

# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 04/17/2025

**Application Number:** HDC2025-00060

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Valrie May Bennett		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 14520 Ashton Rd	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48223
<b>PROJECT ADDRESS:</b> 14520 Ashton Rd			
<b>HISTORIC DISTRICT:</b> Rosedale Park			

### SCOPE:

Replace vinyl windows with vinyl windows

DENY

At the Regular Meeting that was held on 04/09/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District 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 04/15/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASON FOR DENIAL:

- The proposed vinyl windows are not consistent with the general characteristics of a historic window of the type and period (material, operation, and, consistency, profile, are noticeably different than what typically were to had historically existed on the property).
- Through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
  - o Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
  - o Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
  - o The framing material, glazing, and seals (which keeps the argon gas intact in the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
  - o Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 3, 6

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 3, 7

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

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

For the Commission:



Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250417LS

## APPEALS PROCESS

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  
2nd 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)



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2025-00060

**PROPERTY INFORMATION****ADDRESS(ES):** 14520 Ashton Rd**HISTORIC DISTRICT:** Rosedale Park**SCOPE OF WORK: (Check ALL that apply)**

- |                                                       |                                           |                                          |                                                   |                                                                                           |                                |
|-------------------------------------------------------|-------------------------------------------|------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony                                               | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

**BRIEF PROJECT DESCRIPTION:**

Replacing 3 kitchen windows and one in family room(den).

**APPLICANT IDENTIFICATION****TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Valrie May Bennett**COMPANY NAME:** N/A**ADDRESS:** 14520 Ashton Rd**CITY:** Detroit**STATE:** MI**ZIP:** 48223**PHONE:** +1 (313) 799-0379**EMAIL:** tsbenet@yahoo.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 I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

Valrie Bennett

EEB36EA3E47D4B8...

SIGNATURE

02/19/2025

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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.")*

Current windows in the kitchen are drafty and cannot open



### 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.")*

Replace three drafty windows in kitchen and one in family room.



### 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.")*

Replace existing windows and ledge. 30x38 double hung with trim, 30x40 double hung with trim; and 59x36 double hung with trim in the kitchen. 77x50 3 lite slider in family room.

### 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

<div><div>6. WINDOWS/DOORS</div><div>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)</div></div>	<div></div>

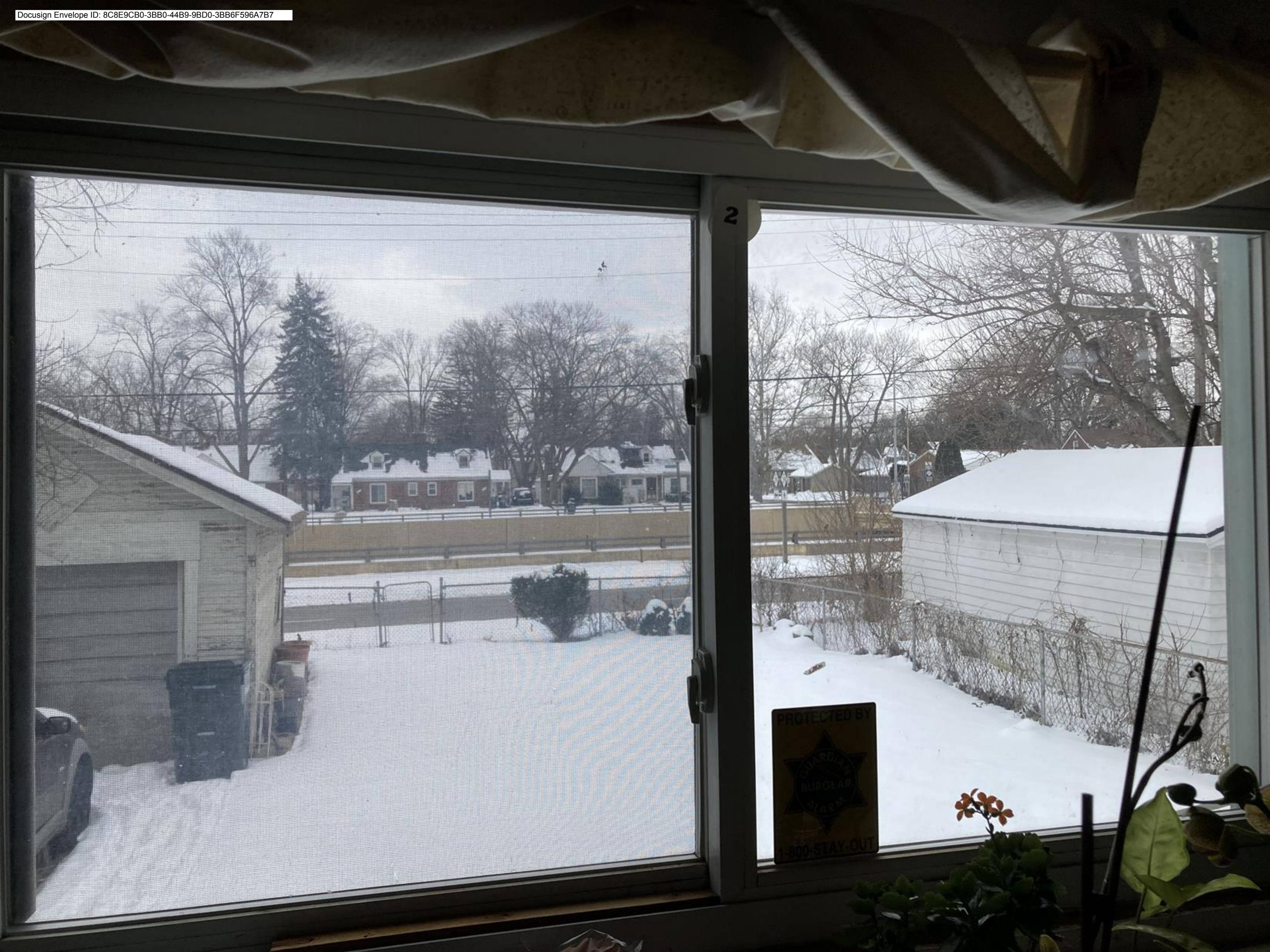












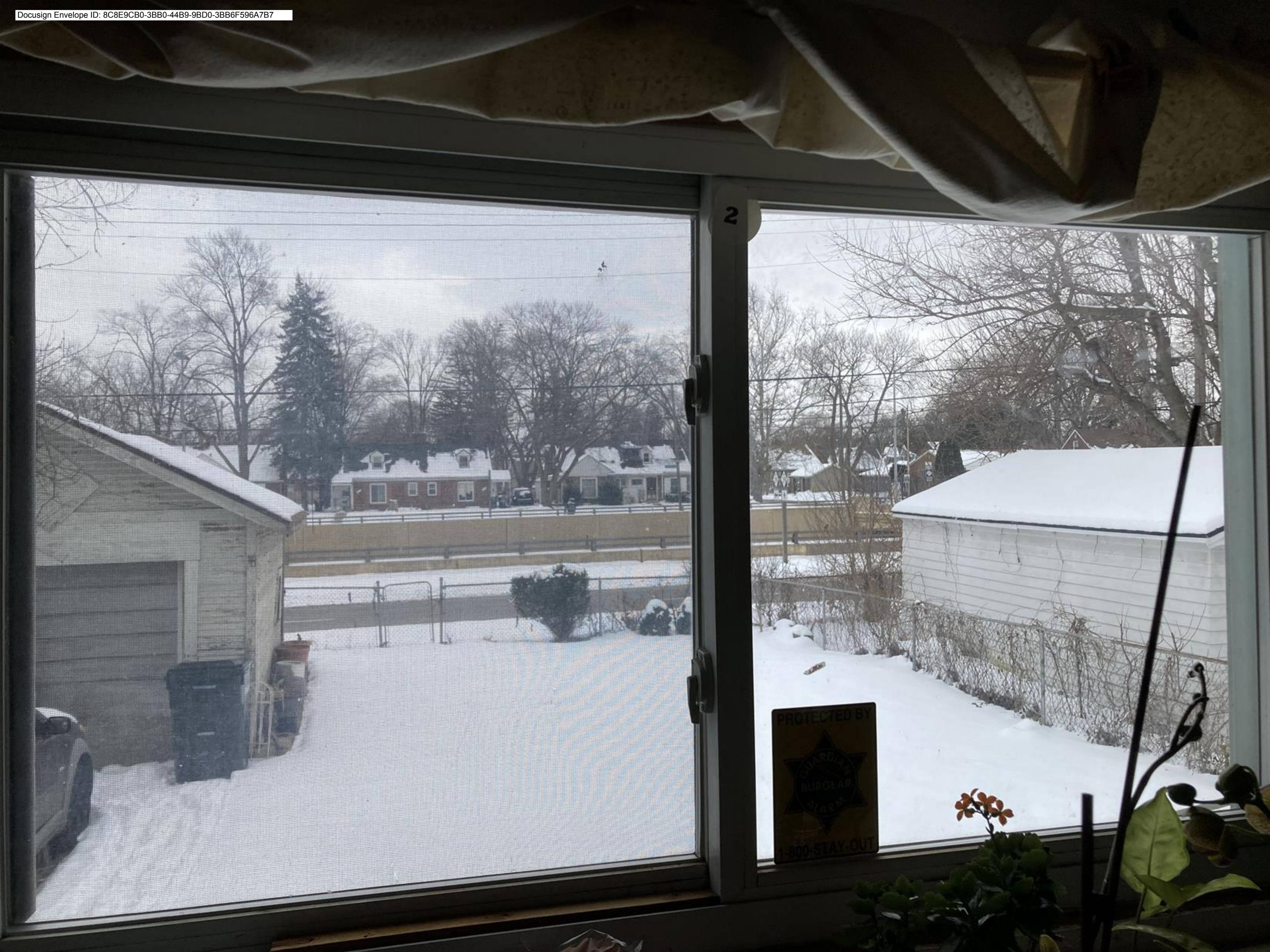








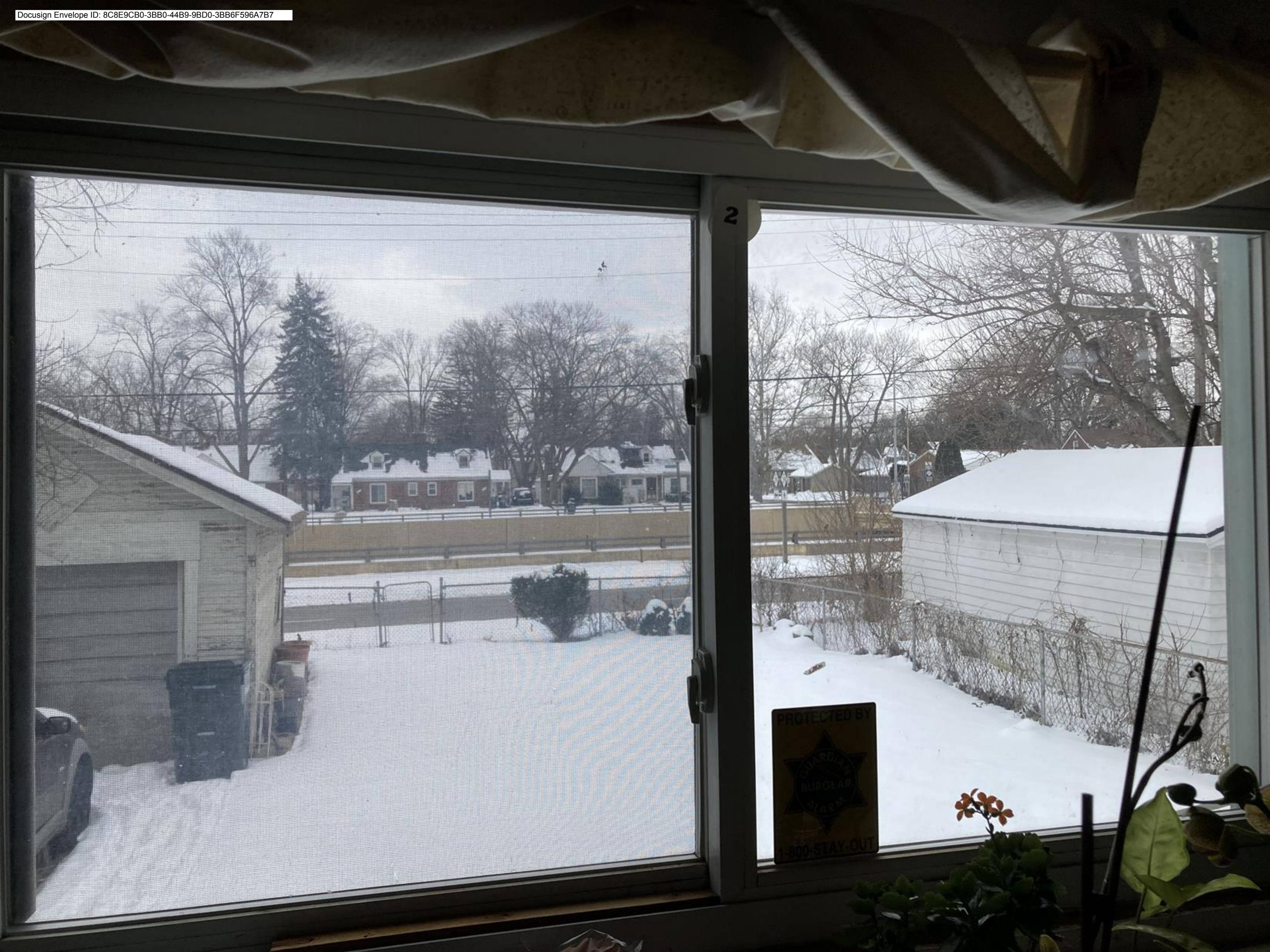












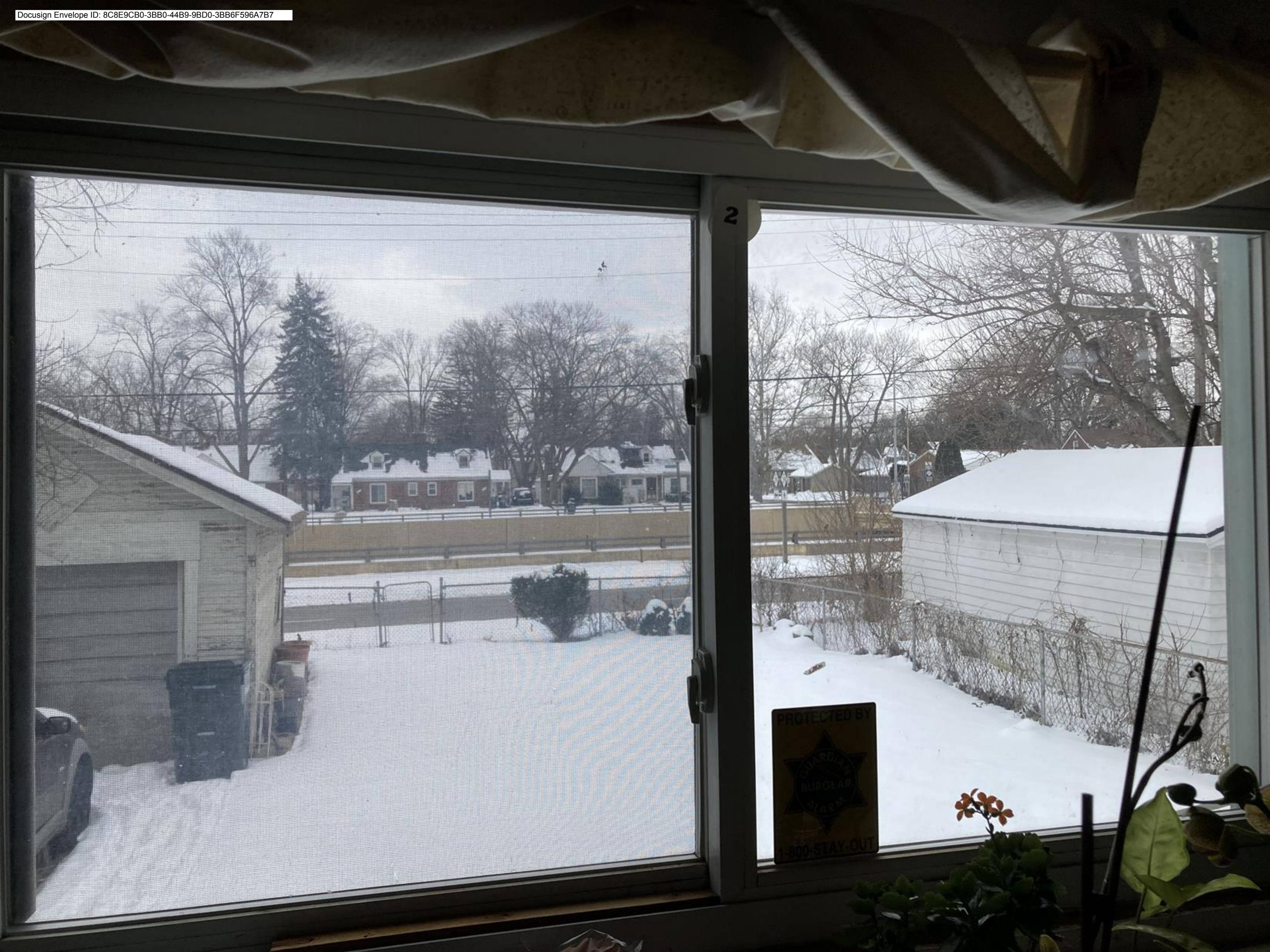




















City of Detroit - Planning & Development Department  
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# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:**

**Application Number:** HDC2025-00060

## APPLICANT & PROPERTY INFORMATION

**NAME:** Valrie May Bennett

**COMPANY NAME:**

**ADDRESS:**

**CITY:**

**STATE:**

**ZIP:**

**PROJECT ADDRESS:** 14520 Ashton Rd

**HISTORIC DISTRICT:** Rosedale Park

## 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 complete. Please provide a window schedule that shows which proposed window is being placed where. Please provide photos of the exterior of the house with labels that show which windows are being placed where. Please provide a product sheet that shows the proposed new windows, their material, operation, dimensions and color. Please note if the window's brick mould will be kept in place, removed or covered and how. Product sheets can be taken from a website, please be sure that these are NOT just links to website, but actual screen shots or documents that show what the product is.

PSR: 250220dr



## APPLICANT RESPONSE

Response Date: 03/09/2025



Pictures and descriptions have been attached





















Customer Name:

Address:

Phone:

Fax:

Customer Information:

Comments:

Project Name: Hansons Detroit

Quote Name: 363472 Bennett

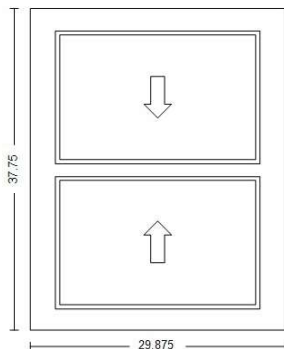
Quote Number: 5602327

Order Date: Quote Not Ordered

PO Number: 363472

**RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.**

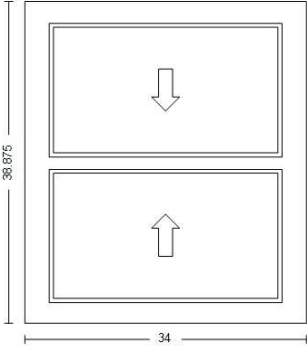
ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1	Kitchen	*** PRODUCT ***	1600 Extreme Package \$231.37
Quantity: 1		Row 1 1652 Double Hung - Vent - 1 Units - 29.875W x 37.75H	
RO Size: 30.375" X 38.25"		*** DIMENSIONS ***	
Unit Size: 29.875" X 37.75" ✓		29.875W x 37.75H	
		*** FRAME ***	
		East, Vinyl, Frame Type - Finless, Order by Package, Extreme, Foam Tape, Foam Enhanced, Exterior Color - White	
		*** GLASS ***	
		Glazing Type - Insulated, Glass Tint - Clear, High Performance, R5 - SSB-Triple Glazed, Argon Gas, Glass Strength - SSB	
		*** SCREEN ***	
		Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No	
		*** WRAPPING ***	
		Extension Jamb - None, Frame Trim - None	
		*** NFRC ***	
		Series 1600::DoubleHung, U-Factor::0.22, SHGC::0.22, VT::0.39	
		*** Performance ***	
		Series 1600::DoubleHung, Calculated Positive DP Rating::20.05, Calculated Negative DP Rating::20.05, DP Rule ID::1652 DH, Rating Type::DesignPressure, Performance Grade::R-PG20, Water Rating::3.13, FL ID::N/A	
			Unit Price: \$231.37
			Extended Price: \$231.37



**1652 Double Hung - Vent - No Call Width - No Call Height**

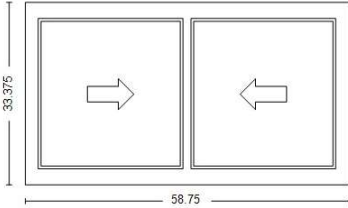
Units are viewed from the Exterior



ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE	
<b>Line Item:</b> 200-1 <b>Quantity:</b> 1 <b>RO Size:</b> 34.5" X 39.375" <b>Unit Size:</b> 34" X 38.875"	Kitchen	<b>*** PRODUCT ***</b> Row 1 1652 Double Hung - Vent - 1 Units - 34W x 38.875H <b>*** DIMENSIONS ***</b> 34W x 38.875H <b>*** FRAME ***</b> East, Vinyl, Frame Type - Finless, Order by Package, Extreme, Foam Tape, Foam Enhanced, Exterior Color - White <b>*** GLASS ***</b> Glazing Type - Insulated, Glass Tint - Clear, High Performance, R5 - SSP-Triple Glazed, Argon Gas, Glass Strength - SSP <b>*** SCREEN ***</b> Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No <b>*** WRAPPING ***</b> Extension Jambs - None, Frame Trim - None <b>*** NFRC ***</b> Series 1600::DoubleHung, U-Factor::0.22, SHGC::0.22, VT::0.39 <b>*** Performance ***</b> Series 1600::DoubleHung, Calculated Positive DP Rating::20.05, Calculated Negative DP Rating::20.05, DP Rule ID::1652 DH, Rating Type::DesignPressure, Performance Grade::R-PG20, Water Rating::3.13, FL ID::N/A	1600 Extreme Package	\$231.37
		Unit Price: <u>\$231.37</u>		
			Extended Price:	\$231.37

#### 1652 Double Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE	
<b>Line Item:</b> 300-1 <b>Quantity:</b> 1 <b>RO Size:</b> 59.25" X 33.875" <b>Unit Size:</b> 58.75" X 33.375"	Kitchen	<b>*** PRODUCT ***</b> Row 1 1685 2 Lite Double Slider - XX-LT - 1 Units - 58.75W x 33.375H <b>*** DIMENSIONS ***</b> 58.75W x 33.375H <b>*** FRAME ***</b> East, Vinyl, Frame Type - Finless, Order by Package, Extreme, Foam Tape, Exterior Color - White <b>*** GLASS ***</b> Glazing Type - Insulated, Glass Tint - Clear, High Performance, R5 - SSP-Triple Glazed, Argon Gas <b>*** SCREEN ***</b> Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No <b>*** WRAPPING ***</b> Extension Jambs - None <b>*** NFRC ***</b> Series 1685::DoubleSlider, U-Factor::0.22, SHGC::0.22, VT::0.39 <b>*** Performance ***</b> Series 1685::DoubleSlider, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::1685 SLIDER2, Rating Type::DesignPressure, Performance Grade::LC-PG35, Water Rating::5.43, FL ID::20759	1600 Extreme Package	\$271.84
		Unit Price: <u>\$271.84</u>		
			Extended Price:	\$271.84

#### 1685 2 Lite Double Slider - XX-LT - No Call Width - No Call Height

Units are viewed from the Exterior



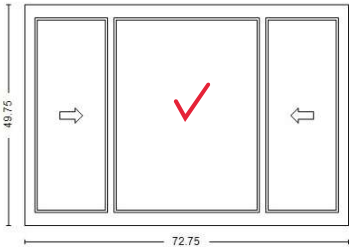
Line Item: 400-1

Family Room

Quantity: 1

RO Size: 73.25" X 50.25"

Unit Size: 72.75" X 49.75"



\*\*\* PRODUCT \*\*\*

Row 1 1685 3 Lite Slider - XOX - 1 Units - 72.75W x 49.75H

\*\*\* DIMENSIONS \*\*\*

72.75W x 49.75H

\*\*\* FRAME \*\*\*

East, Vinyl, Frame Type - Finless, Order by Package, Extreme, Foam Tape, Exterior Color - White

\*\*\* GLASS \*\*\*

Glazing Type - Insulated, Glass Tint - Clear, High Performance, Low-E 189 Upgrade, R5 - DSB-Triple Glazed, Argon Gas, Glass Strength - DSB

\*\*\* SCREEN \*\*\*

Screen - Extruded Half, Screen Mesh Type - Clarity, Screens Packed Separately - No

\*\*\* WRAPPING \*\*\*

Extension Jamb's - None

\*\*\* NFRC \*\*\*

Series 1685::TripleSlider, U-Factor::0.22, SHGC::0.21, VT::0.39

\*\*\* Performance \*\*\*

Series 1685::TripleSlider, Calculated Positive DP Rating::25.06, Calculated Negative DP Rating::25.06, DP Rule ID::1685 SLIDER3, Rating Type::DesignPressure, Performance Grade::LC-PG25, Water Rating::3.76, FL ID::N/A

1600 Extreme Package

Loel89 Glass Upgrade

\$320.38

\$76.86

1685 3 Lite Slider - XOX - No Call Width - No Call Height

Unit Price:

\$397.24

Extended Price:

\$397.24

Units are viewed from the Exterior



<b>Total Unit Count:</b>	<b>4</b>
<b>Sub Total:</b>	<b>\$1,131.82</b>
<b>Freight:</b>	<b>\$0.00</b>
<b>Labor:</b>	<b>\$0.00</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total Order Price:</b>	<b>\$1,131.82</b>

Accepted By: \_\_\_\_\_ Please Print Name \_\_\_\_\_  
Signature: Patricia Terry  
Date: \_\_\_\_\_

**MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.**

**All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.**

**For Information regarding MI's Product Handling Recommendations, please visit [miwindows.com/handling](http://miwindows.com/handling).**



## ACKNOWLEDGEMENT

Warehouse: 116 - Temperance, MI

ORDER NO <b># 2174746</b>
ORDER DATE <b>01/22/25</b>
PAGE NO <b>1 of 2</b>
ACCOUNT NO <b>300080-001</b>

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O**

**ACCOUNTS PAYABLE  
1-800-HANSONS  
977 E 14 MILE RD  
TROY MI 48083  
248-581-3030**

SHIP-T-O

**1-800 HANSONS-TROY  
977 E 14 MILE RD  
TROY MI 48083  
248-581-3030**

[illegible]



# ACKNOWLEDGEMENT

ACCOUNT NO 300080-001	ORDER NO # 2174746	ORDER DATE 01/22/25	PAGE 2 of 2
BILL TO 1-800-HANSONS	CUSTOMER PO NO 363472		

Line	Item Number/Description	Qty Ord	Qty Ship	Qty BO	Unit Price	Ext Price
003	<b>1685 VINYL 2-LITE SLIDER</b>	1			271.84	271.84
	as entered: 58 3/4 X 33 3/8					
	id: 58 3/4 X 33 3/8					
	"XTRM",XX-LT,EX WDW,REV.B LK LOC,SSB-(2)LOE&AR					
	GON,LOE SURF 2-5,WSI,HALF SCRNL,CLARITY,WH,FINL					
	ESS,FTAPE,NTLKS,1/1,INS,6.17,SSB,ARGON,7/8"GLS					
	THK					
	KITCHEN					
	U-F(.22) SHGC(.23) VLT(.41)					
	DP(+30.08/-30.08) Water Rating(4.60) STC(28.00)					
004	<b>16853L VINYL 3-LITE SLIDER</b>	1			397.24	397.24
	as entered: 72 3/4 X 49 3/4					
	id: 72 3/4 X 49 3/4					
	"XTRM",EX WDW,REV.B LK LOC,TRPL GLZ DS LOE270-					
	LOEI89,LOE_SURF_2-5,WSI,EXT SCRNL,CLARITY,WH,FI					
	NLESS,FTAPE,NTLKS,1/1,INS,DSB,ARGON,STD,7/8"GL					
	S THK					
	FAMILY ROOM					
	U-F(.22) SHGC(.21) VLT(.39)					
	DP(+25.06/-25.06) Water Rating(3.76)					
	Total Qtys 4					
	All ratings are for individual windows and doors only. Contact your sales					
	representative for information regarding mulled or stacked units.					
	Review this Order Acknowledgement to confirm correct order information;					
	changes must be made within 24 hours of receipt or buyer is responsible for any					
	inaccuracies.					
	This sale is subject to MI's Terms and Conditions of Sale and Limited					
	Lifetime Product Warranty. Click the links below, visit <a href="http://www.miwindows.com">www.miwindows.com</a> , or					
	call (717) 365-2500 to obtain copies of the documents. These documents govern,					
	exclusively control, and are incorporated into all sales of MI products.					

Goods Total: 1,131.82  
Sales Tax: 67.91  
Order Total: 1,199.73

[Terms and Conditions of Sale](#)

[Limited Lifetime Product Warranty](#)

[www.miwindows.com](http://www.miwindows.com)

01/22/25 04:39PM