



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00705

PROPERTY INFORMATION**ADDRESS(ES):** 1815 Seminole St**HISTORIC DISTRICT:** Indian Village**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|---|--|---|---|--------------------------------|
| ☒ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Replacement of non-original stained glass windows due to lead presence

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Architect/Engineer/Consultant**NAME:** Alissa N Jacobs**COMPANY NAME:** 4545 Architecture**ADDRESS:** 2761 E. Jefferson, Suite 302**CITY:** Detroit**STATE:** MI**ZIP:** 48207**PHONE:** +1 (313) 826-9016**EMAIL:** alissa.jacobs@4545architecture.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:

Alissa N Jacobs

4545 Architecture

11/17/2025

SIGNATURE

DATE

2761 E. Jefferson, Suite 302

Detroit

MI

48207

+1 (313) 826-9016

alissa.jacobs@4545architecture.com

Questions? Contact us at hdcc@detroitmi.gov or (313)224-1762

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
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i>	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>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.)</i>	
	
4. DETAILED SCOPE OF WORK <i>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.")</i>	
	
5. BROCHURES/CUT SHEETS <i>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.</i>	

ADDITIONAL DETAILS

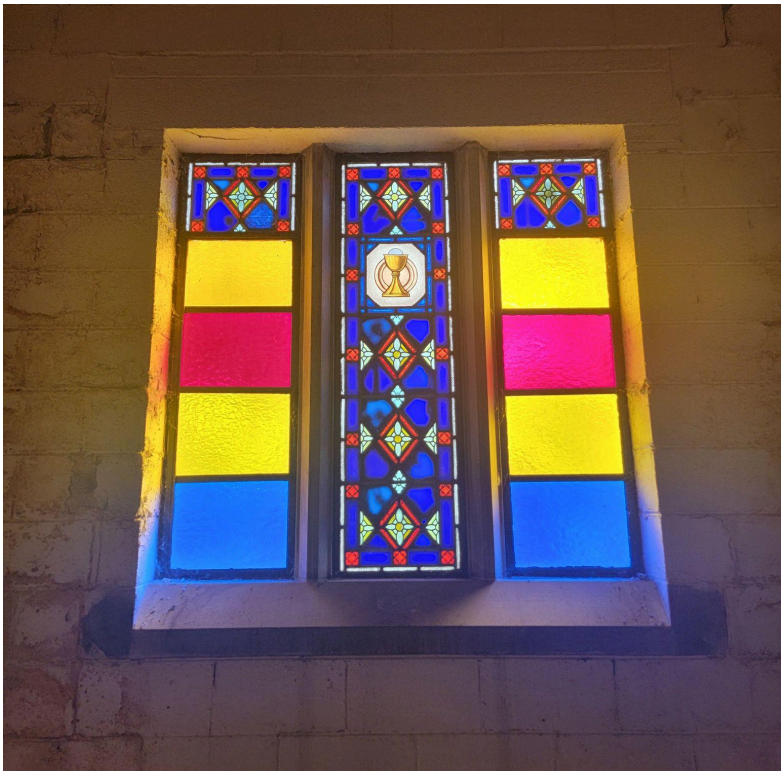
6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	

1815 Seminole St.,
Detroit, MI 48214



Exterior view of window proposed to be replaced (typical window)

Note that only non-original, operable side lites to be replaced; fixed middle unit and top side units to remain



Interior view of existing window (typical window)

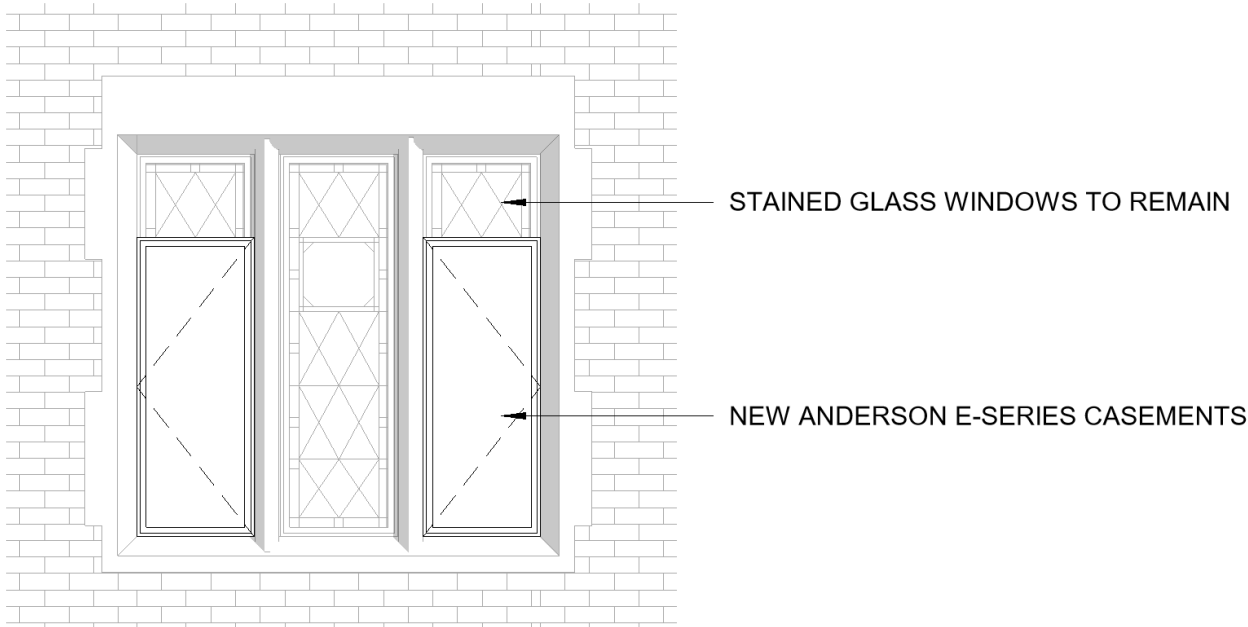


Diagram showing proposed window replacement (typical all proposed windows)



North Elevation of windows



South Elevation of windows

Good Afternoon,

We are reaching out regarding the window plan for the property located at 1815 Seminole, which is currently under historic review.

During the demo process, we discovered that the existing plain sidelite windows that flank the decorative stained-glass windows in the nave contain both asbestos glazing and caulking. The windows affected by this request are previously documented as non-original and have already been approved to be replaced with clear glass.

Additionally, these window frames are grossly deteriorated and not restorable. Due to these factors, the windows are unfortunately not salvageable nor safe to refurbish. In addition, due to previous vandalism of the property, several of these windows have been previously repaired with non-historic plastic panes.

To be clear, all original stained and leaded glass windows will be preserved and remain untouched in their historic nature.

With this information, we are respectfully requesting approval to replace the existing non-decorative windows using matching Anderson windows that meet the historic approved guidelines. Anderson E-Series windows were previously approved in other locations of the property and offer historically accurate profiles, muntin patterns, and materials that align with the standards required while ensuring long-term structural protection, energy efficiency, and safety. This replacement will provide a safer solution for both construction teams and occupants while preserving and protecting the architectural integrity of the property for years to come.

We want to ensure we remain fully compliant with historic standards, and we believe this path provides the best preservation outcome given the hazardous materials and deteriorated condition of the existing windows while protecting the integrity of the structure.

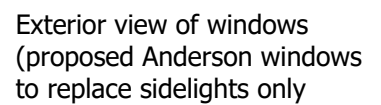
Please let us know if you would like onsite photos, documentation from the abatement and restoration professionals advising against reuse.

Included herein are drawings identifying the windows in question as well as specification sheets for the proposed replacement Anderson E-Series windows.

Thank you very much for your consideration, and we look forward to your approval so we may proceed safely and appropriately.

Warm regards,

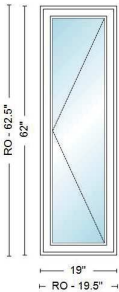
1815 Seminole Team





ORDER NOTES:

PRODUCT SPECS



RO Size: 19 1/2" x 62 1/2"

Unit Size: 19" x 62"

CAX 1' 7"X5' 2", Unit, E-Series Casement, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Left, Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Handle w/Cover, Black, Standard, High Performance Keeper, Black, Full, Fiberglass

Wrapping: 7 1/8" Interior Extension Jamb Pine / Unfinished Standard Complete Unit Extension Jambs, Factory Applied

BLK LH HARDWARE KIT CSMT BAG W6204PKLKB1 PN:9078345
Insect Screen 1: E-Series Casement, CAX 19 x 62 Full Fiberglass Black

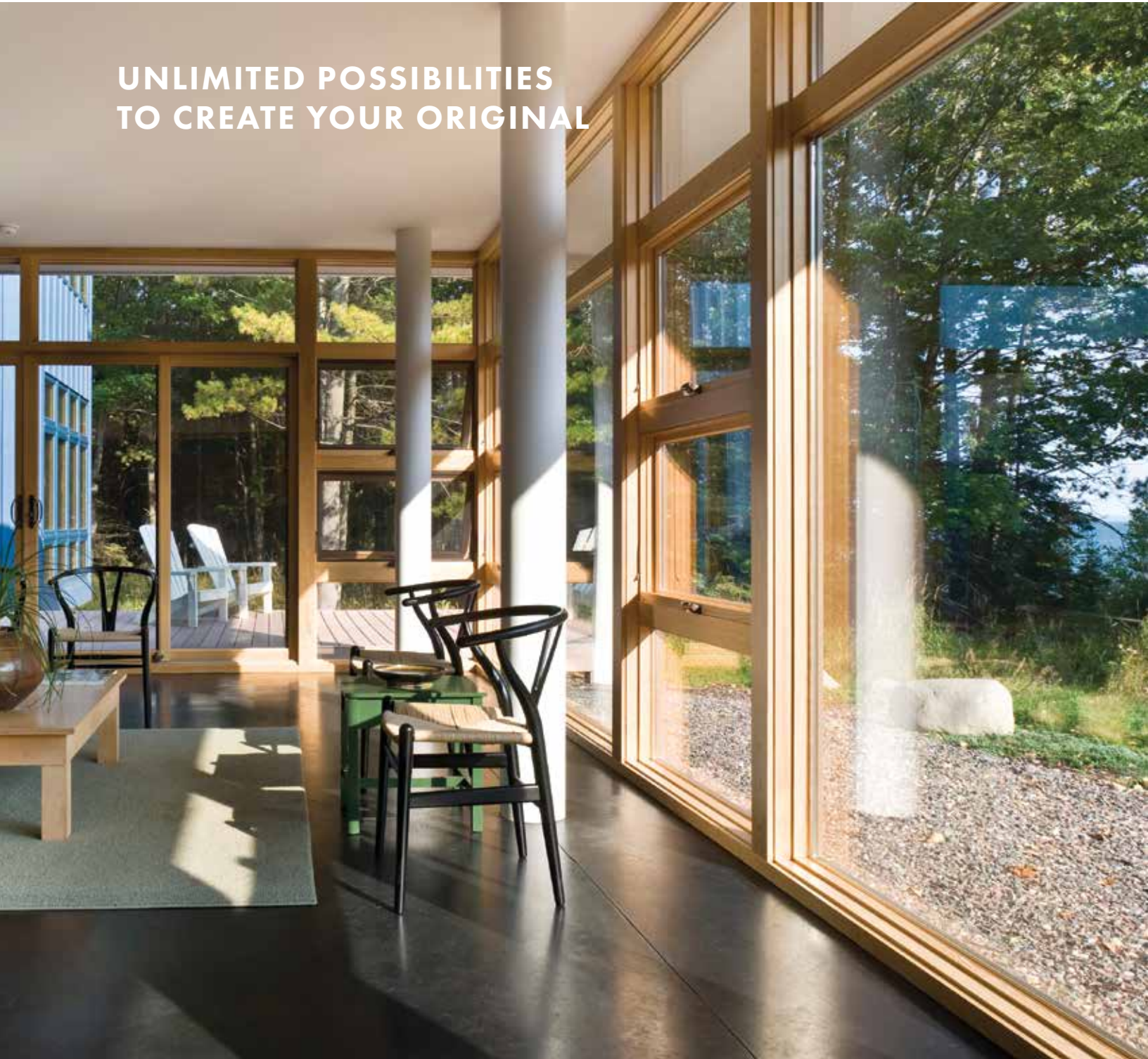
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.29		A1	10.8125	57.3125	4.30340



E-SERIES

Architectural Collection

UNLIMITED POSSIBILITIES
TO CREATE YOUR ORIGINAL



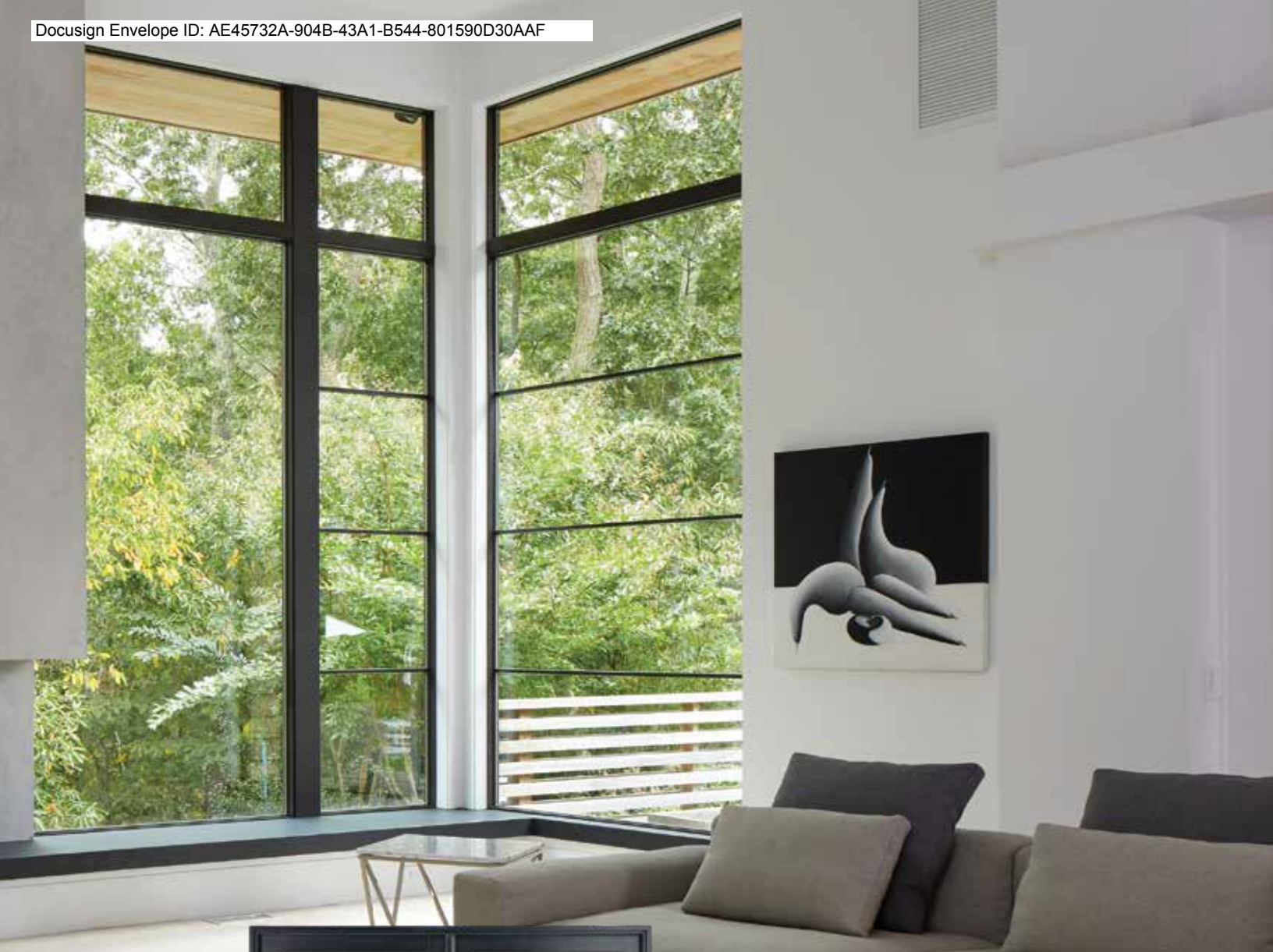


E-SERIES WINDOWS & PATIO DOORS

The inspiration for your home can come from anywhere and with E-Series windows and patio doors from Andersen, you'll find custom colors, unlimited design options and dynamic sizes and shapes to create the home you've always imagined.

Whether you're looking to make a design statement or to simply recreate a classic, E-Series products give you more freedom to use your imagination and create your personal vision of home. And like all Andersen products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry. For more information, please visit andersenwindows.com/e-series.





FSB® hardware features clean lines in a satin finish for a thoroughly modern look.



Dark colors and narrow profile options on windows, patio doors and grille options offer a truly contemporary style.

MODERN STYLE MADE EASY

Modern home styles incorporate clean lines, simple forms and open floor plans. They often feature floor-to-ceiling windows or glass doors with narrow profiles to maximize light and bring the outdoors in. Explore our Home Style library to see how E-Series products can help you achieve a modern home style. Visit andersenwindows.com/stylelibrary to learn more.



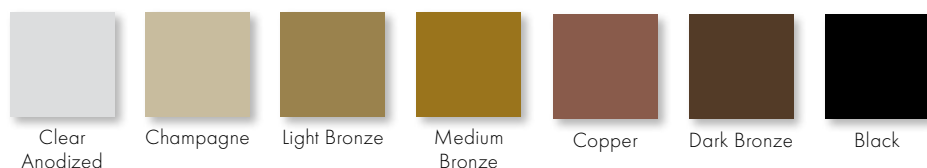
DO YOU DREAM IN COLOR?

While our large selection of 50 exterior colors covers a lot of ground, inspiration comes in infinite hues. Let us match a paint chip, a photograph or a favorite work of art to bring your dream color into the light of day. Or, choose from a selection of anodized finishes for a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.*

EXTERIOR COLORS



7 ANODIZED FINISHES



Design your window at
andersenwindows.com/design-tool

CUSTOM EXTERIORS OR 2-, 3- AND 4-TONE EXTERIORS

Choose a custom exterior color to get just the right color for your design. And, with our 2-, 3- and 4-tone color combinations, the sky's the limit. Mix and match up to four of our 50 exterior colors for a combination look that's all your own.



Colony white and black

EXTERIOR TRIM

Choose exterior trim in either a flat casing, brick mould or sill nosing profile to add curb appeal to your home.



2" brick mould and 1 1/2" sill nosing, shown on a casement window

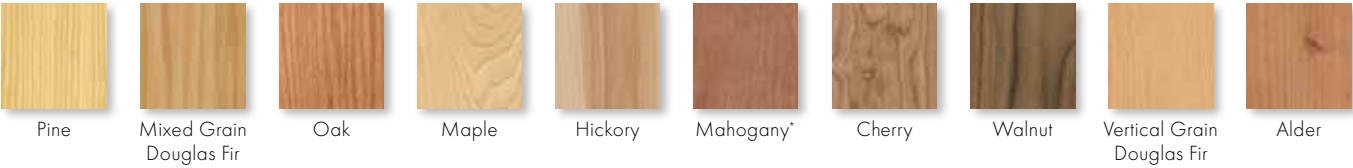
*Visit andersenwindows.com/warranty for details.
 Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.



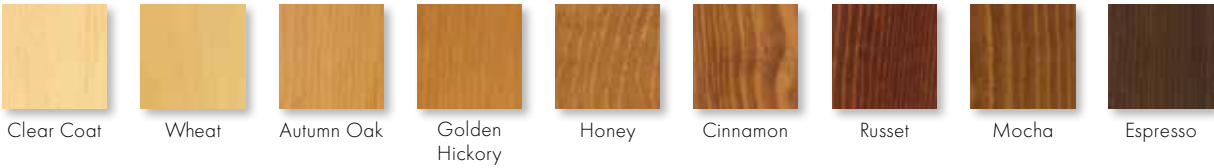
A RANGE OF INTERIORS — INCLUDING YOURS

Our distinctive woods add uncommon flair to any room. Each wood species has its own character, grain and staining capabilities so you can select one that makes your windows stand out or one that matches with your interior décor. Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

INTERIOR WOOD SPECIES



FACTORY-FINISHED INTERIORS



All interior finish options are shown on pine. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

INTERIOR PAINTED OPTIONS



Available on pine.

CUSTOM INTERIORS

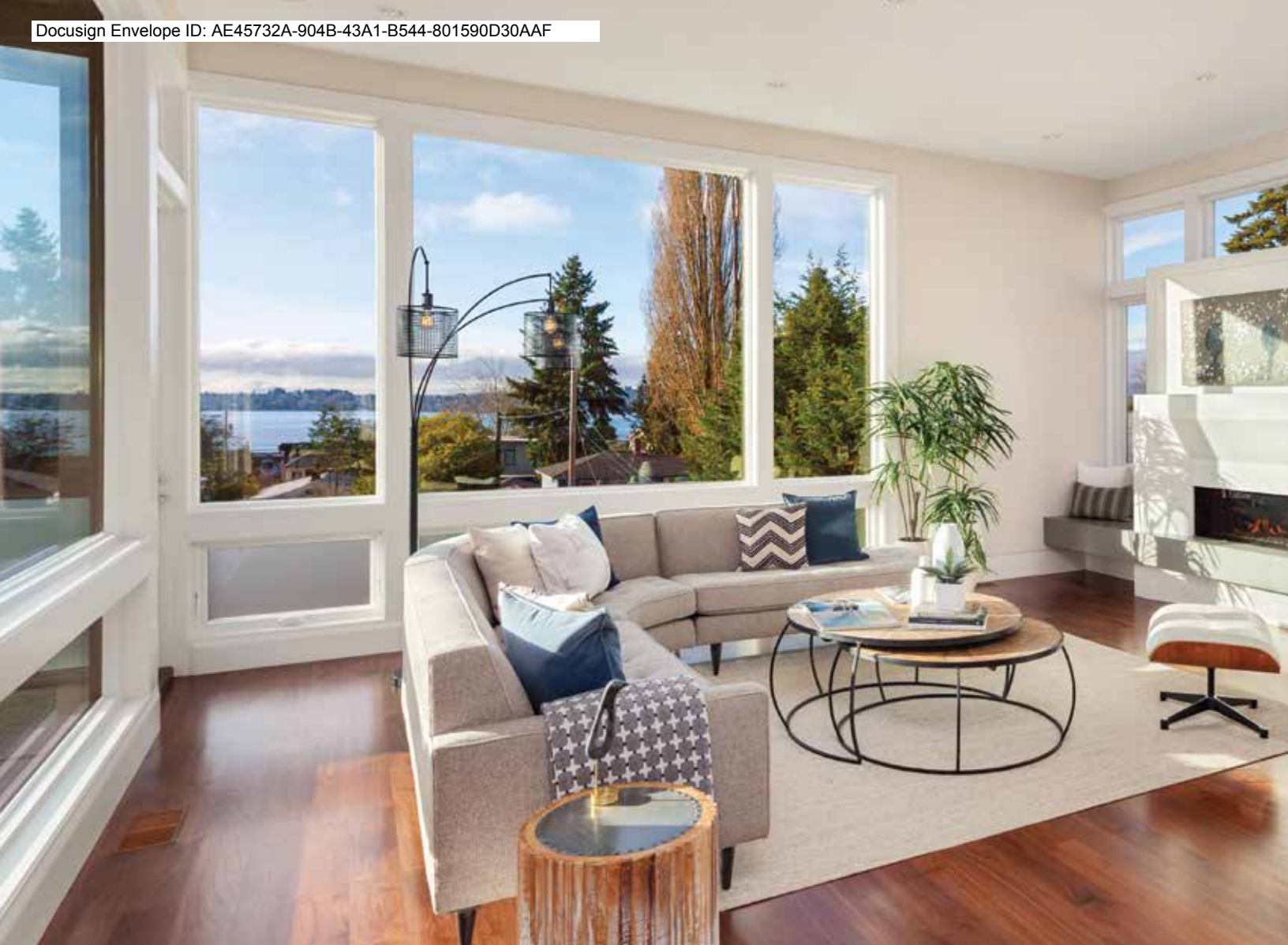
Need an exotic wood species to complete your home or a special finish for just the right look or to match existing woodwork? We offer custom wood species and custom stain, paint or color matching for just the right finish to your design.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Dark bronze and black also available on maple.

†Anodized silver is available on maple only.

Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.



DESIGN VERSATILITY

Extruded aluminum's strength and versatility allow us to offer beautiful made-to-order design solutions for practically any combination of shapes and styles you can imagine. And because our exterior frame, sash and trim components utilize extruded aluminum, our products feature clean, architecturally accurate lines and details to complement your home's style.

ENERGY-SAVING GLASS

We have the glass you need to get the performance you want, including a variety of Low-E4® glass options to help control heating and cooling costs in any climate.

LOW-MAINTENANCE EXTERIORS

Baked-on silicone polyester enamel exteriors offer virtually maintenance-free performance and durability. They're warranted for 10 years against chalking and color change and for 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.*

BUILT STRONG

E-Series windows and patio doors are made with heavy-gauge, extruded aluminum-clad wood sash and frames. Our thick cladding offers greater structural capabilities than thinner, roll-form aluminum, while providing a superior exterior finish that resists the elements of inclement weather, abrasion and impact.

BUILT FOR YEARS TO COME*

Most other window and patio door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.* So it adds real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry’s widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS	ENERGY		LIGHT	
	U-Factor	Solar Heat Gain Coefficient	Visible Light Transmittance	UV Protection
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.			
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors values.			
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.			
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.			
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.			
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.			
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.			
Clear Dual-Pane	High visibility with basic thermal performance.			

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any E-Series window or patio door with Low-E4 or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

SPECIALTY GLASS

Select from our decorative glass collections or combine beveled, frosted, grooved, colored or textured glass with three coming options to create your own design. Specialty glass includes tinted glass, spandrel glass and Mapes panels as well as rain, reeded, satin etch and obscure glass options.

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.



STORMWATCH® PATIO DOORS

Andersen® E-Series patio doors are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit andersenwindows.com/coastal for more information and see your local building code official for specific requirements in your area.



For more details on glass options, visit andersenwindows.com/glass.



DESIGNS TO MATCH ANY STYLE

E-Series patio door hardware* is available in a variety of different designs to match virtually any style. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



YUMA®
Distressed Bronze
Distressed Nickel



NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



ALBANY
Black
Gold Dust
Stone
White



COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze



ENCINO®
Distressed Bronze
Distressed Nickel



WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



TRIBECA®
Black
Stone
White



Bold name denotes finish shown.

HARDWARE FINISHES

											
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel	Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

*Hardware sold separately.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

DETAILS THAT MAKE AN IMPACT

E-Series window hardware* offers you the styles and finishes to enhance or complement any home’s décor and style.

Casement & Awning



Operator Handle & Cover

Antique Brass | Black | Bright Chrome
Bronze | Gold | Oil Rubbed Bronze | Pewter
Polished Brass | Satin Chrome | White

French Casement



Operator Handle & Cover



Sash Lock

Antique Brass | **Black**
Bright Chrome | Bronze
Polished Brass
Satin Chrome | White

Double-Hung



Sash Lift



Lock

Antique Brass | Black | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | **Pewter** | Polished Brass | Satin Chrome | White

Gliding Windows

Antique Brass
Black | Bright Chrome
Bronze | Gold
Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White



Lock

Black
Bronze
White



Slim Line Sash Pull

Bold name denotes finish shown.

HARDWARE FINISHES

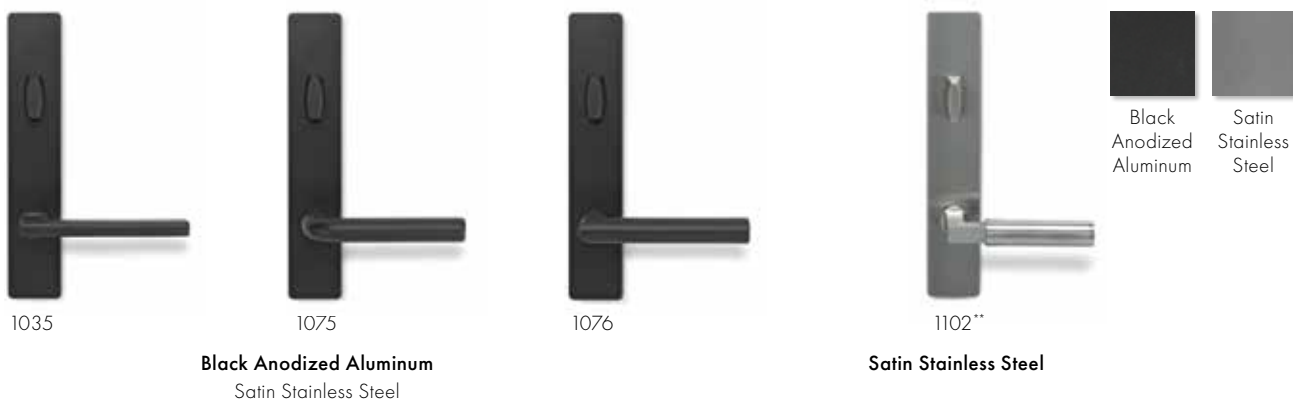
Antique Brass	Black	Bright Chrome	Bronze	Gold	Oil Rubbed Bronze	Pewter	Polished Brass	Satin Chrome	White

*Hardware sold separately.
Oil rubbed bronze is a "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.



FSB® HINGED PATIO DOOR HARDWARE

Durable FSB hinged door hardware* features clean lines and a sleek finish for a thoroughly modern look.



YALE® ASSURE LOCK®

Monitor, lock and unlock from anywhere with the Yale Assure Lock.† This slim, sleek keyless lock is designed exclusively for Andersen® hinged patio doors† and integrates with a wide range of smart home platforms.



*Hardware sold separately.

**FSB style 1102 is not available in black anodized aluminum.

†Available on select hinged doors, see your Andersen supplier for details.

Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

All marks where denoted are trademarks of their respective owners. Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

BETWEEN-THE-GLASS BLINDS & SHADES

Privacy options you simply have to see. E-Series blinds or shades between the glass provide the ultimate in practicality for your home. Our systems not only protect the blinds or shades, they also greatly reduce your cleaning time. Which means with Andersen, you have both privacy and convenience at your fingertips.



System 3 Shades

System 3 Blinds

BLINDS-BETWEEN-THE-GLASS

Blinds-between-the-glass can be added to many of our patio doors and rectangular picture windows. The blinds are placed between two panes of glass, available in three popular colors and can tilt, raise or lower* conveniently with a single control cord.



Control Cord

Blinds



Almond

Tan

White

SYSTEM 3 BLINDS & SHADES

System 3 blinds and shades create a triple-glazed window that provides greater energy efficiency and protects your blind or shade from damage. They are perfect for casement, awning and picture windows, and hinged patio doors. Frames are available in tan, gold, white or wood veneer.

Blinds



Almond

Tan

White

Shades



Almond

Pearl

Vanilla

Winter White

Control Knobs



Bronze

White

Black

Gold

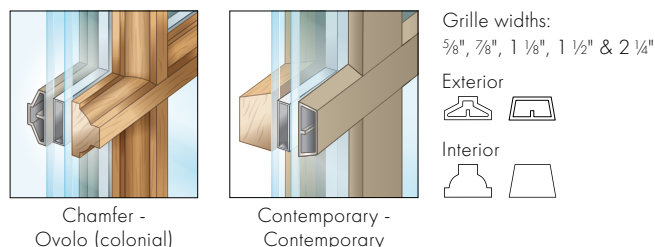
*Not all sizes of blinds-between-the-glass are retractable.
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.

ARCHITECTURALLY AUTHENTIC GRILLES

We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

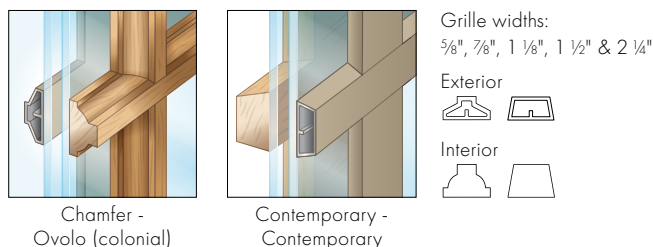
FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



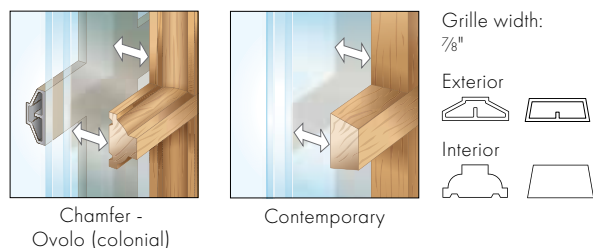
SIMULATED DIVIDED LIGHT

An economical solution featuring permanent interior and exterior grilles without grille spacer bars.



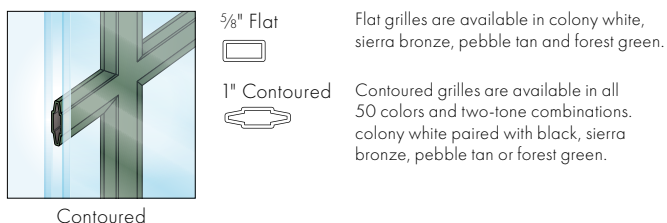
REMOVABLE INTERIOR WOOD GRILLES

Removable interior wood grilles. Available with optional surround and an optional permanent exterior grille, shown to left below.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass for easy cleaning inside and out.



SCREEN OUT THE INSECTS, NOT THE VIEW

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.

TRUSCENE® INSECT SCREENS*

TruScene insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% more clarity than our conventional aluminum mesh insect screens. TruScene insect screens let in 25% more fresh air;† all while keeping out unwanted small insects.

WOOD VENEER INSECT SCREENS

For a clean appearance, E-Series interior window insect screens can feature a wood veneer to blend into your window.

RETRACTABLE INSECT SCREENS FOR WINDOWS AND PATIO DOORS

Retractable insect screens for casement and awning windows offer a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

For patio doors†, retractable insect screens are built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.



Retractable insect screen for casement and awning windows.

*TruScene wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

†Retractable insect screens are available on hinged inswing, hinged outswing and gliding patio doors. See your Andersen supplier for details.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.

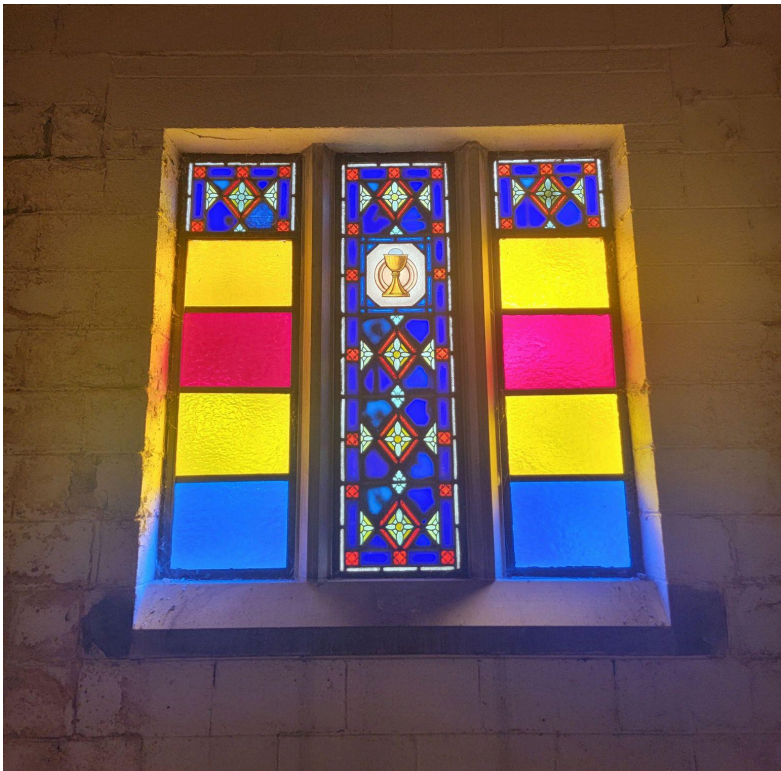
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1815 Seminole St.,
Detroit, MI 48214



Exterior view of window proposed to be replaced (typical window)

Note that only non-original, operable side lites to be replaced; fixed middle unit and top side units to remain



Interior view of existing window (typical window)

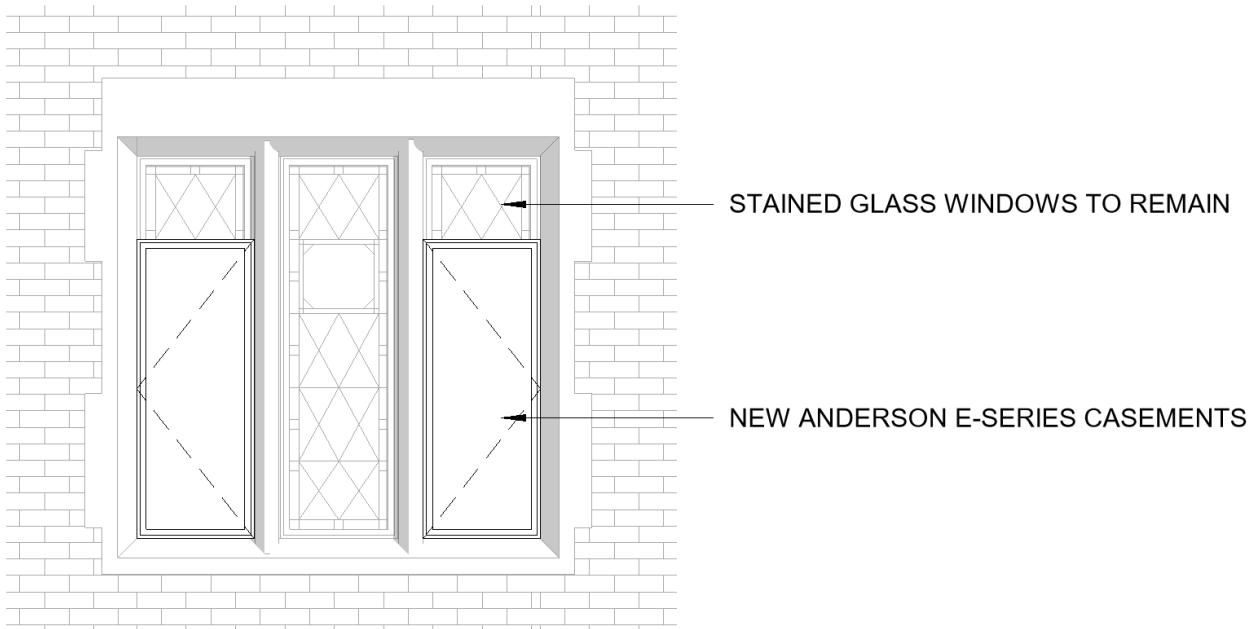


Diagram showing proposed window replacement (typical all proposed windows)



North Elevation of windows



South Elevation of windows