



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00065

Effective Date: 5/20/2025

Project Address: 4015 glendale st

Issued to: john nova

Historic District: Russell Woods-Sullivan

4155 hickory hills
dryden, MI 48428

Description of Work:
(continued on next page)

- At the sides and rear, remove the historic steel casement windows
- At the front façade, remove the historic steel casement windows and replace with new steel windows per proposal
- Remove the non-historic, aluminum front porch roof and columns (work completed)
- Install new asphalt shingles at the roof (work completed)
- At the second story of the rear porch, remove the non-historic roof and aluminum wall system. Install new guardrails at second story porch

With the Conditions that:
(continued on next page)

- HDC Staff shall be afforded the opportunity to review the and approve the height, material, and design of the guardrail proposed for the rear porch. Second story prior to the issuance of the project's permit.
- The front windows of the house will be replaced with steel windows per the attached with staff review of the final design details before installation.
- The new windows at the sides and the rear shall be aluminum-clad wood double casement windows that mimic the lite pattern of the original windows with simulated divided lites. The specifications of those windows and their design and lite configuration shall be submitted to staff for approval

Application Number: HDC2025-00065

Description of Work:

N/A

With the Conditions that:

N/A

COA

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: 250522jr

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.



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 03/21/25

Application Number: HDC2025-00065

APPLICANT & PROPERTY INFORMATION

NAME: john nova		COMPANY NAME: Nova Custom Homes LLC	
ADDRESS: 4155 hickory hills	CITY: dryden	STATE: MI	ZIP: 48428
PROJECT ADDRESS: 4015 glendale st			
HISTORIC DISTRICT: Russell Woods-Sullivan			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not completed. Please provide the following as requested in the March 14th email:

For the vinyl windows -

- dimensioned section drawings (vertical and horizontal) showing typical proposed conditions of the vinyl window and new trim within the wall opening

For the new steel windows at the front facade -

- a more detailed window schedule, which can be achieved:

The generation of a dimensioned elevation drawing of the front facade which shows the new windows, calling out their material, operation, and light configuration -OR- you can present window schedule/the information for each window opening at the front facade in a line-item format (which includes a sketch and specs per line/opening/window) as depicted in my attached document

- dimensioned section drawings (vertical and horizontal) of the windows within the wall which show the typical profiles and dimensions at the muntins, meeting rails, sash, frames, and moldings. Since you indicate that these windows will be custom made/you do not have manufacturers' standard cut sheets, you will have to generate them. Note that they can hand drawn.

Please refer to the March 14th email for examples, links, and attachments.

Thank you!

PSR: 250321LS

APPLICANT RESPONSE

Response Date: 03/31/2025

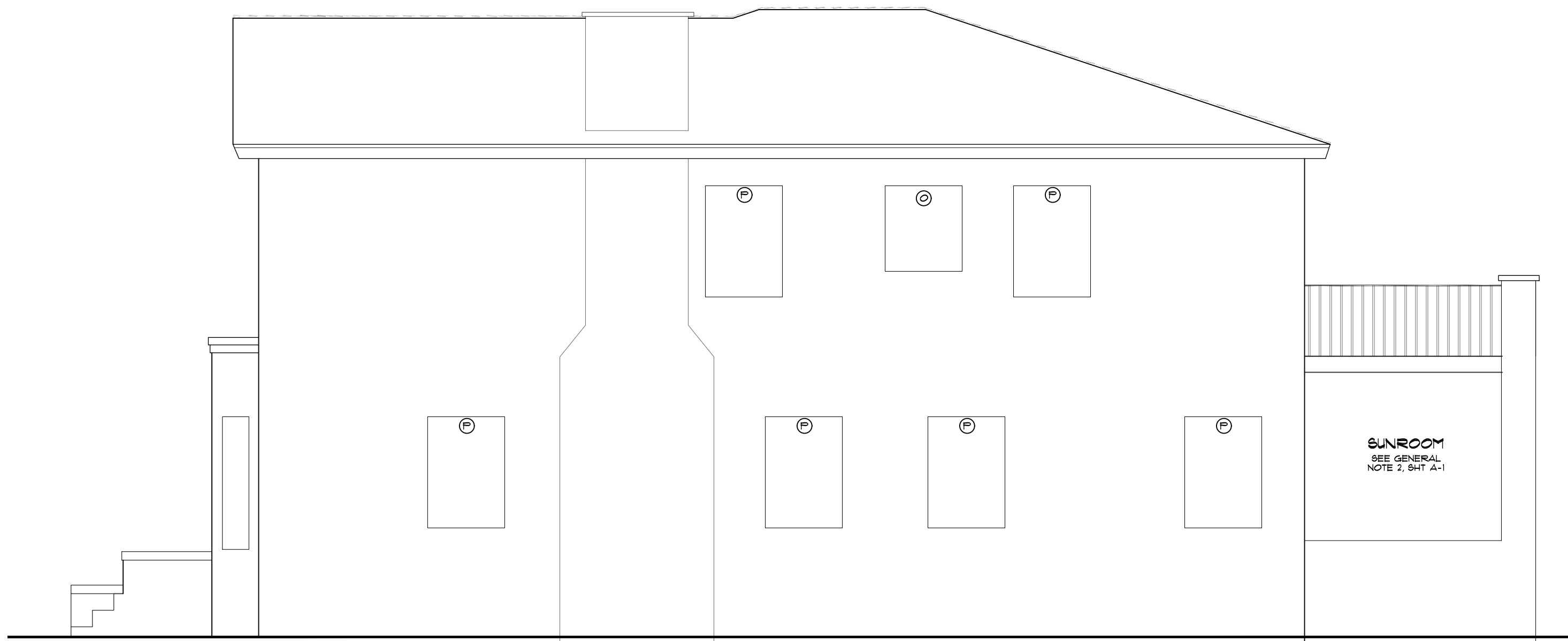


This is the window schedule drawings as requested.



NORTH ELEVATION (FRONT)

SCALE: 1/4" = 1'-0"

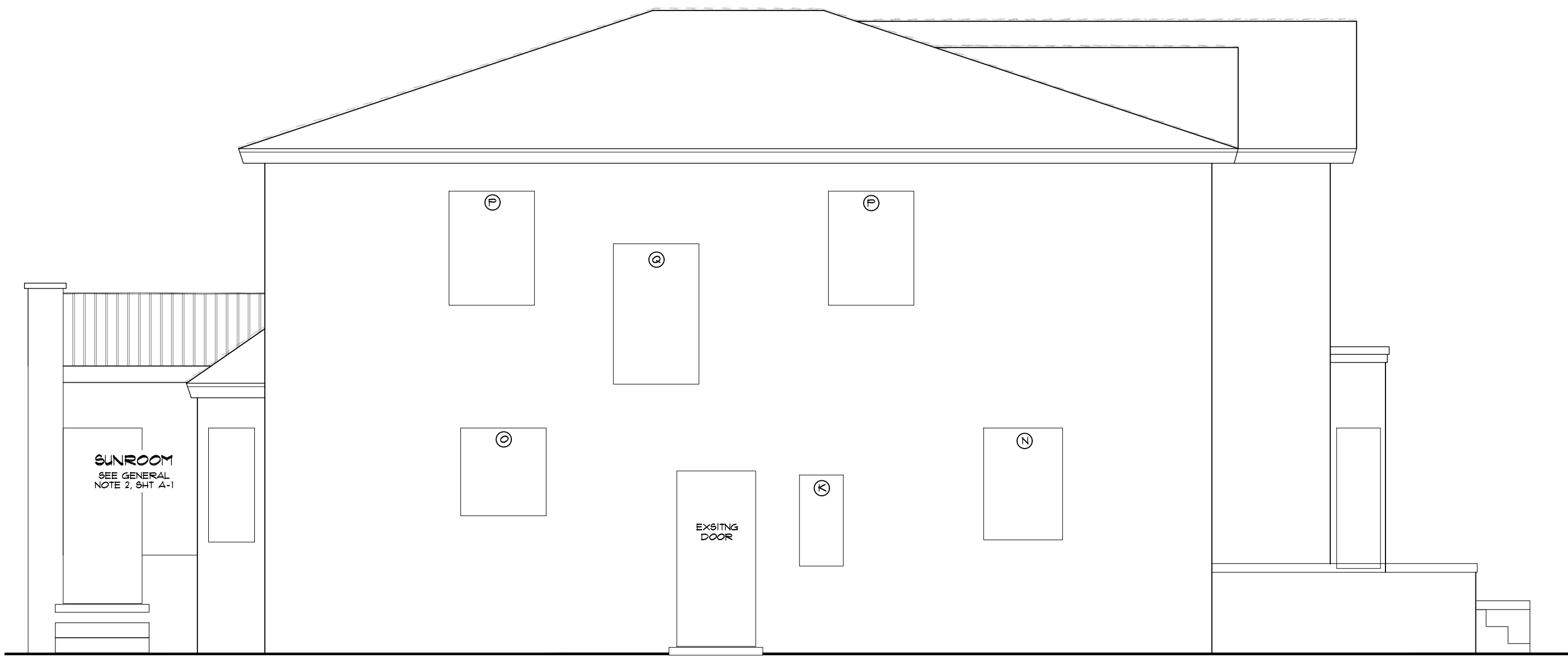


WEST ELEVATION (RIGHT SIDE)

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

TAG	SIZE	MATERIAL	TYPE	QUANTITY	NOTES
A	39" x 40"	STEEL	FIXED, STAINED GLASS	1	NEW, SINGLE PANE - SEE SHT A-2
B	20" x 64"	STEEL	FIXED, STAINED GLASS	5	NEW, SINGLE PANE - SEE SHT A-2
C	36.5" x 51"	STEEL	FIXED, STAINED GLASS	1	NEW, SINGLE PANE - SEE SHT A-2
D	12" x 12"	EX. STEEL	FIXED, STAINED GLASS	1	EXISTING TO BE REPAIRED
E	12" x 24"	EX. IN DOOR	FIXED, STAINED GLASS	1	EXISTING PANEL IN DOOR TO BE REPAIRED
F	39" x 52"	STEEL	FIXED, OPERABLE	1	NEW, SINGLE PANE - SEE SHT A-2
G	51.5" x 52"	STEEL	FIXED, OPERABLE	1	NEW, SINGLE PANE - SEE SHT A-2
H	20.5" x 52"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
I	21" x 52"	VINYL	FIXED	2	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
J	36.5" x 52"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
K	20" x 41.5"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
M	36" x 51"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
N	36.5" x 51"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
O	39" x 40"	VINYL	SINGLE HUNG	3	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
P	39" x 52"	VINYL	SINGLE HUNG	9	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME
Q	39" x 64"	VINYL	SINGLE HUNG	1	EXISTING DUAL PANE TO BE MOVED FORWARD IN FRAME



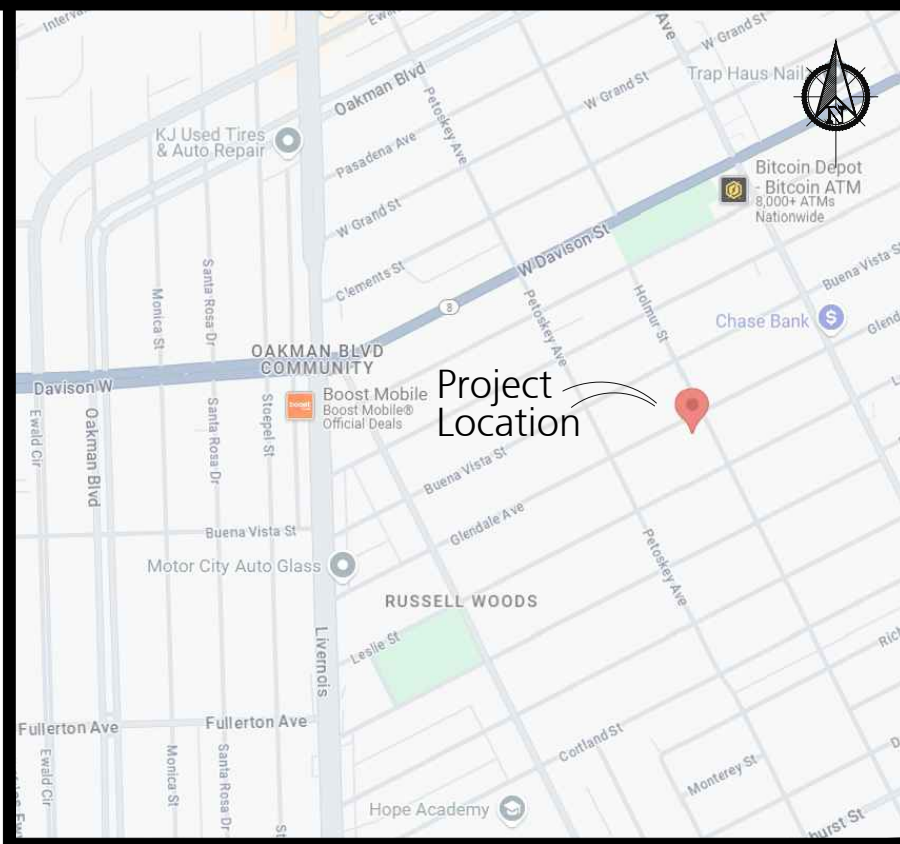
EAST ELEVATION (LEFT SIDE)

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (RIGHT)

SCALE: 1/4" = 1'-0"



Location Map
N.T.S.

Site Address

4015 Glendale Avenue
Detroit, MI 48238

Tax ID Number

14005021-2

Narrative

THE PROJECT CONTEMPLATED HEREIN IS THE INVOLVES THE REHABILITATION OF THE EXISTING WINDOWS.
THE REHABILITATION WILL INVOLVE THE REMOVAL OF THE VINYL WINDOWS ON THE NORTH (front) FACADE AND REPLACING THEM WITH HISTORICALLY ACCURATE, STEEL FRAME WINDOWS WITH STAINED GLASS.
THE OTHER PHASE OF THE REHABILITATION WILL ENTAIL ALL THREE (3) REMAINING FACADES: EAST (left side), WEST (right side), AND SOUTH (rear) WINDOWS WILL HAVE THE EXISTING VINYL WINDOWS REMOUNTED WITHIN THE EXISTING OPENINGS AS DETAILED ON THE DRAWINGS SHOWN HEREON.
NOTE, THE "EXISTING" VINYL WINDOWS WERE RECENTLY INSTALLED AND ARE IN "NEW" CONDITION.

Narrative

- THE ELEVATIONS SHOWN HERON ARE FOR PICTORIAL PURPOSES ONLY. DO NO SCALE OR USE FOR ANY OTHER PURPOSE OTHER THEN TO DETMINE THE LOCATIONS OF THE WINDOWS DESCRIBED IN THE WINDOW SCHEDULE.
- THE SUNROOM LOCATED AT THE REAR (SOUTH ELEVATION) OF THE EXISTING STRUCTURE, HAVE BEEN CLAD RECENTLY IN DOUBLE PANE VINYL WINDOWS WHICH HAVE BEEN INSTALLED PROPERLY, AND ARE NOT INCLUDED IN ANY SCHEDULES OR DETAILS.
- THE FRONT (NORTH) FACADE IS TO HAVE ALL THE VINYL WINDOWS REMOVED FROM THE EXISTING OPENING AND ARE TO BE REPLACED WITH NEW, STEEL FRAME, SINGLE PANE WINDOWS, WHICH ARE PERIOD CORRECT AND WILL REPLICATE THE EXISTING STEEL FRAMED WINDOWS WITH STAINED GLASS, AS DETAILED ON SHEET A-2.
- THE REMAINING RECENTLY INSTALLED, DOUBLE PANE, VINYL WINDOWS AS MANUFACTURED BY "Vinylmax" ARE TO BE RESET IN THEIR EXISTING OPENINGS AND MOVED FORWARD TOWARDS THE FACE OF THE STRUCTURE APPROXIMATELY 1" - 1-1/2", AND HAVE A NEW WOOD, PAINTED, BRICKMOULDING INSTALLED.

SHEET INDEX

A-1	ELEVATIONS / WINDOW INVENTORY
A-2	DETAILS / GENERAL NOTES

Elevations
Window Schedule

Proprietor:
ALFA
Construction Guys

Project Location:
4015 Glendale Avenue
Detroit, MI 48238

Issued for

- ☐ preliminary
☒ construction March 31, 2025
☐ as - built

drawn A. Vandelay
designed P. Weir
approved

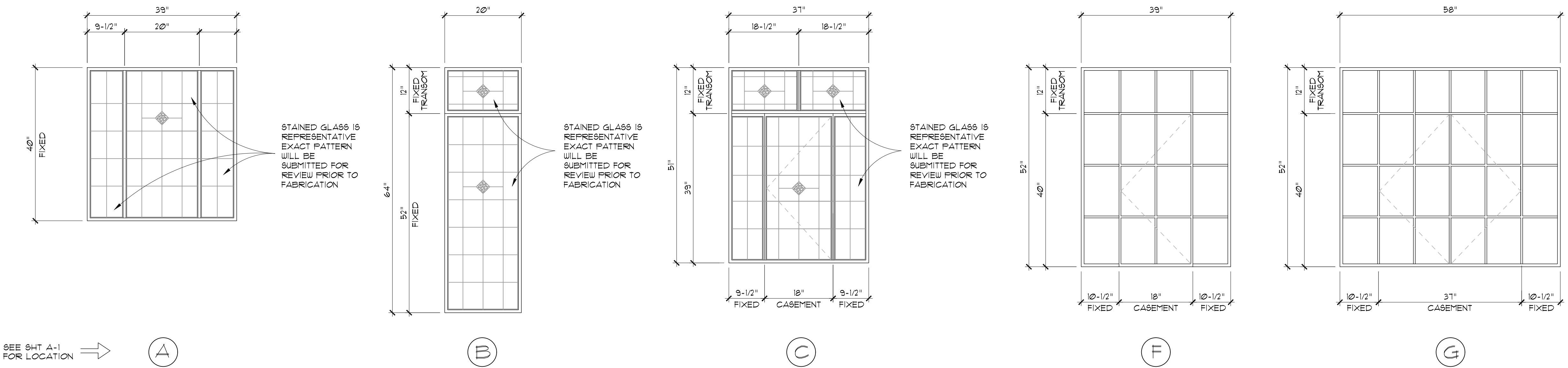
revision

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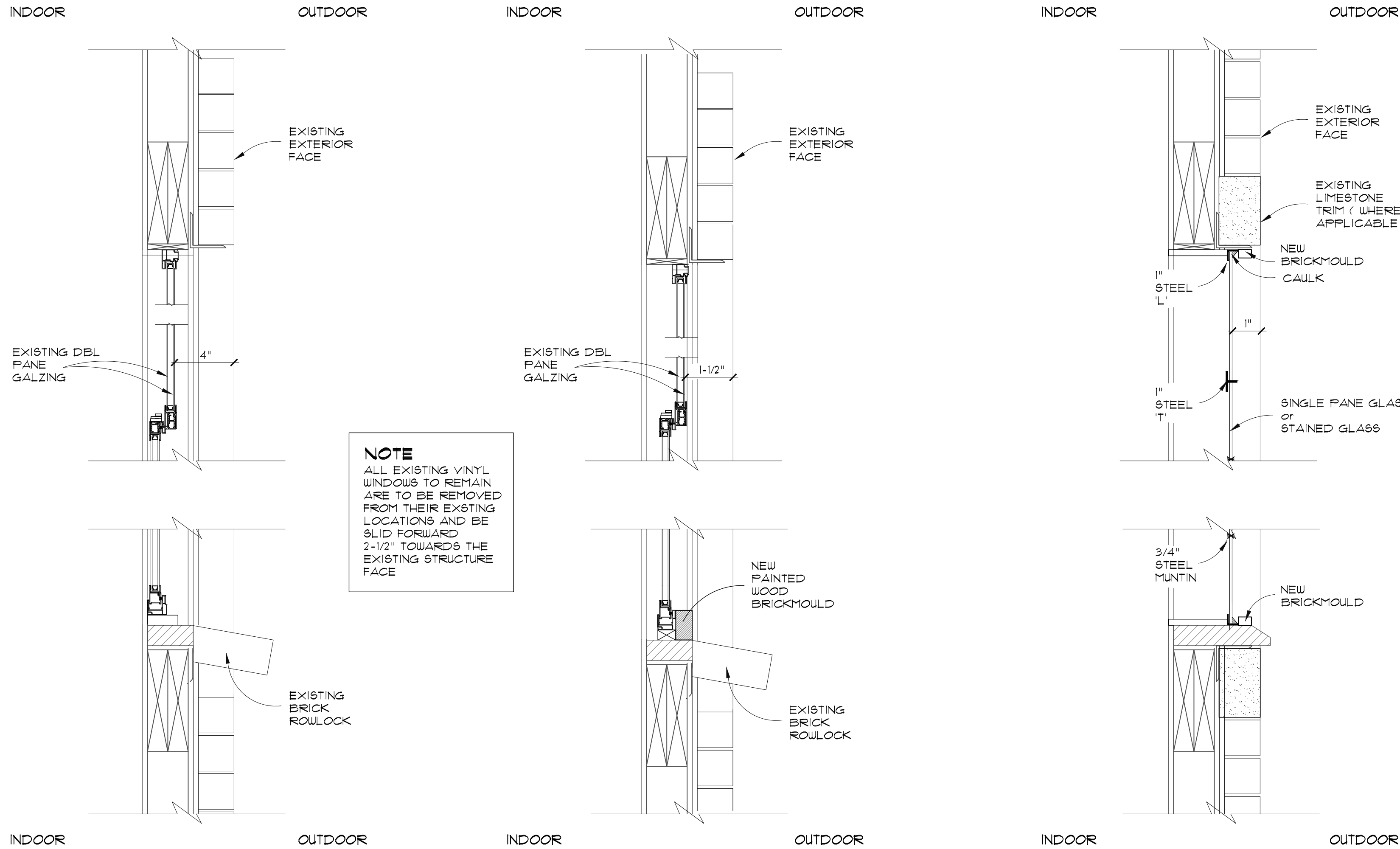
Job No. 25-024

A-1
Sheet 1 of 2



STEEL WINDOW ELEVATIONS - NORTH FACADE

SCALE: 3/4" = 1'-0"



EXISTING VINYL WINDOW SECTION

SCALE: 1-1/2" = 1'-0"

PROPOSED VINYL WINDOW SECTION

SCALE: 1-1/2" = 1'-0"

PROPOSED STEEL WINDOW SECTION

SCALE: 1-1/2" = 1'-0"

GENERAL NOTES / SPECIFICATIONS

GENERAL REQUIREMENTS

- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE, LOCAL AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING DISCREPANCIES IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAIL NOTED "TYPICAL" IMPLY THAT ALL CONDITIONS ARE TREATED SIMILARLY.
- ALL DRAWINGS SHALL BE FULLY COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE ALL SPECIAL CONDITIONS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, PLUMBING, STRUCTURAL FASTENERS, SLEEVES, ETC.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO STARTING THE WORK.
- ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.
- THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES.

METALS, STRUCTURAL & MISCELLANEOUS

- STEEL WORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE AISC. CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A 325 AND BE A MINIMUM OF 3/4" DIAMETER UNLESS NOTED OTHERWISE.
- ALL STEEL SHALL BE IN ACCORDANCE WITH ASTM A-36, AND WELDABILITY TO CONFORM TO ASTM -501.
- ALL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF RED OXIDE PINT OR EQUAL.
- FINAL PAINT COAT COLOR TO BE AS APPROVED BY THE HISTORICAL DISTRICT.

WINDOWS, AND GLASS

- REFERENCE STANDARDS FOR METAL WINDOWS SHALL BE AS FOLLOWS:
A. UNDERWRITER'S LABORATORIES, INC.; BUILDING MATERIALS DIRECTORY.
B. NATIONAL FIRE PROTECTION ASSOC.; PAMPHLET NO 80 STANDARD FOR FIRE DOORS AND WINDOWS.
C. ASTM E283, ASTM E 331.
- GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FIXED GLASS PANELS, SLIDING GLASS DOORS, TUB ENCLOSURES, AND STORY DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE BOCA CODE AND SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (1/6 OR 1/2").
- ALL WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
- PROVIDE WINDOW AND GLAZING SIZES AS INDICATED ON DRAWINGS.
- ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS.

FINISHES

- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.
- ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
- ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.)
- APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.
- ALL EXTERIOR AND INTERIOR PAINT SHALL BE AS MFG. BY SHERWIN WILLIAMS PAINT CO. OR APPROVED EQUAL. PROVIDE PAINT AND STAIN FROM SHERWIN WILLIAMS' STANDARD COLOR SELECTIONS OR APPROVED EQUAL, AND SHALL BE SAMPLE APPROVED BY THE HISTORICAL DISTRICT.

Details
General Notes

Proprietor:
ALFA
Construction Guys

Project Location:
4015 Glendale Avenue
Detroit, MI 48238

Issued for
☐ preliminary
☒ construction March 31, 2025
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drawn
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A. Vandelay
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revision

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Job No. 25-024