



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00439

PROPERTY INFORMATION

ADDRESS(ES): 1459 Atkinson Street

HISTORIC DISTRICT: Boston-Edison

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:

(1) remove and replace rotted cedar shake siding (2) residing 4 dormers with historically correct siding material. All dormers currently have asphalt roofing shingles as temporary siding. We are replacing the shingles with real wood cedar shake siding. (3) remove and replace 9 inoperable rotted window units with windows of the same material, color, and grid layout.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Contractor

NAME: Kirill Dubrovsky

COMPANY NAME: Alexandria Home Solutions

ADDRESS: 24293 Telegraph Rd #180

CITY: southfield

STATE: MI

ZIP: 48033

PHONE: +1 (216) 978-4378

EMAIL: kirill@alexandriahs.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. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

Signed by:

41F40513ACCD41A

SIGNATURE

08/03/2026

DATE

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

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

ePLANS PERMIT NUMBER:

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

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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

See attached slide presentation.

- 1) existing rotted cedar shake siding. Missing pieces. Severe splitting and cupping. See attached presentation for detailed condition of siding.
- 2) existing historically incorrect asphalt roofing shingles from four dormer walls. See attached presentation for detailed condition of dormers.
- 3) 9 inoperable, rotted, unsafe, dysfunctional window units. See attached presentation for detailed condition of each window.



2. PHOTOGRAPHS

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



3. DESCRIPTION OF PROJECT

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

See above slide presentation.

- 1) remove and replace existing rotted cedar shake siding. See attached presentation.
- 2) remove existing historically incorrect asphalt roofing shingles from four dormer walls, and install historically correct cedar shake siding. See attached presentation.
- 3) remove and replace 9 inoperable, rotted, unsafe, dysfunctional window units. Keeping the same building materials, color, style, and grid arrangements. See attached presentation.

4. DETAILED SCOPE OF WORK

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

See above slide presentation.

- 1) remove and replace existing rotted cedar shake siding. Install appropriate sheathing and underlayment for proper waterproofing of siding. See attached presentation.
- 2) remove existing historically incorrect asphalt roofing shingles from four dormer walls, and install historically correct cedar shake siding. See attached presentation.
- 3) remove and replace 9 inoperable, rotted, unsafe, dysfunctional window units. Keeping the same building materials, color, style, and grid arrangements. See attached presentation.

5. BROCHURES/CUT SHEETS

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

ADDITIONAL DETAILS

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)	

















































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**1459 Atkinson St,
Detroit MI 48206**

Siding & Windows Replacement

Property Owner: Patricia Lundy

Contractor: Alexandria Home Solutions
(Kirill Dubrovsky)



Proposals Requiring Approval:

- (1) Removal and replacement of all existing cedar shake siding:
 - Replaced with Common Natural Cedar Shake (non-specific manufacturing)
- (2) Removal of non-historic alteration (siding):
 - Four (4) Dormers asphalt shingle siding replaced with Common Natural Cedar Shake (non-specific manufacturing)
- (3) Removal and replacement of 9 window units:
 - MFG: Sierra Pacific Aluminum-Clad Wood Windows



Right Side Gable

- Rotting siding
- Missing pieces of siding
- Severe splitting
- Severe cupping





Right Side Gable

- Deteriorating/Rotting siding (wood erosion)
- Missing pieces of siding
- Severe splitting
- Severe cupping



Left Side Gable

- Rotting siding
- Missing pieces of siding
- Severe splitting
- Severe cupping



Front Dormers #1-3

Non-Compliant Condition:

Existing dormer wall surfaces do not comply with HDC guidelines regarding appropriate historic siding materials.



Rear Dormer #4

Non-Compliant Condition:

Existing dormer wall surfaces do not comply with HDC guidelines regarding appropriate historic siding materials.



Windows 1-5,9



Windows 1-3 (exterior)



Windows 1-3 (exterior)

Severe Structural Frame Deflection & Sagging Head Rails: High elevation exposure has caused significant downward deflection across all three arched heads, distorting the radii and creating visible perimeter air gaps along the dormer cheek intersections.

Widespread Paint Coating & Substrate Failure: Severe cracking, flaking paint, and bare, weathered timber across the curved head trim, casings, and sill assemblies expose critical joinery to uninhibited water entry.

Temporary Emergency Sealant Interventions (Center Unit): The center dormer shows clear interior/exterior emergency patching (plastic sheeting and tape visible through the lites) due to active envelope failure and shattered/separated glazing.

Technical Infeasibility of Restoration: High-elevation structural frame warping combined with deep substrate rot along the complex curved joinery renders spot repairs, scraping, or epoxy fills non-viable under Secretary of the Interior Standard 6.



Window 1

Visible Envelope Failure (Red Arrows): Direct daylight is visible along the upper arched head rail, demonstrating severe frame sagging and sash deflection over time.

Inability to Weather-Seal: The structural separation along the arched top rail creates an unsealable gap that permits continuous bulk water and air infiltration into the wall cavity and interior framing.

Rotted Wood & Drainage Failure (Blue Arrows): Severe timber decay and persistent moisture damage along the lower sash rail and sill assembly demonstrate improper water shed and irreparable wood rot.

Technical Infeasibility of Repair: Due to permanent warping of both the window frame and the arched top sash rail, weatherstripping or surface repairs cannot restore an airtight seal or structural integrity, rendering full restoration technically infeasible.

Proposed Remediation: Replacement with a custom-built, arched Sierra Pacific aluminum-clad wood window engineered to match the exact radius, glass plane depth, and 9-lite grid pattern (3V2H with radius top) of the original unit.



Window 2

Red Arrow (Air Gap & Frame Deflection): Structural sagging along the arched head rail creates a continuous perimeter gap, permitting direct daylight and air infiltration into the building envelope.

Yellow Arrow (Temporary Seal & Glass Failure): Active envelope failure and draft leakage mandate temporary plastic sheeting over the pane to prevent moisture and cold air intrusion into the interior.

Blue Arrows (Rotted Wood & Drainage Failure): Severe timber decay and persistent moisture damage along the lower sash rail and sill assembly demonstrate improper water shed and irreparable wood rot.

Infeasibility of Repair: Advanced rot at the lower joinery combined with upper frame warping renders epoxy patching and weatherstripping technically non-viable under Standard 6.

In-Kind Replacement: Custom-built Sierra Pacific aluminum-clad wood unit strictly matching the original arched head radius, 9-lite grid configuration, and putty-profile SDLs.

Window 4/5



Window 4/5





Window 4/5





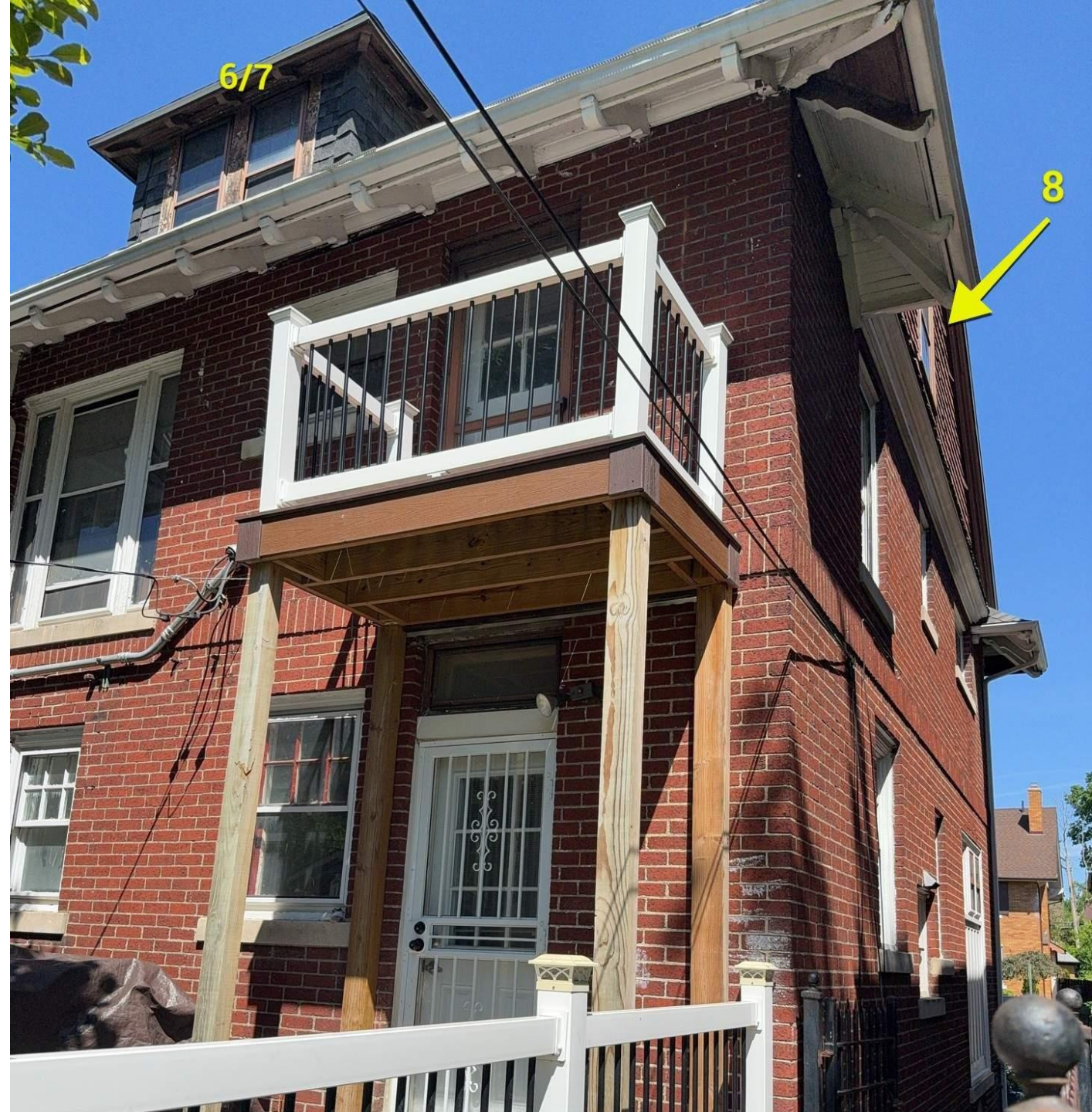
Window 4/5

Material Failure & Separation: Original exterior window casing/trim has completely detached from the building facade due to fastener corrosion and substrate rot.

Loss of Weather Barrier: Complete absence of exterior trim leaves the window frame perimeter fully exposed to driving rain and bulk water infiltration into the wall assembly.



Windows 6/7,8



Window 6/7





Window 6/7



Window 6/7



Window 6/7

Severe Structural Wood Rot: Advanced rot, timber delamination, and dark decay along the lower bottom rail, stile joinery, and inner sill demonstrate complete material breakdown.

Operability & Egress Failure: The upper and lower sashes are permanently bound and seized shut due to severe structural frame racking and severe wood rot, eliminating required natural ventilation and emergency egress capability under local building safety codes.

Glazing Bed & Putty Failure: Complete failure and deterioration of original glazing putty around the bottom glass perimeter, exposing bare wood channels to continuous water trapping.

Ad-Hoc Weather Seal Interventions: Presence of makeshift sealant highlights active bulk water infiltration and severe envelope failure.

Infeasibility of Restoration: Extensive organic decay at critical structural joints renders epoxy consolidation non-viable under Secretary of the Interior Standard 6.

Window 8





Window 8





Window 8



Window 8

Complete Structural Fracture Due to Rot: Advanced timber decay has completely rotted through and fractured the bottom sash rail, severing the structural frame component and making sash alignment impossible.

Frame Deflection & Perimeter Air Gap: Severe frame out-of-square and sash deflection create a continuous vertical gap along the side jamb (held with tape), allowing direct draft and bulk water infiltration into the wall cavity.

Sash Stile Splitting & Wood Decay: Deep vertical grain checking and wood fiber loss along the sash stile compromise the structural integrity required to hold glass safely.

Sash Lock Alignment Failure: Because the rotted bottom rail can no longer support the sash structure, the meeting rail sweep lock cannot align or engage to secure the window shut.

Technical Infeasibility of Repair: Complete loss of structural wood density from rot renders epoxy consolidation or splicing non-viable under Secretary of the Interior Standard 6.

Window 9

Located on right
side of home, first
story



Window 9

- Severe Degradation: Existing single-pane, inswinging wood casement sash exhibits severe frame warping, joint separation, and air/water infiltration.
- Frame Warping: unable to functionally close due to swelling of rotted wood.
- Temporary Weatherization Failure: The unit currently requires plastic sheeting/temporary sealing to prevent active weather elements from entering the interior living space.
- Technical Infeasibility of Repair: Due to severe frame distortion and wood compromise, repairing or retrofitting weatherstripping to the historic sash is technically infeasible and economically unreasonable under Standard 6 guidelines.
- Proposed solution: to replace with a fixed or inswing casement window unit to match to the existing 6-lite configuration (Grids: 2V1H)



Proposals Needing Approval (1/3)

- Removal and replacement of all existing cedar shake siding.
 - Existing cedar shakes exhibit terminal rot, cupping, and splitting.
 - Over 75% of existing cedar shake siding suffers from organic rot, wood erosion, severe cupping, and splitting. Patching individual shakes will leave extensive moisture pathways open.
 - New boards will also be installed where existing boards have rotted away entirely and are no longer present.
 - Homeowner responsible for final paint/stain finish.

Proposals Needing Approval (2/3)

- Removal of non-historic alteration, installation of correct material (cedar shake siding):
 - Four (4) dormers currently feature asphalt roofing shingles applied vertically to the wall surfaces as a temporary siding substitute.
 - Dormer walls replaced with Common Natural Cedar Shake
 - This non-historic installation compromises the home's authentic architectural character and fails to comply with HDC guidelines.
 - Returning these dormer walls to natural wood Cedar Shake eliminates an improper material substitution and restores the home's historic rhythm and exterior integrity in full accordance with Standard 6.

Proposals Needing Approval (3/3)

- Removal and replacement of 9 window units:
 - MFG: Sierra Pacific Aluminum-Clad Wood Windows
 - An inspection of all 7 window openings across First Level and Attic Level established that repair is not feasible under Standard 6.
 - Severe Wood Rot: Lower sashes, stiles, rails, and sub-sills exhibit crumbling wood decay.
 - Complete Dysfunction: Operating mechanisms and jamb balances are seized; windows cannot be opened or locked safely.
 - Unsealed Air/Water Leaks: Racked frames leave active gaps causing moisture infiltration and interior draft loss.

Proposals Needing Approval (3/3) cont.

- Proposed replacement units will maintain the exact historic grid pattern (muntin configuration) across all openings to ensure full historical accuracy and continuity with the original architectural design.

Interior: Unfinished raw wood
Exterior: Aluminum Clad White 001































