

October 15, 2024

**NOTICE OF DENIAL**

Albert Benezra  
WeatherGard Windows  
20775 Chesley Dr.  
Farmington, MI 48336

**RE: Application HDC2024-00490; 15036 Grandville Ave., Rosedale Park Historic District  
Project Scope: Replace wood windows with vinyl windows**

Dear Applicant,

At the regular meeting that was held on October 9, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic Districts Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on August 15, 2023, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Replace 17 wood windows with vinyl windows per the submitted documents and other application materials.***

The stated reasons for the denial are as follows:

- The wood windows proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The windows proposed for removal have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the old windows in design:
  - They employ between-the-glass grids, rather than true divided lites.
  - The grids are of a different pattern than that of the historic muntin pattern.
- The proposed new windows are not appropriate as they do not match the old windows in materials (they are vinyl rather than wood).

And, therefore, a failure to meet the following specific Standards or Elements:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

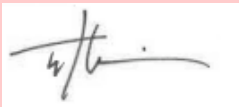
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building  
525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

Phone: 517-335-0665  
E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read 't/boscarino', is written over a white rectangular background.

Timothy Boscarino  
Detroit Historic District Commission