

STAFF REPORT 2-17-2021 SPECIAL MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 21-7100

ADDRESS: 1080 IROQUOIS AVENUE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: BRETT MAHAFFEY, RENEWAL BY ANDERSEN

PROPERTY OWNER: MAUREEN KEARNS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2-5-2021

DATE OF STAFF SITE VISIT: 2-2-2021

SCOPE: REPLACE ELEVEN (11) EXISTING ALUMINUM WINDOWS WITH RENEWAL BY ANDERSEN FIBREX WINDOWS

EXISTING CONDITIONS

The building located at 1080 Iroquois Avenue is a 1 ½ - story single family residence constructed in 1958. The building is clad in red brick and features stone details at the upper half of the front façade as well as a low stone garden wall at the front elevation. The asymmetrical front (west) façade is horizontal in composition and includes simple, covered, slightly raised front porch platform located slightly to the right of the center of the elevation. A large, brick chimney is located at the south end of the mass of the house between the house and the attached garage. The attached garage is set back slightly from the front façade of the house. The rear elevation includes a large deck, a wood lattice screen wall, and landscaping. The building retains the majority of its historic aluminum slider windows.



View from Iroquois Avenue looking southeast. Photo taken by HDC staff, February 2, 2021

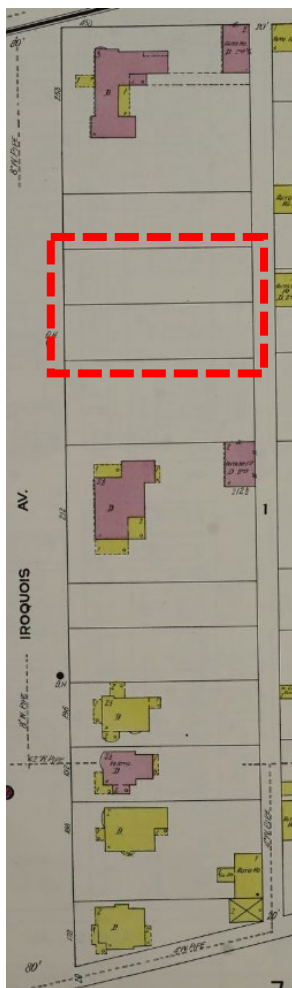
PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to **replace all eleven (11) existing aluminum windows at the first floor and attic with new Renewal by Andersen Fibrex windows per the attached drawings and application**. Included in the proposal are the following scope items:

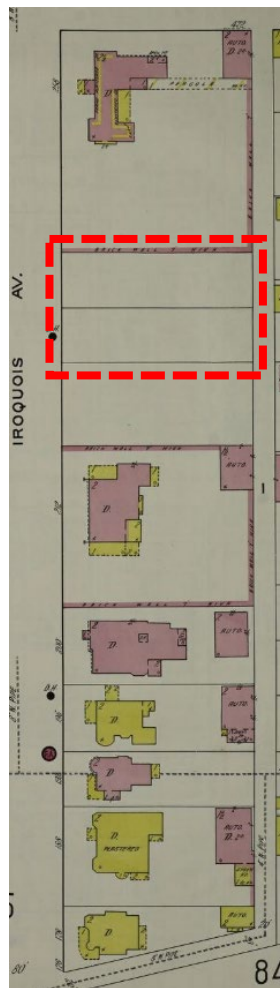
- Remove all eleven (11) existing aluminum windows at the first floor and attic in their entirety and replace with Renewal by Andersen Fibrex windows (exterior color: dark bronze).
 - All existing windows, other than the living room window at the front (west) elevation, are 1:1 slider windows. The existing living room window is a 1:1:1 slider.
 - All but four existing slider windows are proposed to be replaced with double casement windows. Three windows on the side (north) elevation are proposed to be replaced with 1:1 "glider" windows and the large living room window on the front (west) elevation is to be replaced either with a 1:1:1 glider window.
 - None of the replacement windows are proposed to have divisions to match existing light configuration.

STAFF OBSERVATIONS & RESEARCH

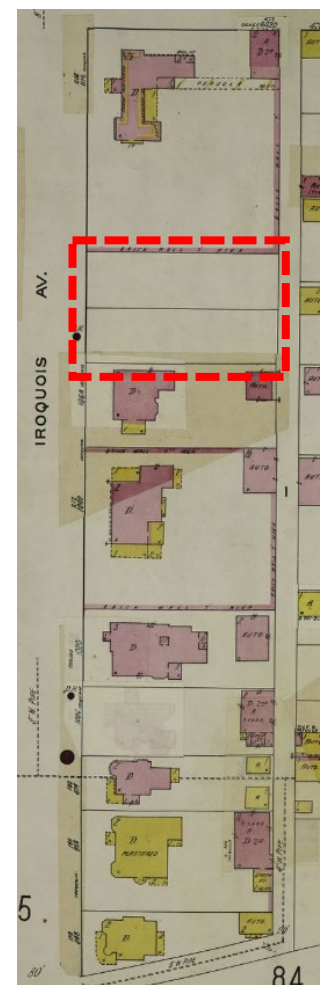
- Indian Village Historic District was designated in 1970. This house was only twelve years old when the District was designated, but has now reached an historic age.
- When reviewing the detailed photographs included in the application materials, staff observed that some of the exterior stone sills appear to have heaved and cracked. The window issues the applicant is dealing with may be indicative of and/or caused by settlement and seasonal movement within the wall which would have the potential to cause the gapping evident in the photos as well as the operational issues identified by the applicant. Staff is concerned that even if replacement were admissible, replacement windows may not address the issues the applicant is seeking to resolve.
- History of applications to the HDC include:
 1. 1995 – COA issued by HDC for a renovation and addition to the house.
 2. 1999 – COA issued by HDC staff for the replacement of the asphalt roof with new brown asphalt shingles.
 3. 2007 – COA issued by HDC staff for the replacement of the garage door
 4. 2015 – COA issued by HDC for rear deck and landscaping (fence denied)
- The Sanborn maps shown below indicate that the current house, which was constructed in 1958, was the first house to exist on this property since the platting and naming of Indian Village in 1894 from a farm once belonging to Abraham Cook.



1910 Sanborn Map



1915 Sanborn Map



1915-1951 Sanborn Map

ISSUES

- Buildings constructed in the 1950s and 1960s (Mid-century) are very newly 50 years old, making them of historic age. As every architectural style turns 50 years old, the field of historic preservation expands to include the architectural details which represent that style, should their significance be established.
- Although it is only approximately 63 years old, it is staff's opinion that the house located at 1080 Iroquois represents the history of the development and densification of Indian Village and the growth of Detroit. This house is one of the very few examples of mid-century architecture in the district. Additionally, its modest size compared to the

older, grander architecture surrounding it, demonstrates the socio-economic history of the neighborhood and district.

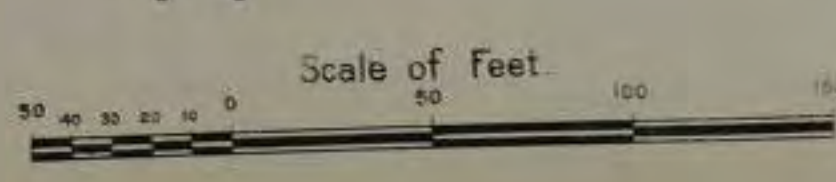
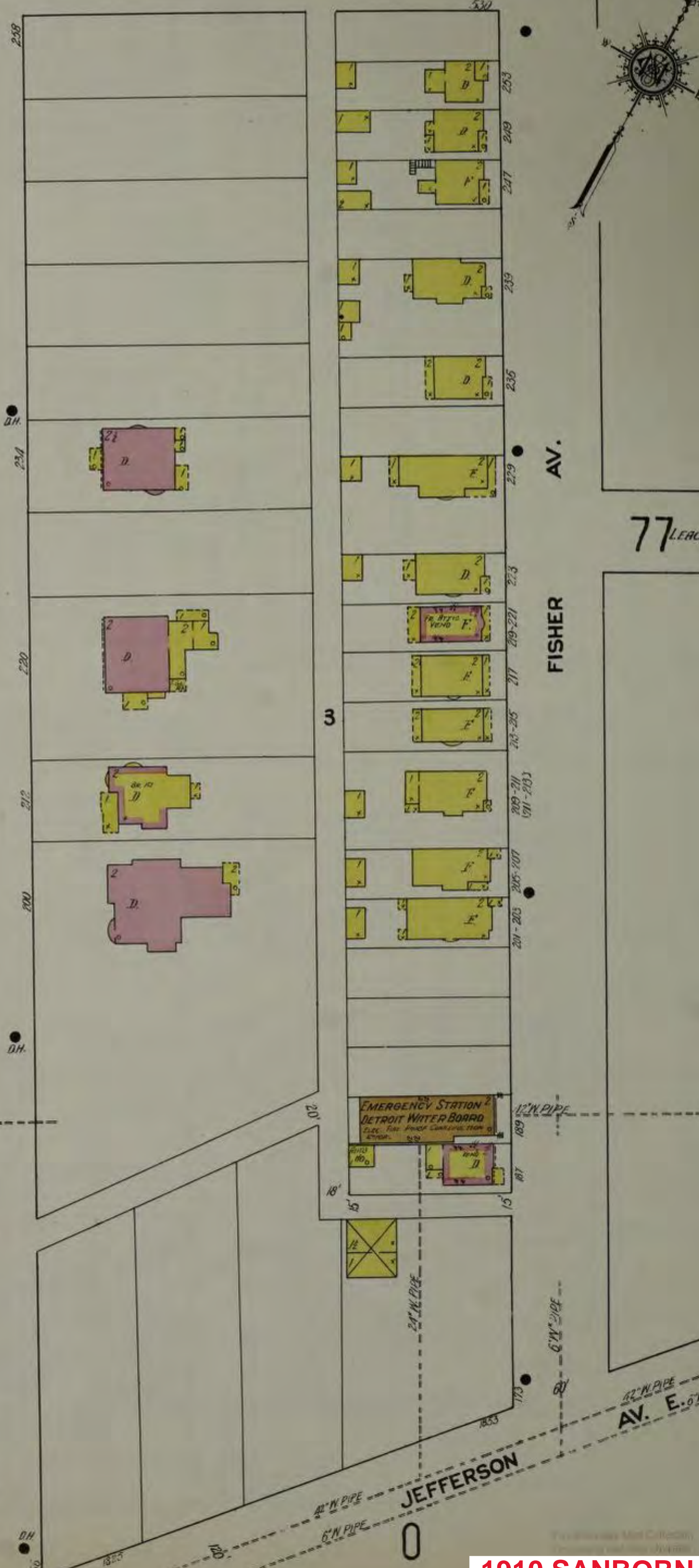
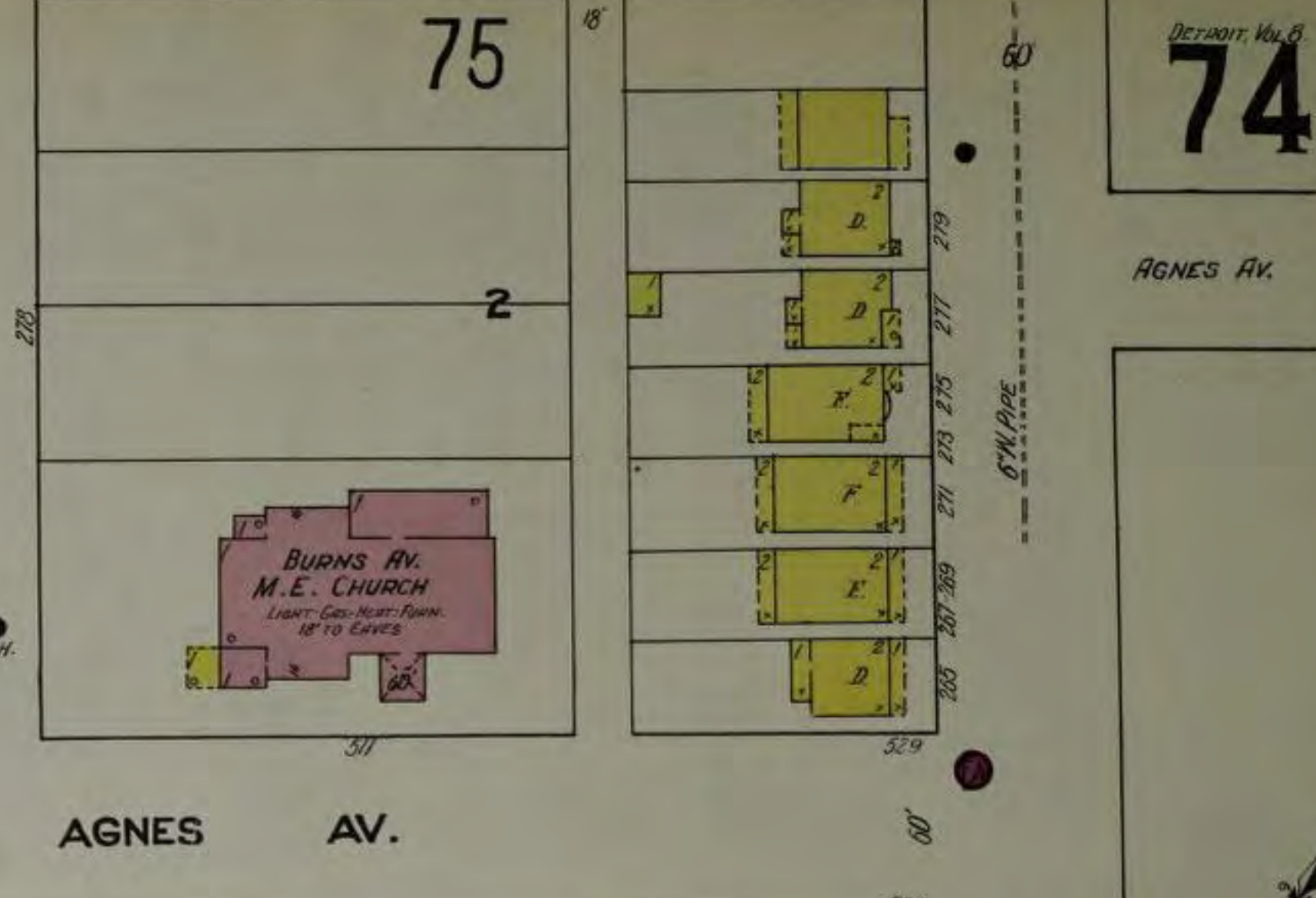
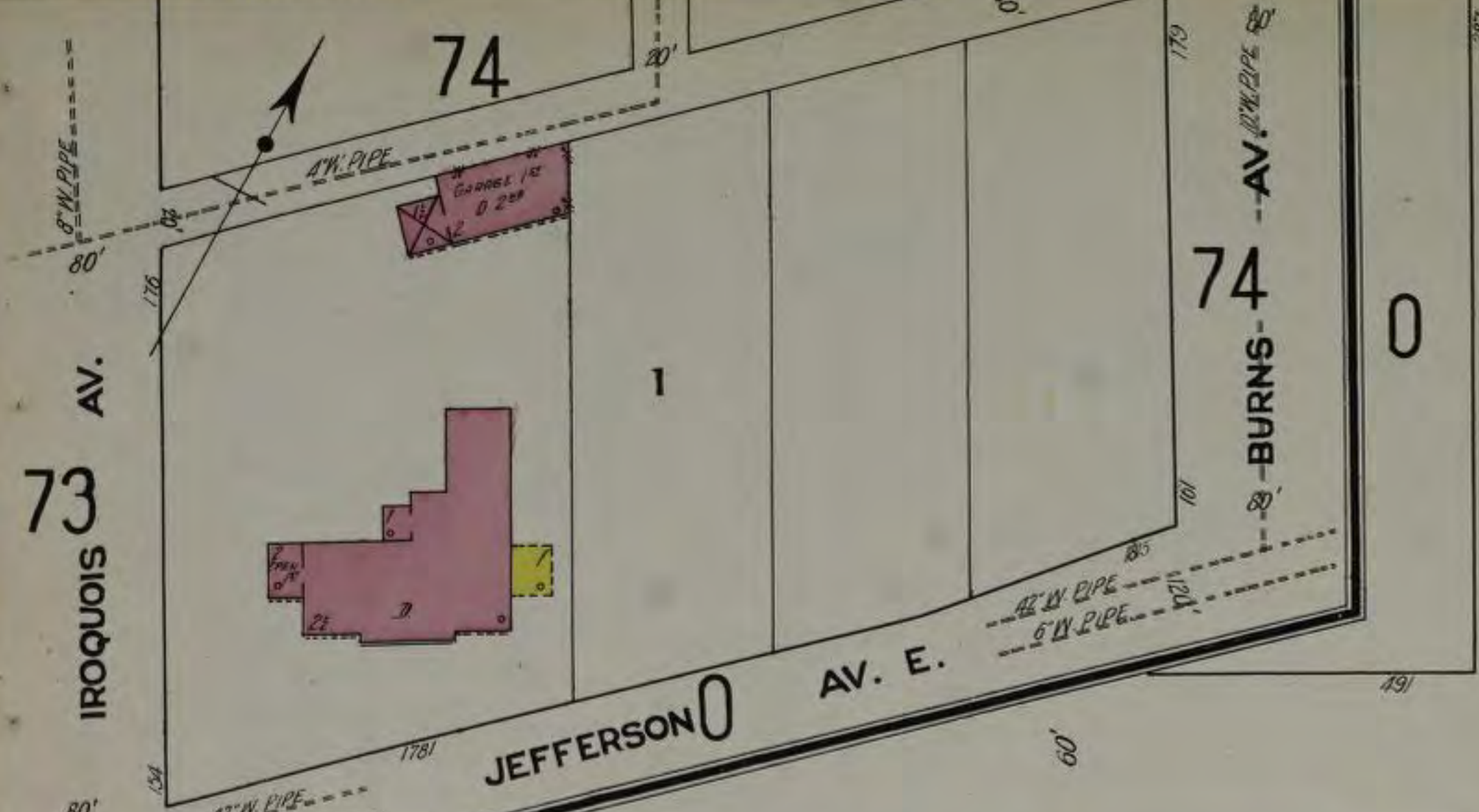
- Not only is the house representative of the development of the City and of Indian Village, it is also representative of the history of architectural design and building technology at the mid-century. After WWII, the modernization of building materials and construction along with the simplification of building forms and honest use of materials took hold across the world, creating what we know of today as the mid-century-modern style of architecture. Specifically, aluminum windows became widely popular for their ease of maintenance, a sleek, modern appearance and thin profiles, allowing maximal light into the house.
- The listed period of significance for the Indian Village Historic District is the “20th Century” which is a very broad period of significance, however, the **National Register Nomination** specifically calls out the 243 buildings in the District built between 1904 and 1922. The house located at 1080 Iroquois was built in the 20th Century, but *after* 1922. It is staff’s opinion that the house is a non-contributing resource to the district as it does not add to the architectural qualities or historic association of the district because it does not relate to the documented significance.
- However, although suggested as being a non-contributing resource, the Commission shall still, under **Section 21-2-73** of the Detroit City Code consider the following:
 - (1) *The historical or architectural value and significance **of the resource** and its relationship to the historical value of the surrounding area;*
 - (2) *The relationship of any exterior architectural features **of the resource to the remainder of the resource** and to the surrounding area;*
 - (3) *The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used;*
 - (4) *Any other factor, including aesthetic, which the Historic District Commission finds to be relevant.*
- The historic “non-finish” or “mill finish” (bare aluminum surface) aluminum slider windows are distinctive character-defining features of the resource (house). Staff recommends the applicant replace in-kind with aluminum windows to match the thin profiles and bare aluminum finish of the existing windows.
- It is staff’s opinion that the profile dimensions, texture, and dark bronze color of the Fibrex replacement windows proposed are incompatible with the exterior architectural features and architectural value of the house. Furthermore, although the proprietary Fibrex material created by Andersen has been in existence since the early 1990s, it is only in the last few years that the HDC has received proposals to replace historic windows with this product. Therefore, not enough time has passed to understand how this material performs and ages.

RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness

It is staff’s opinion that the proposal for window replacement should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the replacement of the existing windows, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the Indian Village Historic District’s Elements of Design, with the conditions that:

- The windows are to be replaced in-kind with aluminum windows, not Fibrex as proposed, to closely match the thin profiles and bare aluminum finish of the existing windows.
- Applicant to submit revised cut sheets for the replacement windows to HDC staff for review and approval prior to pulling the permit for the work.





1080 IROQUOIS

AGNES AV.

AV.

1080 IROQUOIS

IROQUOIS AV.

BURNS AV.

87

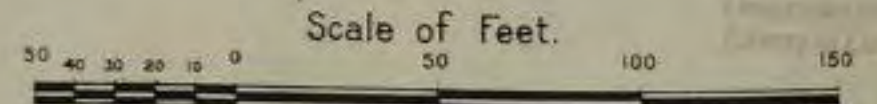
SEMINOLE AV.

LAFAYETTE AV. E.

IROQUOIS AV.

BURNS AV.

JEFFERSON AV. E.











HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 7/10/2020

PROPERTY INFORMATION

ADDRESS: 1080 Iroquois Street AKA: E IROQUOIS 120-119 PARK SUB L1

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Brett Mahaffey COMPANY NAME: Renewal by Andersen

ADDRESS: 37720 Amrhein CITY: Livonia STATE: MI ZIP: 48150

PHONE: 734-237-1065 MOBILE: _____ EMAIL: Brett.Mahaffey@Andersen

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 7/10/2020

PROPERTY INFORMATION

Address: 1080 Iroquois Street Floor: _____ Suite#: _____ Stories: _____
 AKA: E IROQUOIS 120-119 PARK SUB L19 P59 PLATS, Lot(s): 19 Subdivision: Indian Village
 Parcel ID#(s): 17006992-3 Total Acres: .394 Lot Width: 100 Lot Depth: 171
 Current Legal Use of Property: RESIDENTIAL Proposed Use: N/A
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: REPLACEMENT
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Replacing 11 windows.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ 24,750 By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: 1 Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

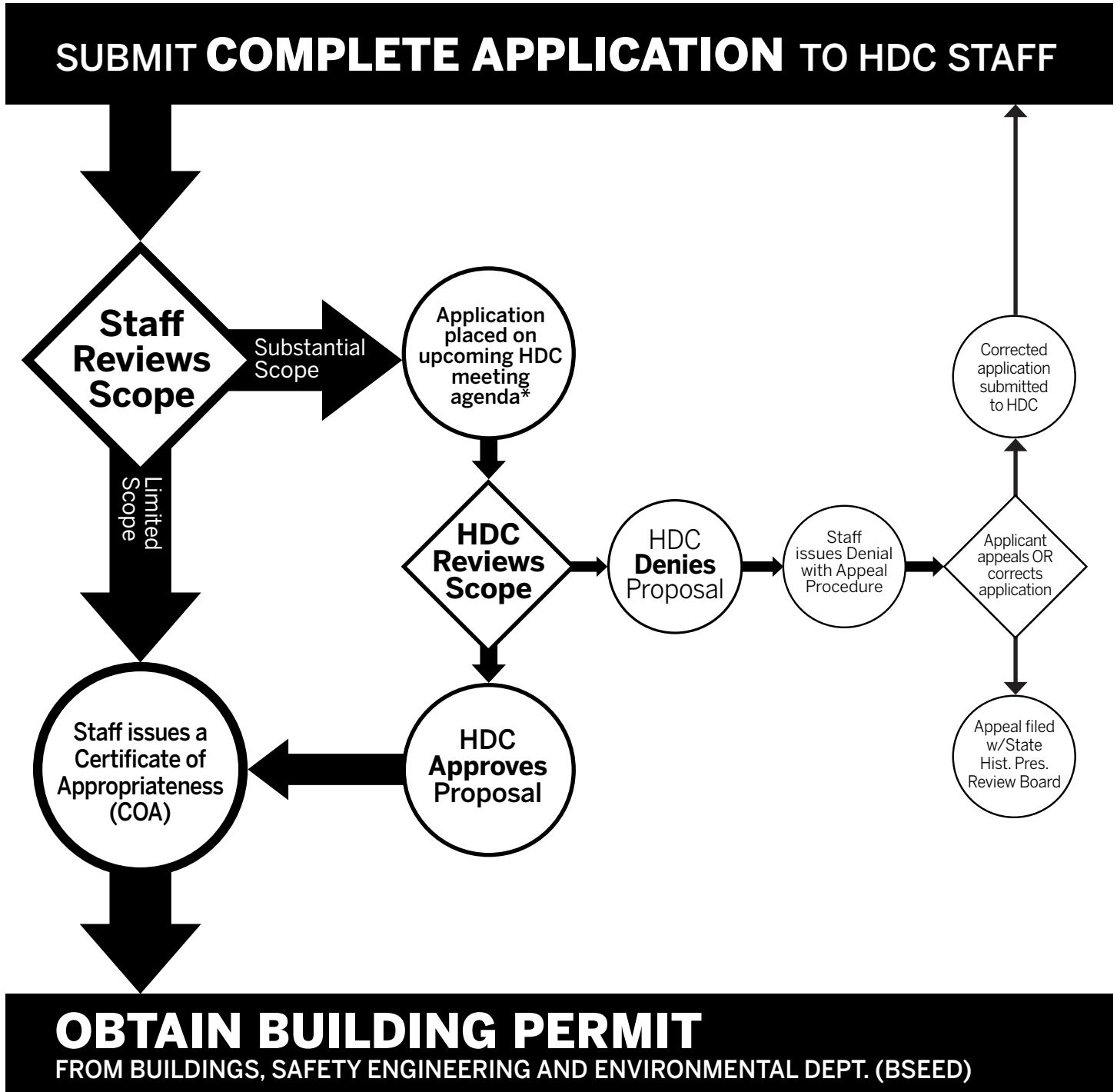
Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

1080 IROQUOIS – *italics indicate operational change*

Front:

Three openings -

Triple slider to be replaced with gliding windows to match current sash dimensions

Two sliding units to be replaced with double casements

Right Side:

One opening - Slider to be replaced with Double Casement

Rear:

Three openings – Each sliding unit to be replaced with a double-casement

Left Side:

Four openings –

First Floor @ Rear – Sliding unit to be replaced with gliding window

First Floor @ middle – Sliding unit to be replaced with double casement

First Floor @ front – Sliding unit to be replaced with gliding window

Second Floor @ middle – Sliding unit to be replaced with gliding window

1/20 Email to Brett Mahaffey:

Requested dimensions on existing sash and proposed, as well as the dimensions for the existing and proposed slider vertical meeting rail and mullion for double casements.



Maureen Kearns
1080 Iroquois Street
Detroit MI 48214
Indian Village District

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Homeowner wants to replace the existing aluminum windows from 1950s home
- Aluminum windows are hard to open and not energy efficient
- Renewal by Andersen windows are Fibrex (wood composite) material
- All 11 windows to be replaced
- Windows exterior color will be dark bronze
- Changing some windows from gliding to casement for security purpose.
- Windows will not have grilles (matching)
- Homeowner was given a COI in 1995 for remodeling home and wants to replace the windows now





Detroit Historic District Commission
7th Floor
150 Michigan Avenue
Detroit, Michigan 48226
(313) 224-3512

Dennis W. Archer, Mayor
City of Detroit

TO: Paul and Maureen Kearns
1080 Iroquois Ave.
Detroit, Michigan 48214

RE: Action Taken By the Historic District Commission

Dated: December 7, 1995
Property Located at: 1080 Iroquois Ave.
Historic District: Indian Village
Proposed Work: Renovation of existing structure plus (2) wing additions with full basements and new 2 car garage; (deletion of front yard picket fence).

Dear Mr. and Mrs. Kearns:

The Historic District Commission granted a Certificate of Appropriateness which is effective after the meeting date shown above. The Certificate of Appropriateness is for the work described in the above-referenced application and the attached summary sheet and is subject to any conditions stated on the summary sheet. This Certificate of Appropriateness is valid as long as the information and conditions upon which the Certificate was issued are unchanged and correct.

You must secure a Building Permit from the Building and Safety Engineering Department (B&SED) prior to any construction. Your application must be signed by the Historic District Commission in order to secure a Building Permit. You should be aware that the Commission's Certificate of Appropriateness does not waive the provisions of any other applicable ordinance or statute.

Please contact our staff at 224-6536 if you have any questions.

Sincerely,

Stephen Vogel, Chairperson
Historic District Commission

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City of Detroit
BUILDINGS AND SAFETY ENGINEERING DEPARTMENT
4th Floor City-County Building
Telephone: 224-3235

ADDITIONS
ALTERATIONS
BASEMENTS
CHANGE OF
OCCUPANCY
FOUNDATIONS
REPAIRS
USE OF LAND

APPLICATION FOR BUILDING PERMIT

APPLICANT SHALL FILL IN ALL BLANKS PERTINENT TO BUILDINGS AND PREMISES
Separate applications and two sets of plans are required for each building or structure. Such plans shall include lot plots. Applications must be TYPEWRITTEN or PRINTED IN INK.

FOR ADDITIONS, ALTERATIONS OR REPAIRS (Exterior or Interior) DATA

Describe in Detail RENOVATION OF EXISTING STRUCTURE PLUS (2) WING ADDITIONS
W/ FULL BASEMENTS EACH (RESIDENTIAL USE) APX. 18000 GSF ADD'N.

If addition, please state use RESIDENTIAL
SIZE $\begin{matrix} 20 & \times & 32 \\ 20 & \times & 41 \\ 16 & \times & 25 \end{matrix}$ ft. WIDE by 41 ft. LONG by 15.00 ft. HIGH 1 Stories

Will the proposed building or structure encroach upon any easement, alley or public property?

Estimated cost of additions, alterations or repairs \$ _____

FOR CHANGE OF OCCUPANCY:

Portion of Building Involved N/A

Proposed Use of Portion Involved N/A

USE OF LAND (Fill in this section only when securing a permit for the use of vacant land.)

Existing or previous occupancy of premises _____

Are there any existing buildings or structures on this parcel? _____

Present use of such buildings or structures _____

Proposed use of such buildings or structures N/A

Proposed occupancy of premises _____

Are toilet facilities available _____

ENCLOSURES: (Fences, etc.) _____

COOLING TOWERS, PONDS, ETC.: (For air conditioners or other refrigeration equipment)
(Two lot plots and structural plans and three mechanical plans required)

Is unit water cooled? _____ Total weight of unit _____

Is unit air cooled? _____ Total weight of unit _____

Tonnage or horsepower rating of cooling tower _____

Size and number of existing refrigerating units this tower will serve N/A

Size and number of new refrigerating units this tower will serve _____

Total number of refrigerating units this tower will serve _____

PLEASE FILL IN ALL ITEMS ON THIS PAGE

Location, ownership and details must be CORRECT, COMPLETE and LEGIBLE.

APPLICANT, CONTRACTOR OR BUILDER MAUREEN KEARNS
 Address 1080 IROQUOIS DETROIT, MI 48214
(Number) (Street) (City and Zip Code)
 Phone No. 313-921-0938 Federal ID or Social Security No. 376-60-0038
(Area Code)
 Residential State License No. _____

OWNER OF RECORD PAUL & MAUREEN KEARNS
 Address: 1080 IROQUOIS DETROIT, MI 48214
(Number) (Street) (City and Zip Code)
 Phone No. (313) 921-0938 Federal ID or Social Security No. 376-60-0038
(Area Code)

LOCATION: Side of Street EAST (1080) IROQUOIS St.
North, East, South, West House Number
 Between LAFAYETTE St. and AGNES St.
(Cross Street) (Cross Street)
 Lot Number 119 & 120 Subdivision PARK
Corner
 LOT SIZE: 100.00 ft. WIDE by 171.5 ft. DEEP Interior Alley Width 20'
Back or Side

DEED or OTHER EVIDENCE OF OWNERSHIP must be presented before a building permit will be issued.

EXISTING BUILDING: (Involved in Change of Occupancy, Alteration, Repair or Addition)

GENERAL TYPE WOOD FRAME / VENEER Exterior Walls STUCCO FINISH
Frame, Veneer, Brick, Cement Block, etc.
WOOD FRAME BUILT UP ROOF ON WOOD FRAME w/ CEDAR SHINGLES
Floor Construction Roof Construction

SIZE 20' ft. WIDE by 41' ft. LONG by 15.0' ft. HIGH (1) Stories
20' 32' 25'

PRESENT USE of Entire Building RESIDENTIAL (SINGLE FAMILY)
 " " Basement or Cellar _____
 " " First Floor _____
 " " Second Floor _____
 " " Third Floor _____
 " " Other Floors _____

Are there any other buildings on lot? GARAGE Use _____

Will flammable liquids or substances be used or stored on the premises? No

Is any portion of building used for shipping or receiving room into which motor vehicles are driven? No

Will approved garbage grinding equipment be installed? No Incinerating equipment? No

If commercial or industrial occupancy, state number of employees. Male N/A Female N/A

IF OWNER APPLIES FOR PERMIT, SIGN UPPER AFFIDAVIT ONLY. IF CONTRACTOR, ARCHITECT, OR OTHER PERSON APPLIES FOR PERMIT, OWNER SIGN LOWER AFFIDAVIT.

I hereby certify that the information given herein is correct and true.

State of Michigan, }
 County of Wayne } ss. U M
APPLICANT - OWNER

Subscribed and sworn to before me this 10th day of November A.D. 1995.

Commission expires Nov. 12, 1995 Margaret Deschamps
MARGARET DESCHAMPS, NOTARY PUBLIC, My Commission Expires 11/12/95, Acting in Wayne County, Mich.

I hereby certify that I have appointed the above applicant as my agent and that he is qualified to make the above affidavit for me and to secure the permit.

State of Michigan, }
 County of Wayne } ss. _____
OWNER

Subscribed and sworn to before me this _____ day of _____ A.D. 19____.

Commission expires _____, 19____. _____
NOTARY PUBLIC

NOT TO BE FILLED IN BY APPLICANT

REPORT ON APPLICATION FOR PERMIT: Type _____ Stories _____

Notice _____ Occupancy _____

Remarks _____

Date _____ SUPERVISOR _____

ZONING AND HOUSING EXAMINATION:
 D.V. TO ISSUE "CERTIFICATE OF APPROPRIATENESS" AS PER CITY ORD 10TH LIT/PLAT 12-8-95

Permit is to be issued for _____

District _____ Map No. _____ Height _____ Bulk _____ Use _____

Remarks: _____

Approved by _____ Examiner _____ Date _____

ENGINEERING EXAMINATION:

Type _____ Use Group _____ Volume _____ cu. ft. Estimated Cost \$ _____ FOR PERMIT FEE

Approved by _____ EXAMINER _____ Date _____

NETCO LAND S.E.A. CORPORATION

Surveying • Engineering
401 S. Main Street, Clawson, MI 48017
(810) 588-2600 Fax (810) 588-3117 or (810) 588-6886



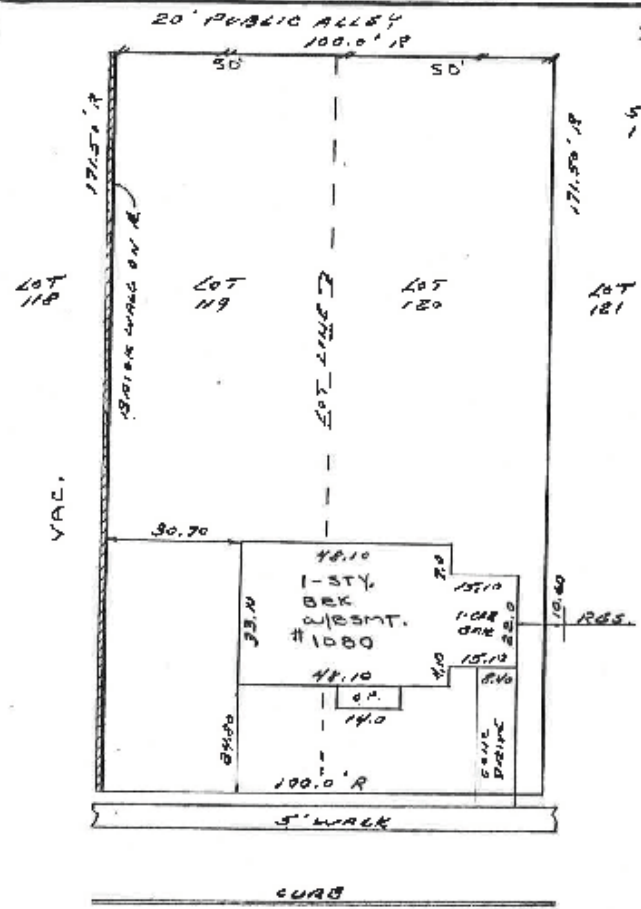
SURVEY NUMBER 9 4 8 6 4

CUSTOMER STANDARD FEDERAL BANK

DATE: 04-23-94

MORTGAGE CERTIFICATE

DO NOT SCALE



LEGAL DESCRIPTION:
 LOTS 119 & 120, "PARK SUBDIVISION" OF THAT PART OF THE COOK FARM, P.C. 27 & 180, LYING BETWEEN JEFFERSON AND ST. PAUL AVE'S, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 19, PAGE 59 OF PLATS, WAYNE COUNTY RECORDS.

ILLINOIS AVE 80' WD.

841490-4

This inspection (identification) plat is made for and at the instance of _____
 STANDARD FEDERAL BANK / PAUL KEARNS AND MAUREEN M. KEARNS, h/w

I hereby certify that this inspection (identification) plat shows the improvement or improvements as located on the premises described, that the improvement or improvements are entirely within lot lines, and that there are no encroachments upon the premises described by the improvement or improvements of any adjoining premises, except as indicated. I further certify that there are no record plat easements affecting the tract shown hereon, except as noted.

Front of house



Right side (from street)



Left side (from street)



Back of house



WINDOW OPENING 101

Living Room - Front of House

Existing:

- Gliding triple window
- Window is in Livingroom
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

New:

Window: Gliding, Triple, 1:1:1, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, **Hardware:** Dark Bronze, Standard Color Extra Lock, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None





101





WINDOW OPENING 102 Kitchen - Right side of House

Existing:

- Gliding window
- Window is in Kitchen
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

New:

Window: Casement, Double, Vented, Base Frame, Exterior
Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High
Performance SmartSun Glass, No Pattern, **Hardware:** Dark
Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,
Grille Pattern: All Sash: Colonial, **Misc:** None



102



102







103

WINDOW OPENING 103 Kitchen - Back of House

Existing:

- Gliding window
- Window is in kitchen
- Aluminum window isn't energy efficient
- Homeowner tried to insulate under window

New:

Window: Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High

Performance SmartSun Glass, No Pattern, **Hardware:** Dark

Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

Misc: None





103





103

WINDOW OPENING 104 Bathroom - Back of House

Existing:

- Gliding window
- Window is in bathroom
- Aluminum window isn't energy efficient

New:

Window: Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** Sash 1: High

Performance SmartSun Glass, Obscure, Tempered Glass, Sash

2: High Performance SmartSun Glass, Obscure, Tempered

Glass, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen,

Grille Style: No Grille, **Misc:** None





104





WINDOW OPENING 105 Bedroom - Back of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High

Performance SmartSun Glass, No Pattern, **Hardware:** Dark

Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

Grille Pattern: All Sash: Colonial, Misc: None





105



105



WINDOW OPENING 106

Bedroom - Left side of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None



106



106



106





106

107



107

WINDOW OPENING 107
Bedroom - Left side of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Casement, Double, Vented, Base Frame, Exterior
 Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High
 Performance SmartSun Glass, No Pattern, Tempered Glass,
Hardware: Dark Bronze, **Screen:** TruScene, Full Screen, **Grille**
Style: No Grille, **Misc:** None











108

108

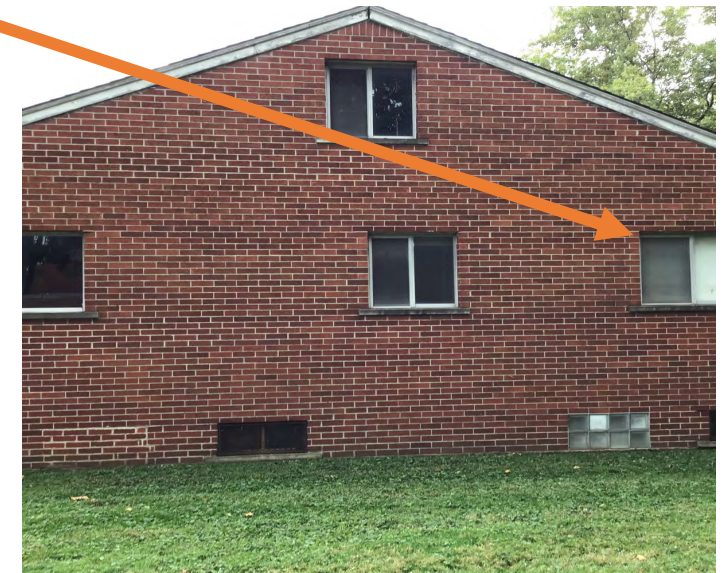
WINDOW OPENING 108 Bedroom 2 - Left side of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None









201

WINDOW OPENING 201 Attic – Left side of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille, **Misc:** None



WINDOW OPENING 109 Bedroom 2 – Front of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Casement, Double, Vented, Base Frame, Exterior
Dark Bronze, Interior Dark Bronze, **Glass:** All Sash; High
Performance SmartSun Glass, No Pattern, **Hardware:** Dark
Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,
Misc: None









109

WINDOW OPENING 110 Bedroom 3 – Front of House

Existing:

- Gliding window
- Window is in bedroom
- Aluminum window isn't energy efficient

New:

Window: Casement, Double, Vented, Base Frame, Exterior

Dark Bronze, Interior Dark Bronze, **Glass:** All Sash: High Performance SmartSun Glass, No Pattern, **Hardware:** Dark Bronze, **Screen:** TruScene, Full Screen, **Grille Style:** No Grille,

Misc: None



110

110









Renewal
by Andersen



WINDOW REPLACEMENT an Andersen Company

FIBREX[®] MATERIAL:

A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
Beauty	<p>Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.</p> <p>The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.</p>	<p>Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.</p> <p>Fiberglass can only be made into straight lineals.</p>
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	<p>Andersen windows are the only windows with Green Seal certification.</p> <p>Fiberglass is a thermoset material and cannot be reformed into new profiles.</p>
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

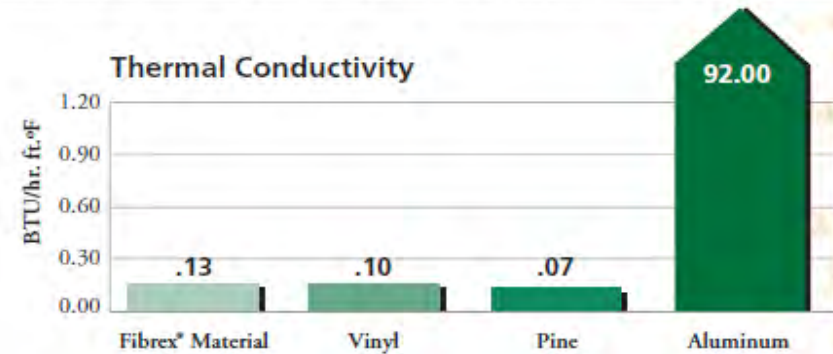


Maureen Kearns
1080 Iroquois Street
Detroit MI 48214
Indian Village District

Renewal by Andersen
37720 Amrhein
Livonia, MI 48150

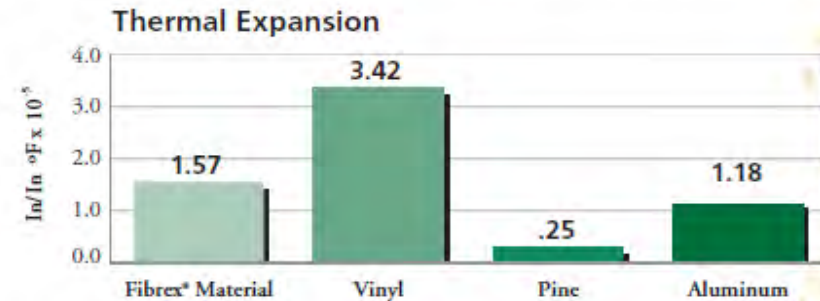
- Homeowner wanted casement windows because she feels they are more secure than gliding windows, however, casement windows will not meet egress in the bedrooms
- The two bedrooms, Master Bedroom and Bedroom 2 have two windows in each room. The left side of the house would have gliding windows to meet egress (units 106 and 108)
- Large triple gliding window on the front of the house would match existing style
- Included in the following pages are comparison of the existing windows (all are aluminum gliders) with compared dimensions to our gliding window and the following page our casement window
- Aluminum gliding windows are not energy efficient, are over 50 years old, and the glass offers no sense of security if broken

Fibrex® material performance comparison



An excellent insulator

Fibrex® material has excellent insulating properties on par with wood, vinyl or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor cold temperatures to chill the window areas inside. Fibrex material insulates about 700 times better than aluminum.



Durable and reliable

Fibrex material, like wood, fiberglass and aluminum, expands and contracts very little. Vinyl, however, can expand and contract a lot, which if not designed properly may cause cracks, bowing and leakage of air and water. Windows made of Fibrex material will perform better in winter and summer than windows made of vinyl.

Gliding WINDOWS

Whether you're creating a new look or matching the original window style of your home, maximize your view with slim, easy to slide, contemporary gliding windows.

BEAUTIFUL

Narrow, contoured frames allow more glass viewing area.

RELIABLE

Fibrex® material tracks are shaped for easier cleaning and will not pit, rust, or corrode!

VERSATILE

Both sashes slide, so you can open either the left side, the right side, or a portion of both!

UNIQUE

A great solution when a projecting window may interfere with walkways, patios, decks, or landscaping.



Gliding Window



Gliding Fractional Vent Window



Gliding Triple Window

A great way for your room to bask in natural light



Gliding Triple Window and Gliding Window / White Interior

"Best investment in our home that we have made."

STEVEN E.

Renewal
by Andersen
WINDOW REPLACEMENT



Gliding Window / Maple Interior



Gliding Triple Window / White Interior



Picture Window left, Gliding Window center and Specialty Window right / Oak Interior



Gliding Triple Window and Gliding Fractional Vent Window / Terracotta Interior

How Window Performance is Rated

Energy Efficiency Rating

To help homeowners, in 1992 the National Fenestration Rating Council (NFRC) established an independent third-party rating, certification, and labeling program for windows, doors, and skylights (fenestration products). Renewal by Andersen displays the NFRC label on all of its windows. This label means that the entire window unit has been rated, and certified, not just the center of the glass or individual components. See our Energy Efficiency brochure for additional information.



Warm Weather Performance



Cool Weather Performance

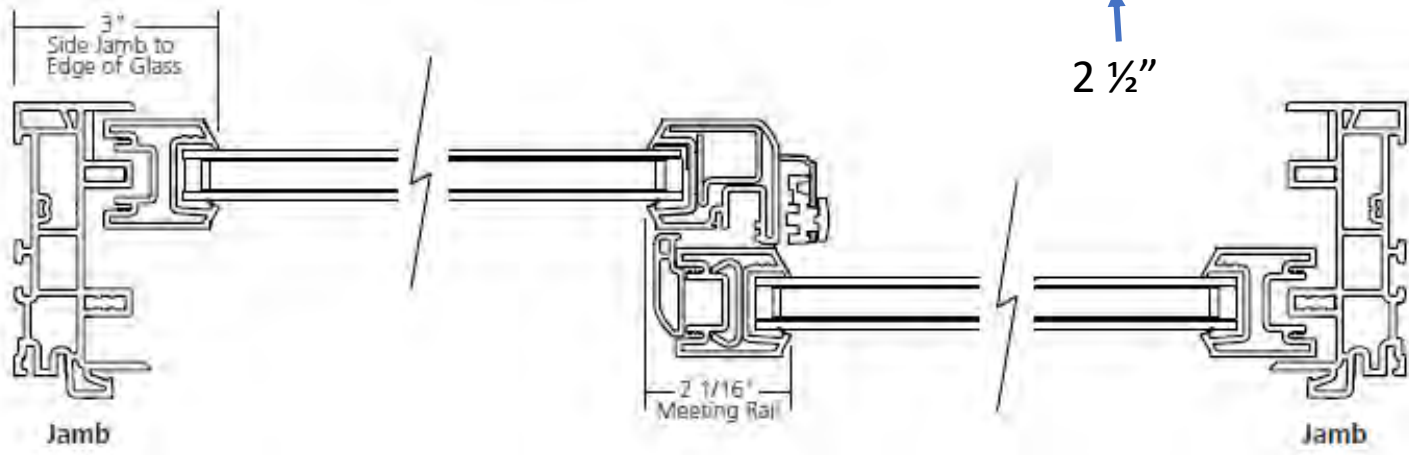
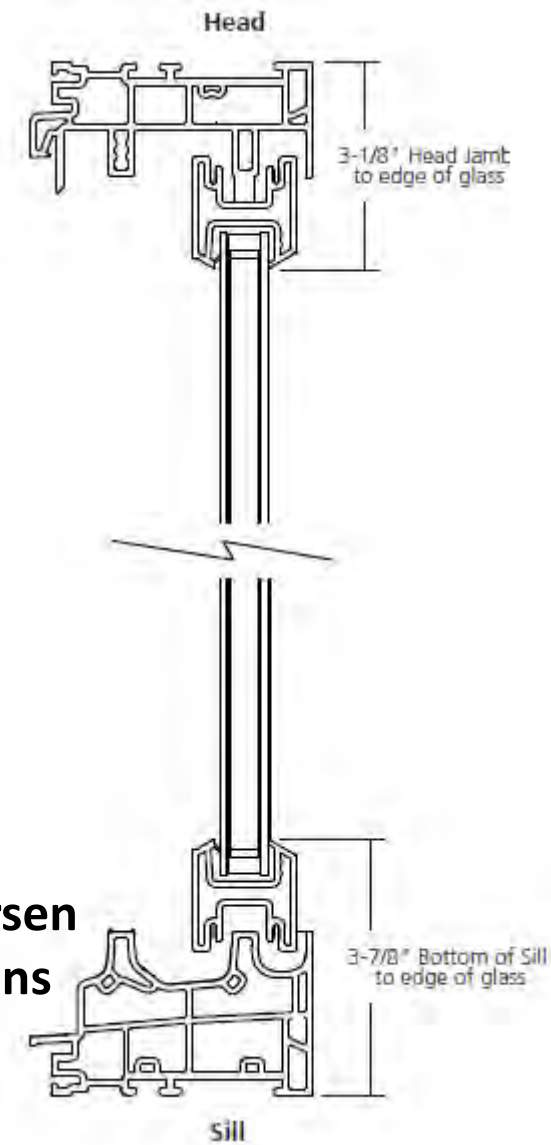
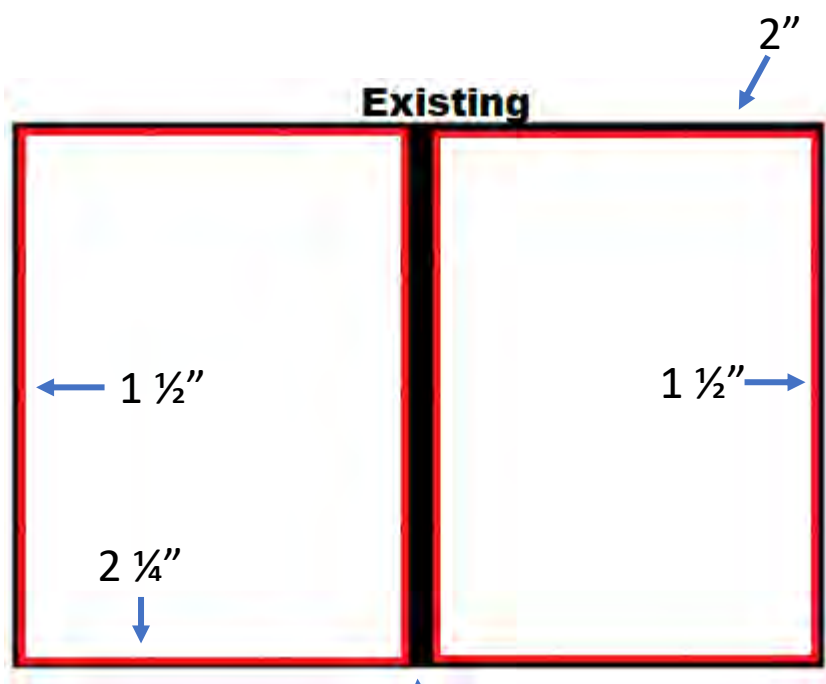
ENERGY PERFORMANCE RATINGS		CASCADE Picture Window Dual-Pane Low-E ³ SmartSun Gliding with Sashes Product Type: Fixed	
U-Factor (U.S. I ²)	1.48	Solar Heat Gain Coefficient (SHGC)	0.23
ADDITIONAL PERFORMANCE RATINGS			
Visible Transmittance (VT)	0.53	Air Infiltration (I _A)	0.00

Sample label shown

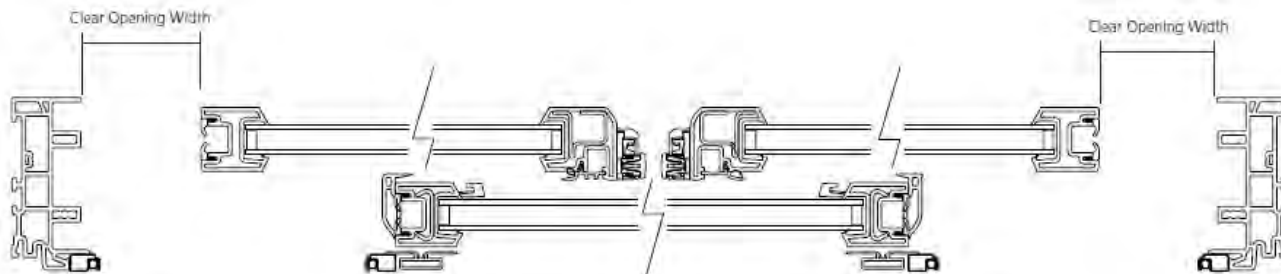
¹ See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

² Also available with stationary sash, where one sash is not movable.





**Renewal by Andersen
Gliding Dimensions**



Triple gliding window diagram

Casement and Awning WINDOWS

Casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Awning windows let in fresh air, even on rainy days!

EASY
Casement windows open wide to allow easy cleaning of outside glass from the inside* and can be hinged from the right or left.

SECURE
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

EFFICIENT
Casement and awning windows are our most energy-efficient ventilating window styles.

CONVENIENT
Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.



Use grilles to mimic the appearance of double-hung windows for a historically accurate look



“Renewal by Andersen® was by far the best investment I’ve ever made for my home.”
PAUL M.

Casement and Picture Combination Windows / Oak Interior



Casement and Specialty Equal Leg Arch Combination Window / Oak Interior / Colonial Grilles



Casement Windows / White Interior / Simulated 2X Double-Hung Check Rail / Modified Colonial Grilles



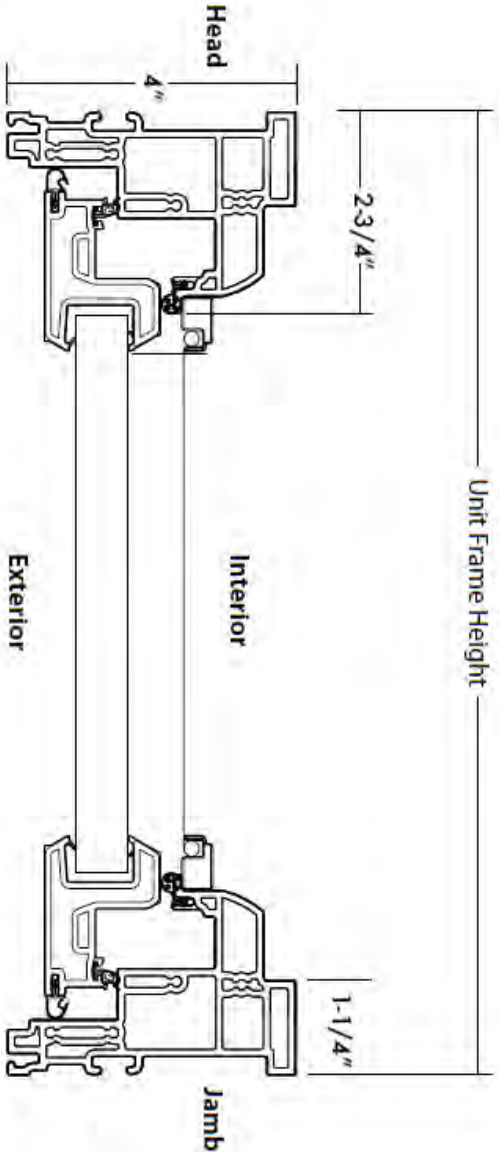
Awning Window / Pine Interior



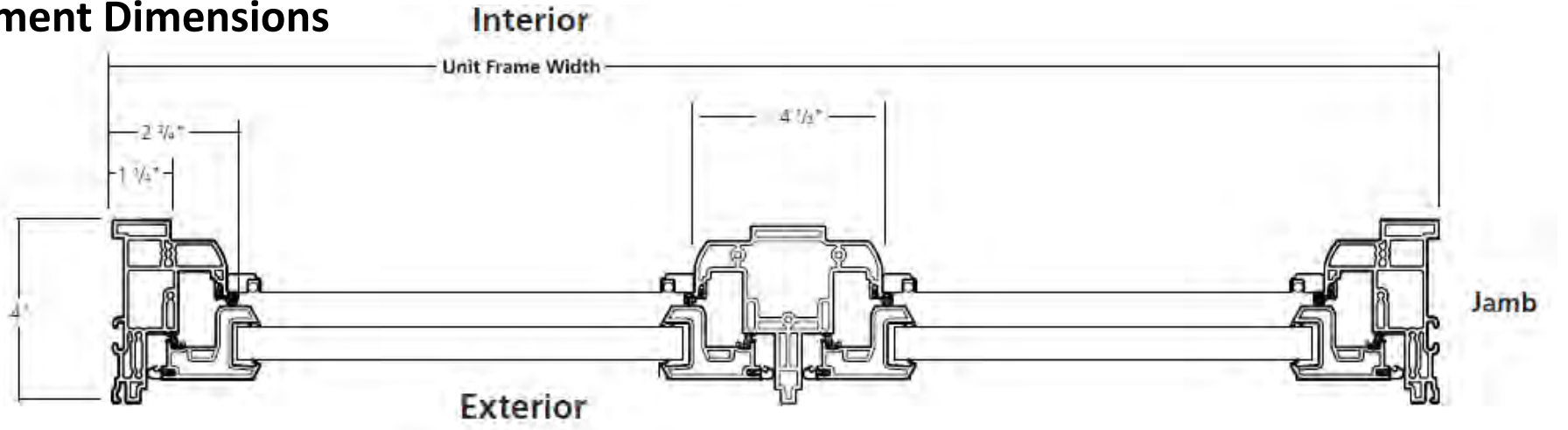
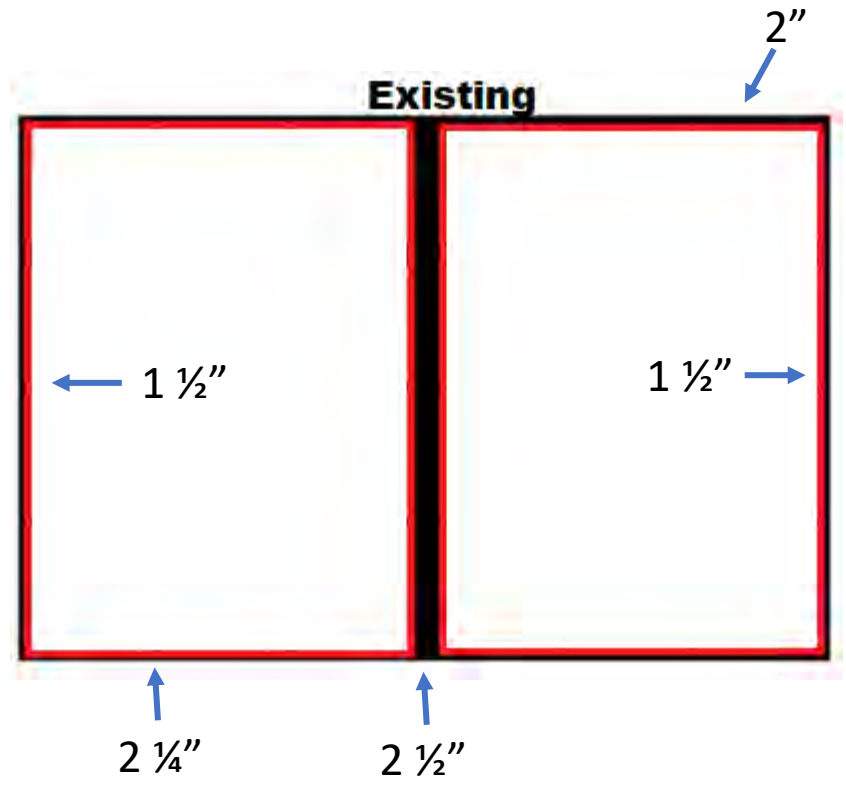
Casement Window / Terracotta Interior

* Wide opening hinge available to help meet egress requirements. Windows with wide open hinge cannot be cleaned from the interior. See your local code official for egress requirements in your area.





**Renewal by Andersen
Casement Dimensions**





Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbsalesdetroit@andersencorp.com

Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

Buyer(s) Name: Maureen Kearns

Contract Date: 12/15/20

Buyer(s) Street Address: 1080 Iroquois Street , Detroit, MI 48214

Primary Telephone Number: (313)477-8941

Secondary Telephone Number: _____

Primary Email: maureen@roaringmouse.net

Secondary Email: _____

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal by Andersen of Detroit ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount:	\$24,750	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
Deposit Received:	\$8,300		
Balance Due:	\$16,450	Estimated Start:	Estimated Completion:
Amount Financed:	\$16,450	10 weeks	1 day
Method of Payment:	Financing	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

Notes:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 12/18/2020 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Legal Name: Renewal by Andersen LLC

dba: Renewal by Andersen of Detroit

Jim Cauley
C108618867D244F...

Signature of Sales Person

Jim Cauley

Print Name of Sales Person

Buyer(s)

Maureen Kearns
56805C875B15420...

Signature

Maureen Kearns

Print Name

Signature

Print Name



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
101	Living room	106 W 59 H	<p>Window: Gliding, Triple, 1:1:1 Base Frame, Exterior Dark Bronze Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: Dark Bronze, Standard Color Extra Lock, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p>
Front			
102	Kitchen	46 W 35 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Grille Pattern: All Sash: Colonial, Misc: None</p>
Side			
103	Kitchen	35 W 34 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p>
Back			
104	Bathroom	35 W 34 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: Sash 1: High Performance SmartSun Glass, Obscure, Tempered Glass, Sash 2: High Performance SmartSun Glass, Obscure, Tempered Glass, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p>
Back			
105	MBR	46 W 35 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Grille Pattern: All Sash: Colonial, Misc: None</p>
Back			



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

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Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
106	MBR	46 W 35 H	<p>Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p> <p>Side</p>
107	Bathroom	35 W 34 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p> <p>Side</p>
108	Bedroom 2	46 W 35 H	<p>Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p> <p>Side</p>
109	Bedroom 2	46 W 35 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p> <p>Front</p>
110	Bedroom 3	46 W 35 H	<p>Window: Casement, Double, Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None</p> <p>Front</p>



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Maureen Kearns

1080 Iroquois Street

Detroit, MI 48214

H: (313)477-8941

ID#:	ROOM:	SIZE:	DETAILS:
201	Attic	35 W 34 H	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Dark Bronze, Screen: TruScene, Full Screen, Grille Style: No Grille, Misc: None
WINDOWS: 11			PATIO DOORS: 0
SPECIALTY: 0			MISC: 0
			TOTAL \$24,750

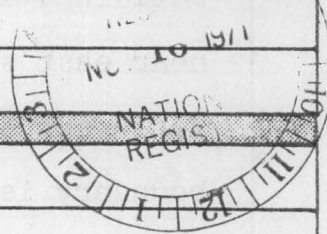


Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Michigan	
COUNTY: Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER MAR 24 1972	DATE



1. NAME

COMMON:
Indian Village Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:
Detroit

STATE:
Michigan

CODE 26	COUNTY: Wayne	CODE 163
------------	------------------	-------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

4. OWNER OF PROPERTY

OWNER'S NAME:
Multiple ownership

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Registry of Deeds

STREET AND NUMBER:
Wayne County Courthouse

CITY OR TOWN: STATE: CODE
Detroit Michigan 26

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Michigan Historical Commission Registered State Site No.

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Michigan Historical Commission, Historic Site Survey

STREET AND NUMBER:
208 North Capitol Ave.

CITY OR TOWN: STATE: CODE
Lansing Michigan 26

SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Indian Village Historic District consists of about 300 buildings located along three north-south streets on Detroit's near east side. The district is bounded on the south by Jefferson Ave. and on the north by Mack Ave. The eastern boundary is the rear line of the properties on the east side of Burns Ave. The western boundary is the rear line of the properties on the west side of Seminole.

Most of the houses could be described as small mansions; probably two-thirds of them are Georgian Revival while a scattering illustrate the Spanish and Oriental influences that were becoming popular in the early twentieth century. Individual lots measure about 50 feet by 170 feet. The houses are commonly located on two of these lots, providing ample space for landscaping and mature shade trees. Gas street lights have recently been installed throughout the district. Indian Village's boundaries are readily apparent on the ground. It has remained an island of well-maintained, single family, upper-middle class homes while the surrounding area consists of deteriorating buildings that were not as pretentious as those in the village even when newly built.

SEE INSTRUCTIONS



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Indian Village was platted and named in 1894 from a farm once belonging to Abraham Cook. Construction began in a few years and by 1904 thirty houses had been erected. The number increased to 142 by 1916 and by 1922 the total was 243. Since there are only about 300 buildings within the district it is apparent that all but 60 are over 50 years old. The newer buildings are scattered throughout the area, providing no clear demarcation between themselves and the historic structures.

Indian Village provides what is probably the best collection of Georgian Revival homes in Michigan although other styles, such as Tudor and Spanish, are present to break the otherwise dull repetition of a single style. From its inception until the present the village has definitely been a haven of the upper middle class. Practically all of the prominent families who have resided here are to be found in the various social registers. The Indian Village Association has taken the lead in preserving both the physical and social aspects of the community and it has been singularly successful. In June, 1971, the Detroit Common Council designated the area as the second historic district in the city.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Indian Village Historic District Study. Typescript in the site survey files.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes Seconds	Degrees Minutes Seconds
NW	42° 22' 09"	83° 00' 13"	0	.	.
NE	42° 22' 09"	83° 59' 24"	0	.	.
SE	42° 21' 18"	82° 59' 24"	0	.	.
SW	42° 21' 18"	82° 00' 13"	0	.	.

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 250 A.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: William Lowery, Research Historian

ORGANIZATION: Michigan Historical Commission DATE: Oct. 20, 1971

STREET AND NUMBER: 208 North Capitol

CITY OR TOWN: Lansing STATE: Michigan CODE: 26

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Samuel R. Minton

Title: Deputy Director and SLO
Dept. of Natural Resources

Date: 11/10/71

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest A. Connally
Chief, Office of Archeology and Historic Preservation

MAR 24 1972

Date: _____

ATTEST: William H. ...
Keeper of The National Register

Date: MAR 9 1972



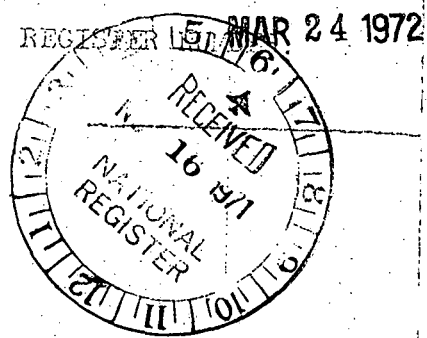
NO
UTM
CD

SEE INSTRUCTIONS

72000667

Wayne

RECEIPT PROJECT Indian Village STATE Mich
Historic Districts
 DATE OF RECEIPT 2/16/72 YES NO NUMBER
 DATA PAGE 2
 PHOTO (S) _____ 4
 PHOTO DESCRIPTION (S) _____
 MAP (S) _____ 2
 MAP DESCRIPTION (S) _____
 LOGGED _____
 ACKNOWLEDGE _____
 RESUBMIT 2/16/72



REVIEW Tech ok jlj 1/13/72
 I can't agree with the architect since we are eventually going to have to face the problem of Georgian revival, stockbroker Thors, etc. These are pretty OK + a well-integrated community.

HISTORIAN I agree with the architect. OK Means 2/2/72 Sarks 1/25/72

ARCHITECT OK inasmuch as they say it's the best such area in the state, and has been declared a historic district by the city. I find it hard to believe such things are of historical significance. Chambers OK 1-26-72

ASSISTANT KEEPER OK MA 2/17/72

KEEPER The monuments of tomorrow lie in yesterday's stockbroker towers of suburbia OK 3/9

WRITER/EDITOR OK Maxson 1/24/72

CHIEF, OAHF OK ELL 3-24

EDITORIAL PROCESSING, EDITOR Seems OK CP 11/9/72

Federal Register Entry 5-2-72 Annual Edition Entry _____

Logged MAR 24 1972 Card MAR 24 1972

COMMENTS: _____ WORKING NUMBER 16.16.71.4

CONGRESSIONAL DISTRICT: _____



1064 Iroquois

NPS Number

March 24 1972

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

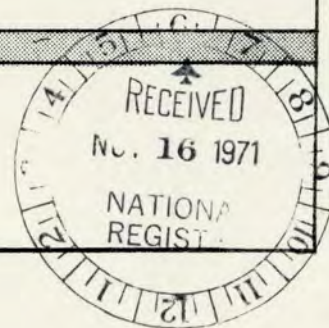
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	Michigan
COUNTY	Wayne
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 24 1972

SEE INSTRUCTIONS

1. NAME			
COMMON:		Indian Village Historic District	
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN:			
Detroit			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Wayne	163
3. PHOTO REFERENCE			
PHOTO CREDIT:		Jerome Bajorski	
DATE OF PHOTO:		1971	
NEGATIVE FILED AT:		Michigan Historical Commission	
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
House at 1064 Iroquois			



PROPERTY OF THE NATIONAL REGISTER



1039 Seminole

March 24 1972

NPS Number

Title

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Michigan	
COUNTY	
Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 24 1972

Loc

SEE INSTRUCTIONS

1. NAME			
COMMON: Indian Village Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: Detroit			
STATE: Michigan	CODE: 26	COUNTY: Wayne	CODE: 163
3. PHOTO REFERENCE			
PHOTO CREDIT: Jerome Bajorski			
DATE OF PHOTO: 1971			
NEGATIVE FILED AT: Michigan Historical Commission			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. House at 1039 Seminole			



PROPERTY OF THE NATIONAL REGISTER



1012 Seminole

(3)

NPS Number March 24, 1972

Title A. S. ... with ...

Loc.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

STATE Michigan	
COUNTY Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 24 1972

SEE INSTRUCTIONS

1. NAME			
COMMON:		Indian Village Historic District	
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: Detroit			
STATE: Michigan	CODE 26	COUNTY: Wayne	
3. PHOTO REFERENCE			
PHOTO CREDIT:		Jerome Bajorski	
DATE OF PHOTO:		1971	
NEGATIVE FILED AT: Michigan Historical Commission			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. House at 1012 Seminole			



PROPERTY OF THE NATIONAL REGISTER



1007 Burns

(4)

NPS Number

March 24, 1972

Title:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

STATE

Michigan

COUNTY

Wayne

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

FOR NPS USE ONLY

Loc.:

(Type all entries - attach to or enclose with photograph)

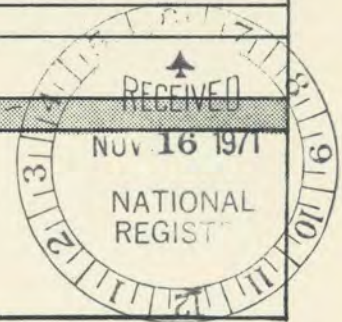
ENTRY NUMBER

DATE

MAR 24 1972

SEE INSTRUCTIONS

1. NAME			
COMMON:		Indian Village Historic District	
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN:			
Detroit			
STATE:	CODE	COUNTY:	CODE
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PHOTO CREDIT:		Jerome Bajorski	
DATE OF PHOTO:		1971	
NEGATIVE FILED AT:		Michigan Historical Commission	
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
House at 1007 Burns			



PROPERTY OF THE NATIONAL REGISTER

(HIGHLAND PARK)

82° 59' 24"

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MICHIGAN
STATE HIGHWAY
CHARLES M.
STATE HIGHWAY

MT. CLEMENS (P.O.) 19 MI.
GROSSE POINTE SHORES 6 MI. (GR)

83°00'
42°22'30"

R. 12 E. 2.8 MI. TO U.S. 25

57°30" R. 13 E.

1
N

T. 1 S.
T. 2 S.

42° 21' 18"



Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Michigan	
COUNTY	
Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAR 24 1972	

SEE INSTRUCTIONS

1. NAME			
COMMON: Indian Village Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN:			
Detroit			
STATE:	CODE	COUNTY:	CODE
Michigan	26	Wayne	116
3. MAP REFERENCE			
SOURCE:			
USGS, Belle Isle, Michigan			
SCALE:	1 : 2400		
DATE:	1952		
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



DETROIT QUADRANGLE
MICHIGAN 83°00'13"

7.5 MINUTE SERIES (TOPOGRAPHIC)

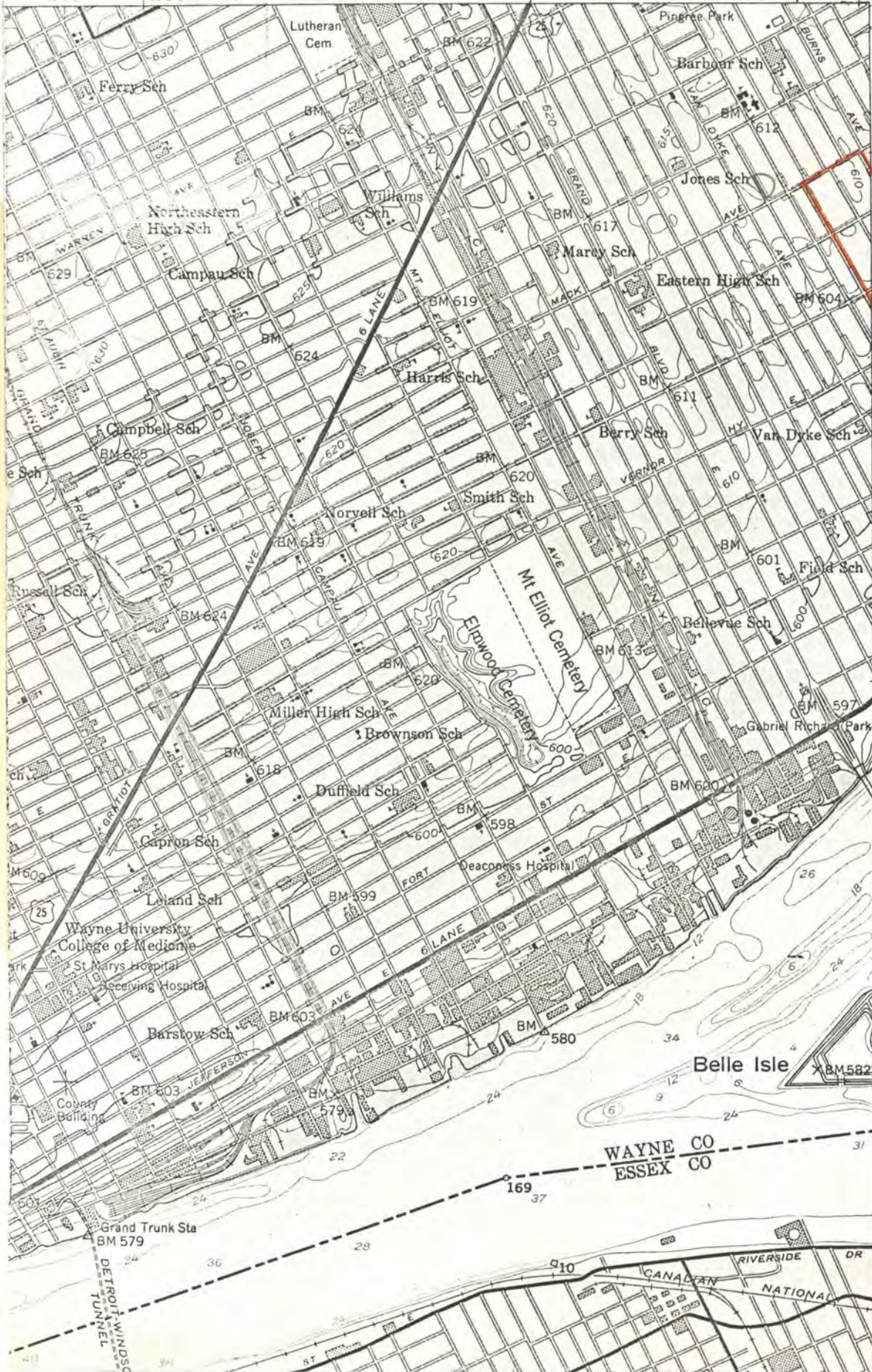
MT. CLEMENS 17 MI.
EAST DETROIT 6.9 MI.

(GROSSE POINTE)

2'30" 1670000 FEET

83°00'

42°22'30"



↑
N

42° 22' 09"

T. 1 S.

T. 2 S.

- A: 17/335280/4692485
- B: 17/336105/4690860
- C: 17/335890/4690680
- D: 17/335045/4692360

GROSSE POINTE PARK 4.7 MI.
MT. CLEMENS 22 MI.

310000 FEET

BELLE ISLE 0.4 MI.



WAYNE CO
ESSEX CO

Grand Trunk Sta
BM 579
DETROIT WINDSC
TUNNEL

CANADIAN NATIONAL

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

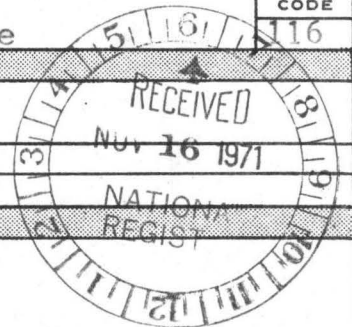
**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE Michigan	
COUNTY Wayne	
FOR NPS USE ONLY	
ENTRY NUMBER MAR 24 1972	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:		Indian Village Historic District	
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Michigan	26	Wayne	116
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SOURCE:			
USGS, Detroit, Michigan			
SCALE:	1 : 24000		
DATE:	1952		
4. REQUIREMENTS			
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PA0017370

ENTRIES IN THE NATIONAL REGISTER

STATE MICHIGAN

Date Entered MAR 24 1972

<u>Name</u>	<u>Location</u>
Greenmead Farms	Livonia Wayne County
McKinley School	Vassar Tuscola County
Kelsey (Francis W.) Museum of Archaeology	Ann Arbor Washtenaw County
Indian Village Historic District	Detroit Wayne County
Clinton - Kalamazoo Canal	Avon Township/Shelby Township Oakland/Macomb Counties
Skegemog Point Site	Whitewater Township Grand Traverse County

Also Notified

Hon. Philip A. Hart
Hon. Robert P. Griffin
Hon. Jack H. McDonald
Hon. James Harvey
Hon. Marvin L. Esch
Hon. Charles C. Diggs, Jr.
Hon. Guy Vander Jagt

State Liaison Officer
Mr. Samuel Milstein
Deputy Director-Recreation
Department of Natural Resources
Mason Building
Lansing, Michigan 48926

Director, Northeast Region

3/23/72

HR

NRowland:nm