



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 04/05/25

Application Number: HDC2025-00014

APPLICANT & PROPERTY INFORMATION

NAME: Alexander Belilovsky		COMPANY NAME: Alexandria Home Solutions	
ADDRESS: 24293 Telegraph Road	CITY: Southfield	STATE: MI	ZIP: 48033
PROJECT ADDRESS: 4071 Leslie			
HISTORIC DISTRICT: Russell Woods-Sullivan			

SCOPE:

Replace historic steel windows and associated wood trim with new aluminum-clad wood windows

DENY

At the Regular Meeting that was held on 03/25/25 , the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 04/02/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASON FOR DENIAL:

- The steel windows and associated wood trim/brickmould proposed for replacement are distinctive, character-defining features of the building
- The submitted documentation did not indicate that the remaining steel windows and associated wood trim/brickmould are deteriorated beyond repair.
- If replacement of the character-defining steel windows is necessary, the proposed new windows do not match the existing windows and trim/brickmould in material and the application does not include information that indicates that it is unreasonable or infeasible to replicate the windows and trim in-kind.

DENIAL

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6, 9

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: -

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250405jr

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00014

PROPERTY INFORMATION**ADDRESS(ES):** 24293 Telegraph Road**HISTORIC DISTRICT:** Russell Woods-Sullivan**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Removal and replacement of 35 windows. Existing windows are metal or vinyl, proposed replacement with wood clad units.

Removal and replacement of 5-1/2 squares of aluminum siding. Proposed replacement with James Hardie fiber cement.

Replacement of all gutters. Existing gutters are "K" style, proposed replacement with same "K" style gutters.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Contractor**NAME:** Alexander Belilovsky**COMPANY NAME:** Alexandria Home Solutions**ADDRESS:** 24293 Telegraph Road**CITY:** Southfield**STATE:** MI**ZIP:** 48033**PHONE:** +1 (248) 809-3214**EMAIL:** management@alexandriawd.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

5436A61C01E04A9...

SIGNATURE

01/16/2025

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Units show significant signs of deterioration beyond repair. Many units are rusted through and are not operable, preventing fire egress in multiple areas of the home. Furthermore the inefficiency of the units are causing extensive water leaks into the walls.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

Removal and replacement of 35 windows. Existing windows are metal or vinyl, proposed replacement with wood clad units.

Removal and replacement of 5-1/2 squares of aluminum siding. Proposed replacement with James Hardie fiber cement.

Replacement of all gutters. Existing gutters are "K" style, proposed replacement with same "K" style gutters.

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Remove existing window unit sashes only, keep existing window stud frame openings for most appropriate historical replacement.

Remove aluminum siding from sheathing, install new building wrap to code, install new james hardie fiber cement to replicate existing style. Color will be brought back in line with a more appropriate option (timberbark James Hardie)

Remove existing gutter system, replace with same style "K" seamless aluminum gutters with 2x3 residential downsp.




5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

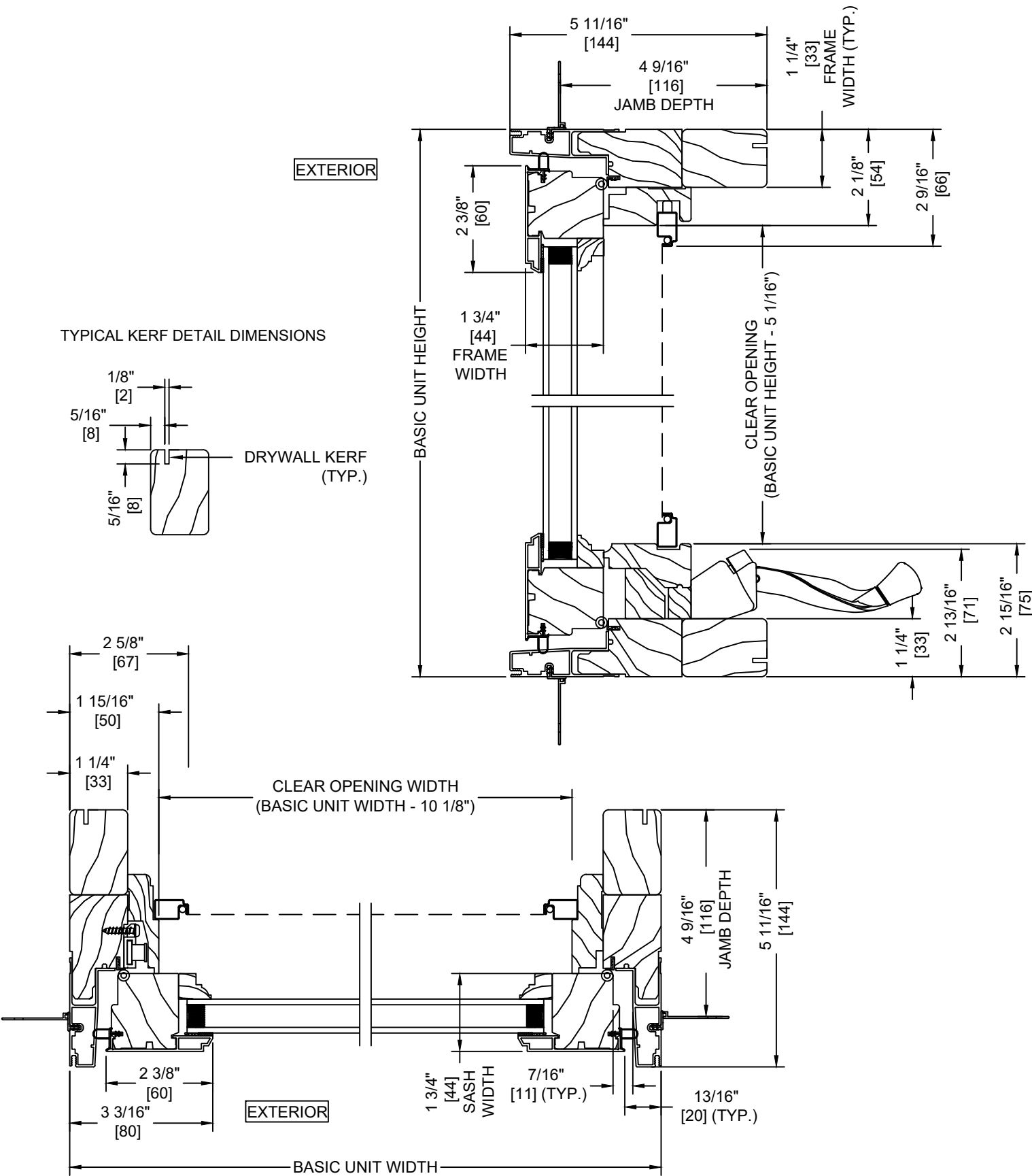


ADDITIONAL DETAILS

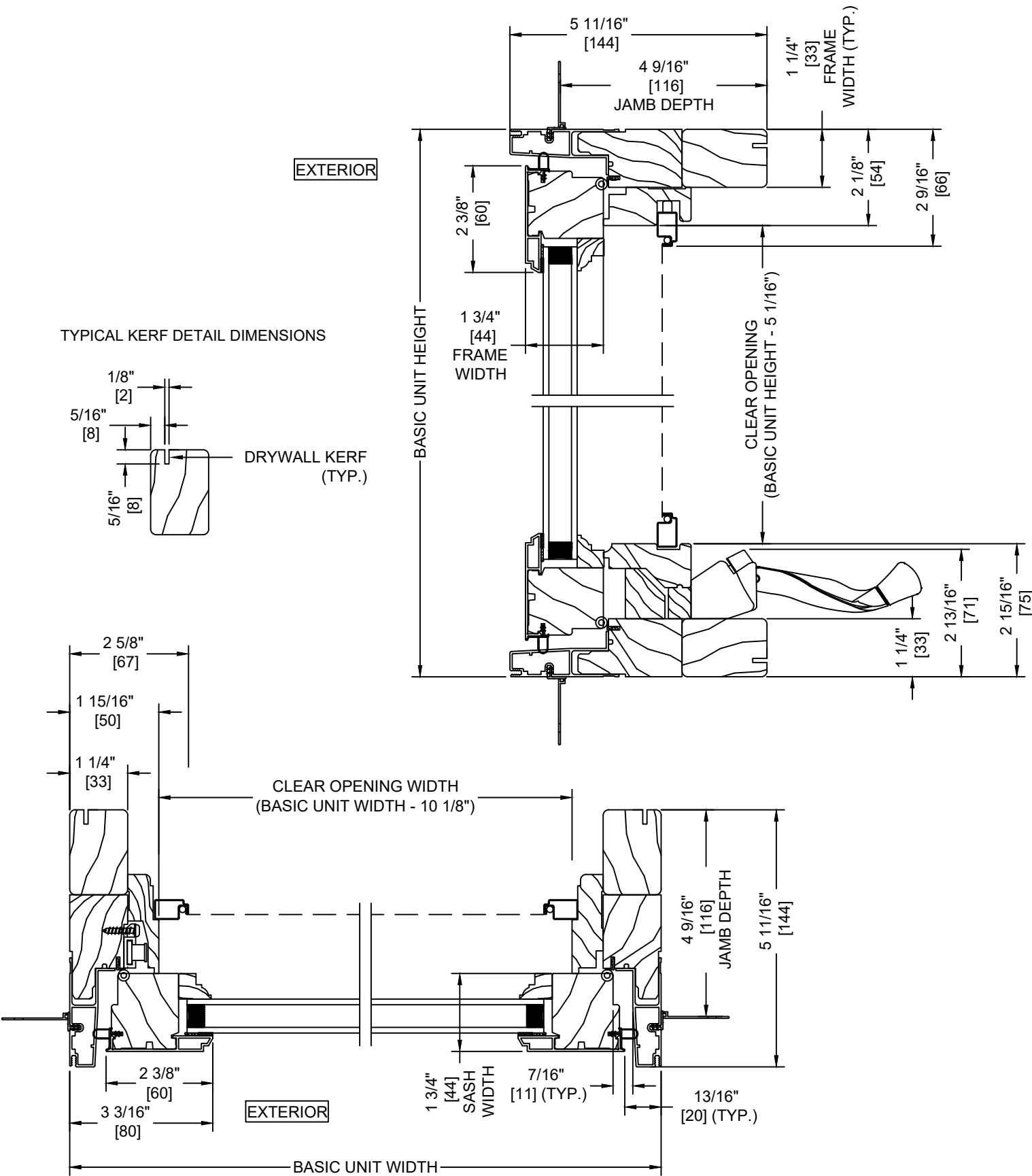
<div><div>6. WINDOWS/DOORS</div><div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div></div>	<div></div>

Aluminum Clad Wood Casement Windows W/Drywall Kerf

Scale: 4" = 1'



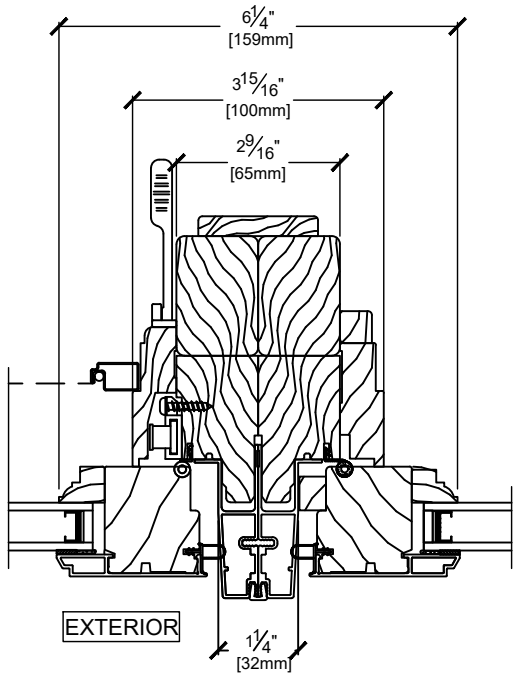
Aluminum Clad Wood Casement Windows W/Drywall Kerf, 4 1/4" Jamb Scale: 4" = 1'



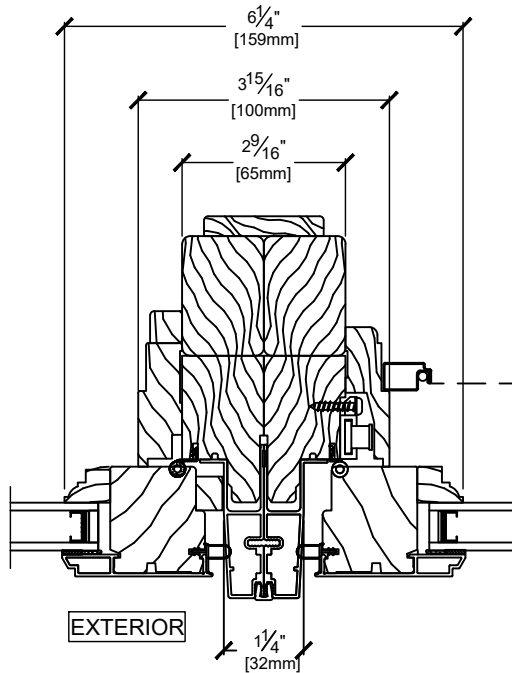
Aluminum Clad Wood Casement

Scale: 4" = 1'

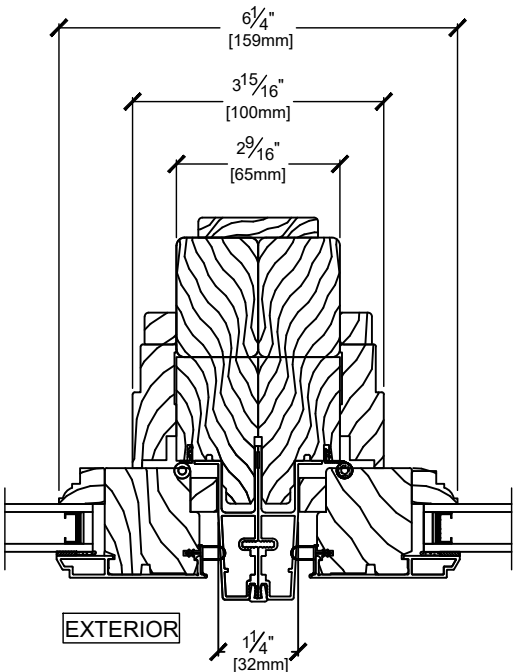
Tight Mull Details



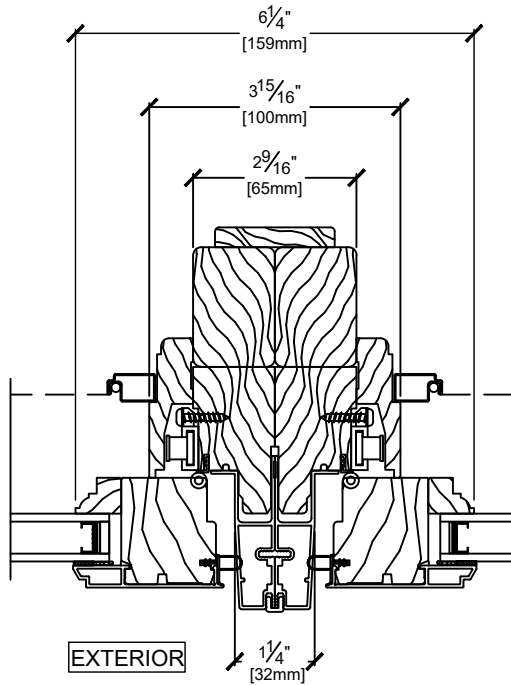
 **MULL DETAIL**
CLAD OPERATING, LEFT/PICTURE



 **MULL DETAIL**
CLAD PICTURE/OPERATING, RIGHT



 **MULL DETAIL**
CLAD PICTURE/PICTURE

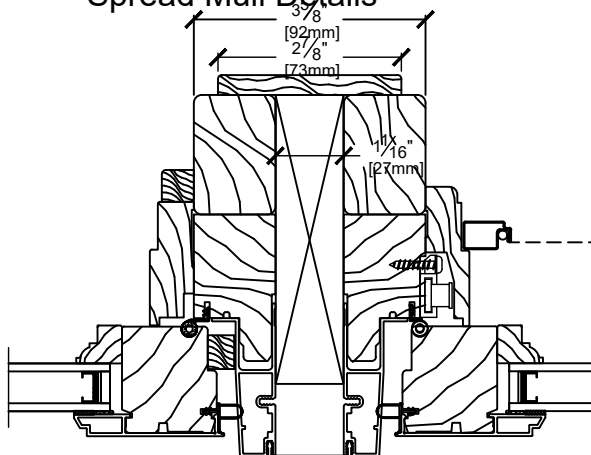


 **MULL DETAIL**
CLAD OPERTING/OPERATING

Aluminum Clad Wood Casement

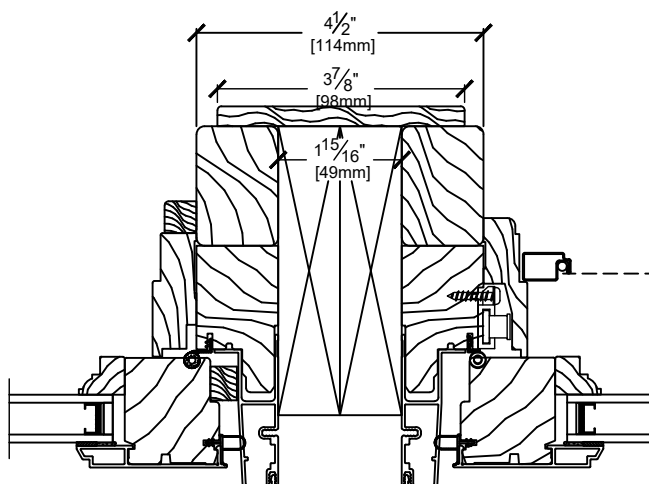
Scale: 4" = 1'

Spread Mull Details



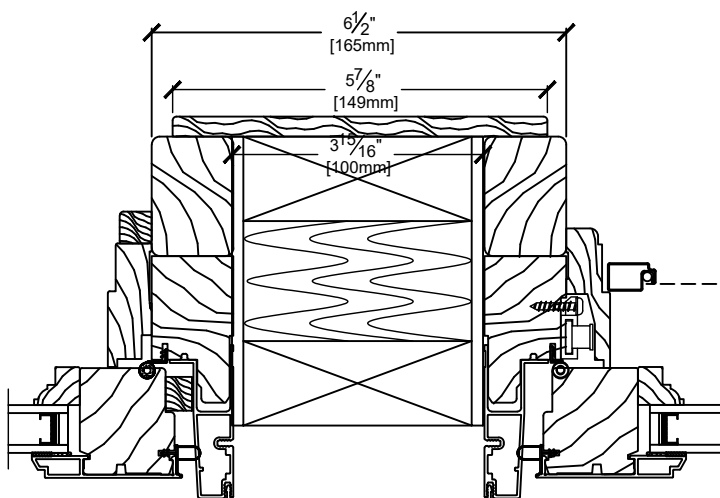
EXTERIOR

1" SOLID SPREAD MULL
CLAD PICTURE/OPERATING



EXTERIOR

2" SOLID SPREAD MULL
CLAD PICTURE/OPERATING



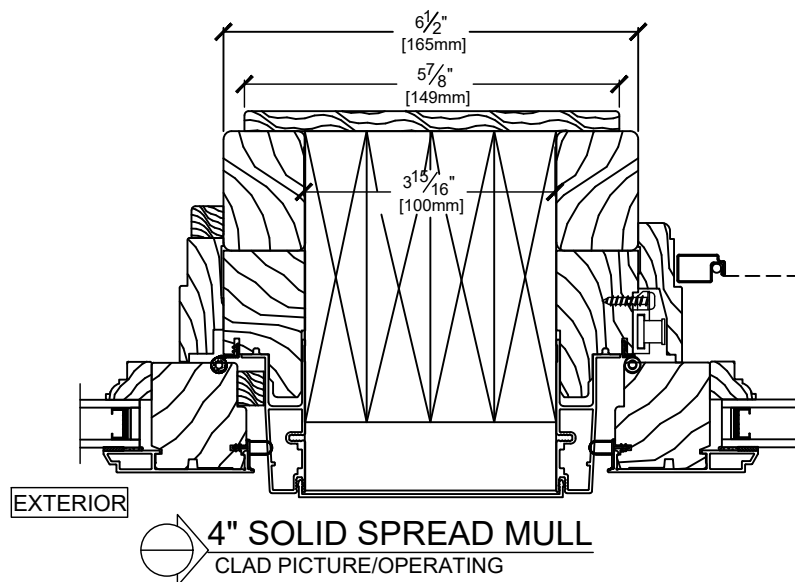
EXTERIOR

4" INSULATED BOX SPREAD MULL
CLAD PICTURE/OPERATING

Aluminum Clad Wood Casement

Scale: 4" = 1'

Spread Mull Details



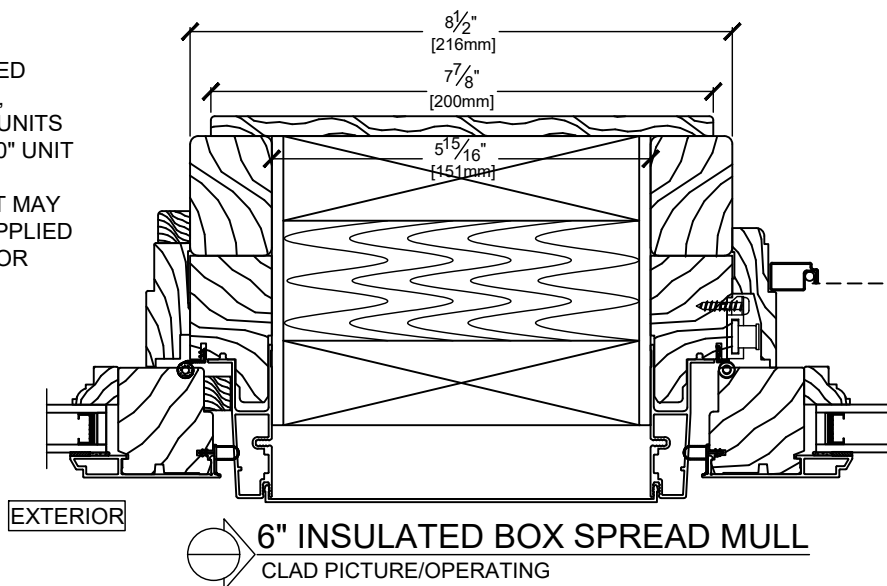
MULL DEFINITIONS

- **INSULATED BOX MULLS** AVAILABLE FOR 4" & 6" MULLS ONLY

THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

- **SOLID MULLS** CONSIST OF SINGLE OR MULTIPLE PIECES OF FINGER JOINT WOOD PERMANENTLY ATTACHED TOGETHER AT THE SIZES SHOWN - THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED

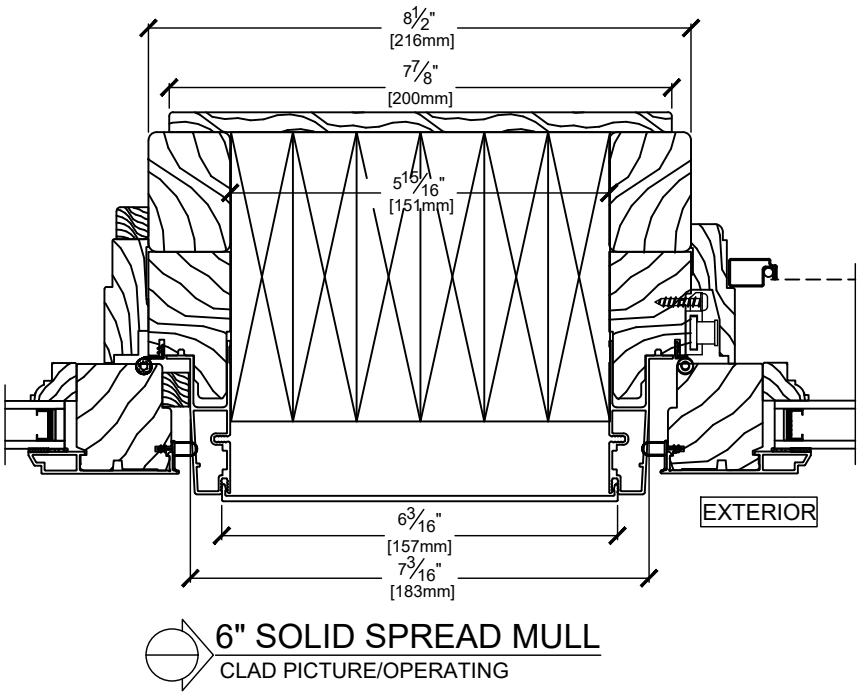
- **HOLLOW MULLS** ARE CONSTRUCTED WITH 6" WOOD STRIPS, AS SHOWN, TEMPORARILY ATTACHED TO THE UNITS NEAR THE TOP & BOTTOM UP TO 60" UNIT HEIGHTS -
 - UNITS THAT EXCEED A 60" HEIGHT MAY HAVE 4 OR MORE WOOD PIECES APPLIED
 - THESE TEMPORARY PIECES ARE FOR FIELD REMOVAL PRIOR TO UNIT INSTALLATION



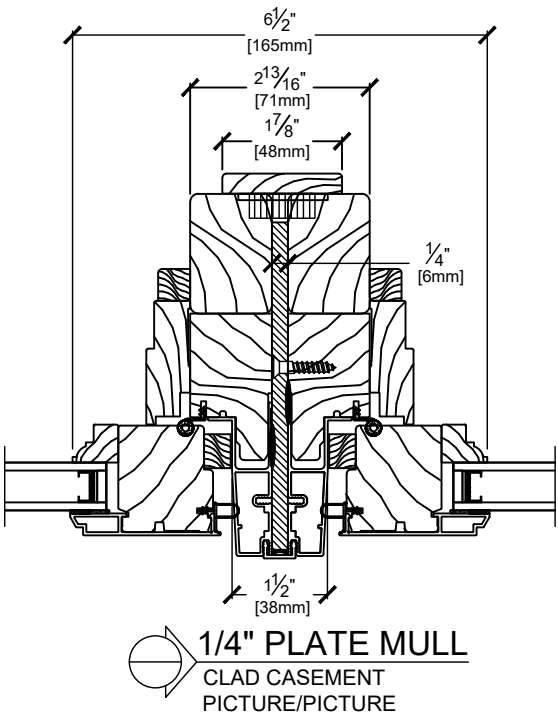
Aluminum Clad Wood Casement

Scale: 4" = 1'

Spread Mull Details



1/4" Aluminum Plate Mull



































CONTRACT

Prepared for:

Frank Quider
4071 Leslie St
Detroit, MI 48238
(860) 538-6020

December 9, 2024

No. 25685

Alexandria Home Solutions
24293 Telegraph Road, Suite 180, Southfield, Michigan 48033
P: (248) 809-3214 | info@alexandriawd.com
www.alexandriahs.com

Window Replacement

Scope of Work

Total

Install Windows

\$80,507.00

PROJECT LEAD TIME: 8-12 WEEKS

SCOPE OF WORK

-REMOVE AND REPLACE ALL WINDOW UNITS LISTED BELOW

ROOM - STYLE - SIZE

LIVING - FIXED - 73X64
LIVING - CASEMENT - 20X64 (2)
LIVING - CASEMENT - 20X52 (2)
DINING - CASEMENT - 38X52 (2)
STUDY - CASE/CASE - 54X51 - **REPLACE INTERIOR SILL**
1ST BED - CASE/CASE - 38X51
BED 1 - CASE/CASE - 38X39
KITCHEN - CASE/PIC/CASE - 65X39
BATH - CASE - 19X51 - **PRIVACY**
ENTRY - FIXED - 18X39 (2)
STAIRWELL - CASE/CASE - 37X51 - **TEMPERED**
MASTER - CASE/PIC/CASE - 73X52
MASTER - CASE/CASE - 37X51
BED 2 - CASE/CASE - 37X51
PORCH - SLIDER - 87X49
PORCH - END VENT - 111X49
PORCH - DOUBLE HUNG - 35X49
OFFICE - CASE/CASE - 37X51
OFFICE - CASE/CASE - 37X51

WINDOW STYLE:

FRAME COLOR EXTERIOR: BROWN

FRAME COLOR INTERIOR: WHITE

SCREEN STYLE: EXTRUDED ALUMINUM

SCREEN SIZE: FULL

LATCH STYLE: TURN-LATCH

GRIDS: NONE

INSTALLATION METHOD:

INSERT REPLACEMENT

-KEEP INTERIOR SILLS

-INSTALL SHOEMOULD WHERE NEEDED

Scope of Work	Total
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-NEW FABRICATED ALUMINUM CAPPING EXTERIOR

MFG: SIERRA PACIFIC
SERIES: WOOD CLAD ALUMINUM FRAMES

WINDOW UNIT FEATURES
TRUE WOOD INTERIOR
EXTRUDED ALUMINUM EXTERIOR
FUSION WELDED FRAME SASH
DUAL PANE DUAL STRENGTH GLASS
ARGON ENHANCED FILL
LOW-E ENERGY GLAZING
SUPER-SPACER SILICONE FOAM SEALED UNIT

ADD Grid Lines (Simulated Divided, Tangible on Glass)

Install James Hardie Fiber Cement Siding (Plank + Trim) \$12,608.00

ESTIMATED PROJECT LEAD TIME: 4-10 WEEKS

SCOPE OF WORK:
-REMOVE ALL ALUMINUM/VINYL FROM SHEATHING.
-INSPECT EXTERIOR SHEATHING (INSTALL/REPLACE @\$100 PER 4'x8' OSB SHEET)
-INSTALL NEW BUILDING WRAP TO CODE.
-INSTALL NEW JAMES HARDIE PLANK. 7" EXPOSURE
-INSTALL NEW JAMES HARDIE TRIM. (WINDOW/DOORS: 4". CORNERS: 6")

PLANK COLOR: STANDARD COLLECTION
TRIM COLOR: STANDARD COLLECTION

Seamless Aluminum Gutters (DRAWING REQUIRED) \$5,366.00

SCOPE OF WORK
• REMOVE EXISTING GUTTER SYSTEM
• INSTALL NEW GUTTER SYSTEM
• SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS

PROJECT DETAILS
LOCATION: HOME ONLY - NO GARAGE
PROFILE: K-STYLE 5" RESIDENTIAL WITH 2X3 DOWNSPOUTS
COLOR: WHITE

MEASUREMENT DETAILS
APPROXIMATE LINEAR FEET OF RUNS: 200
APPROXIMATE # 1 STORY DOWNSPOUTS: *****
APPROXIMATE # 2+ STORY DOWNSPOUTS: 6

Scope of Work	Total
LEAF GUARDS	\$3,033.00

EPA Lead Safe Certified Guide - RECEIPT ACKNOWLEDGEMENT

****ONLY FOR HOMES BUILT BEFORE 1978****

At Alexandria, your family's safety is our top concern throughout the installation process. To ensure all people and pets at your home stay safe during and after, please read through the EPA Lead Safe Certified Guide to Renovate Right.

BY SIGNING THIS BELOW, I, THE HOMEOWNER LISTED AT THE TOP OF THIS CONTRACT, ACKNOWLEDGE THAT I HAVE RECEIVED THE EPA LEAD SAFE CERTIFIED GUIDE TO RENOVATE RIGHT AT LEAST SEVEN (7) DAYS BEFORE ANY WORK BEGINS ON MY HOME

CLICK THE LINK BELOW TO DOWNLOAD A COPY OF THE GUIDE
<https://www.epa.gov/sites/default/files/documents/renovaterightbrochure.pdf>

Deposit: \$500, refundable after 2 denials from Detroit HDC Deposit method: Cash/Check	Subtotal:	\$101,514.00
Down Payment: \$1014 Down Payment Method: Cash/Check	Tax:	\$0.00
Payment Due Upon Install Completion: \$100,000 Payment Due Upon Install Completion Method: Cash/Check	Grand Total:	\$101,514.00

X Franklin Gregory Quider
Frank Quider

X Kirill Dubrovsky
Company Authorized Signature

(1) **GUARANTEE, CHANGES TO THE CONTRACT, AND NO ORAL AGREEMENTS.** THE PURCHASER ("PURCHASER") AND ALEXANDRIA WINDOWS & DOORS LLC ("ALEXANDRIA") HAVE PUT ALL THEIR AGREEMENTS, PROMISES, GUARANTIES, AND WARRANTIES INTO THIS CONTRACT. THIS CONTRACT, OR ANY CHANGES TO THIS CONTRACT, IS NOT BINDING ON ALEXANDRIA UNTIL IT HAS BEEN SIGNED BY A REPRESENTATIVE OF ALEXANDRIA. NO EXPRESSED OR IMPLIED WARRANTIES EXIST, NOR ARE THEY RECOGNIZED BY ALEXANDRIA. IF THE PURCHASER CLAIMS THAT SOMETHING WAS PROMISED BY ALEXANDRIA, THAT PROMISE MUST BE WRITTEN IN THIS CONTRACT. ALEXANDRIA DOES NOT RECOGNIZE ORAL AGREEMENTS, OR ANY AGREEMENTS NOT WRITTEN IN THIS CONTRACT. ANY CHANGES OR ADDITION TO THIS CONTRACT MUST BE IN A WRITTEN DOCUMENT AND SIGNED BY AN OFFICER OF ALEXANDRIA.

(2) PERMITS AND APPROVALS. THE PURCHASER AUTHORIZES ALEXANDRIA TO APPLY FOR A BUILDING PERMIT ON THEIR BEHALF FROM THE CITY, VILLAGE OR TOWNSHIP WHERE THE PROPERTY IS LOCATED. THE PURCHASER GIVES PERMISSION AND APPOINTS ALEXANDRIA TO SIGN THE PURCHASER'S NAME TO THE PERMIT APPLICATION FOR THE WORK IN THIS CONTRACT. IF IT BECOMES NECESSARY, THE PURCHASER AUTHORIZES ALEXANDRIA PROCEED WITH INSTALLATION WHILE THE APPLICATION FOR PERMIT IS PENDING. IF THE CITY, VILLAGE OR TOWNSHIP WHERE THE PROPERTY IS LOCATED REQUIRES CODE UPDATES (CHANGE IN THE WINDOW SIZE TO MEET EGRESS) THEN THE PURCHASER MUST PAY FOR THOSE EXPENSES. ALEXANDRIA IS NOT RESPONSIBLE FOR CODE VIOLATIONS THAT EXIST BEFORE THE DATE OF INSTALLATION. **IF THE PROPERTY IS SUBJECT TO ANY ADDITIONAL REGULATIONS THAT WOULD AFFECT ALEXANDRIA'S ABILITY TO INSTALL THE PRODUCTS PURCHASED IN THIS CONTRACT (A HOME OWNER'S ASSOCIATION, A HISTORIC DISTRICT COMMISSION, OR ANY OTHER REASON) THEN THE PURCHASER IS SOLELY RESPONSIBLE FOR NOTIFYING ALEXANDRIA OF THESE RESTRICTIONS BEFORE WORK BEGINS, AND IN MAKING SURE THAT THESE REGULATIONS HAVE BEEN SATISFIED. PURCHASER IS RESPONSIBLE FOR ANY FEES CHARGED BY A HOME OWNERS ASSOCIATION OR HISTORIC DISTRICT COMMISSION.**

(3) COMPLETION AND INSTALLATION. ALEXANDRIA'S SCHEDULING DEPARTMENT PROVIDES INSTALLATION DATES. THE PURCHASER CAN CONFIRM THAT DATE BY CALLING THE SCHEDULING DEPARTMENT AT (248) 809-3214. ALEXANDRIA IS NOT RESPONSIBLE NOR LIABLE FOR DELAYS CAUSED BY LABOR OR MATERIAL SHORTAGE, WEATHER CONDITIONS, CUSTOM ORDERS, UNFORESEEN CIRCUMSTANCES ON INSTALLATION, ACTS OF GOD, OR TO FACTORS OUTSIDE ALEXANDRIA'S CONTROL. ALEXANDRIA WILL CONTACT THE PURCHASER WHEN THE PRODUCTS PURCHASED ARE READY FOR INSTALLATION. IF THE PURCHASER REFUSES TO PROCEED WITH THE CONTRACT WITHOUT VALID LEGAL JUSTIFICATION, THEN THE PURCHASER AGREES THAT ALEXANDRIA MAY RETAIN THE PURCHASER'S DEPOSIT AND ALL ANY CUSTOM ORDERED MATERIALS OR PRODUCTS AS LIQUIDATED DAMAGES TO ALEXANDRIA.

(4) INSTALLATION LEAD TIME. THE "APPROXIMATE LEAD TIME" IS AN ESTIMATED TIME MADE IN GOOD FAITH BY ALEXANDRIA TO GIVE THE PURCHASER AN IDEA AS TO WHEN THE INSTALLATION MAY OCCUR. THESE TIMES ARE APPROXIMATED AND BASED ON THE PRODUCTION AND INSTALLATION LEAD TIME AT THE TIME OF CONTRACT SIGNING. THESE LEAD TIMES MAY CHANGE, AS THEY ARE APPROXIMATED TIMES. THE PURCHASER UNDERSTANDS THAT THE INSTALLATION IS NOT GUARANTEED TO OCCUR DURING THE APPROXIMATED LEAD TIME.

(5) FINAL PAYMENT. UPON REMOVAL OF THE EXISTING WINDOWS AND DOORS, AND PLACEMENT OF THE NEW WINDOWS AND DOORS ONTO THE PROPERTY LOCATED AT THE ADDRESS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT, IT IS AGREED BETWEEN THE PARTIES THAT THE FINAL BALANCE DUE UPON INSTALLATION BECOMES DUE IN FULL. A RETAINAGE AMOUNT OF 5% OF ANY REMAINING BALANCE DUE MAY BE WITHHELD UNTIL THE COMPLETION OF THE INSTALLATION, ONLY IF THE INSTALLATION IS PARTIALLY COMPLETED DUE TO DELAYS CAUSED BY ANY UNFORESEEN CIRCUMSTANCES DURING INSTALLATION (WOOD ROT, UNCONVENTIONAL CONSTRUCTION METHODS, ETC.), LABOR SHORTAGES, CUSTOM ORDERS, ACTS OF GOD, OR INCLEMENT WEATHER. IF PAYMENT IS NOT MADE AT THAT TIME, INTEREST WILL ACCRUE ON THE UNPAID BALANCE AT THE RATE OF 7% COMPOUNDED ANNUALLY. THERE WILL BE A \$25 FEE FOR RETURNED CHECKS. IF YOU ARE FINANCING ANY PORTION OF THE AMOUNT, YOU WILL BE ASKED TO SIGN A COMPLETING CERTIFICATE UPON REMOVAL OF THE EXISTING WINDOWS AND DOORS, AND PLACEMENT OF THE NEW WINDOWS AND DOORS ONTO THE PROPERTY LOCATED AT THE ADDRESS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. WITHIN THREE (3) DAYS OF THE AFOREMENTIONED CONDITIONS HAVING BEEN MET, THE COMPLETION CERTIFICATE MUST BE SIGNED OR THE FINAL BALANCE DUE UPON INSTALLATION MUST BE PAID IN FULL TO ALEXANDRIA. OTHERWISE, A LIEN WILL BE PLACED ON THE PROPERTY AND THE AMOUNT WILL BE SENT TO COLLECTIONS.

(6) CREDIT REPORTS. THE PURCHASER AUTHORIZES ALEXANDRIA TO OBTAIN A CONSUMER CREDIT REPORT, AS PERMITTED BY LAW, OR TO PROVIDE INFORMATION REGARDING THE PURCHASE TO A FINANCIAL INSTITUTION.

(7) OWNERSHIP OF PROPERTY. THE INDIVIDUAL SIGNING THIS CONTRACT (PURCHASER) ASSUMES ALL LIABILITY AND AGREES TO ALEXANDRIA THAT THEY OWN LEGAL TITLE TO THE PROPERTY WHERE THE CONTRACT IS ADDRESSED ON THE REVERSE SIDE OF THIS DOCUMENT. IF PURCHASER OWNS THE PROPERTY JOINTLY WITH ANOTHER INDIVIDUAL, THEN PURCHASER REPRESENTS TO ALEXANDRIA THAT THEY HAVE REVIEWED THIS CONTRACT WITH THOSE OTHER INDIVIDUALS, THAT PURCHASER HAS OBTAINED PERMISSION FROM THOSE INDIVIDUALS TO MAKE THEM JOINTLY LIABLE FOR PAYMENT OF ALL AMOUNTS DUE UNDER THIS CONTRACT.

(8) EXCLUSIONS. THE PRICE WRITTEN ON THIS CONTRACT IS BASED ON THE ASSUMPTION THAT CONVENTIONAL CONSTRUCTION METHODS ARE USED, AND THAT THE FRAME OF EACH OPENING IS STRUCTURALLY SUFFICIENT FOR THE INSTALLATION OF THE PRODUCTS SOLD, AT ALEXANDRIA'S SOLE DISCRETION. IF UPON REMOVAL OF THE OLD WINDOWS AND DOORS IT BECOMES APPARENT THAT UNCONVENTIONAL CONSTRUCTION METHODS WERE PREVIOUSLY USED, OR THE FRAME OF ANY OPENINGS ARE NOT STRUCTURALLY SUFFICIENT FOR INSTALLATION, OR ADDITIONAL MATERIALS OR PRODUCTS THAT WERE NOT ORIGINALLY INCLUDED IN THE CONTRACT ARE REQUIRED TO PROCEED WITH THE INSTALLATION (OR REQUESTED BY THE PURCHASER, EXAMPLE: COSMETIC CHANGES THAT DO NOT AFFECT PRODUCT PERFORMANCE), ALEXANDRIA WILL PROVIDE AN ESTIMATE TO THE PURCHASER FOR THE INSTALLATION AND PURCHASE OF THESE ADDITIONAL MATERIALS AND PRODUCTS, SUPPLIED BY ALEXANDRIA. SHOULD THE PURCHASER DECIDE TO FORGO ALEXANDRIA'S ESTIMATE, AND THE ADDITIONAL MATERIALS AND PRODUCTS ARE STRUCTURALLY NECESSARY OR REQUIRED DUE TO UNCONVENTIONAL CONSTRUCTION METHODS, ALEXANDRIA RESERVES THE RIGHT TO TERMINATE

OR CURTAIL THE PURCHASER'S WARRANTY AND PROCEED WITH INSTALLATION THE INSTALLATION, OR STOP WORK ON THE INSTALLATION AND ALLOW THE PURCHASER TWENTY (20) DAYS TO RECTIFY THE SITUATION THEMSELVES, OR RECTIFY BY CONTRACTING THE WORK OUT WITH A THIRD PARTY, AT THE PURCHASERS OWN COST. ADDITIONAL FINISHING OF JAMB EXTENSIONS, TRIM, OR CASING MAY BE REQUIRED AND IS NOT PROVIDED BY ALEXANDRIA. ALEXANDRIA IS NOT RESPONSIBLE FOR ALARM DISCONNECTIONS OR RECONNECTIONS. IF PAINT, WALLPAPER, OR DRYWALL AROUND AN OPENING IS REMOVED DUE TO THE REMOVAL OF THE EXISTING MATERIAL OR PRODUCT, ALEXANDRIA IS NOT RESPONSIBLE FOR PAINTING OR WALLPAPER. AT THE PURCHASERS REQUEST, ALEXANDRIA WILL PREPARE THE WALL SURFACE (UP TO 4" AROUND ANY OPENINGS WHERE MATERIAL WAS REMOVED) TO BE SANDED AND FINISHED BY THE PURCHASER. ALEXANDRIA IS NOT RESPONSIBLE FOR REMOVING OR REINSTALLING BLINDS OR CURTAINS AND IS NOT RESPONSIBLE FOR ALTERED APPEARANCE OF THESE ITEMS AFTER INSTALLATION. **UNLESS OTHERWISE NOTED ON THIS AGREEMENT, THERE WILL BE AN ADDITIONAL CHARGE OF \$15 TO REMOVE EACH BLIND UNIT, AND \$15 TO REINSTALL EACH BLIND UNIT.** ALEXANDRIA ACCEPTS NO LIABILITY IF THESE UNITS ARE DAMAGED IN REMOVAL OR REINSTALLATION. VALANCES MUST BE REMOVED BY PURCHASER PRIOR TO THE INSTALLATION. WATER FROM HOSES AND POWER WASHES CAN OVERFLOW BUILT IN DRAINAGE SYSTEMS, THE WINDOWS AND DOORS ARE NOT MADE FOR THIS ANGLE OR PRESSURE OF WATER PERMEATION WHICH MAY RESULT IN WATER PASSAGE THROUGH THE WINDOWS AND DOORS INTO THE HOME, IN WHICH ALEXANDRIA ASSUMES NO LIABILITY. THE TOTAL AMOUNT OF THIS ORDER INCLUDES COMPLETE INSTALLATION OF ALL PRODUCTS SOLD, AND EXTERIOR CAPPING WITH FABRICATED ALUMINUM TRIM WHERE REQUIRED, UNLESS OTHERWISE NOTED ON THIS CONTRACT OR ON THE ATTACHED WORK ORDER.

(9) WORK AREA AND INSTALLATION. BEFORE SIGNING THIS CONTRACT, ALEXANDRIA HAS FULLY AND CLEARLY EXPLAINED THE SIZE, LOCATION, TYPE, AND FEATURES OF EACH PRODUCT LISTED ON THE REVERSE SIDE OF THIS CONTRACT. **THE PURCHASER IS SATISFIED WITH THAT EXPLANATION AND ALL DETAILS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. THE PURCHASER IS SOLELY RESPONSIBLE FOR PREPARING THE WORK AREA FOR ALEXANDRIA. THIS INCLUDES: REMOVING WINDOW TREATMENTS (BLINDS, CURTAINS, ETC.), ALARM CONNECTIONS, FURNITURE, AND FRAGILE ITEMS (SUCH AS ENTERTAINMENT CENTERS, WATERBEDS, ETC.) FROM AT LEAST A THREE (3) FOOT RADIUS AROUND EACH OPENING. THE PURCHASER MUST PROVIDE ELECTRICITY TO ALEXANDRIA TO ASSIST IN THE INSTALLATION. VALANCES MUST BE REMOVED BY PURCHASER PRIOR TO THE INSTALLATION.**

(10) ARBITRATION. ANY DISPUTE RELATING TO THE WORK, THIS CONTRACT, OR THE WARRANTY (EXCEPT CONSTRUCTION LIENS), MUST BE RESOLVED UNDER THE AMERICAN ARBITRATION ASSOCIATION CONSTRUCTION INDUSTRY ARBITRATION RULES AND CONSUMER DUE PROCESS PROTOCOL. AT LEAST THIRTY (30) DAYS' NOTICE OF THE ARBITRATION BY CERTIFIED MAIL MUST BE GIVEN. THE PARTY DECIDED AGAINST WILL BE REQUIRED TO PAY ALL FEES ASSOCIATED WITH ARBITRATION. THE ARBITRATOR WILL APPLY THE PERFORMANCE STANDARDS IN THE RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES OF THE NATIONAL ASSOCIATION OF HOME BUILDERS. THE AWARD AND THE SUPPORTING REASONS MUST BE ISSUED FORTY (40) DAYS AFTER NOTICE OF THE ARBITRATION IS MAILED. ANY COURT HAVING JURISDICTION OVER THE PARTIES CAN ENTER A JUDGMENT ON THE AWARD. EXCEPT OF CLAIMS RELATING TO THE TERMS OF THE WARRANTY, THE AWARD IS FINAL, BINDING, AND NOT APPEALABLE.

(11) NOTICE OF CANCELLATION. THE PURCHASER HAS BEEN NOTIFIED OF THEIR RIGHT TO CANCEL THIS CONTRACT WITHIN THREE (3) BUSINESS DAYS FROM THE DATE WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. IF THE PURCHASER CANCELS THIS CONTRACT, ANY PROPERTY TRADED, ANY PAYMENTS MADE BY PURCHASER UNDER THE CONTRACT OF SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY PURCHASER WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY ALEXANDRIA OF THE PURCHASERS CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THIS CONTRACT WILL BE CANCELLED. IF PURCHASER CANCELS, THEN PURCHASER MUST MAKE AVAILABLE TO ALEXANDRIA AT PURCHASERS' RESIDENCE, IN SUBSTANTIALLY AS NEW A CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO PURCHASER UNDER THIS CONTRACT OF SALE. IF PURCHASER MAKES THE GOODS AVAILABLE TO ALEXANDRIA AND ALEXANDRIA DOES NOT PICK THEM UP WITHIN TWENTY (20) BUSINESS DAYS OF THE DATE OF PURCHASERS NOTICE OF YOUR CANCELLATION, PURCHASER MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF PURCHASER FAILS TO MAKE THE GOODS AVAILABLE TO ALEXANDRIA, THEN PURCHASER REMAINS LIABLE OF ALL OBLIGATIONS UNDER THIS CONTRACT. TO CANCEL THIS CONTRACT, MAIL OR DELIVER A SIGNED AND DATED COPY OF YOUR CANCELLATION NOTICE TO ALEXANDRIA WINDOWS & DOORS LLC, 24293 TELEGRAPH ROAD, SUITE 180, SOUTHFIELD, MI 48033, NO LATER THAN MIDNIGHT THREE (3) BUSINESS DAYS AFTER THE CONTRACT DATE.

(12) STIPULATED DAMAGES. IF PURCHASER CANCELS, RESCINDS, OR OTHERWISE TERMINATES THIS CONTRACT AFTER THE EXPIRATION OF THE APPLICABLE CANCELLATION PERIOD PROVIDED FOR IN THIS CONTRACT, THEN THE PURCHASER AGREES TO PAY TO ALEXANDRIA THE FOLLOWING TO OFFSET (1) ALEXANDRIA'S INCURRED COSTS IN PREPARATION OF WORK AND (2) DAMAGES, INCLUDING LOST PROFITS, THAT ARE DIFFICULT TO DETERMINE. THE PARTIES AGREE THAT THE FOLLOWING FORMULA IS A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT ALEXANDRIA WILL SUFFER IF THE PURCHASER DOES NOT ALLOW ALEXANDRIA TO PERFORM THIS CONTRACT.

1) ONE THIRD OF THE TOTAL CONTRACT PRICE, **AND**

2) ALEXANDRIA'S ACTUAL COST FOR ANY CUSTOM ORDERED PRODUCTS ORDERED FOR THE PURCHASER'S CONTRACT.





Audit Trail

Document Details

Title	Contract No. 25685
File Name	Contract-25685-995557.pdf
Document ID	773dcefa81df43c4858981b18b020e31
Fingerprint	7eb5ea9ccf38015556cc040ad5cb83e9
Status	Completed

Document History

Document Created	Document Created by Eversign Prod (eversignprod@builderprime.com) Fingerprint: 4149a9ee6e4d6f9022587b6bf128e23f	Dec 10 2024 12:16AM UTC
E-Mail Validation Waived	E-Mail Validation waived by account owner.	Dec 10 2024 12:16AM UTC
Document Viewed	Document Viewed by Frank Quider (f.gregory.quider@gmail.com) IP: 68.43.101.79	Dec 10 2024 12:17AM UTC
Document Viewed	Document Viewed by Frank Quider (f.gregory.quider@gmail.com) IP: 68.43.101.79	Dec 10 2024 12:19AM UTC
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Document Viewed	Document Viewed by Kirill Dubrovsky (kirill@alexandriahts.com) IP: 172.58.125.75	Dec 10 2024 02:20AM UTC
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4071 Leslie St, Detroit MI 48238

Window & Siding Replacement

Property Owner: Frank Quider

Contractor: Alexandria Home Solutions
(Kirill Dubrovsky)



Proposed Work - Windows

- Removal of 23 existing window units
- Installation of 23 new window units
- 5 of 23 existing window units are beige vinyl frame
- 18 of 23 existing window units are beige painted steel
- All 23 new units proposed are unfinished pine wood frame interior with Bahama Brown aluminum clad exterior to better match a historically correct option, and to remove the inappropriate beige vinyl window units and beige structurally compromised and rusted steel units. All 18 units (as well as vinyl units 13 & 14) will maintain its existing marble sills in order to preserve historical correctness. Window 8 will have a new unfinished wooden sill to restore damaged wood.

Proposed Work - Windows (2)

- Instead of being repaired, units are being removed and replaced due to consistent leaking that has caused long term damage to the frame of the windows, and rusting that is present on the window frames and sashes. Most units do not function properly and cannot be opened in the case of a fire or other emergency event.
- Existing gears are rusted out and fused beyond repair, preventing the windows from being opened or repaired.
- Despite storm windows, weather stripping and attempts at updating hardware, substantial air penetration occurs and does not insulate home properly

Proposed Work - Windows (3)

- The applicant would like the new window units to have a “Regal Brown” frame. This is consistent with the original historical color of the steel windows, as seen on the interior of windows 16 and 9. If the brown frame is not appropriate, we would propose a “Beige” frame.
- In order to maintain historical correctness, we would propose standard divided light (SDL) grids . Grids/muntins would match the quantity and design of the existing grids/muntins, but would be SDL, **not** interior between the glass.

Addressing Window Replacement Criteria

1. **Matching Historic Features:** The new wooden windows will replicate the original steel windows' profile, operation type, and muntin configuration. Simulated divided lites will replicate true divided lite patterns, providing appropriate depth and shadow lines
2. **Evidence of Deterioration:** The extent of deterioration (rust, non-functionality, frame rot, water damage) of the steel windows and openings around them that warrants replacement. Photographic evidence provided.
3. **Energy Efficiency:** New windows will include modern insulation features, improving energy efficiency without compromising historic character. This includes the use of tightly weatherized sashes. All existing openings already have had storm windows installed that are no longer deferring the need for repair. It is time for full replacement.

Windows - Front

1- hardware and window rusted shut, inoperable. Fails to meet egress/code

2- Extreme structural damage from poor weatherproofing

3- Evidence of exterior wood rot, and evidence of mold

13- Vinyl: Not Historically Accurate

14- Vinyl: Not Historically Accurate

16- Master bedroom: substantial gaps in weather proofing, only one casement window opens due to hardware rusted shut, fails to meet egress/code



Window 1:

- Deteriorated wood in window frame compromising structural integrity
- Rusty gears in casement windows
- Inoperability: Window is sealed shut. Non-functioning windows exacerbate the non-compliance, as they cannot serve as emergency exits or provide adequate ventilation. Repair is not a feasible solution when operability cannot be restored due to structural and mechanical issues.
- Non code compliance: Failure to Meet Egress Standards: The windows do not meet egress requirements, making them unsafe and non-compliant with current building codes. This is particularly problematic for emergency escape routes.



Slide 7

K1

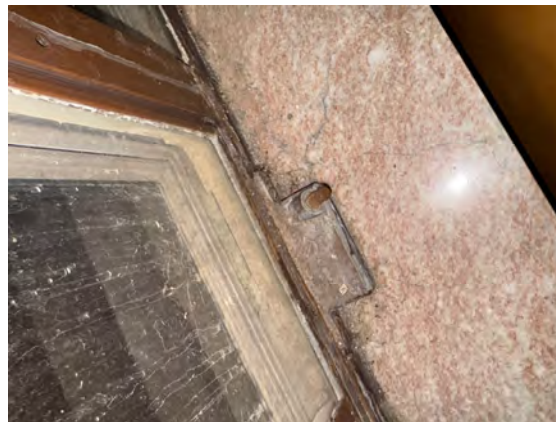
Kirill, 1/19/2025

Window 1:

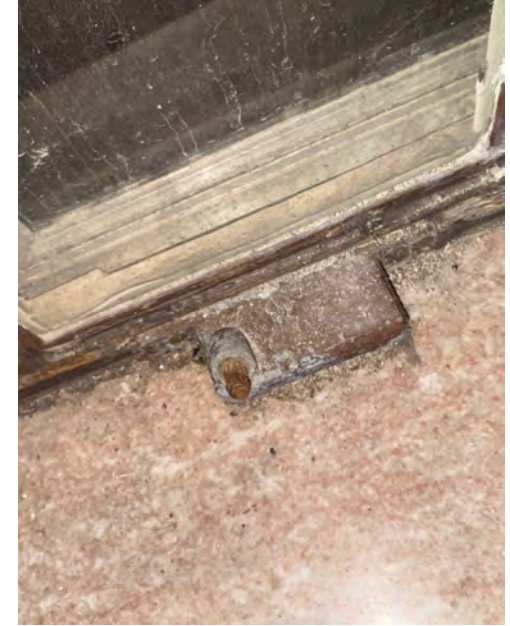
1. Rusted Gear in Casement Window:

•**Functional Obsolescence:** A rusted gear in a casement window has lost its mechanical integrity, preventing smooth or reliable operation. Rust compromises the precise movement required for opening and closing, and repairs (e.g., lubrication or partial component replacement) often fail to restore full functionality due to corrosion spread across interconnected parts.

•**Safety Concerns:** A malfunctioning gear could lead to sudden failure, making the window unsafe for operation. As per guidelines, operability is essential to preserve the historic character of windows



Window 1: (Continued)

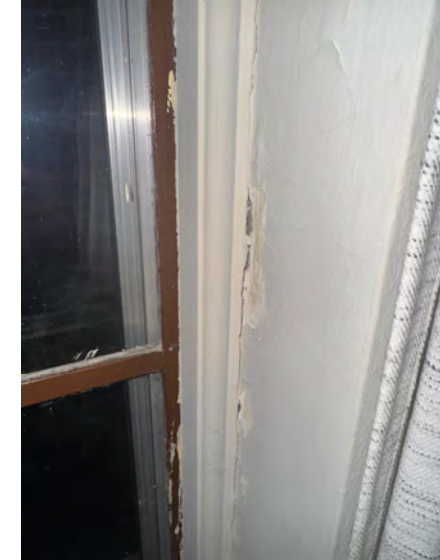
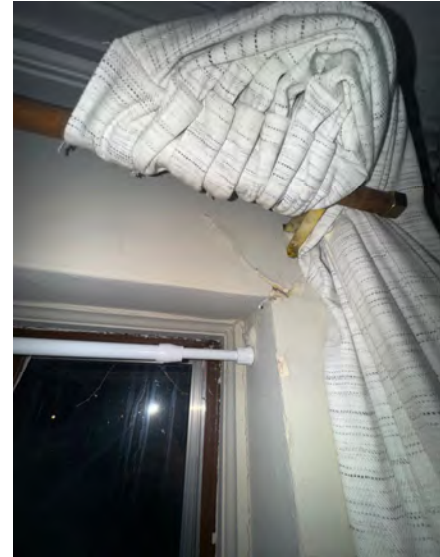


Full Replacement Justification:

- Holistic Solution:** Full replacement with wood windows featuring aluminum cladding ensures compliance with historic guidelines while addressing durability, functionality, and weatherproofing.
- Long-Term Preservation:** The new windows will match the original design while incorporating modern materials that prevent recurrence of these issues. Proper water grading, operability, and protection against further deterioration are integral to preserving the building's structural and historical integrity

Window 2:

- Deteriorated wood in window frame compromising structural integrity
- Extensive water damage shows extreme deterioration, compromising structural integrity of the window and weatherproofing ability



Window 2: Interior

Water Damage to Interior Walls:

- **Evidence of Intrusion:** Photographs demonstrate water infiltration through the windows, leading to damage such as stained walls, mold growth, and potential weakening of wall structures. This evidence underscores the windows' failure to provide a proper seal against weather.
- **Health and Safety Issues:** Mold and water damage present serious health risks to occupants, violating modern building codes that require healthy and habitable living conditions.

Deteriorated Wood on exterior:

• **Loss of Structural Integrity:** Wood that has deteriorated due to moisture, mold, or rot no longer provides adequate support for the window assembly. This compromises the entire frame's stability and may pose a safety hazard.

•Guideline Requirements:

Replacement is necessary when repair is not technically feasible or when deterioration affects the window's ability to retain its shape, support glass, and maintain weatherproofing. Aluminum-clad wrapping further ensures long-term durability by protecting against future moisture and weather-related damage

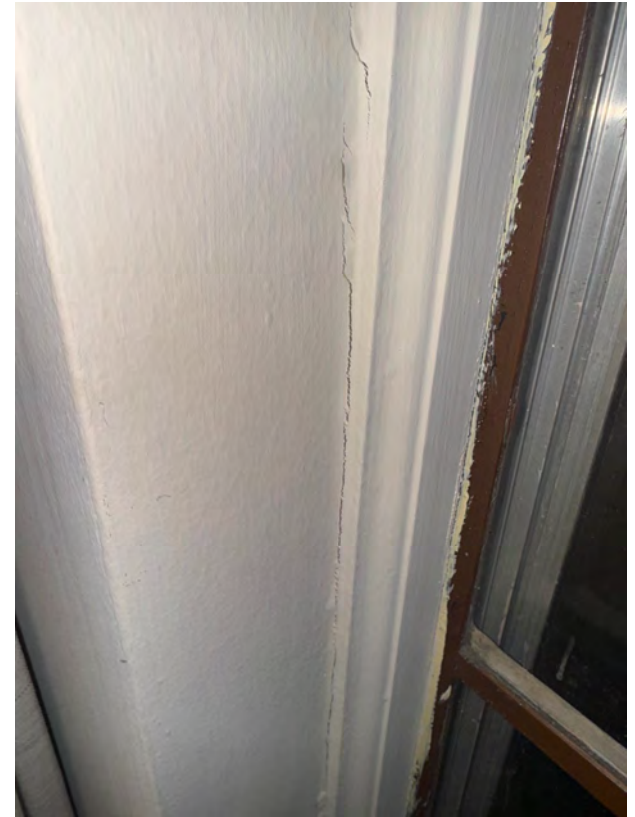


Window 3:

- Evidence of exterior wood frame rot
- Evidence of mold between storm window and original window



Window 3 (Continued)



Window 3:

- **Deteriorated Wood on exterior:**
- **Loss of Structural Integrity:** Wood that has deteriorated due to moisture, mold, or rot no longer provides adequate support for the window assembly. This compromises the entire frame's stability and may pose a safety hazard.
- **Guideline Requirements:** Replacement is necessary when repair is not technically feasible or when deterioration affects the window's ability to retain its shape, support glass, and maintain weatherproofing. Aluminum-clad wrapping further ensures long-term durability by protecting against future moisture and weather-related damage

Why Mold Warrants Window Replacement Instead of Repair:

- **Compromised Integrity:** Mold indicates prolonged moisture exposure, often leading to weakened or deteriorated materials that cannot be effectively repaired, necessitating full replacement.
- **Health Hazards:** Mold poses significant health risks (e.g., respiratory issues) and can persist in porous materials, making replacement essential to fully eliminate the issue and prevent recurrence.
- **Underlying Moisture Issues:** Mold is often caused by structural defects like improper grading or seals, which require replacement to correct and ensure future moisture resistance.
- **Code and Safety Compliance:** Replacement ensures compliance with modern building codes and health standards, providing a safe, mold-free environment while preventing further damage.

Window 13:

- Vinyl
- Marble sill will be preserved to maintain historical correctness



Window 13:



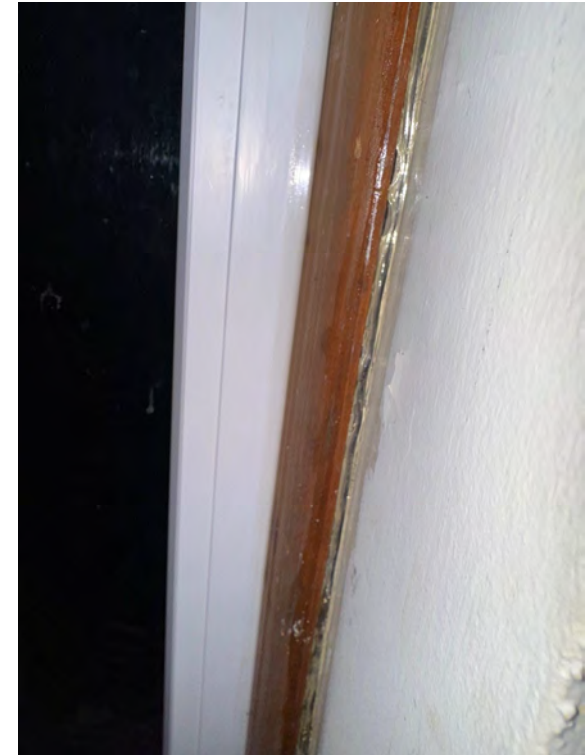
Window 14:

- Vinyl
- Marble sill will be preserved to maintain historical correctness



Window 14:

- Repairs with clear silicone calk were attempted
- vinyl



Window 16:

- substantial gaps in weather proofing,
- only one casement window opens due to hardware rusted shut,
- fails to meet egress/code



Window 16 (continued)

- Substantial gaps
- Substantial rusting



Window 16 (continued)



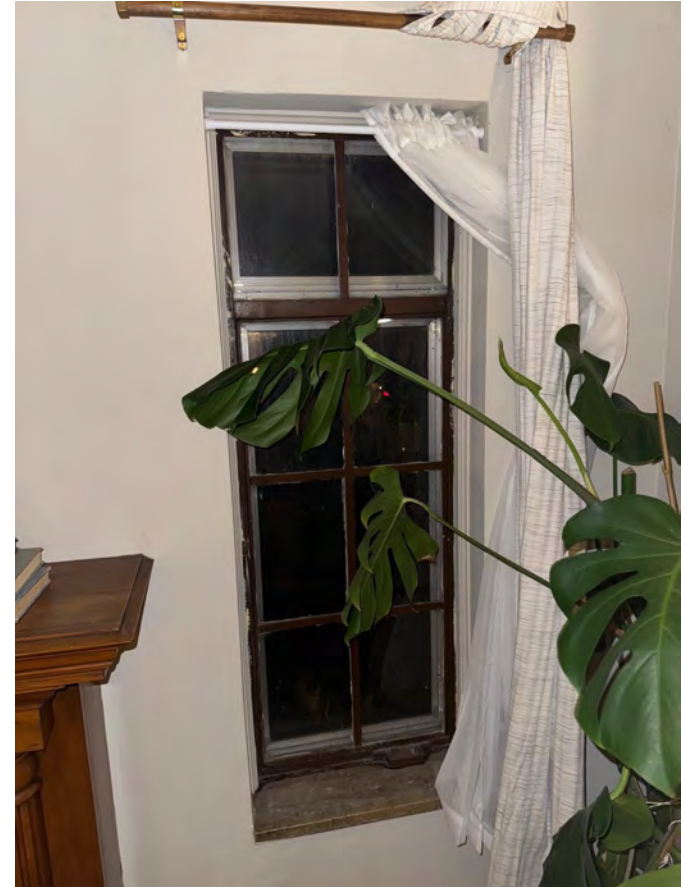
Windows –Left

- 4- sealed shut
- 5- sealed/rusted shut
- 6- structural rust, evidence of water damage
- 7- sealed/rusted shut
- 17- Worst Condition on entire floor
- 18- sealed/rusted shut
- 19- vinyl; not historically correct



Window 4

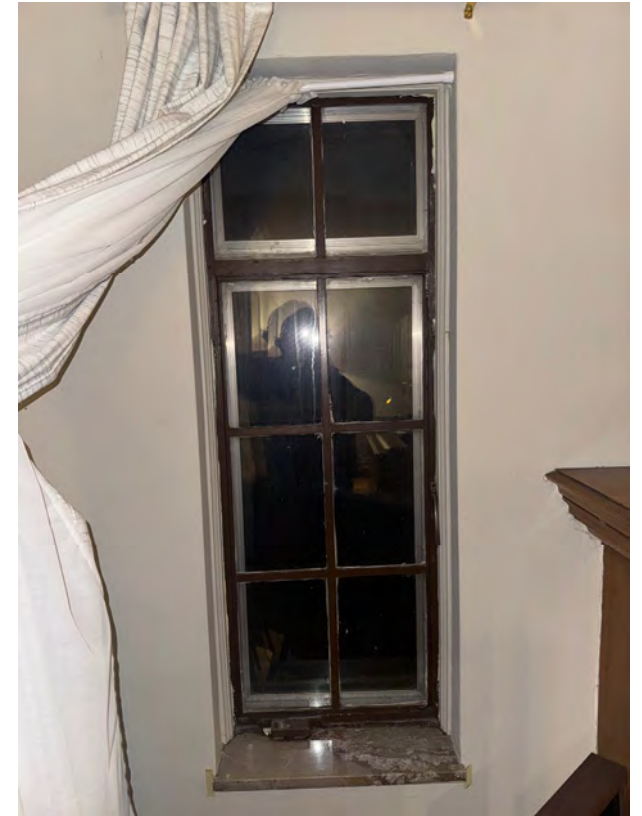
- Sealed shut, does not meet egress/code



Window 4 (continued)



Window 5



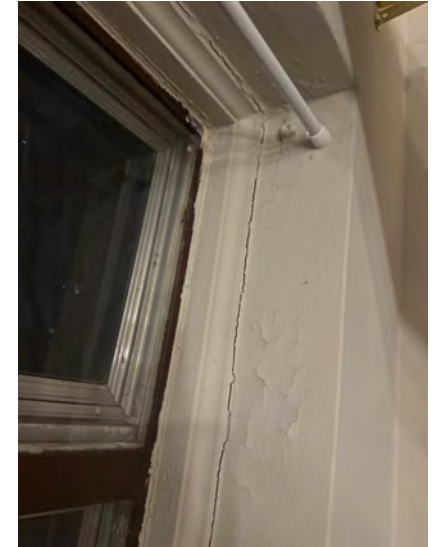
Window 5 (continued)



Window 6



Window 6 (continued)



Window 7

- Handle no longer works, gears rusted shut



Window 7 (Continued)



Window 17



Window 17(continued)



Window 18



Window 18 (continued)



Window 18 (continued)



Window 19

- Vinyl, historically incorrect



Windows - Rear

8- inward angled deteriorated sill, damaged interior sill, damaged hardware, evidence of mold, exterior hinges rusted out.

9- evidence of mold, windows not level/flush with rest of home, necessary for proper siding replacement

10- substantial rust present, substantial gaps in frame, weather stripping was attempted but did not remedy to draft.

20- Vinyl; not historically correct

21- Vinyl; not historically correct

22- evidence of water damage, substantial rust is present, broken glass



Window 8

- Exterior sill not grading water properly, caused water to damage interior sill
- Hardware receiver rusted out and stripped, repair of handle no longer possible
- Evidence of mold
- Exterior hinges all rusted out, only one casement opens. Does not meet egress/code. Extremely drafty.

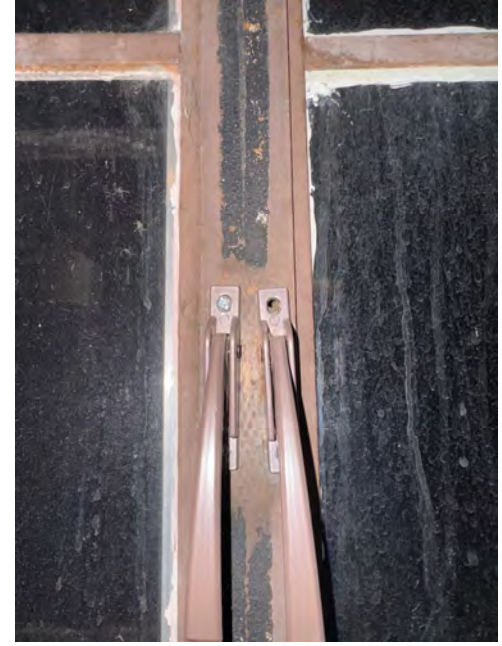


Window 8 (continued)

Bottom Stud Not Grading Water Properly:

- **Water Pooling and Structural Risk:** The bottom stud is incorrectly angled inward, allowing water to collect rather than drain away from the window. This design flaw exacerbates water retention and encourages wood rot, mold growth, and potential damage to surrounding structures, including the interior walls.
- **Necessity of Replacement:** Adjusting the stud's angle retroactively is not a feasible repair solution due to its integration into the structural frame. Full replacement of the window frame ensures proper water grading and long-term protection against water infiltration





Window 8
(Continued)

Window 8 (continued)



Window 9

- Deterioration of bottom exterior sill
- Evidence of mold
- Window not level with home, home has shifted, only remedy is replacement
- Window not flush, needs to be flush for proper siding replacement



Window 9 Continued



Window 9 (continued)



Window 10



Window 10 (Continued)

- New weather stripping was attempted, did not fix the issue



Window 10 (continued)

- Substantial gap above window; not level with home
- Gap in weather stripping
- Very rusted frame



Window 20



- vinyl

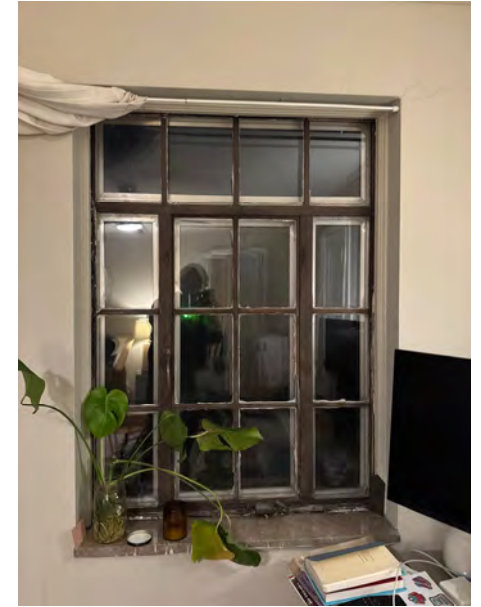
Window 21

- Vinyl; historically incorrect



Window 22

- evidence of water damage,
- substantial rust is present
- broken glass



Window 22 (continued)



Window 22 (continued)

- Evidence of water damage present,
- Broken glass
- Substantial rust, compromising integrity of the window



Windows - Right

11- cant lock, doesn't seal. Draftiest window on first floor. Glass blocks are not original to historical look of the home. Glass blocks were used as an incorrect repair.

12- sealed shut. Has never been able to be opened

15- Most of the window is missing.

23- substantial gaps seen from interior of the window frame



Window 11

- Glass block are not original to home, therefore not historically accurate. Requires replacement of entire opening.



Window 11 (continued)

- Hardware was repaired but can not lock.
- Substantial gaps. Draftiest window on the floor



Window 11 (continued)



Window 12



Window 12 (continued)

- Sealed shut, has never been able to be opened
- Substantial gaps, very drafty.
- Severe structural rust



Window 12 (continued)



Window 15

- Beyond repair. Most of window is missing.

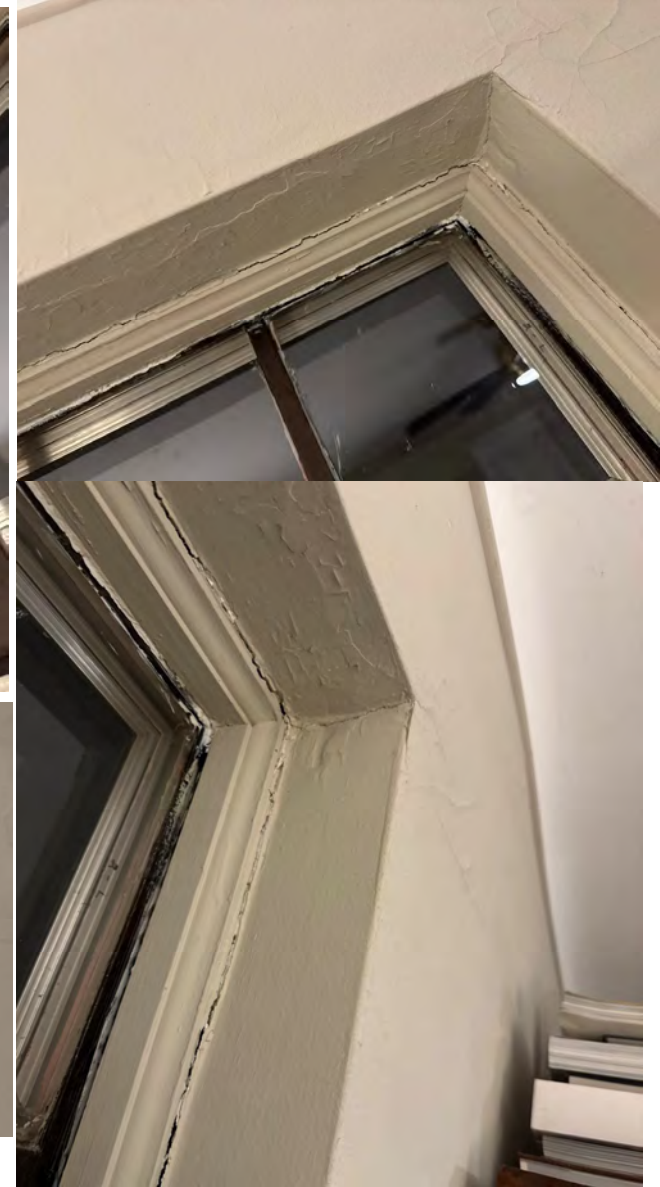


Window 23

- Substantial gaps in window frame. Not flush with home. Very drafty.



Window 23 (continued)



Window 23 (continued)

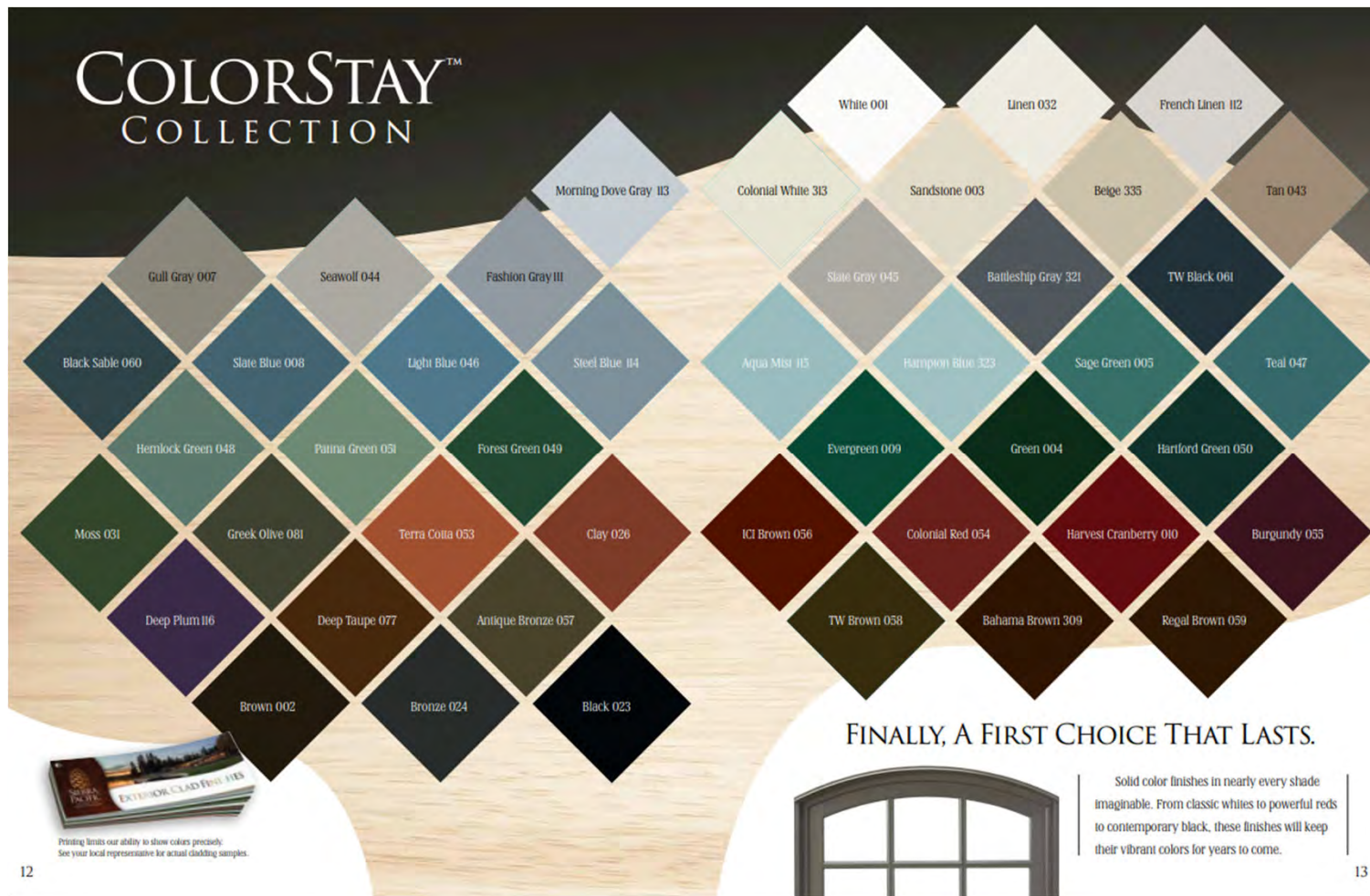


Window 23 (continued)

- Substantial rust contributing to large gaps



Sierra Pacific Exterior Aluminum Clad Colors



- Homeowner has chosen E

Proposed Work - Siding

- The existing aluminum siding on the rear of the property will be removed, as it is not historically appropriate for the district. The addition was added after the home was built, therefore aluminum is not historically correct material. In its place, a fiber cement wood alternative will be installed, providing a historically accurate aesthetic while ensuring long-term durability and low maintenance. This material replicates the appearance of traditional wood siding and aligns with the district's preservation standards.
- Approximately 550 square feet of siding will be replaced, focusing on maintaining the architectural integrity of the home.

Existing Aluminum Siding – to be removed



James Hardie Fiber Cement Siding Colors

- Homeowner has chosen Timber Bark as a first option.
- If that is not appropriate, homeowner would choose Rich Espresso.
- If rich espresso is not appropriate, homeowner chooses Navajo Beige



Option 1: Timber Bark
Option 2: Rich Espresso
Option 3: Navajo Beige

4071 Leslie St, Detroit MI 48238

Window & Siding Replacement

Property Owner: Frank Quider

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(Kirill Dubrovsky)



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Windows - Front

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Slide 7

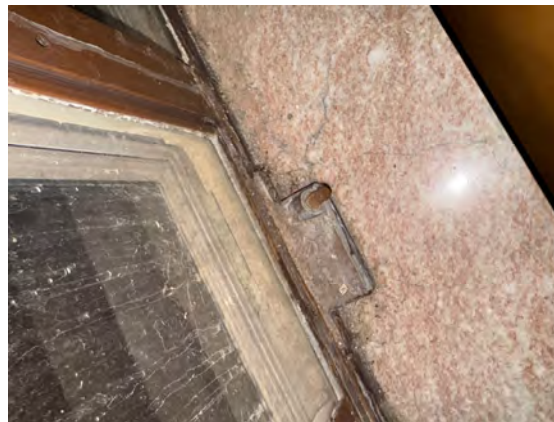
K1 Kirill, 1/19/2025

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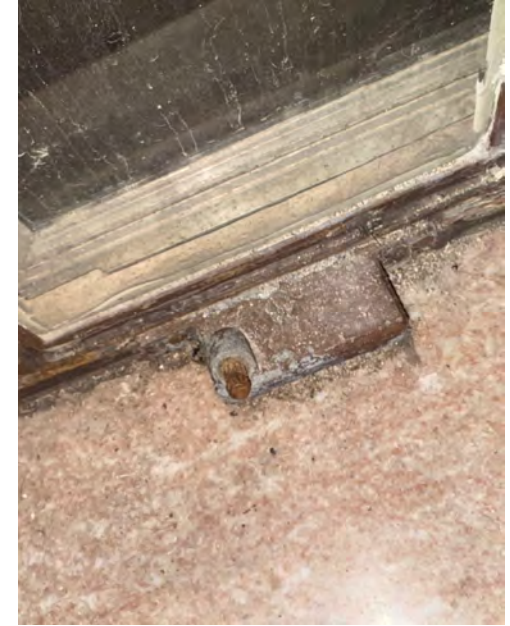
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•**Safety Concerns:** A malfunctioning gear could lead to sudden failure, making the window unsafe for operation. As per guidelines, operability is essential to preserve the historic character of windows



Window 1: (Continued)

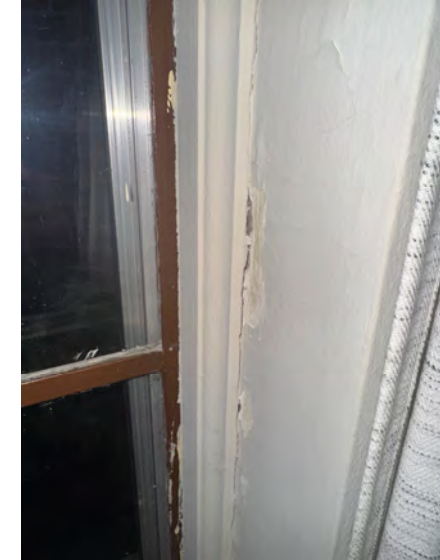
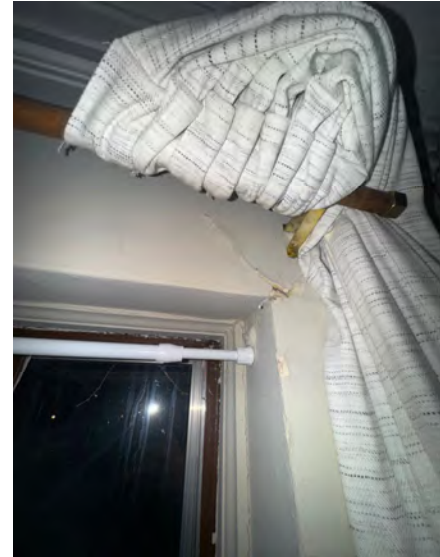


Full Replacement Justification:

- Holistic Solution:** Full replacement with wood windows featuring aluminum cladding ensures compliance with historic guidelines while addressing durability, functionality, and weatherproofing.
- Long-Term Preservation:** The new windows will match the original design while incorporating modern materials that prevent recurrence of these issues. Proper water grading, operability, and protection against further deterioration are integral to preserving the building's structural and historical integrity

Window 2:

- Deteriorated wood in window frame compromising structural integrity
- Extensive water damage shows extreme deterioration, compromising structural integrity of the window and weatherproofing ability



Window 2: Interior

Water Damage to Interior Walls:

- **Evidence of Intrusion:** Photographs demonstrate water infiltration through the windows, leading to damage such as stained walls, mold growth, and potential weakening of wall structures. This evidence underscores the windows' failure to provide a proper seal against weather.
- **Health and Safety Issues:** Mold and water damage present serious health risks to occupants, violating modern building codes that require healthy and habitable living conditions.

Deteriorated Wood on exterior:

• **Loss of Structural Integrity:** Wood that has deteriorated due to moisture, mold, or rot no longer provides adequate support for the window assembly. This compromises the entire frame's stability and may pose a safety hazard.

•Guideline Requirements:

Replacement is necessary when repair is not technically feasible or when deterioration affects the window's ability to retain its shape, support glass, and maintain weatherproofing. Aluminum-clad wrapping further ensures long-term durability by protecting against future moisture and weather-related damage



Window 3:

- Evidence of exterior wood frame rot
- Evidence of mold between storm window and original window



Window 3 (Continued)



Window 3:

- **Deteriorated Wood on exterior:**
- **Loss of Structural Integrity:** Wood that has deteriorated due to moisture, mold, or rot no longer provides adequate support for the window assembly. This compromises the entire frame's stability and may pose a safety hazard.
- **Guideline Requirements:** Replacement is necessary when repair is not technically feasible or when deterioration affects the window's ability to retain its shape, support glass, and maintain weatherproofing. Aluminum-clad wrapping further ensures long-term durability by protecting against future moisture and weather-related damage

Why Mold Warrants Window Replacement Instead of Repair:

- **Compromised Integrity:** Mold indicates prolonged moisture exposure, often leading to weakened or deteriorated materials that cannot be effectively repaired, necessitating full replacement.
- **Health Hazards:** Mold poses significant health risks (e.g., respiratory issues) and can persist in porous materials, making replacement essential to fully eliminate the issue and prevent recurrence.
- **Underlying Moisture Issues:** Mold is often caused by structural defects like improper grading or seals, which require replacement to correct and ensure future moisture resistance.
- **Code and Safety Compliance:** Replacement ensures compliance with modern building codes and health standards, providing a safe, mold-free environment while preventing further damage.

Window 13:

- Vinyl
- Marble sill will be preserved to maintain historical correctness



Window 13:



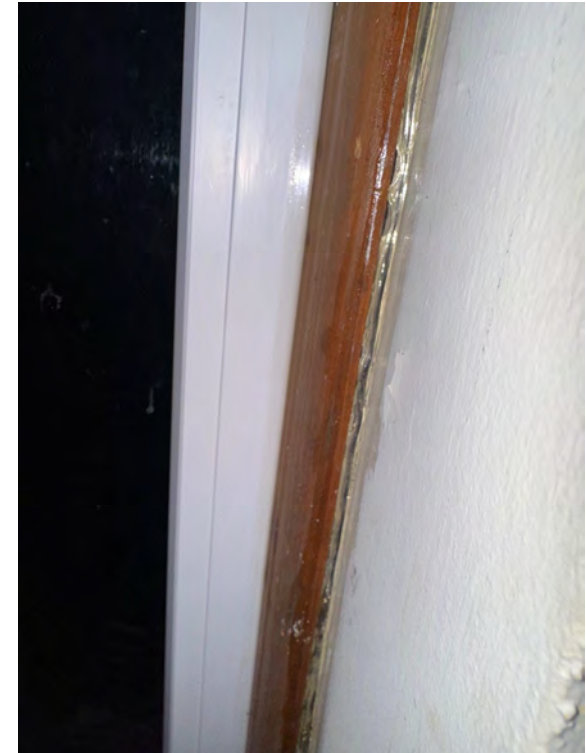
Window 14:

- Vinyl
- Marble sill will be preserved to maintain historical correctness



Window 14:

- Repairs with clear silicone caulk were attempted
- vinyl



Window 16:

- substantial gaps in weather proofing,
- only one casement window opens due to hardware rusted shut,
- fails to meet egress/code



Window 16 (continued)

- Substantial gaps
- Substantial rusting



Window 16 (continued)



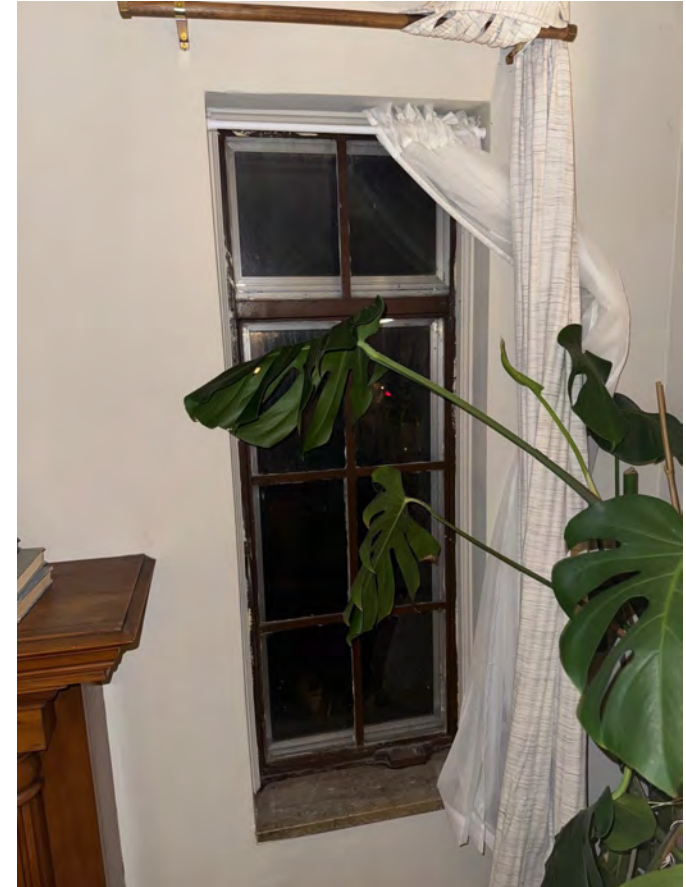
Windows –Left

- 4- sealed shut
- 5- sealed/rusted shut
- 6- structural rust, evidence of water damage
- 7- sealed/rusted shut
- 17- Worst Condition on entire floor
- 18- sealed/rusted shut
- 19- vinyl; not historically correct



Window 4

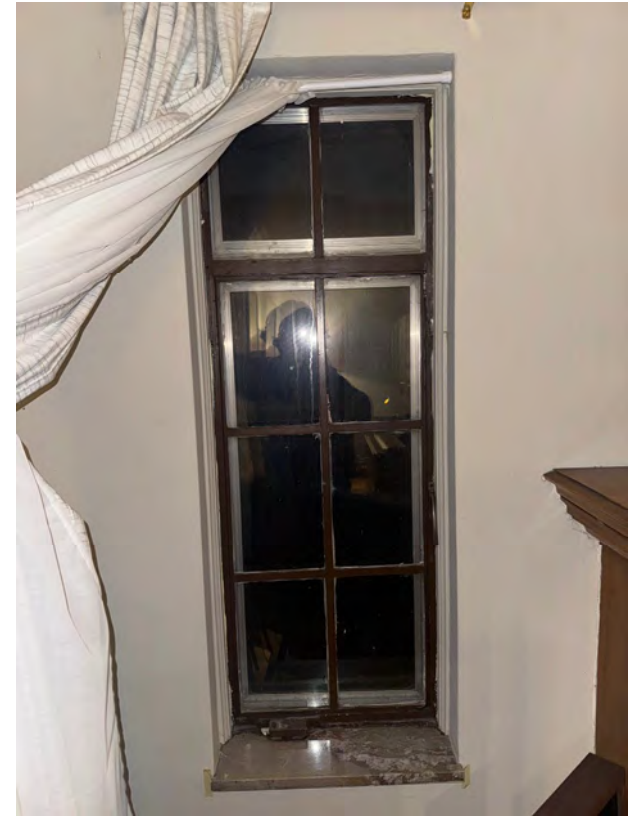
- Sealed shut, does not meet egress/code



Window 4 (continued)



Window 5



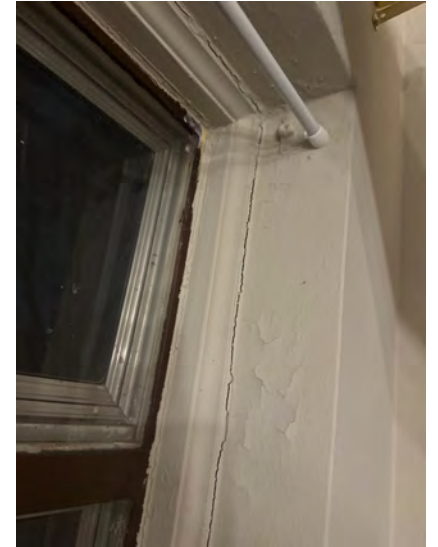
Window 5 (continued)



Window 6



Window 6 (continued)



Window 7

- Handle no longer works, gears
rusted shut



Window 7 (Continued)



Window 17



Window 17(continued)



Window 18



Window 18 (continued)



Window 18 (continued)



Window 19

- Vinyl, historically incorrect



Windows - Rear

8- inward angled deteriorated sill, damaged interior sill, damaged hardware, evidence of mold, exterior hinges rusted out.

9- evidence of mold, windows not level/flush with rest of home, necessary for proper siding replacement

10- substantial rust present, substantial gaps in frame, weather stripping was attempted but did not remedy to draft.

20- Vinyl; not historically correct

21- Vinyl; not historically correct

22- evidence of water damage, substantial rust is present, broken glass



Window 8

- Exterior sill not grading water properly, caused water to damage interior sill
- Hardware receiver rusted out and stripped, repair of handle no longer possible
- Evidence of mold
- Exterior hinges all rusted out, only one casement opens. Does not meet egress/code. Extremely drafty.

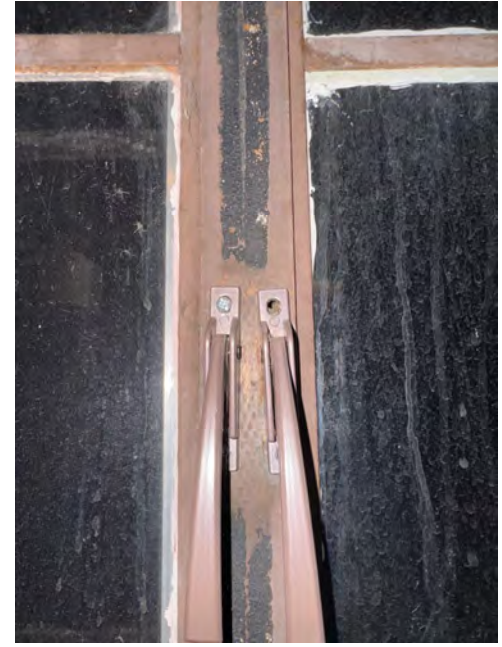


Window 8 (continued)

Bottom Stud Not Grading Water Properly:

- **Water Pooling and Structural Risk:** The bottom stud is incorrectly angled inward, allowing water to collect rather than drain away from the window. This design flaw exacerbates water retention and encourages wood rot, mold growth, and potential damage to surrounding structures, including the interior walls.
- **Necessity of Replacement:** Adjusting the stud's angle retroactively is not a feasible repair solution due to its integration into the structural frame. Full replacement of the window frame ensures proper water grading and long-term protection against water infiltration





Window 8
(Continued)

Window 8 (continued)



Window 9

- Deterioration of bottom exterior sill
- Evidence of mold
- Window not level with home, home has shifted, only remedy is replacement
- Window not flush, needs to be flush for proper siding replacement



Window 9 Continued



Window 9 (continued)



Window 10



Window 10 (Continued)

- New weather stripping was attempted, did not fix the issue



Window 10 (continued)

- Substantial gap above window; not level with home
- Gap in weather stripping
- Very rusted frame



Window 20



- vinyl

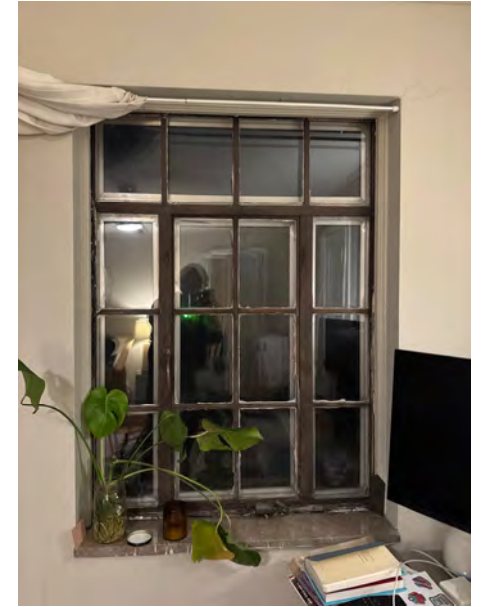
Window 21

- Vinyl; historically incorrect



Window 22

- evidence of water damage,
- substantial rust is present
- broken glass



Window 22 (continued)



Window 22 (continued)

- Evidence of water damage present,
- Broken glass
- Substantial rust, compromising integrity of the window



Windows - Right

11- cant lock, doesn't seal. Draftiest window on first floor. Glass blocks are not original to historical look of the home. Glass blocks were used as an incorrect repair.

12- sealed shut. Has never been able to be opened

15- Most of the window is missing.

23- substantial gaps seen from interior of the window frame



Window 11

- Glass block are not original to home, therefore not historically accurate. Requires replacement of entire opening.



Window 11 (continued)

- Hardware was repaired but can not lock.
- Substantial gaps. Draftiest window on the floor



Window 11 (continued)



Window 12



Window 12 (continued)

- Sealed shut, has never been able to be opened
- Substantial gaps, very drafty.
- Severe structural rust



Window 12 (continued)



Window 15

- Beyond repair. Most of window is missing.

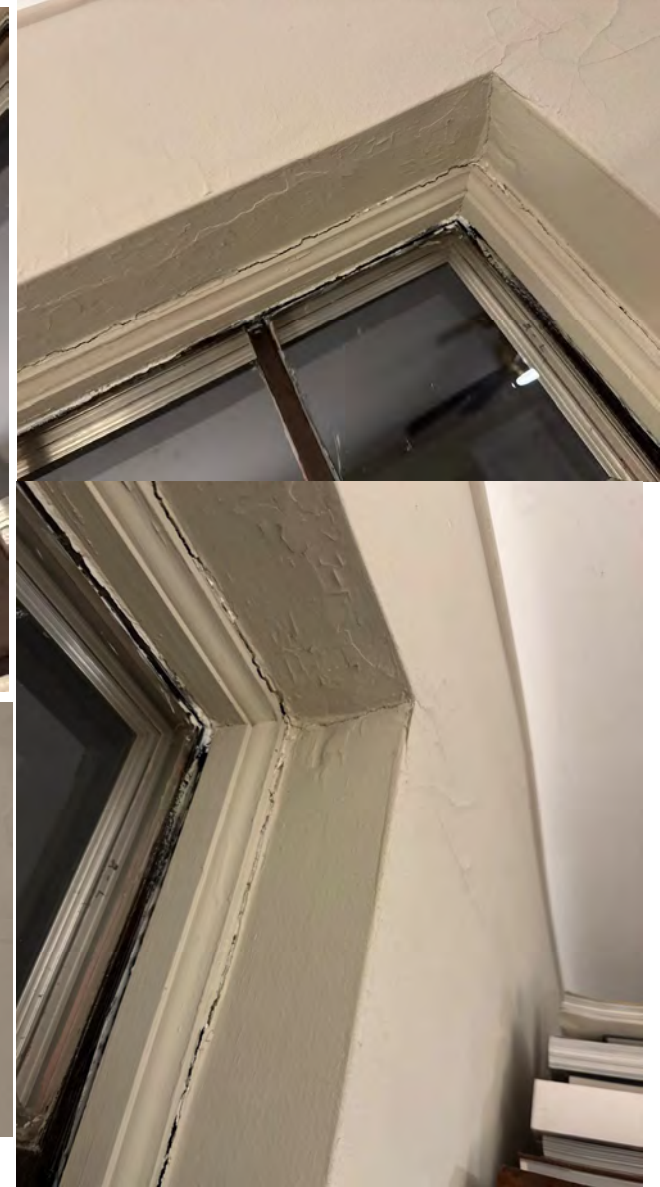


Window 23

- Substantial gaps in window frame. Not flush with home. Very drafty.



Window 23 (continued)



Window 23 (continued)



Window 23 (continued)

- Substantial rust contributing to large gaps



Sierra Pacific Exterior Aluminum Clad Colors



- Homeowner has chosen E

Proposed Work - Siding

- The existing aluminum siding on the rear of the property will be removed, as it is not historically appropriate for the district. The addition was added after the home was built, therefore aluminum is not historically correct material. In its place, a fiber cement wood alternative will be installed, providing a historically accurate aesthetic while ensuring long-term durability and low maintenance. This material replicates the appearance of traditional wood siding and aligns with the district's preservation standards.
- Approximately 550 square feet of siding will be replaced, focusing on maintaining the architectural integrity of the home.

Existing Aluminum Siding – to be removed



James Hardie Fiber Cement Siding Colors

- Homeowner has chosen Timber Bark as a first option.
- If that is not appropriate, homeowner would choose Rich Espresso.
- If rich espresso is not appropriate, homeowner chooses Navajo Beige



Option 1: Timber Bark
Option 2: Rich Espresso
Option 3: Navajo Beige



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00014

Effective Date: 04/02/25

Project Address: 4071 Leslie

Issued to: Alexander Belilovsky

24293 Telegraph Road

Historic District: Russell Woods-Sullivan

Description of Work:

- Replace the (two) 2 vinyl windows at the front façade and (three) 3 at the rear, second-story enclosed sunporch with aluminum-clad wood units per application
- Replace the aluminum siding at the rear enclosed first and second story porches

With the Conditions that:

- The current aluminum siding at both rear enclosed porches shall be removed and the conditions reviewed underneath shall be reviewed by staff prior to proceeding with either a restoration or replacement work, depending on what is what's found underneath. If historic siding does remain underneath the aluminum siding, it shall be retained and repaired. If historic siding remains beneath the aluminum siding but is deteriorated beyond repair, it shall be replicated. If no historic siding remains beneath the existing aluminum siding, then new wood siding either lapped horizontal or shake, shall be installed.
- Cement fiber siding shall not be installed at the second story rear enclosed porch. Rather wood siding, either lapped horizontal or shake, shall be installed subject to HDC review and approval

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden
Senior Clerk to the Historic District Commission

PSR: 250405jr

Post this COA 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.