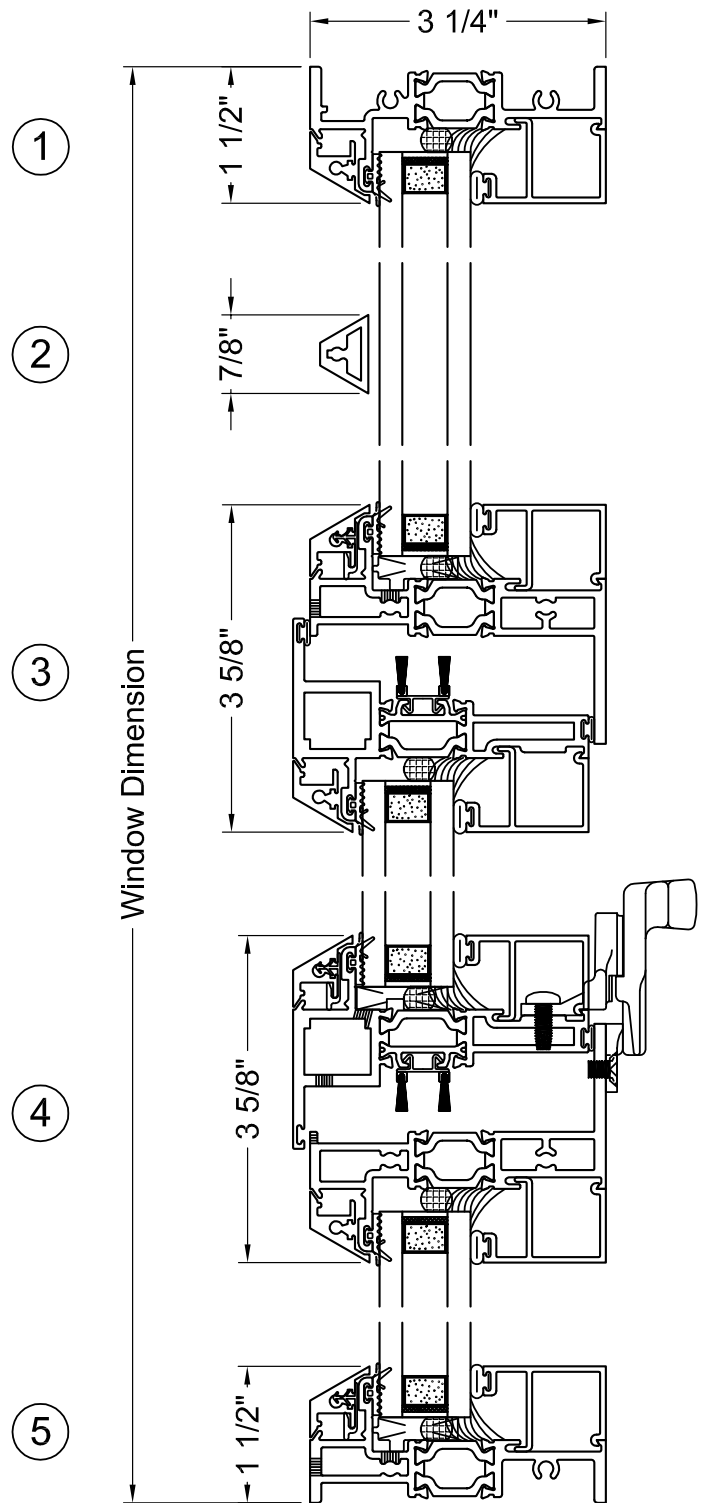


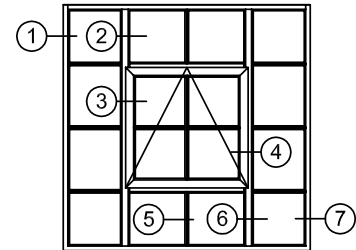
590X 3-1/4" Steel Replica Window

Floating Vent - Horizontal Details



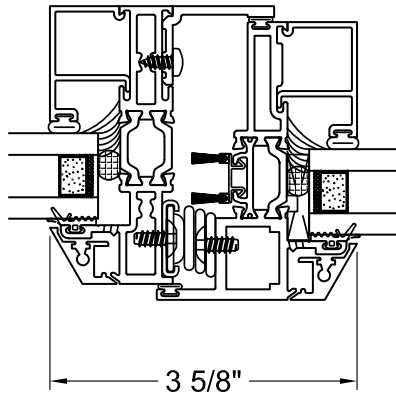
Typical Elevation



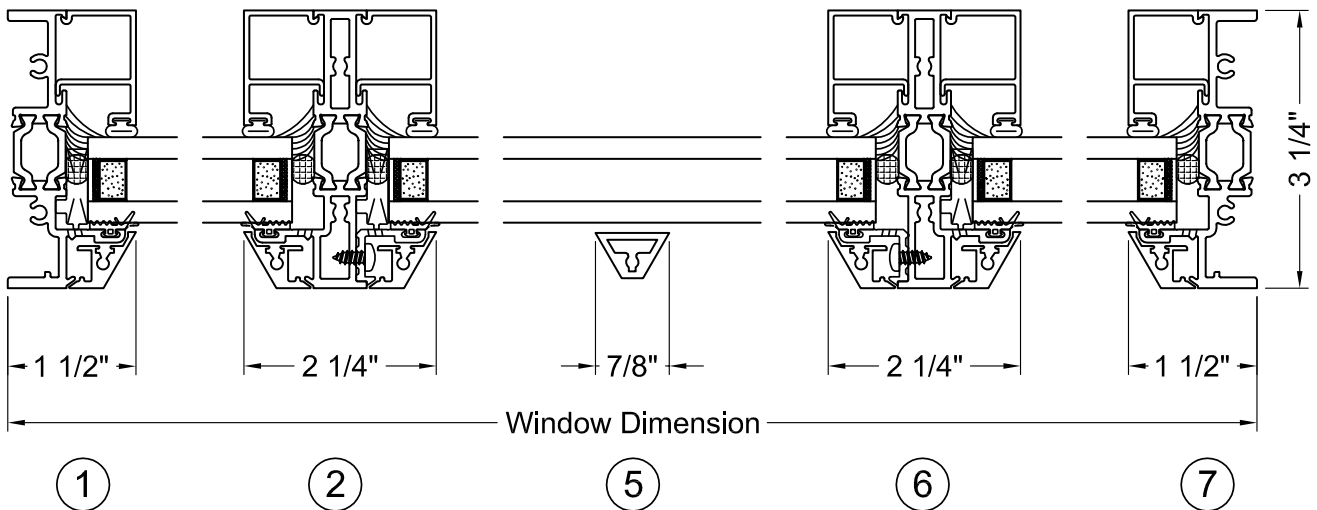
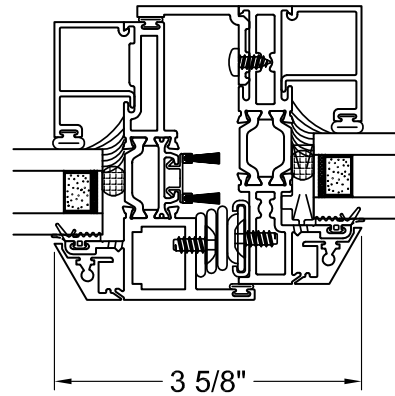


Typical Elevation

3



4



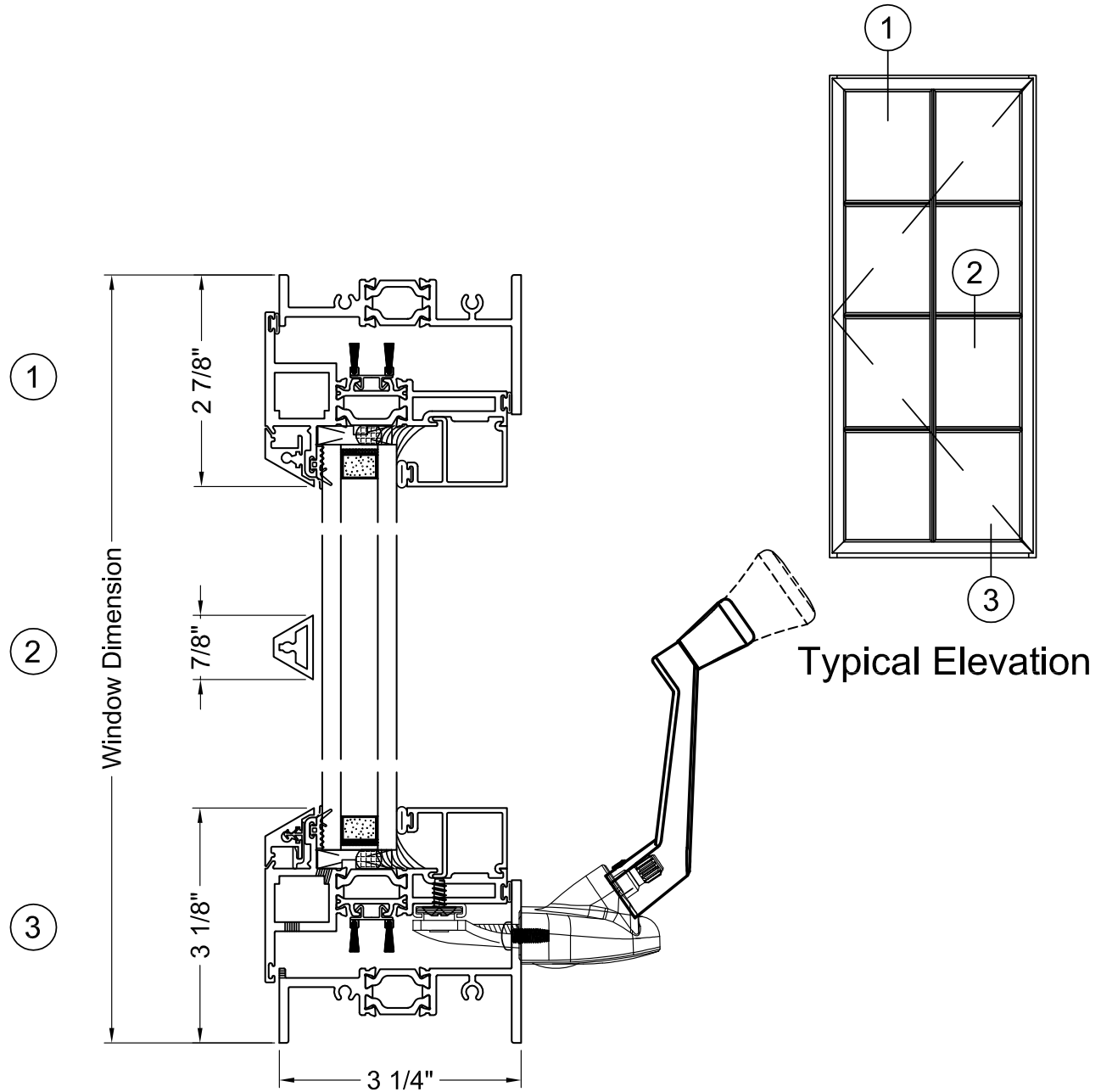
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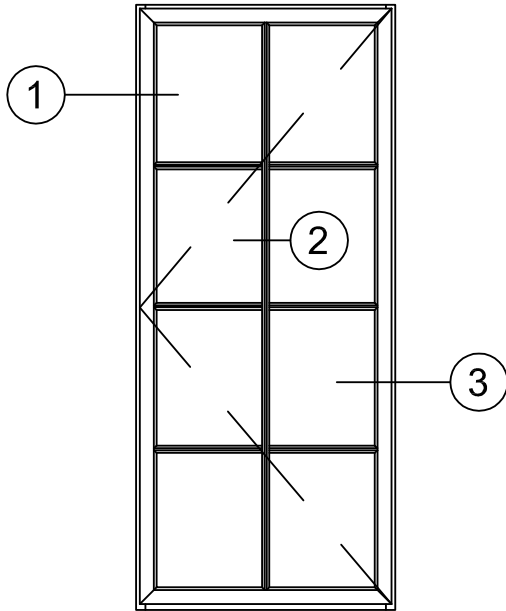
590X 3-1/4" Steel Replica Window

Outswing Casement - Horizontal Details

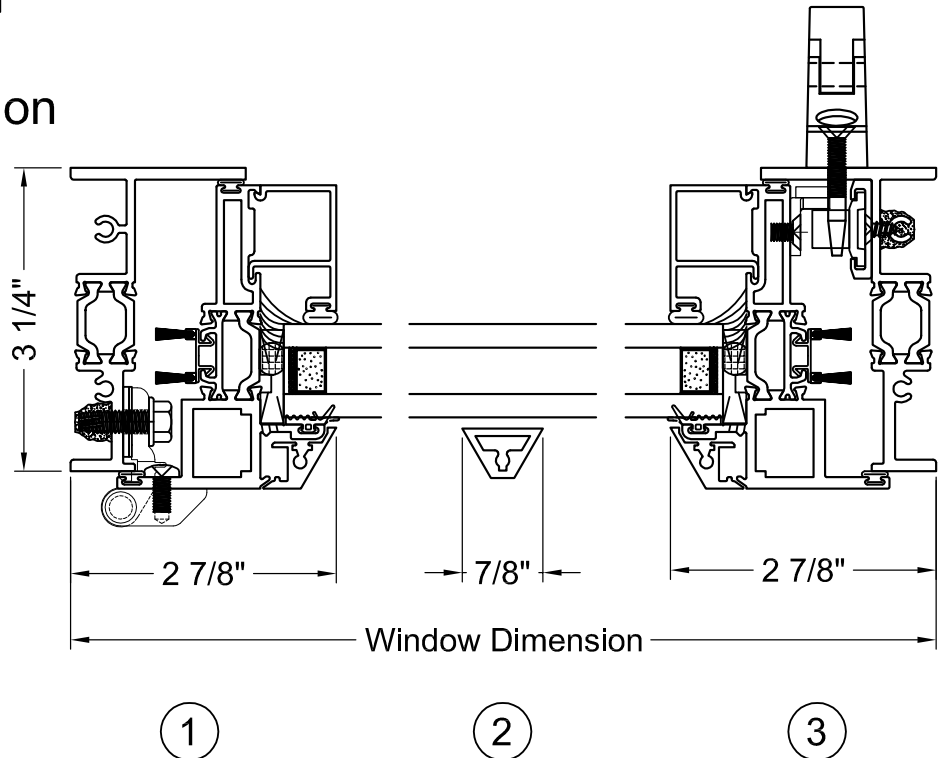


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Typical Elevation



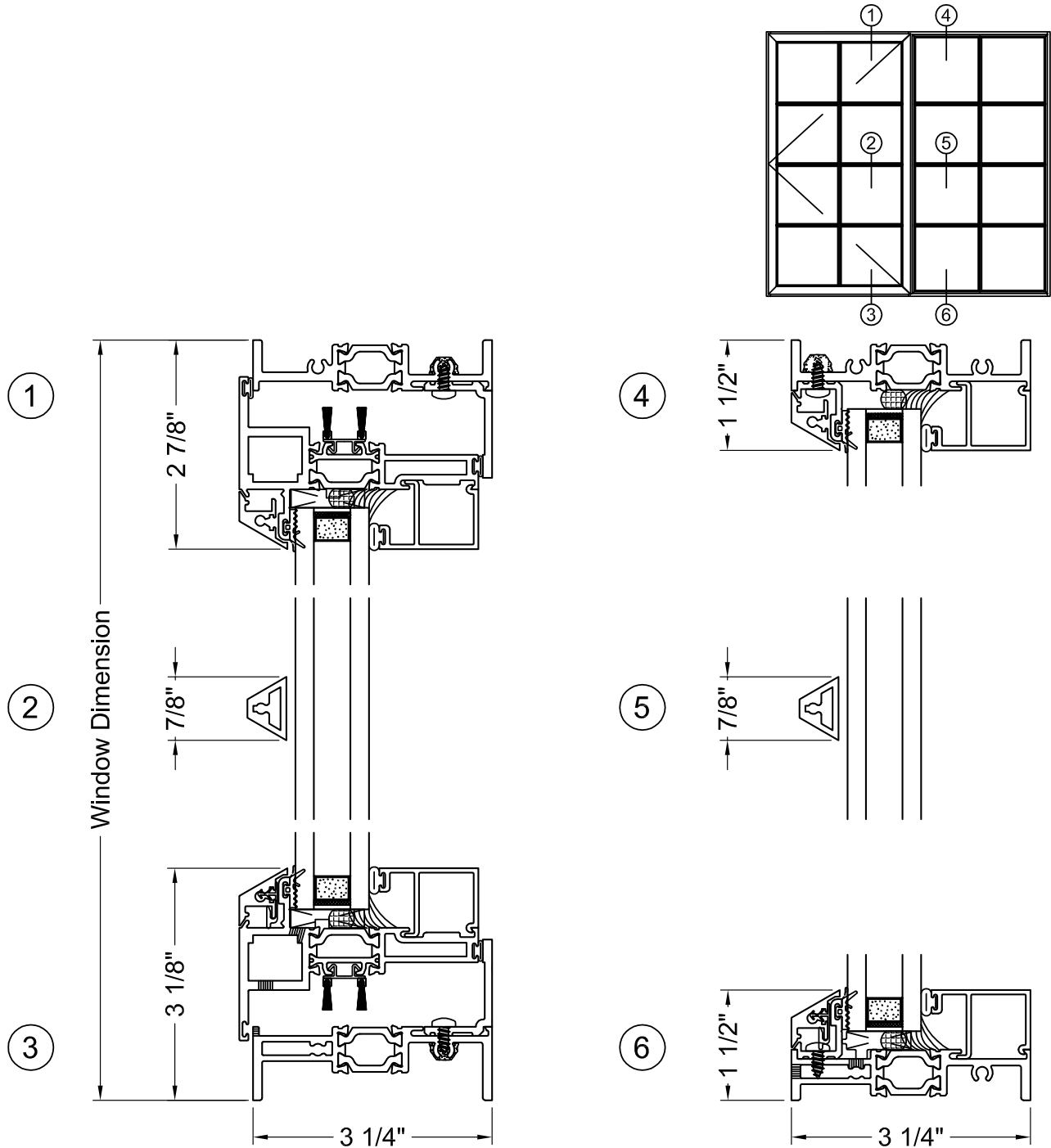
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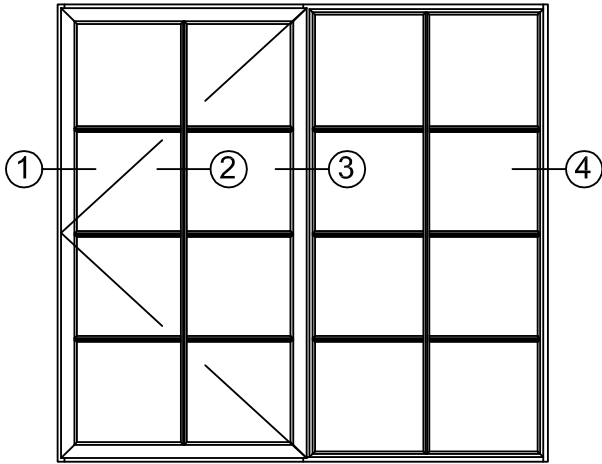
590X 3-1/4" Steel Replica Window

Outswing Casement | Fixed - Horizontal Details

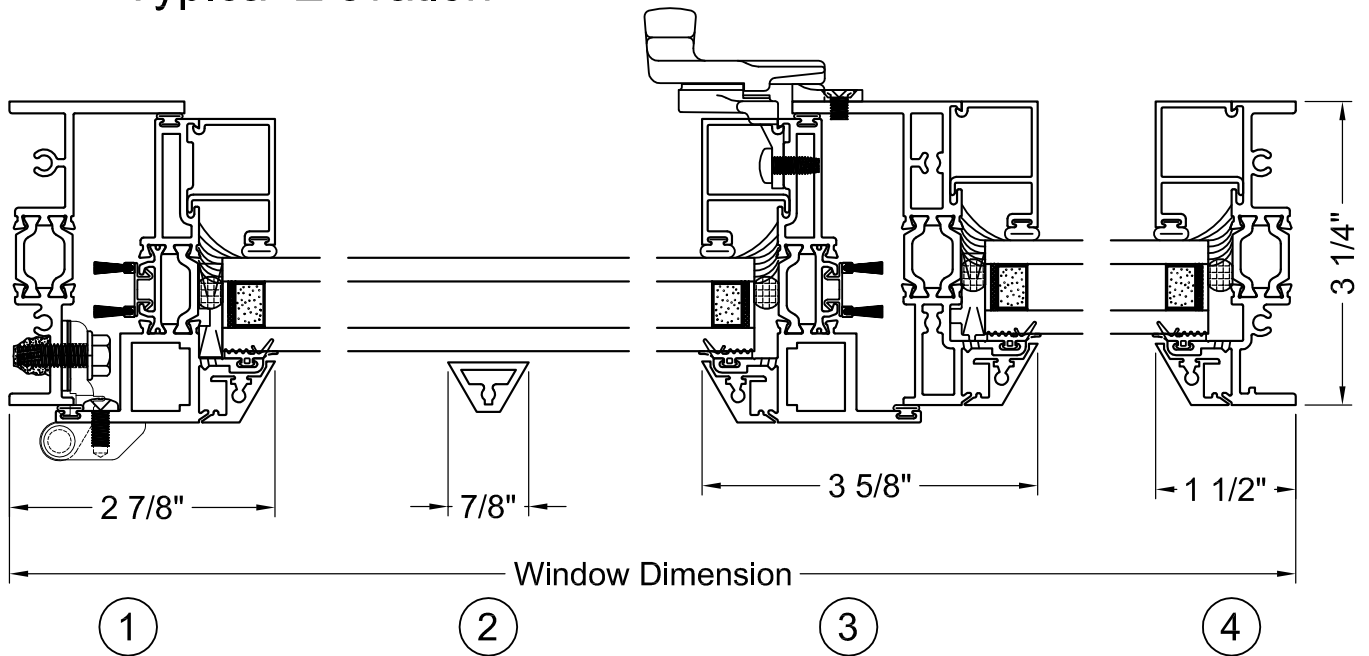


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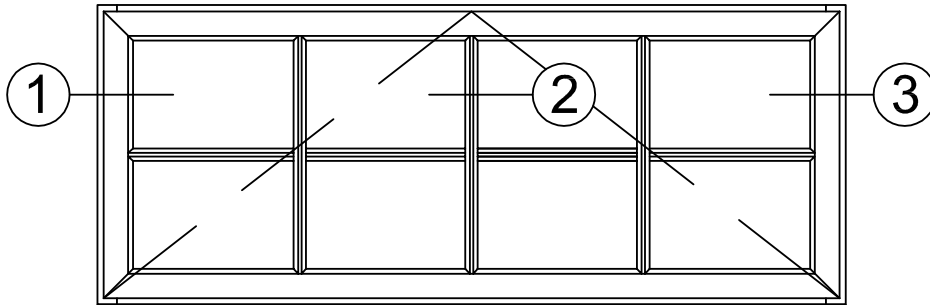


Typical Elevation



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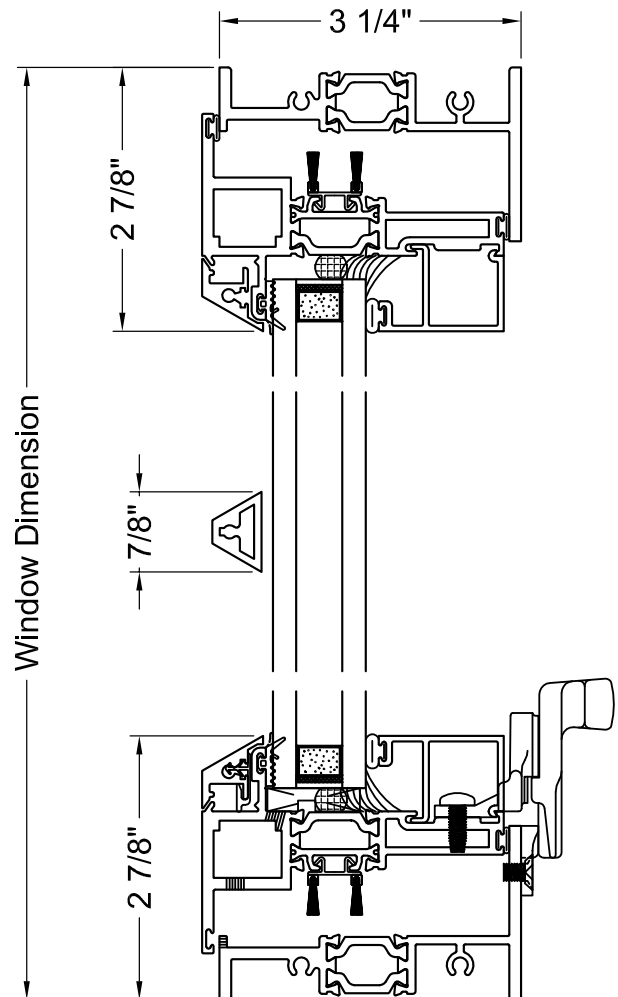


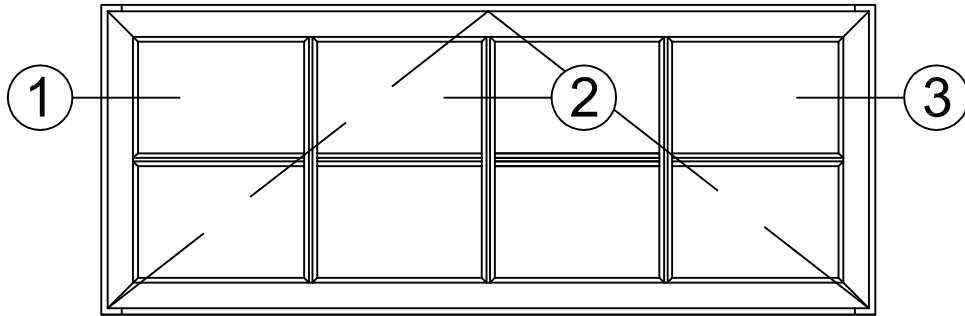
Typical Elevation

1

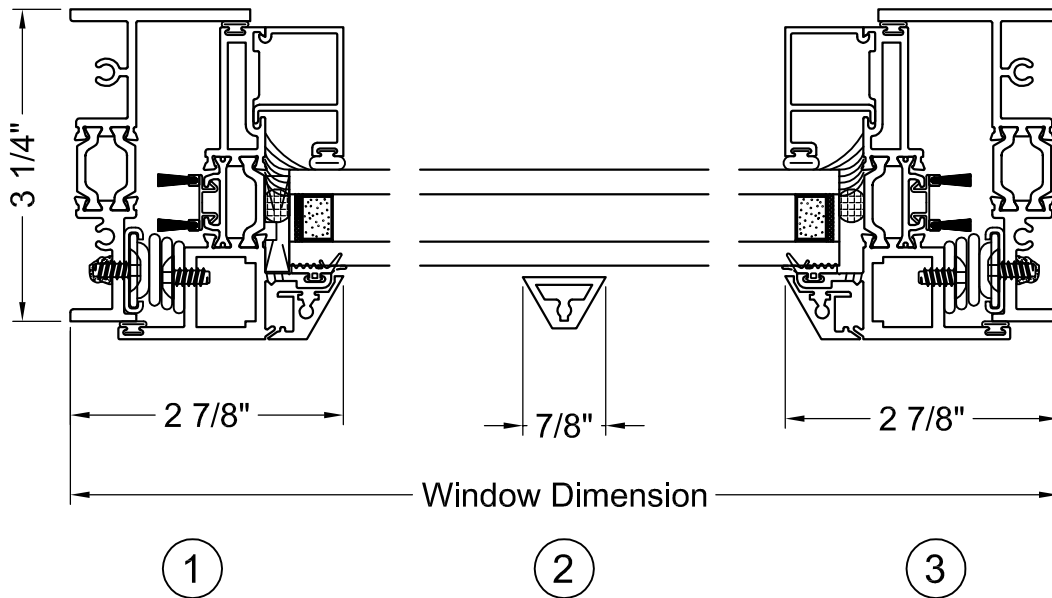
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3





Typical Elevation



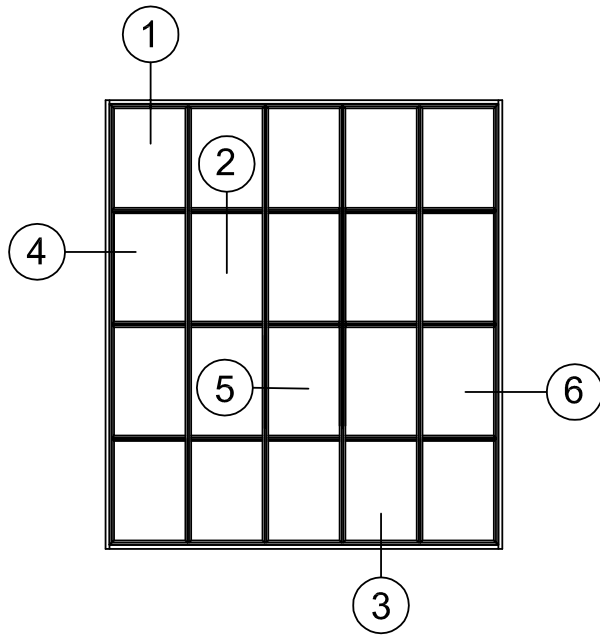
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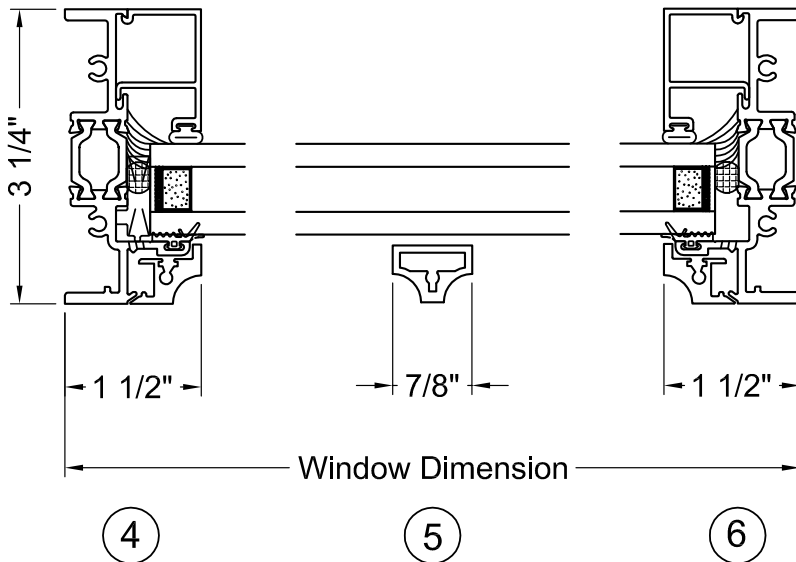
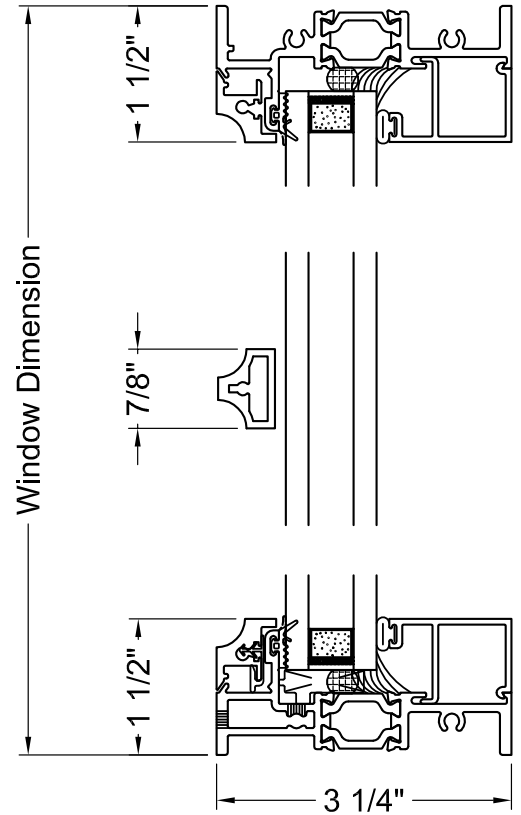


590X 3-1/4" Steel Replica Window

Fixed Window - Details

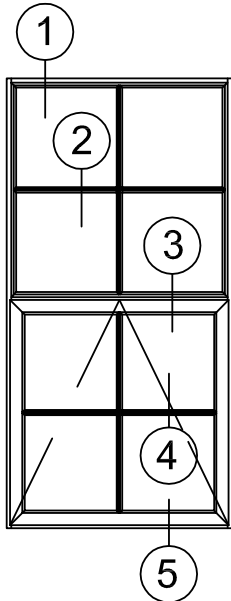


Typical Elevation

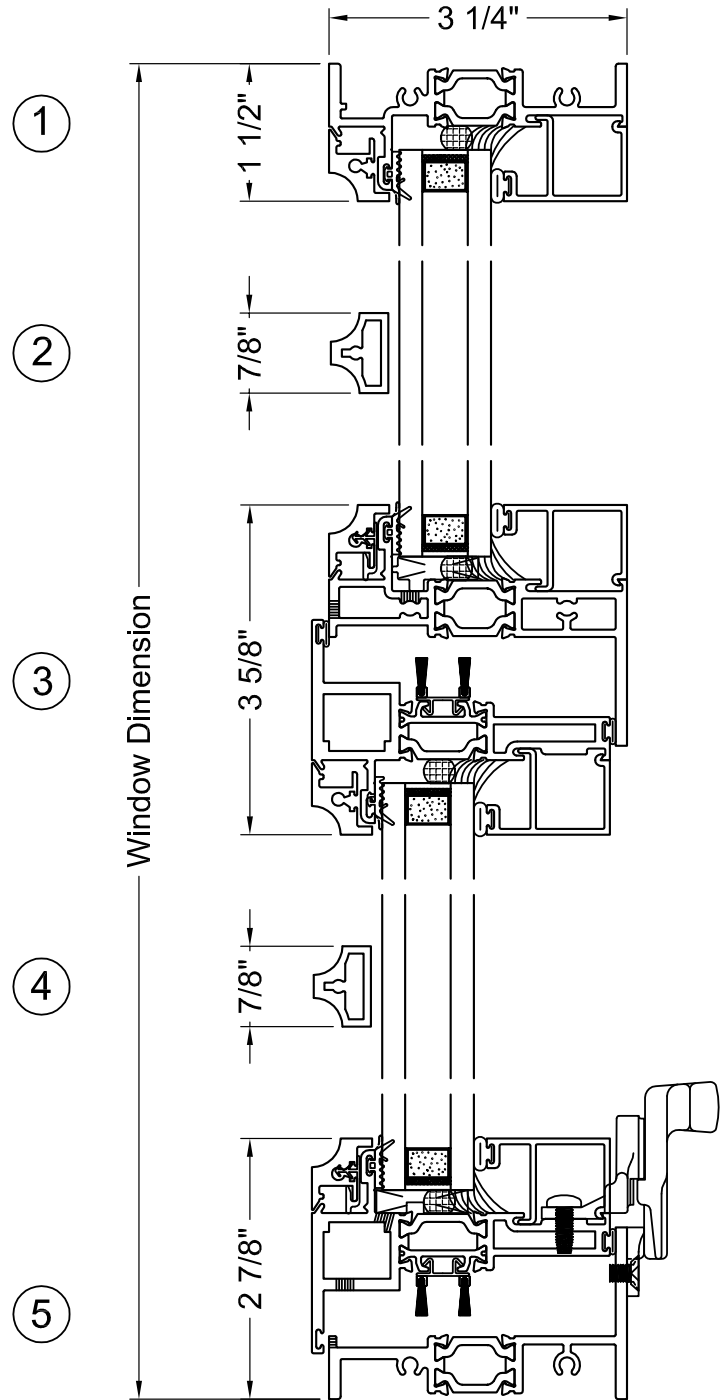


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Typical Elevation



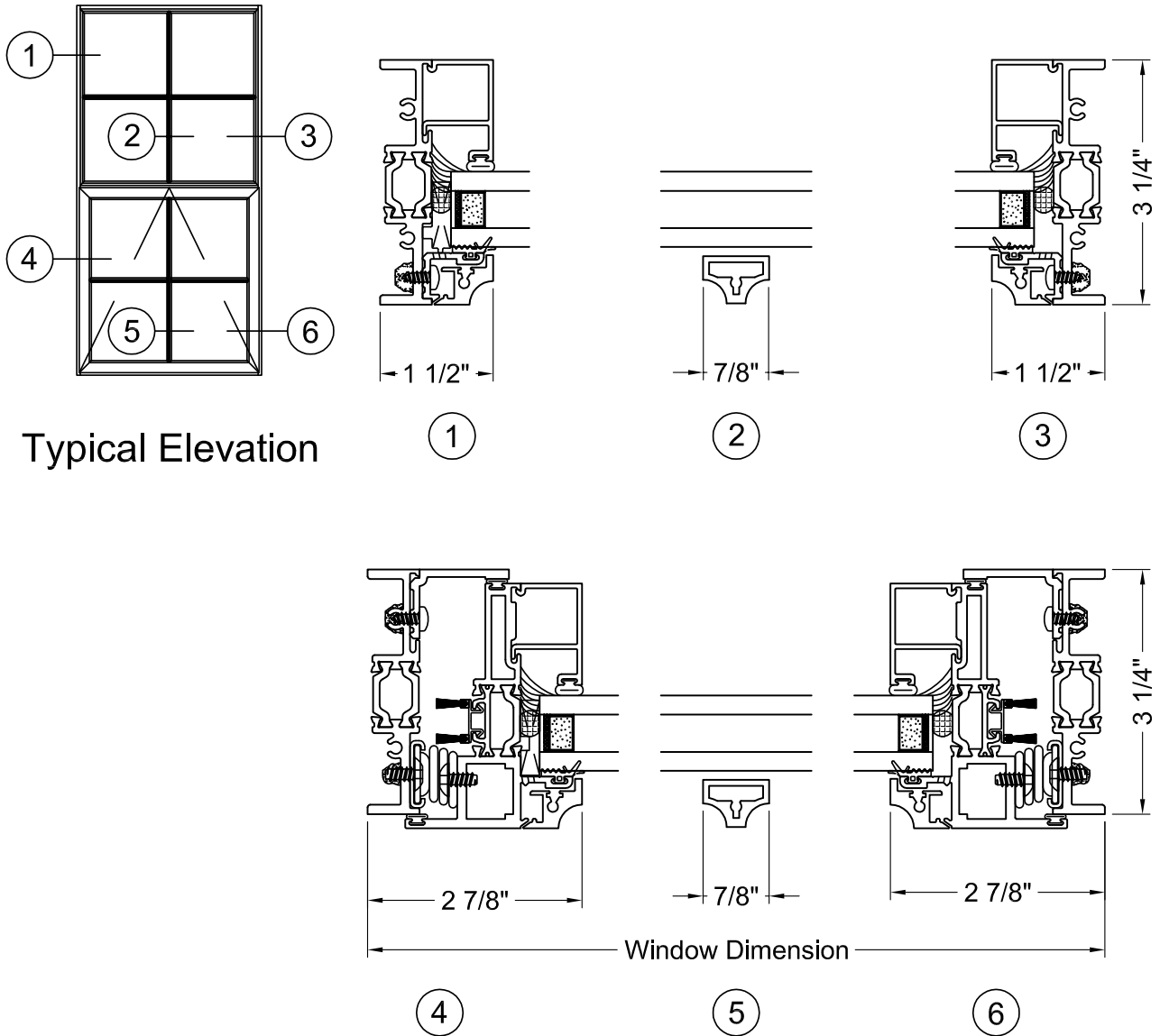
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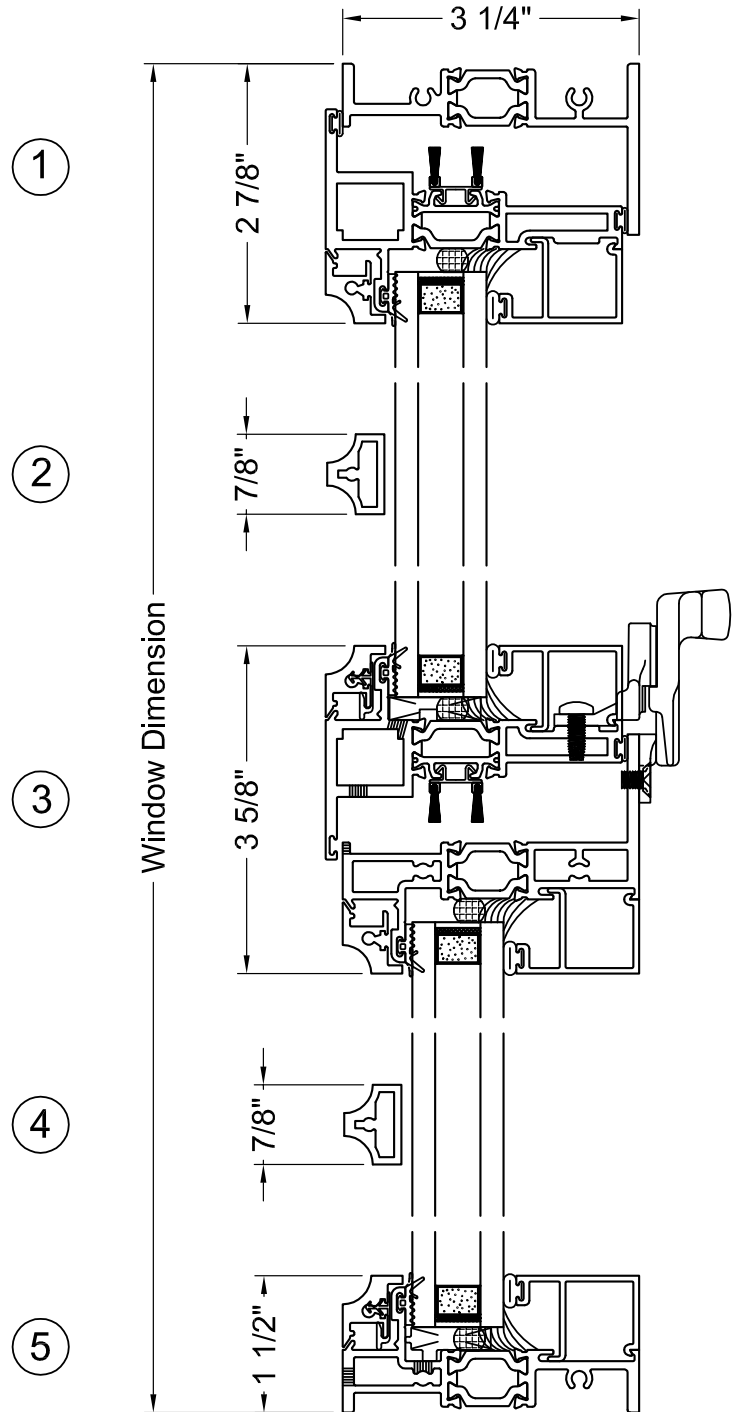
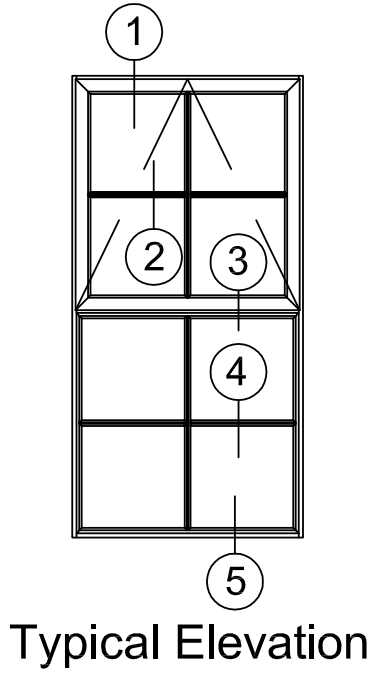
590X 3-1/4" Steel Replica Window

FX/PO - Vertical Details



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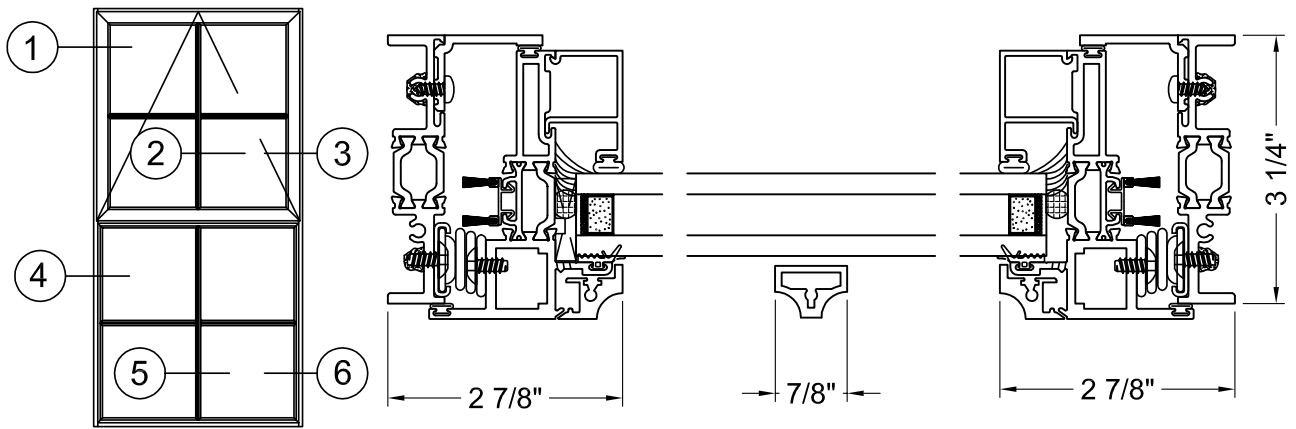
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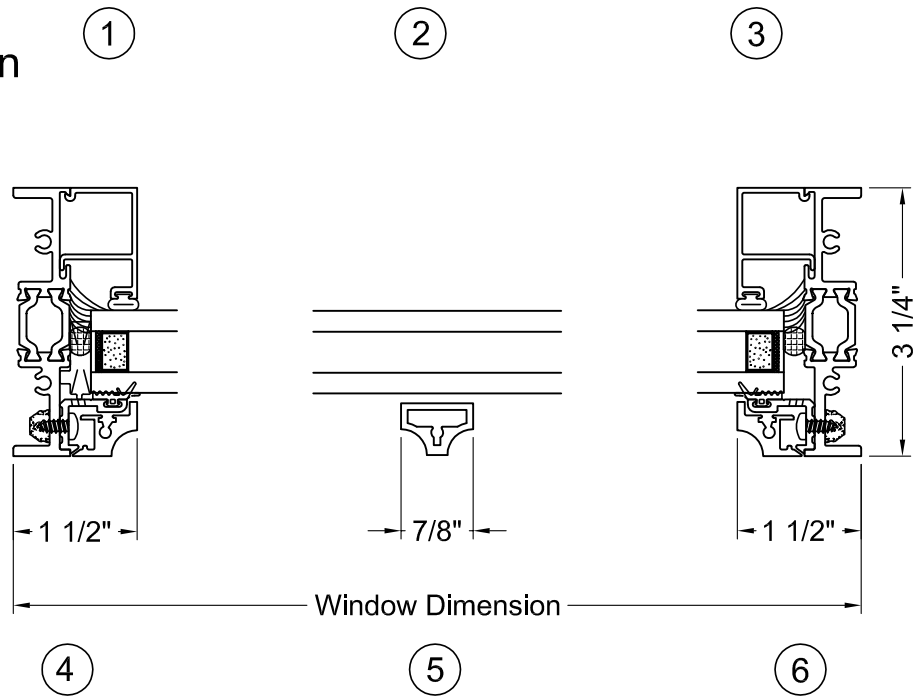


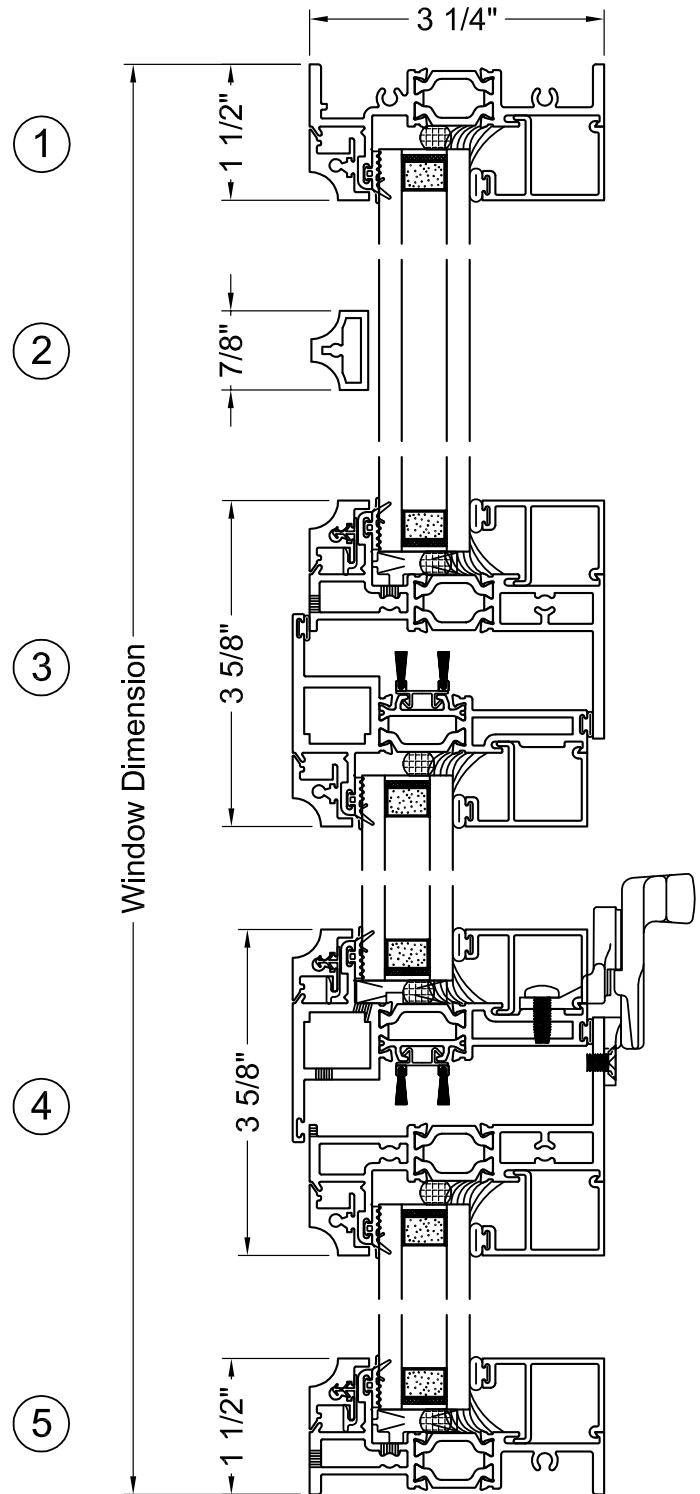
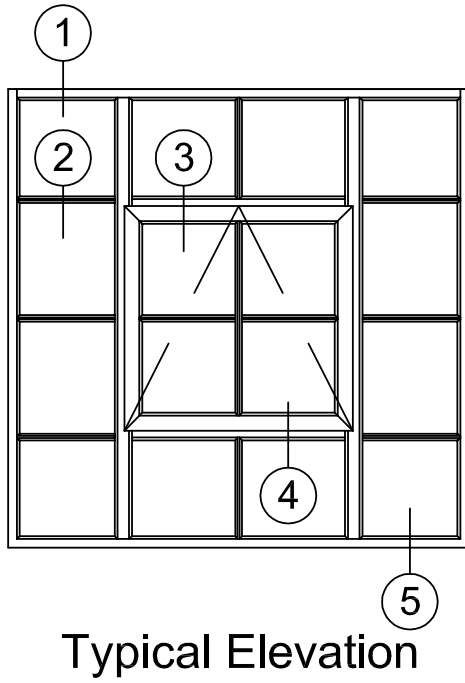
590X 3-1/4" Steel Replica Window

PO/FX - Vertical Details



Typical Elevation





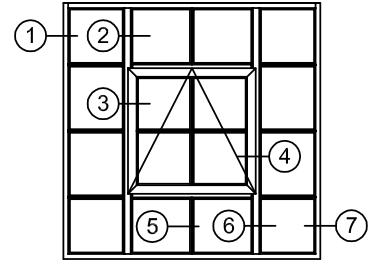
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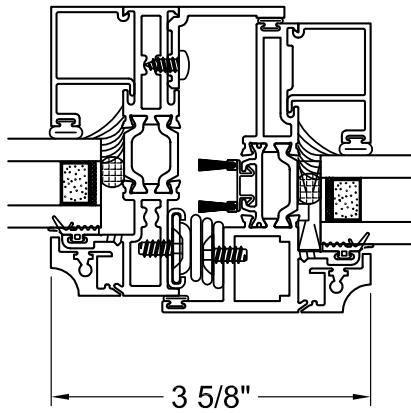
590X 3-1/4" Steel Replica Window

Floating Vent - Vertical Details

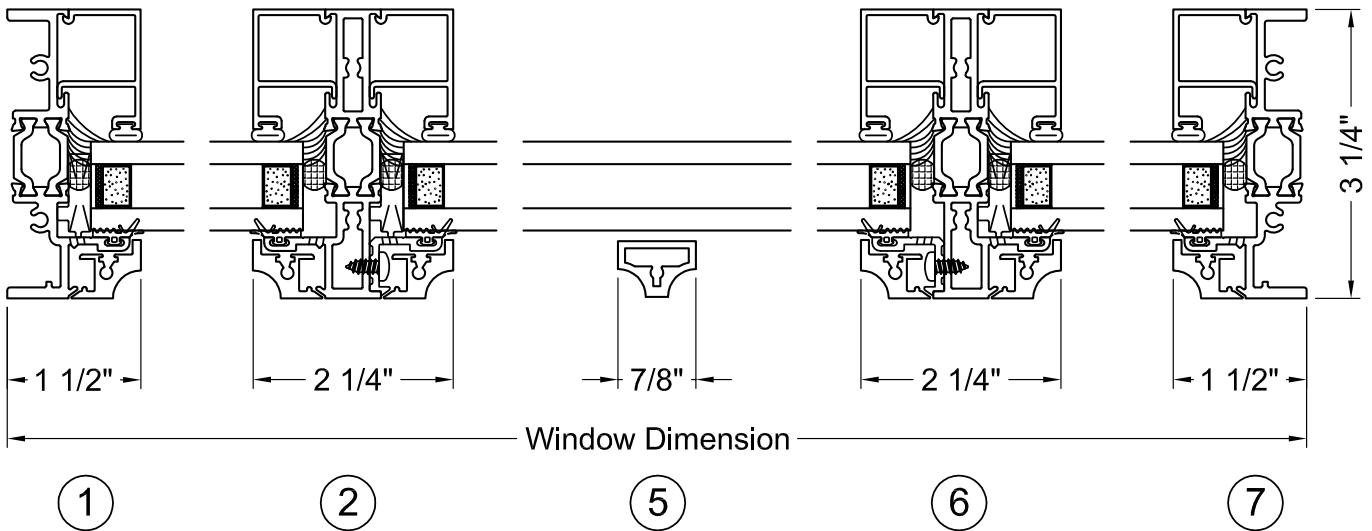
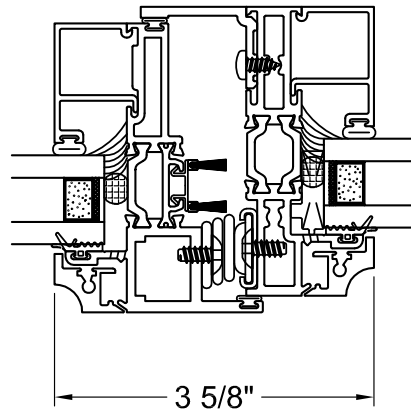


Typical Elevation

3

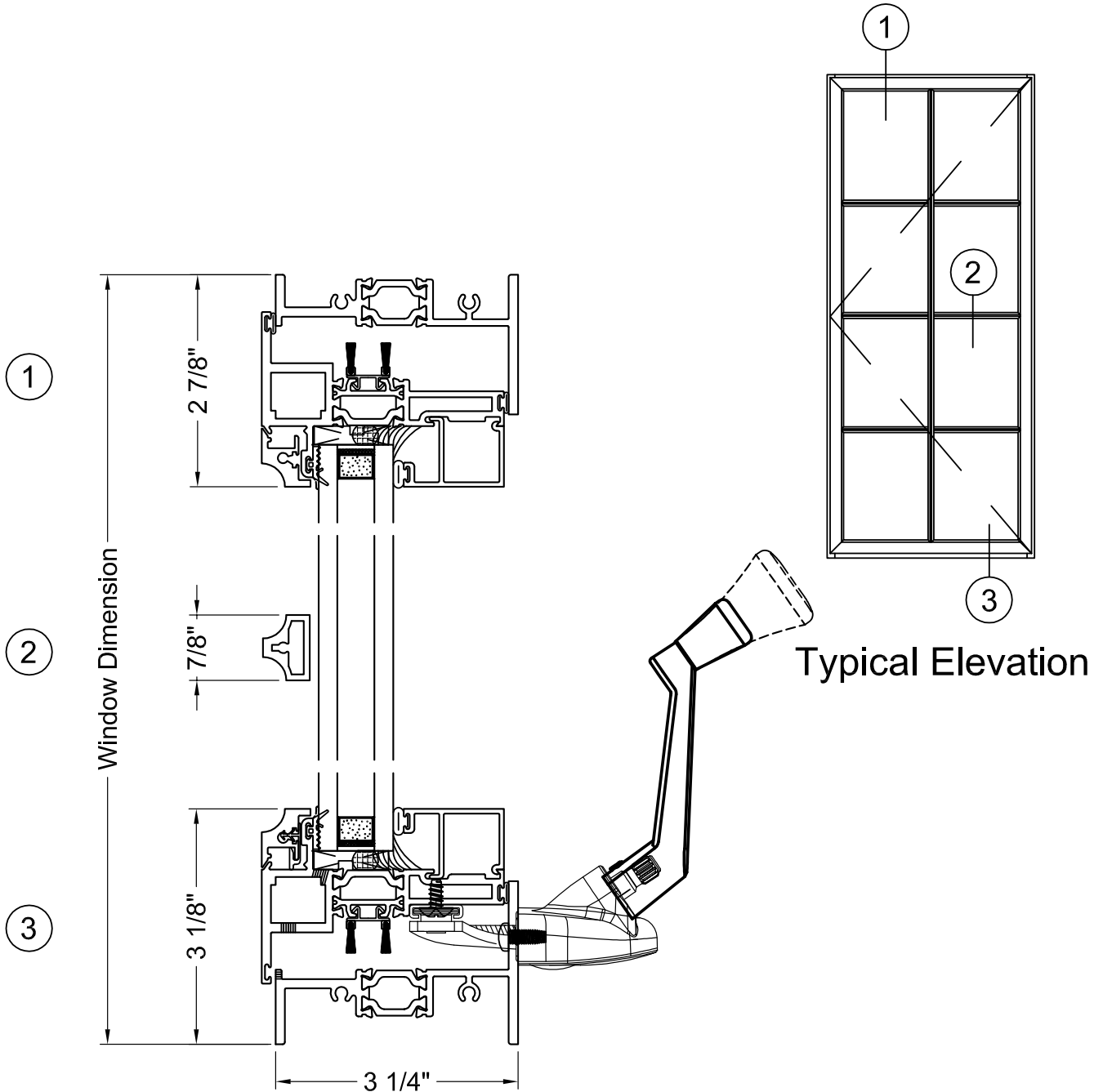


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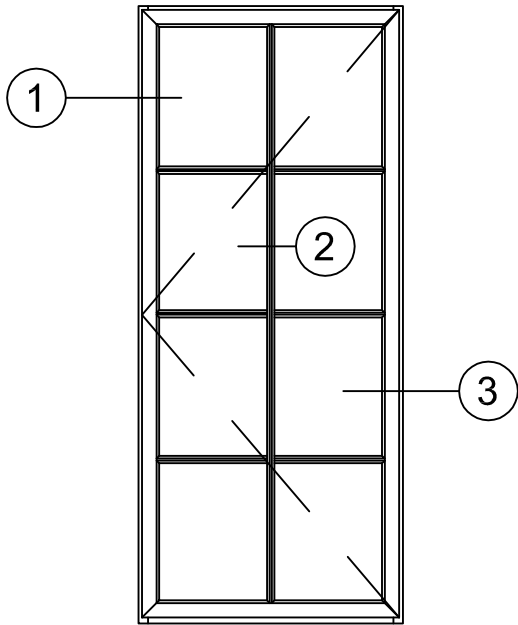
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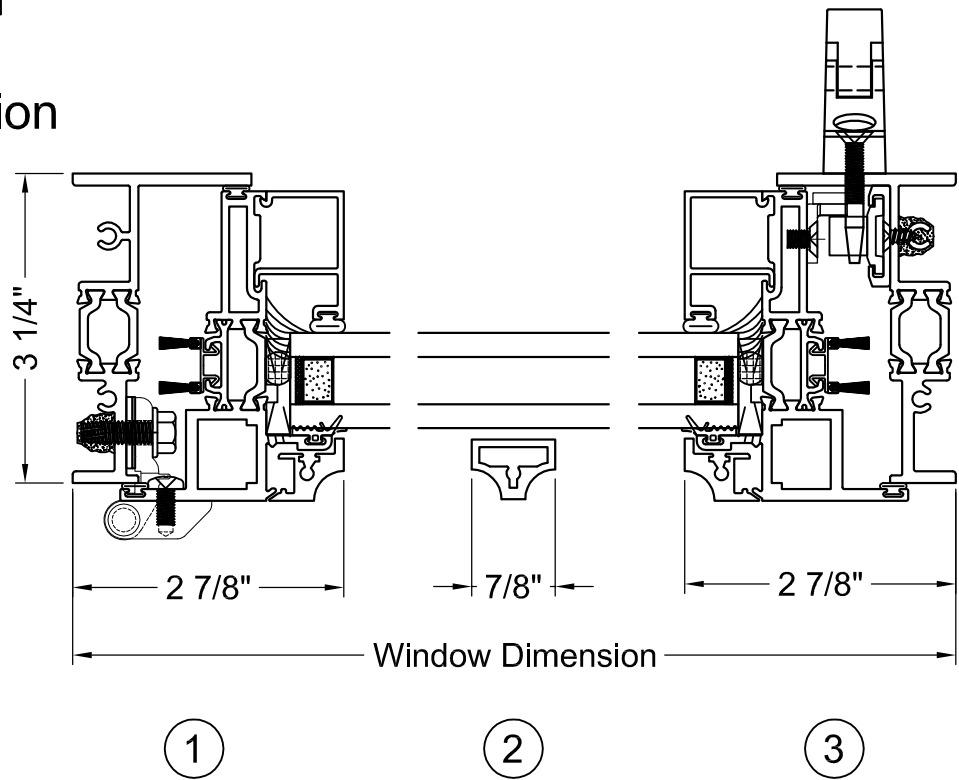


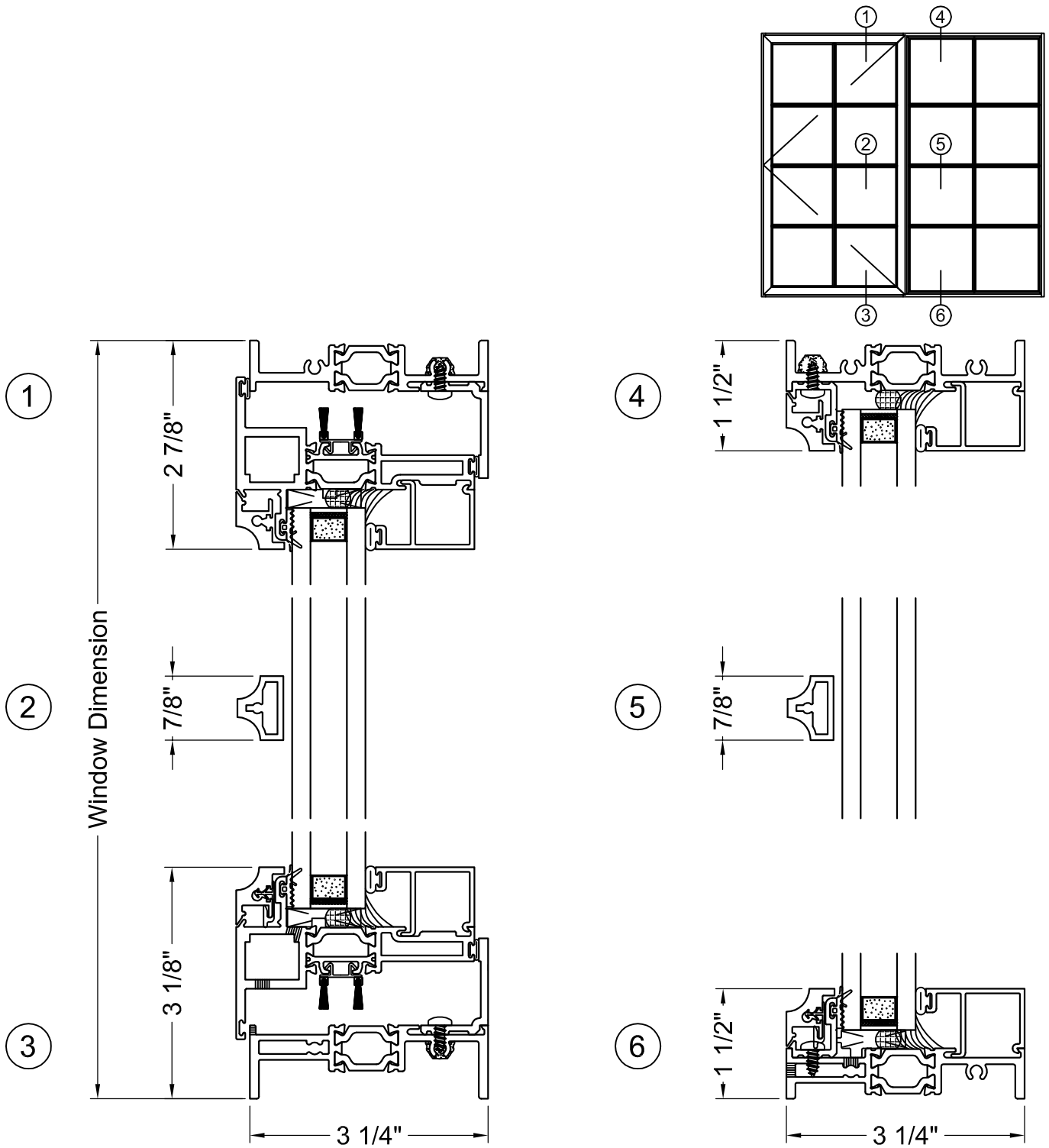
590X 3-1/4" Steel Replica Window

Outswing Casement - Vertical Details



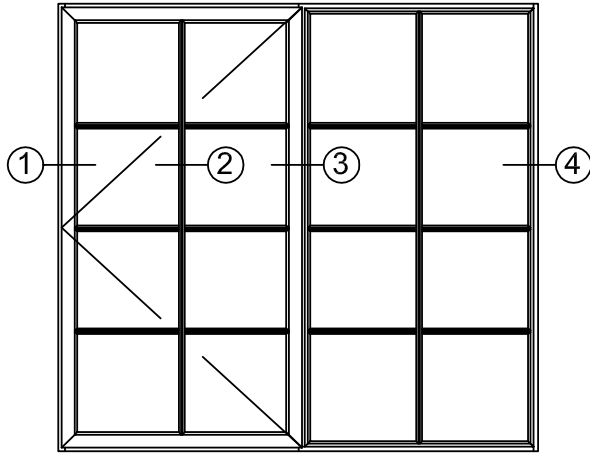
Typical Elevation



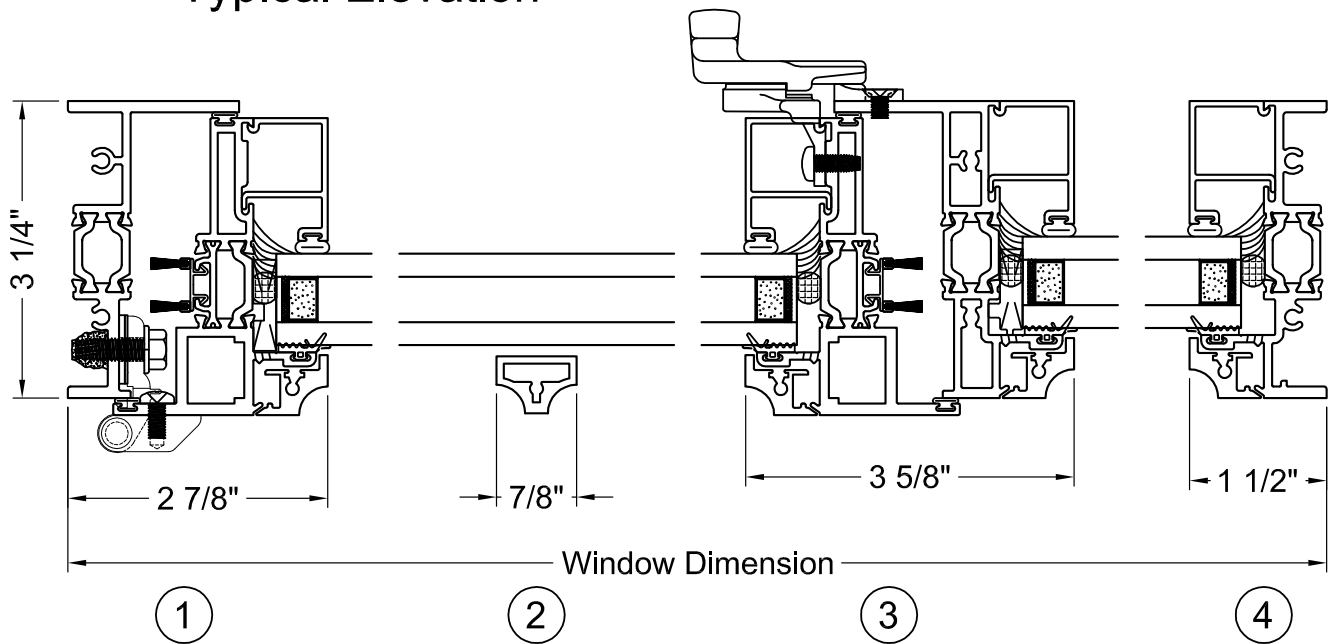


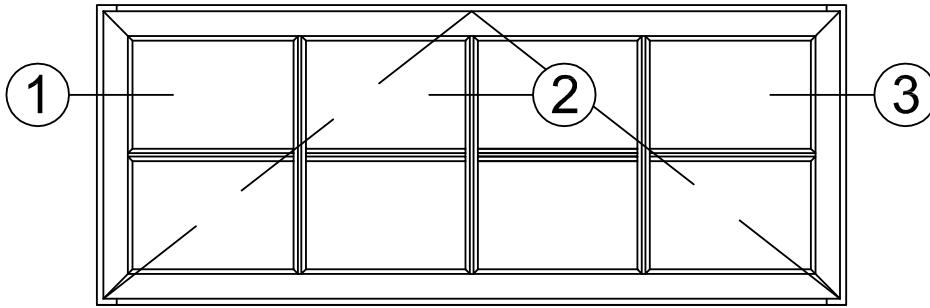
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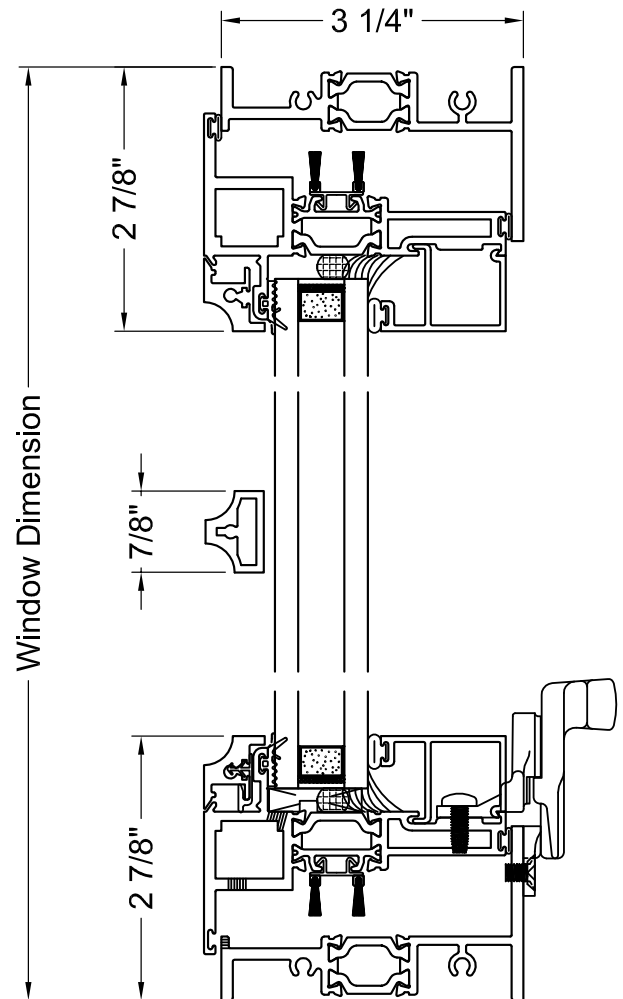


Typical Elevation

1

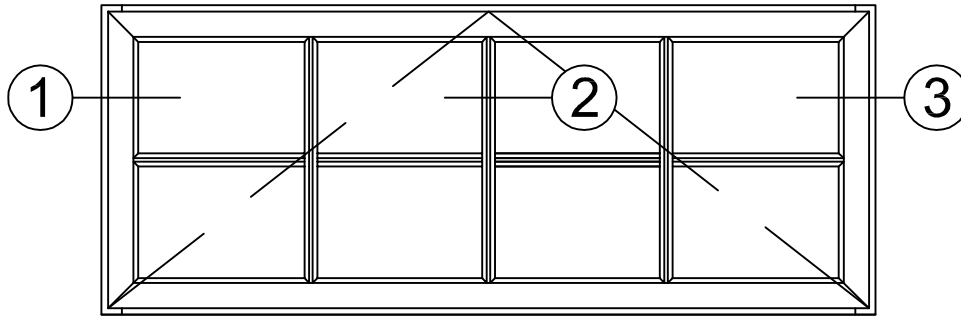
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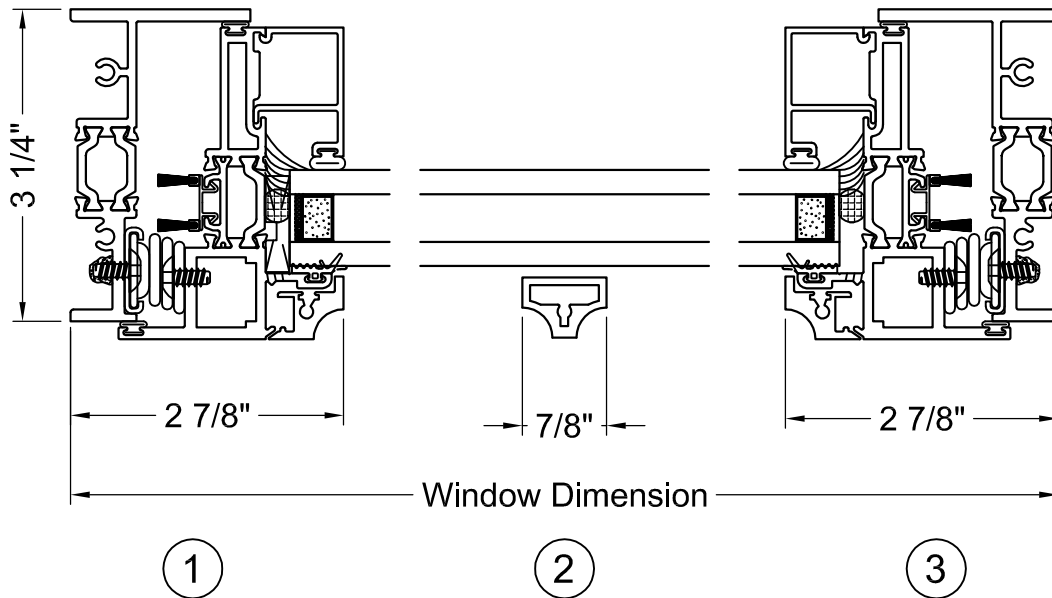


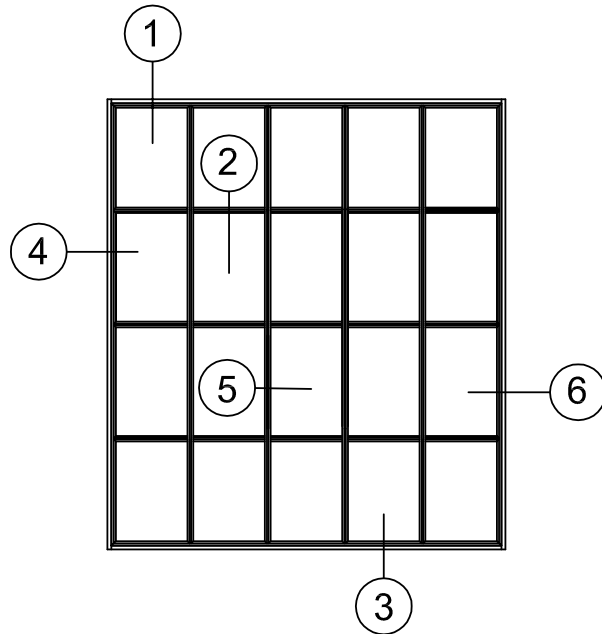
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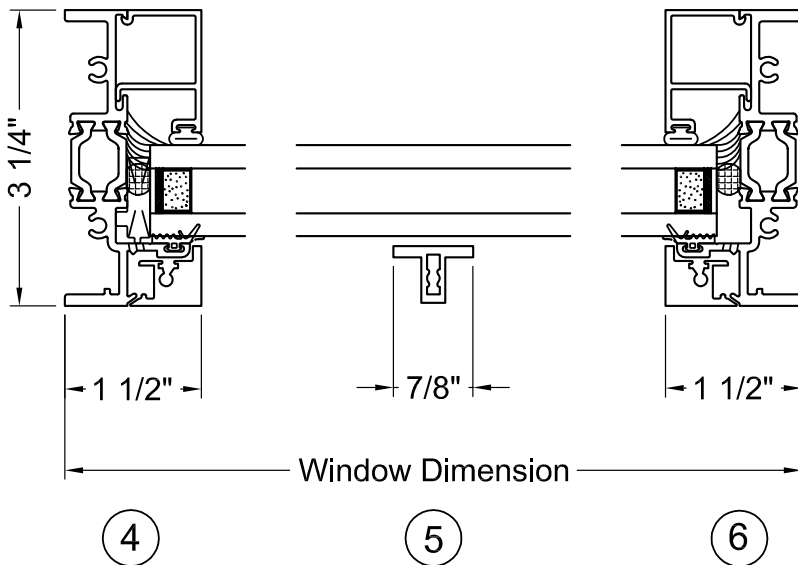
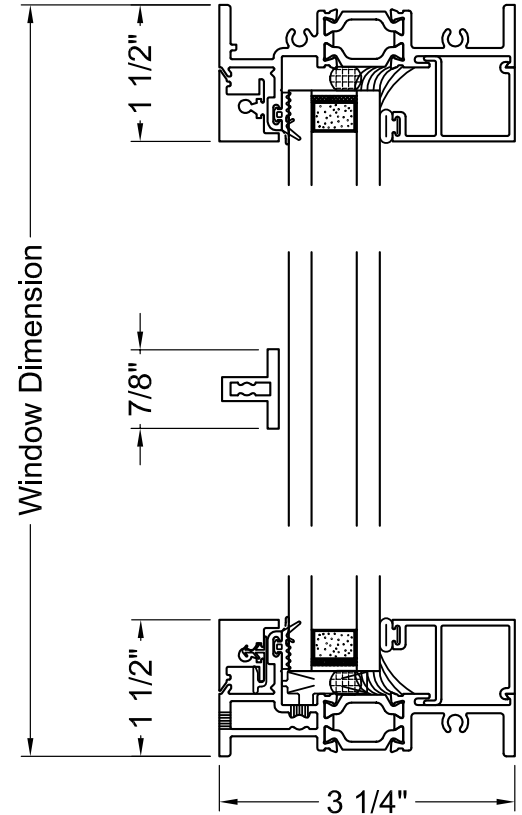


Typical Elevation





Typical Elevation



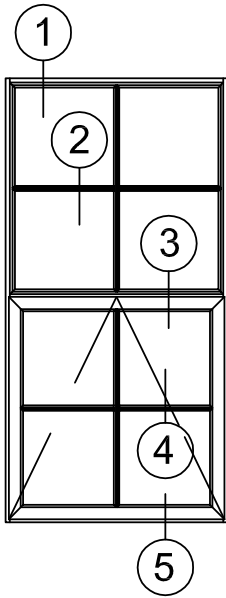
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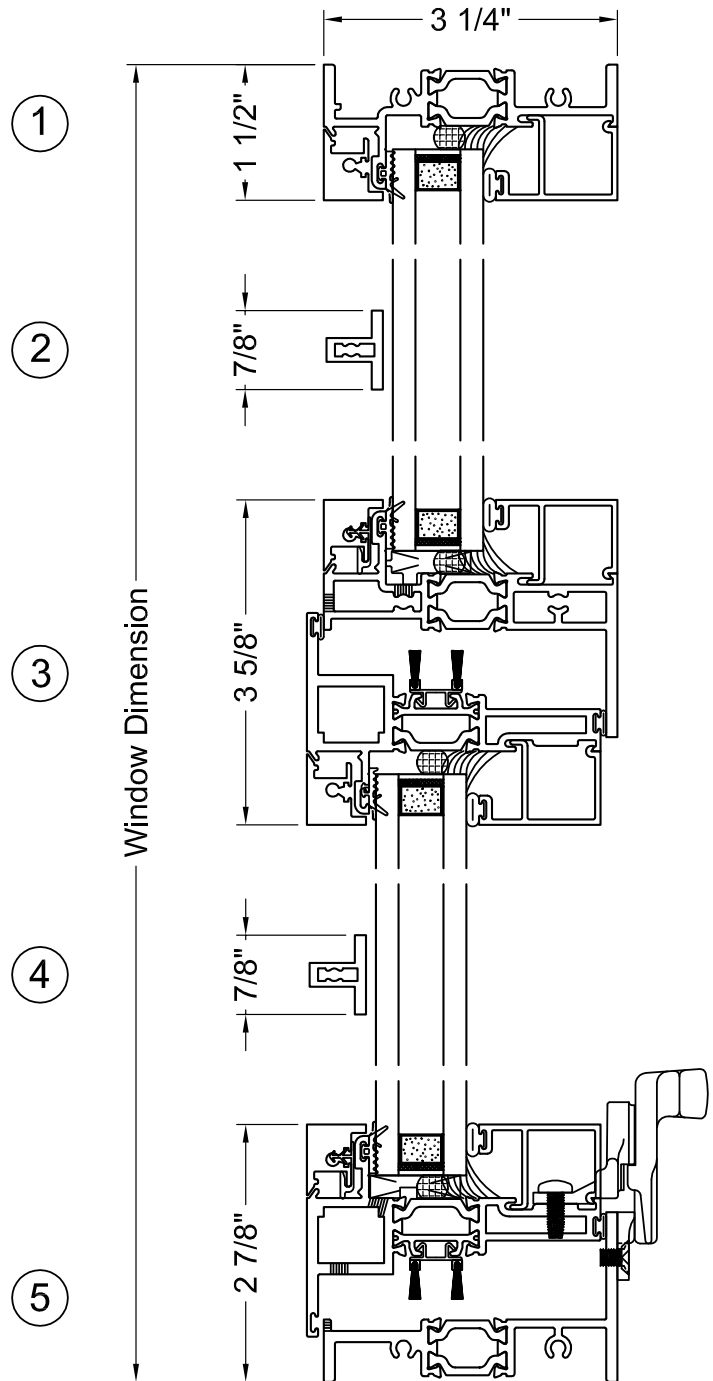


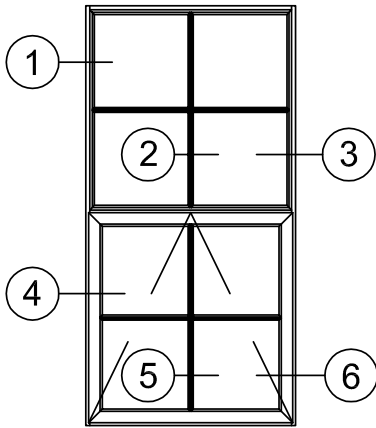
590X 3-1/4" Steel Replica Window

FX/PO - Horizontal Details

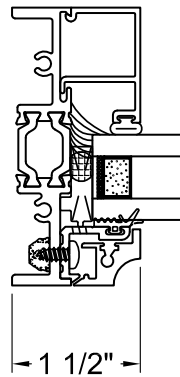


Typical Elevation

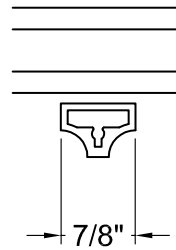




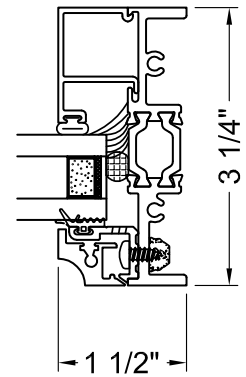
Typical Elevation



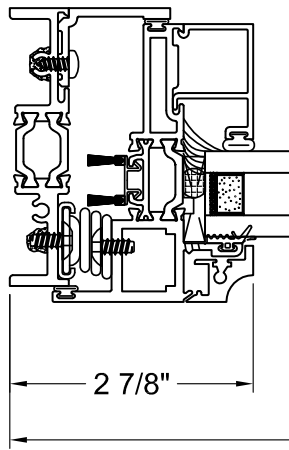
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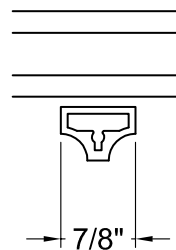
2



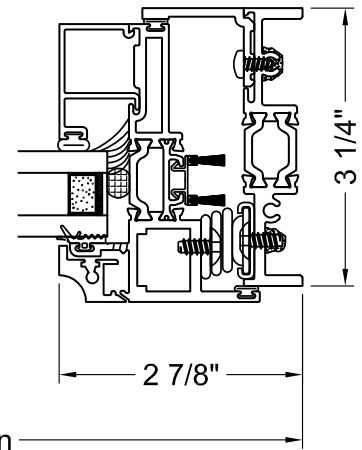
3



4



5



6

Window Dimension

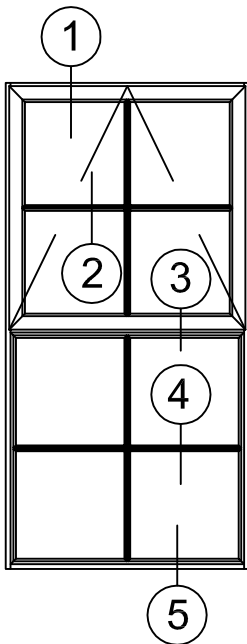
Note: Multiple configuration options available. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"

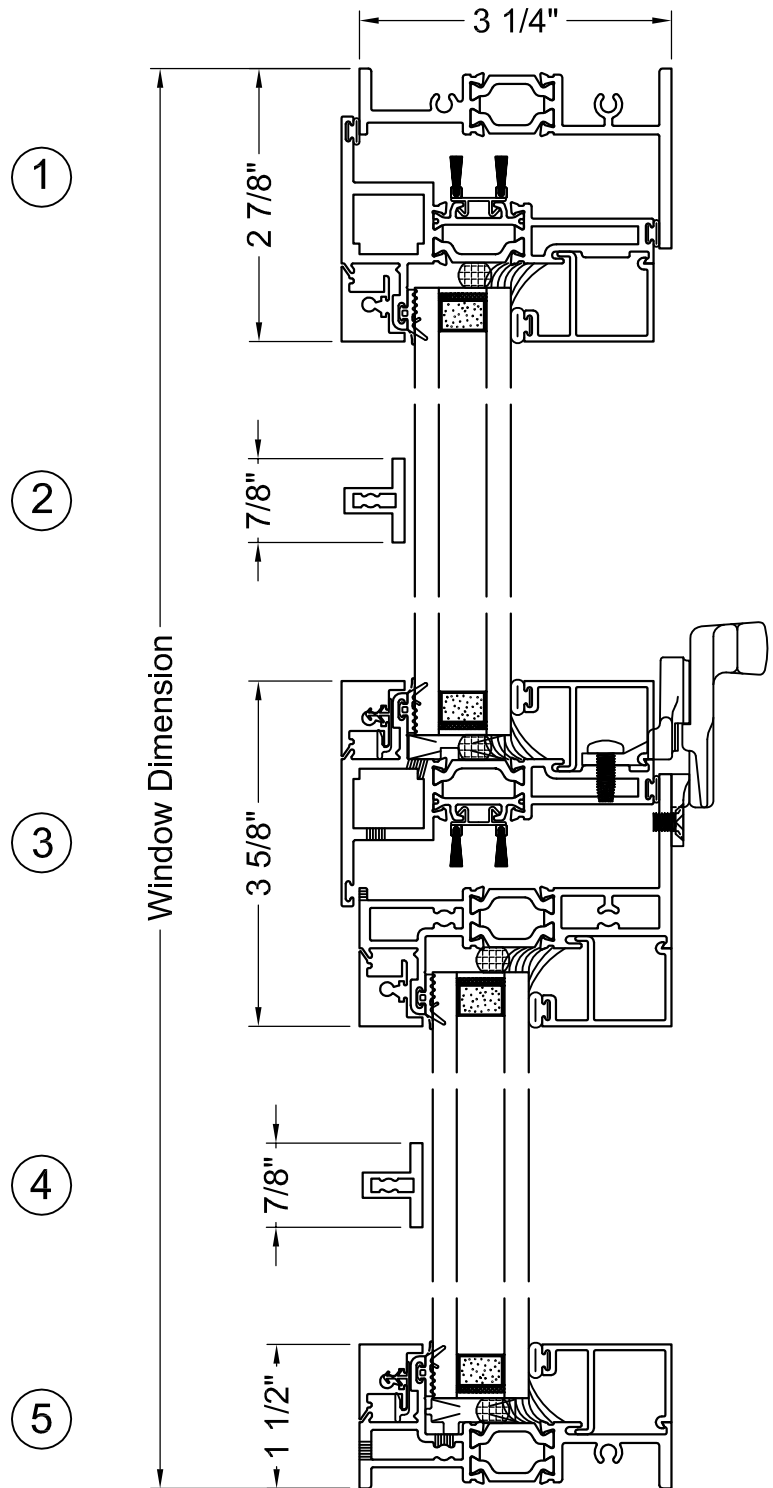


590X 3-1/4" Steel Replica Window

PO/FX - Horizontal Details

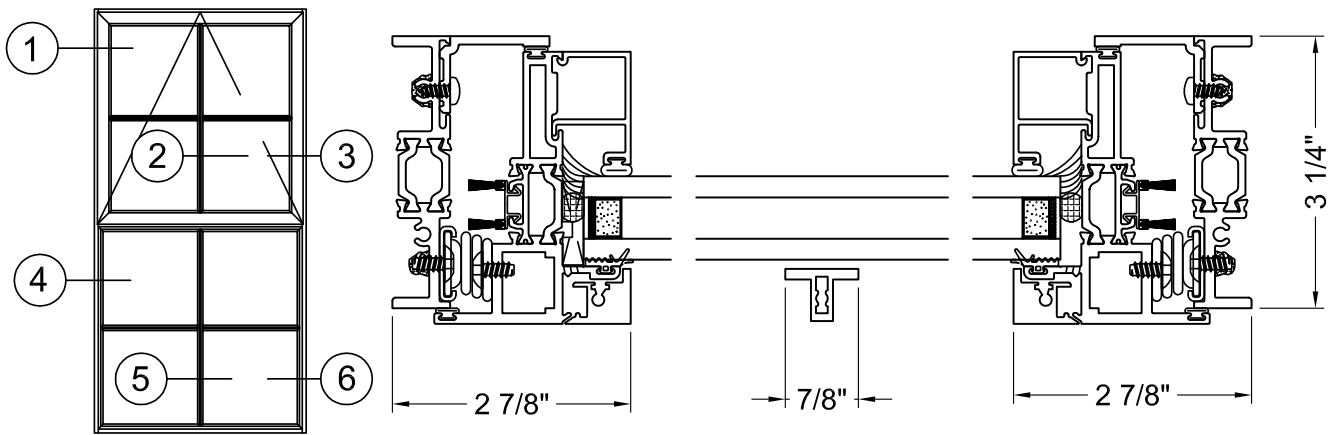


Typical Elevation

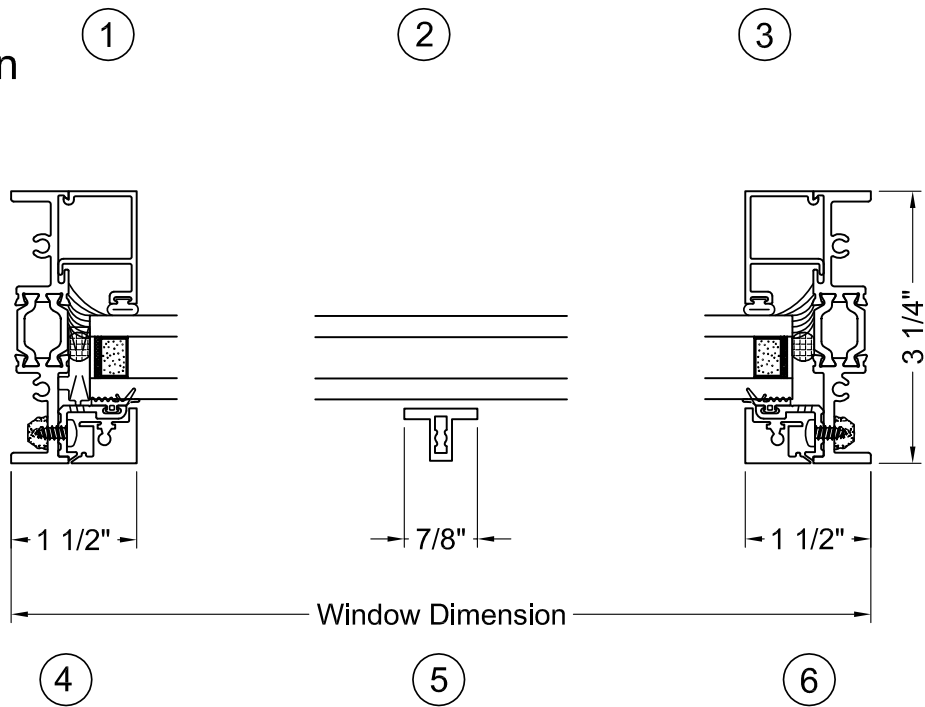


Scale: 6" = 1'-0"

Note: Multiple configurations and hardware options available. Contact your EFCO representative for more information.



Typical Elevation



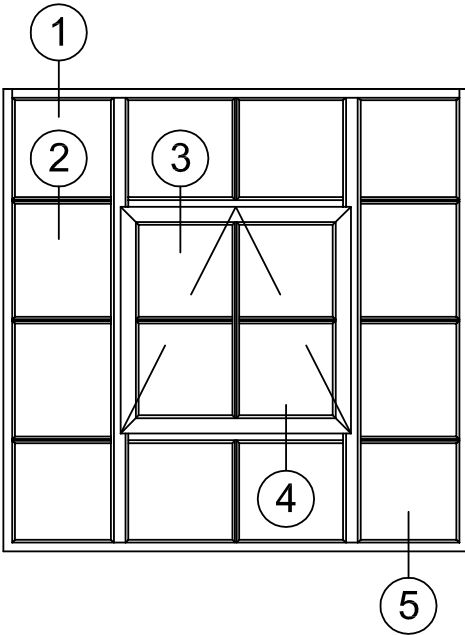
Note: Multiple configuration options available. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"

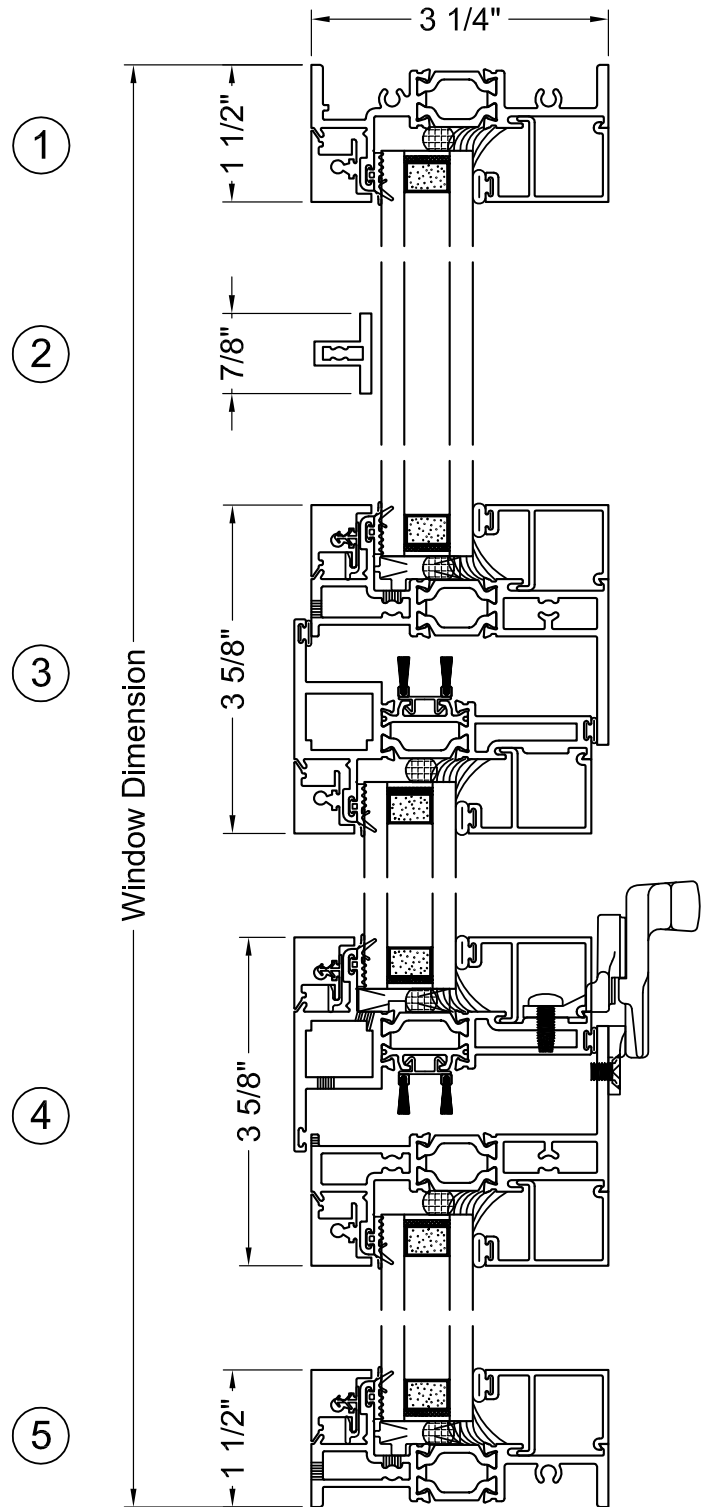


590X 3-1/4" Steel Replica Window

Floating Vent - Horizontal Details

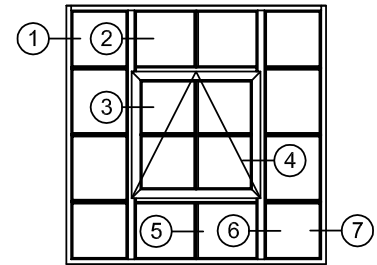


Typical Elevation



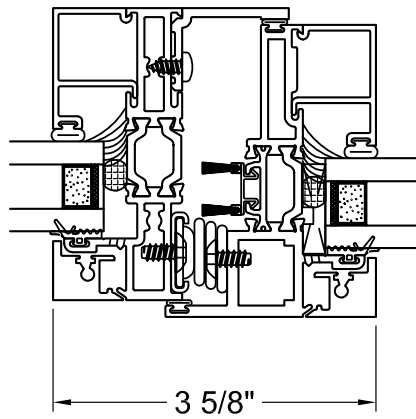
Scale: 6" = 1'-0"

Note: Multiple configurations and hardware options available. Contact your EFCO representative for more information.

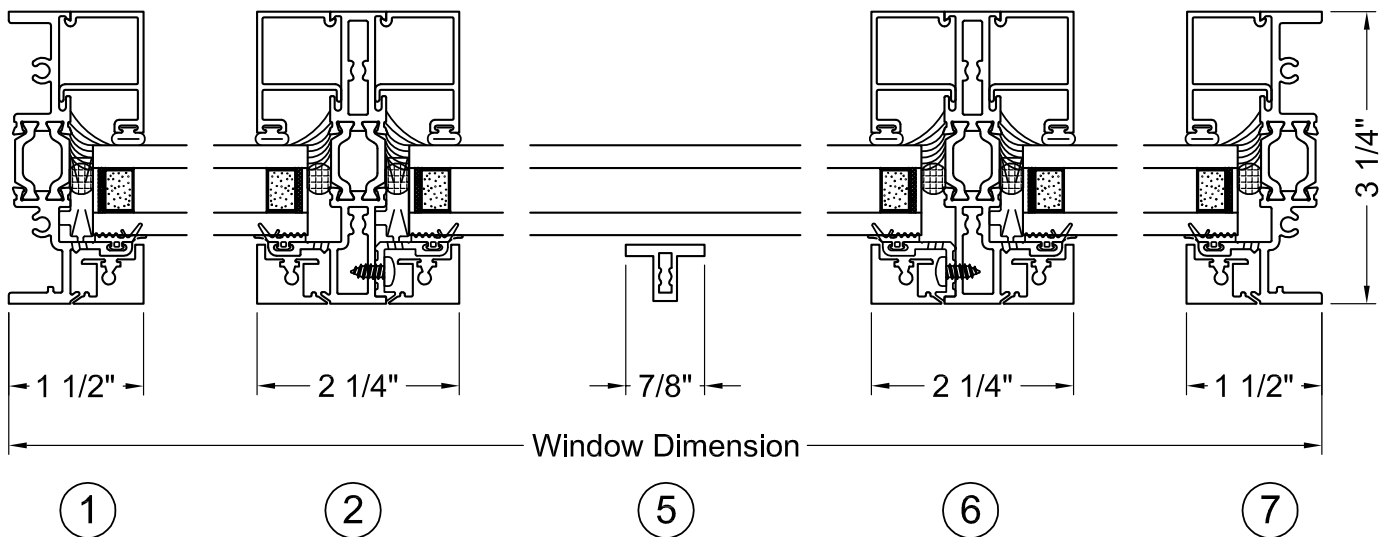
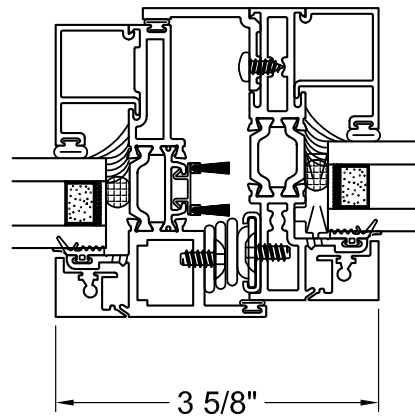


Typical Elevation

3



4



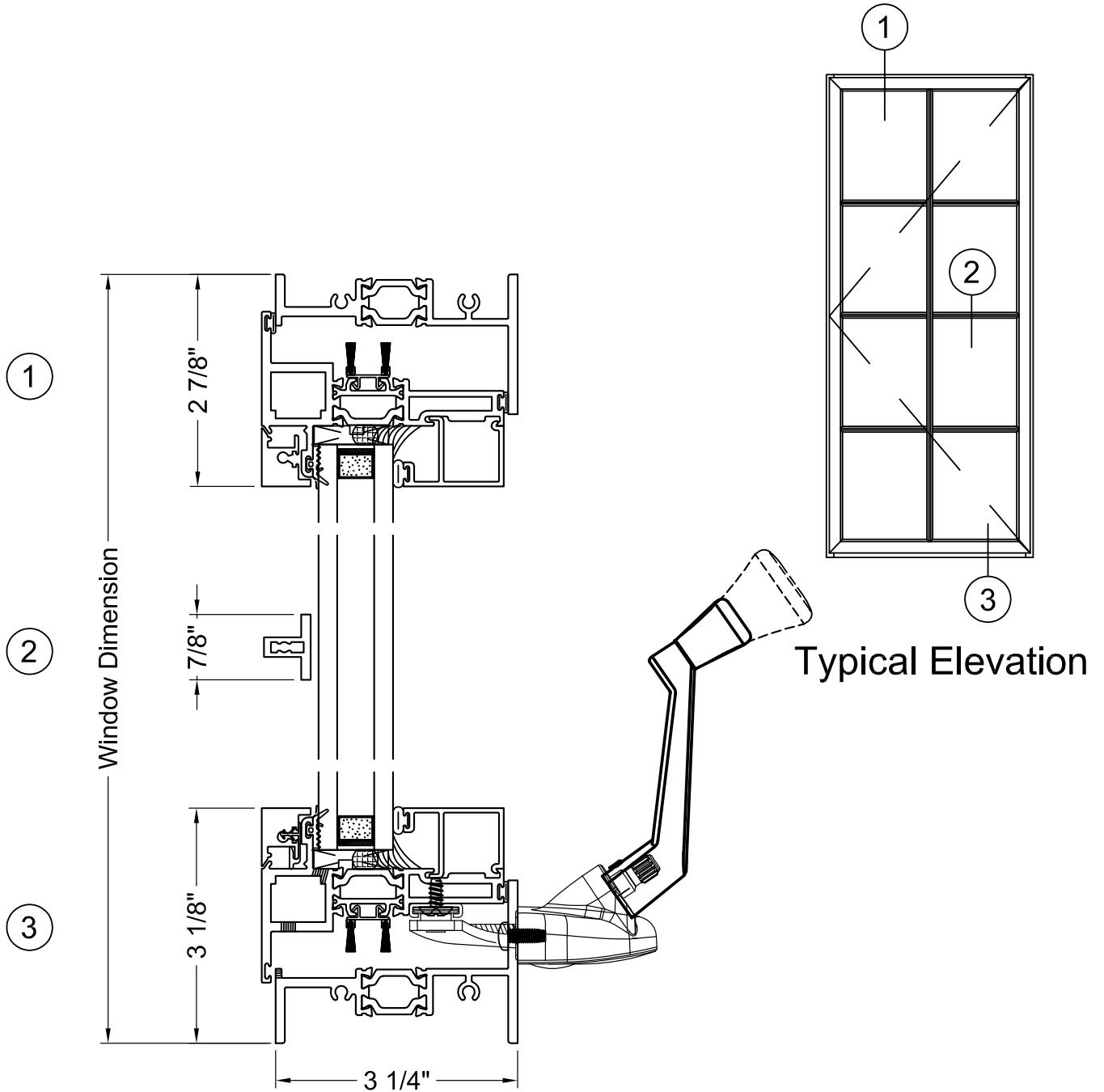
Note: Multiple configuration options available. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"



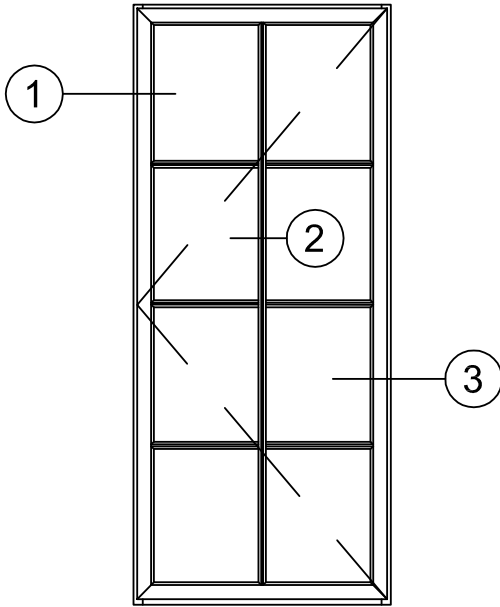
590X 3-1/4" Steel Replica Window

Outswing Casement - Horizontal Details

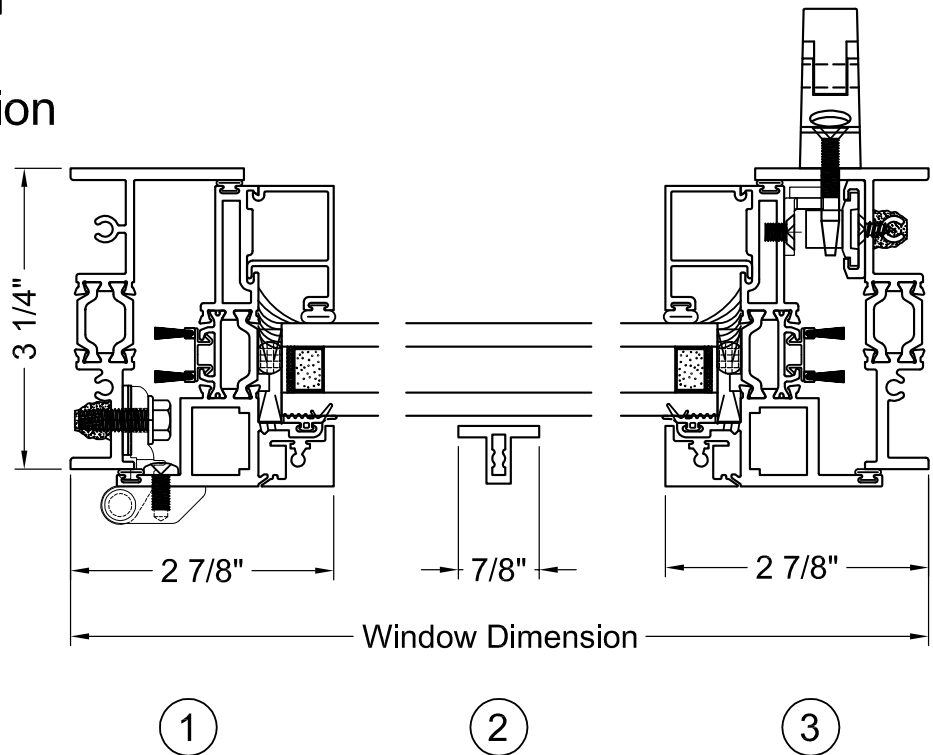


Scale: 6" = 1'-0"

Note: Multiple configurations and hardware options available. Contact your EFCO representative for more information.



Typical Elevation



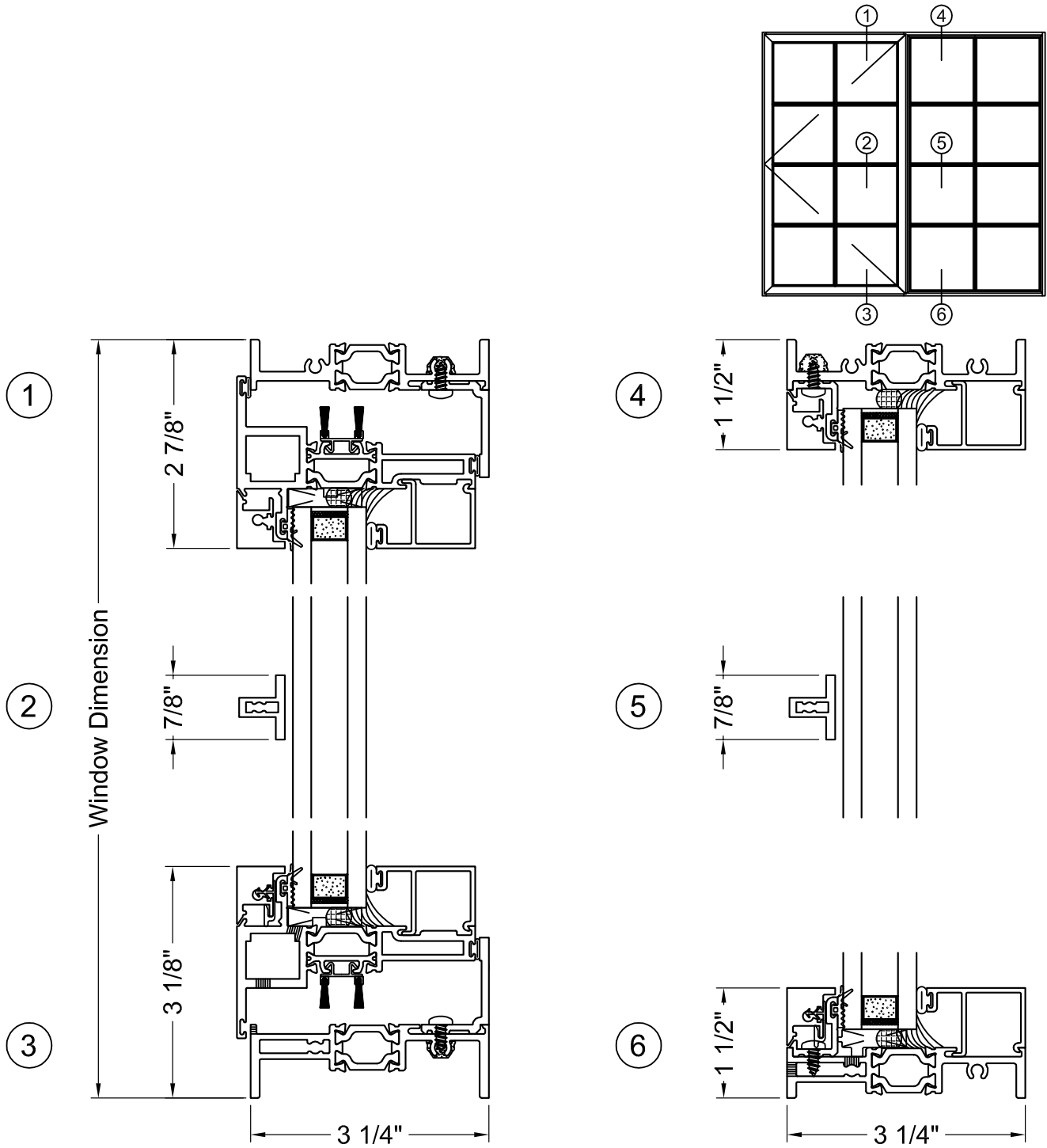
Note: Multiple configuration options available. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"



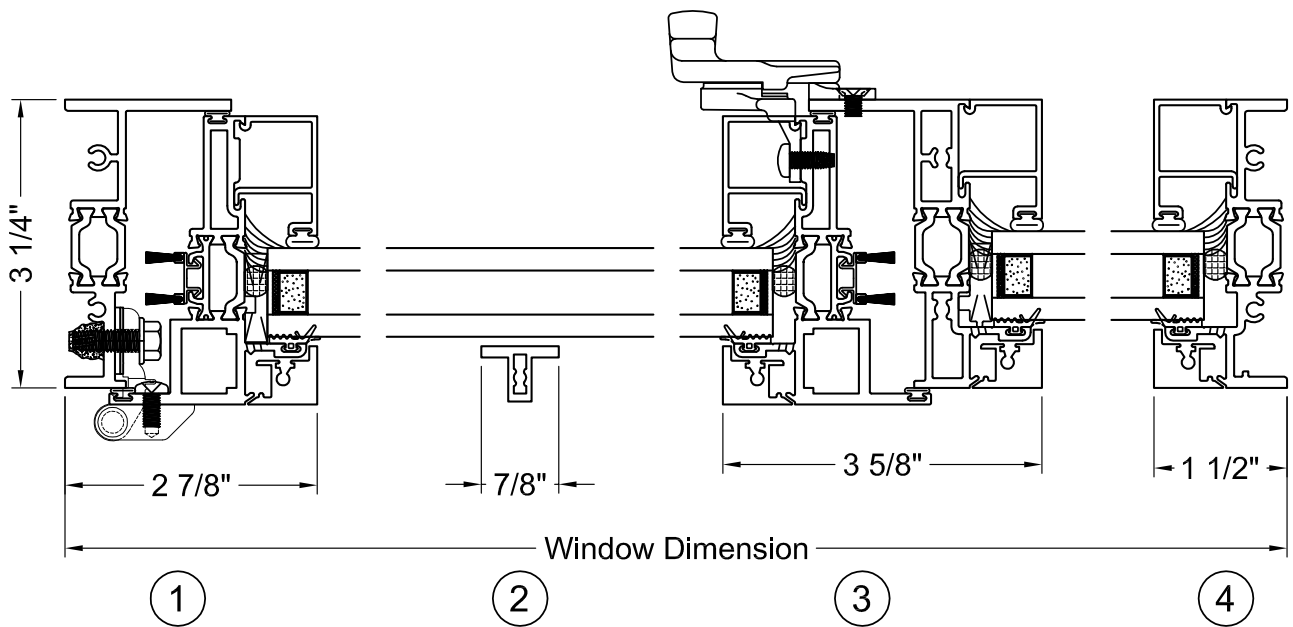
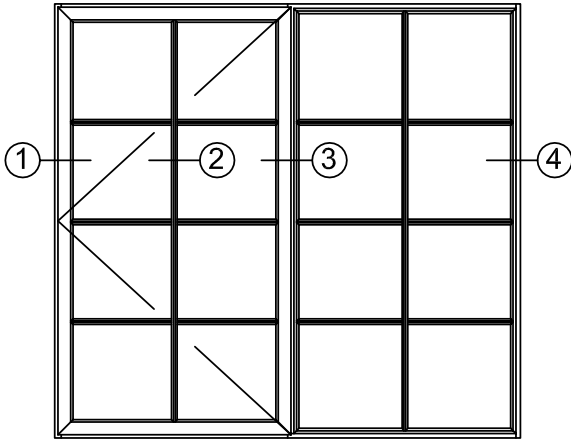
590X 3-1/4" Steel Replica Window

Outswing Casement | Fixed - Horizontal Details



Scale: 6" = 1'-0"

Note: Multiple configurations and hardware options available. Contact your EFCO representative for more information.



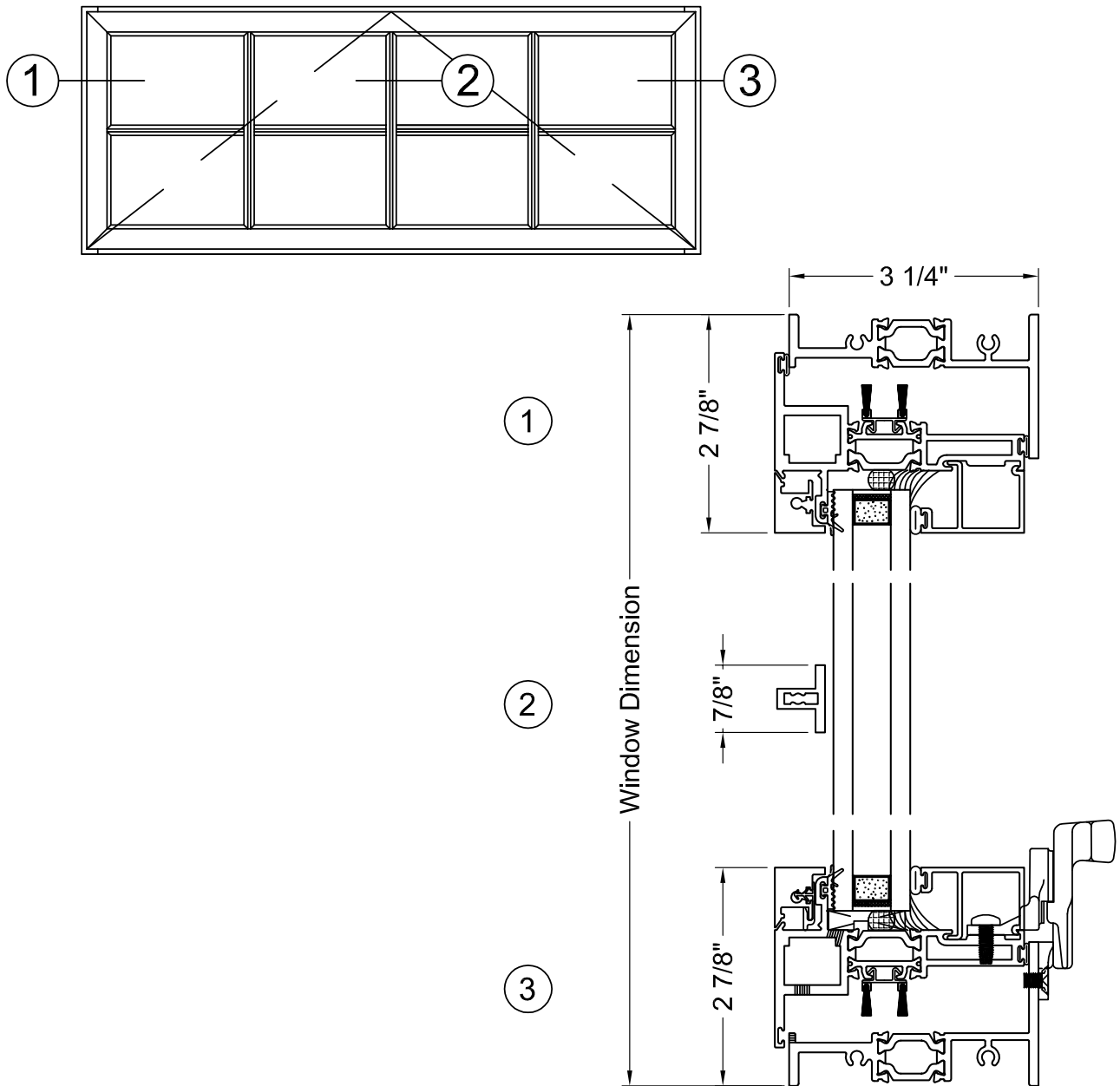
Note: Multiple configuration options available. Contact your EFCO representative for more information.

Scale: 6" = 1'-0"



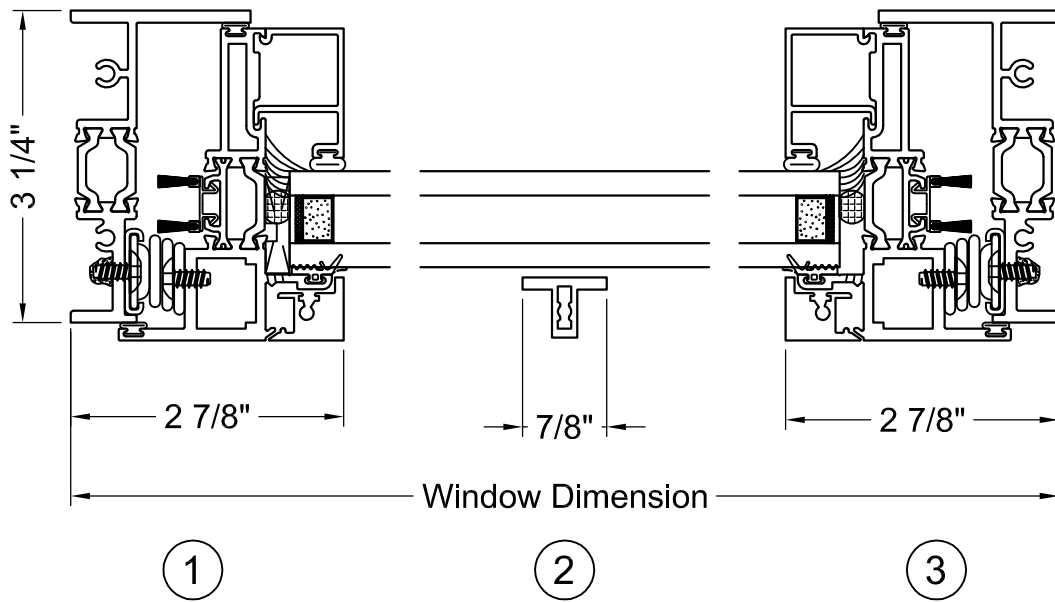
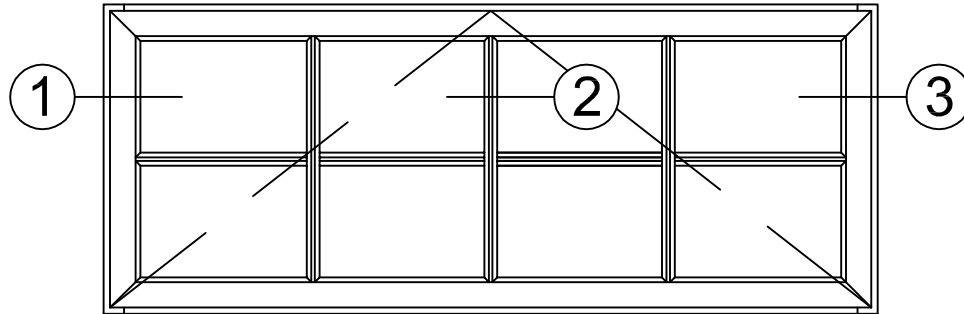
590X 3-1/4" Steel Replica Window

Project Out - Horizontal Details



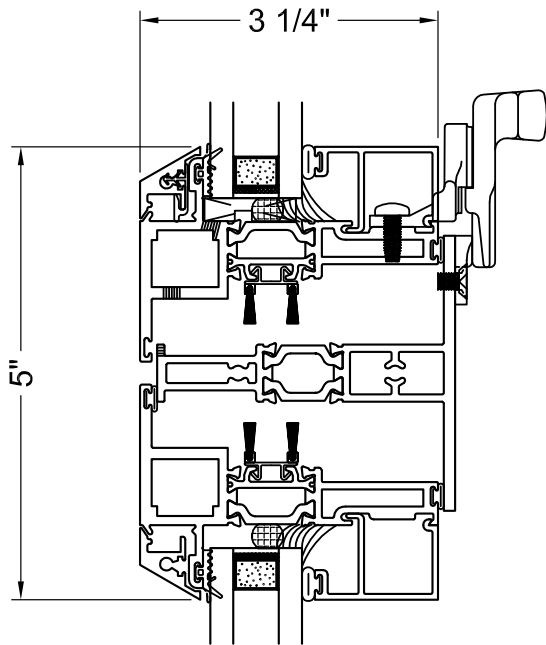
Scale: 6" = 1'-0"

Note: Multiple configurations and hardware options available. Contact your EFCO representative for more information.

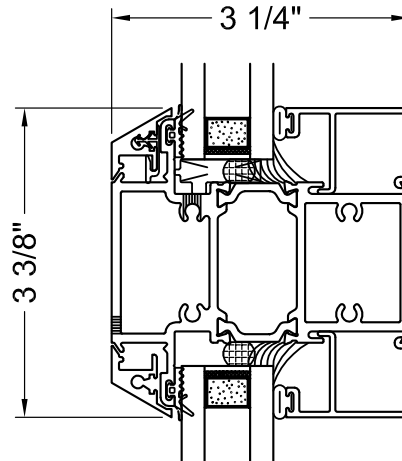


Note: Multiple configuration options available. Contact your EFCO representative for more information.

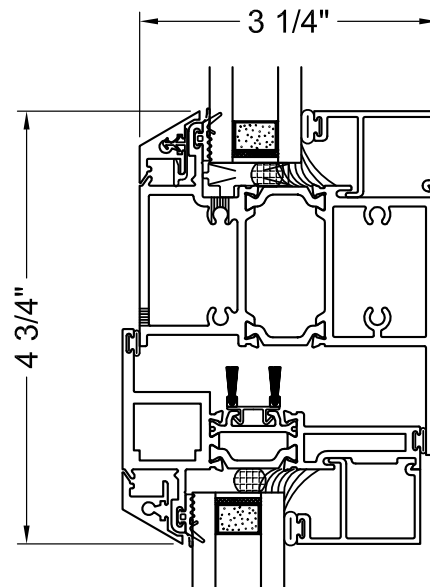
Scale: 6" = 1'-0"



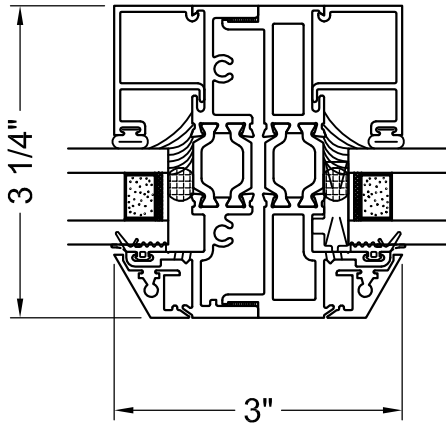
PO / PO Meeting Rail



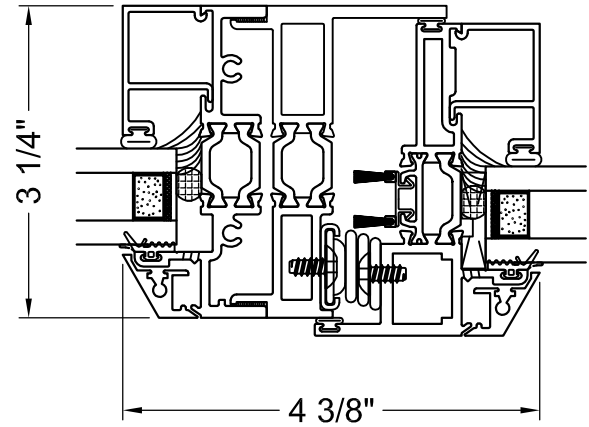
Wide FX / FX Meeting Rail



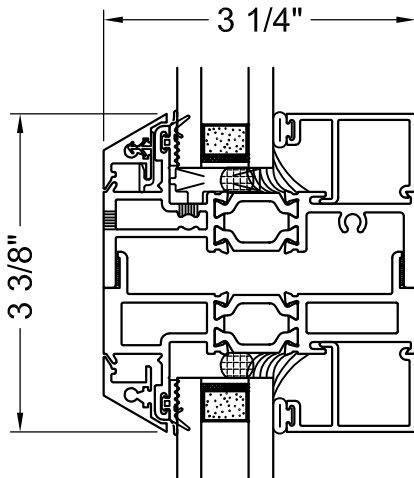
Wide FX / PO Meeting Rail



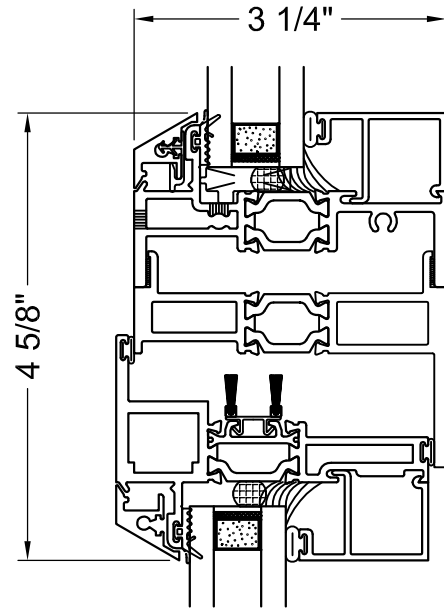
Stack FX | FX



Stack Fixed | PO



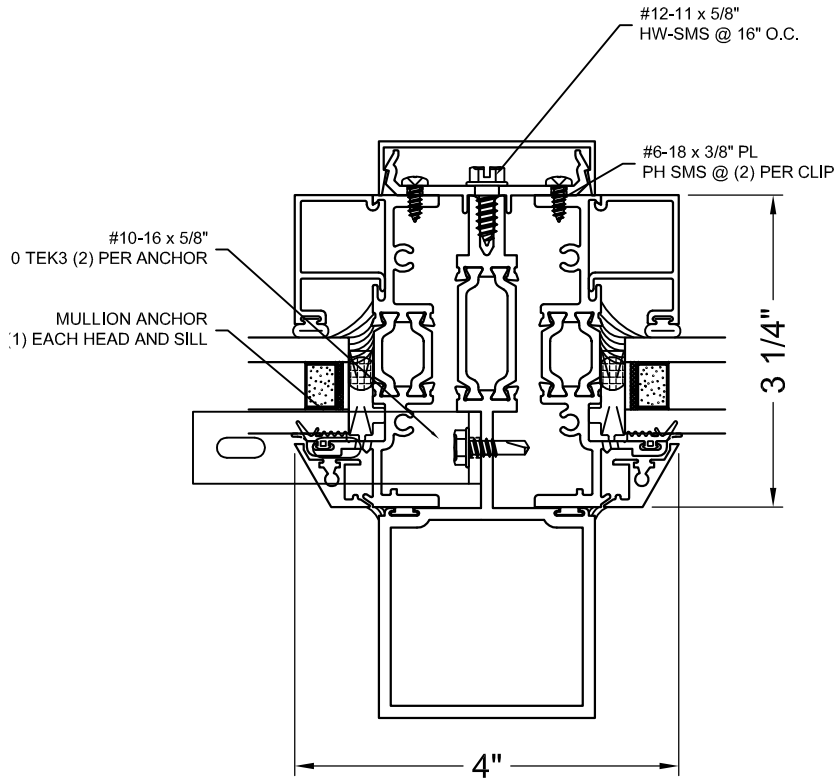
Stack FX / FX



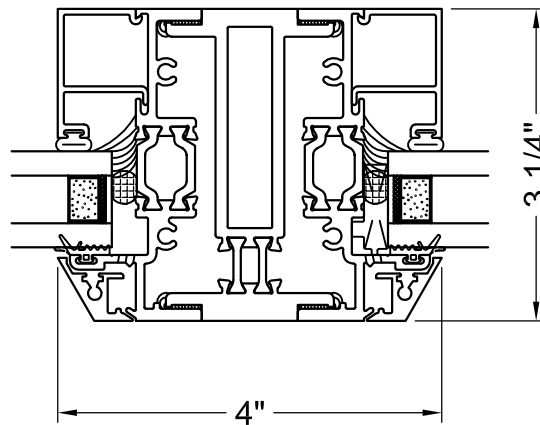
Stack Fixed / PO

Note: Multiple stack options available. Contact your EFCO representative for more information.

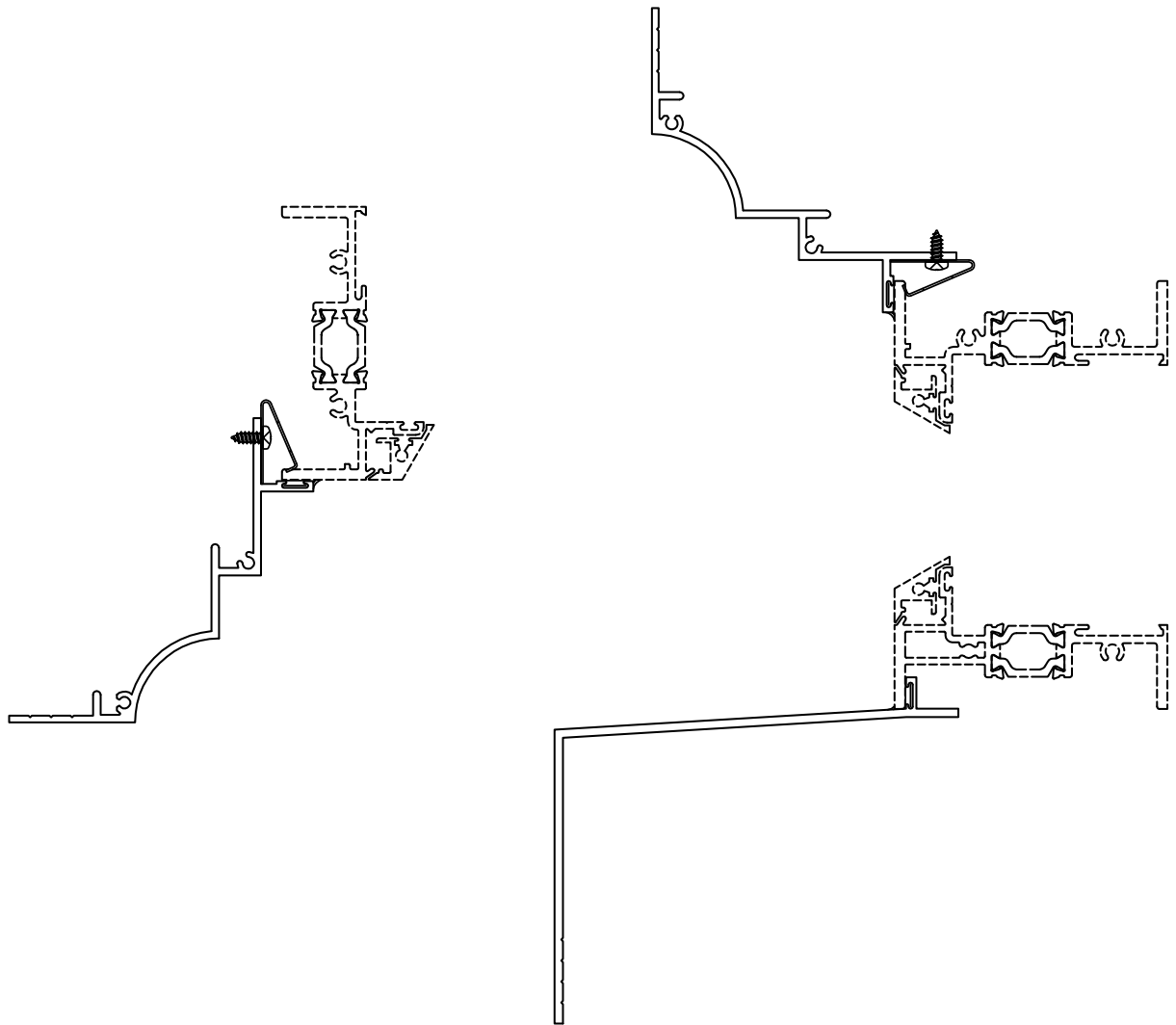
Scale: 6" = 1'-0"



3-Piece Mullion



Stacking Mullion



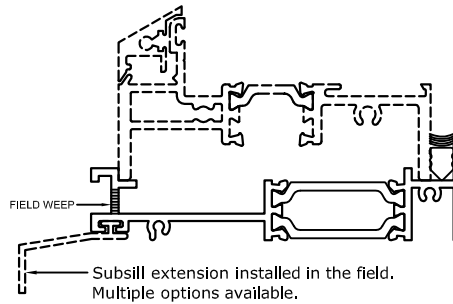
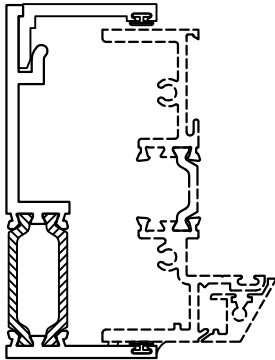
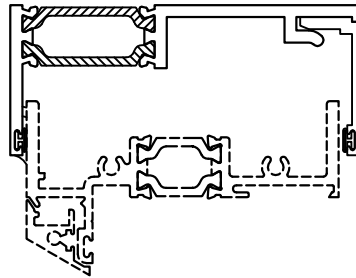
Note: Multiple panning options available. Contact your EFCO representative for more information.

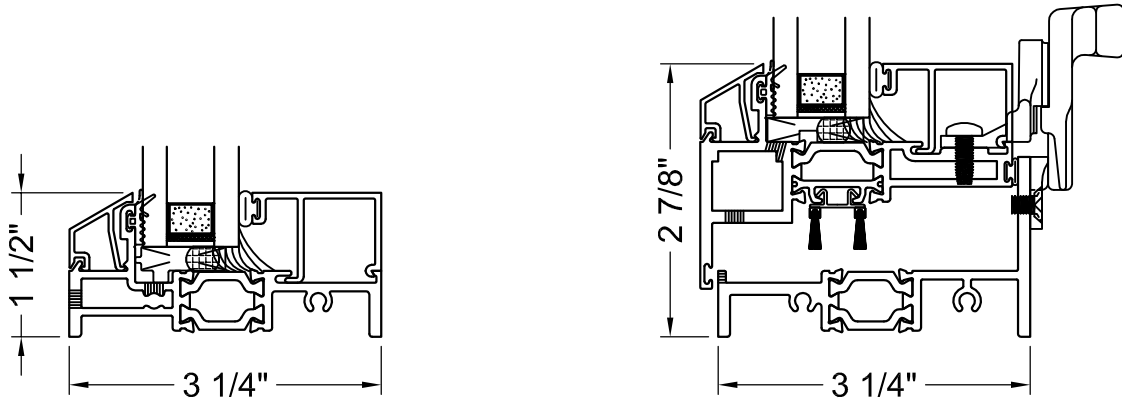
Scale: 6" = 1'-0"



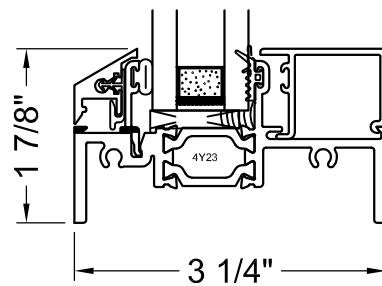
590X 3-1/4" Steel Replica Window

Subframe (Receptor) Details





Perimeter Grid Only



OG Frame

Scale: 6" = 1'-0"