



# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 04/17/25

**Application Number:** HDC2025-00062

## APPLICANT & PROPERTY INFORMATION

**NAME:** Eric Daniel

**COMPANY NAME:** N/A

**ADDRESS:** 15150 Warwick St.

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48223

**PROJECT ADDRESS:** 15150 Warwick St.

**HISTORIC DISTRICT:** Rosedale Park

### SCOPE:

Replace wood 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 (color, material, operation, and, consequently, profile, are noticeably different than the current historic wood windows).
- 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 between 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 or steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The existing wood windows are distinctive character-defining features that have not been proven to be beyond feasible repair.

## 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:** 2, 5, 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

HDC2025-00062

## PROPERTY INFORMATION

**ADDRESS(ES):** 15150 Warwick St.

**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:

Window replacement 2nd level only.

Upon investigation windows were replaced in lower part of home by previous owner Richard and Elizabeth quick. Hi

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Eric Daniel

**COMPANY NAME:** N/A

**ADDRESS:** 15150 Warwick St.

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48223

**PHONE:** +1 (313) 942-9743

**EMAIL:** edaniel27@aol.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.

DocuSigned by:

*Eric Daniel*  
EFD9CD72BA9B47E...

SIGNATURE

02/21/2025

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)

NA

## 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.")*

Replace old windows on upper level due to cracks, leaks.

### 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 old windows. Upon investigation, it has been determined that windows on the lower level were replaced in 2016, but the upper level was not. These windows were completed by Hanson's from the original owners of the home, Mr. and Mrs. Richard Quick.

### 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 windows upper level due to cracks, leakage and high gas bills.  
Windows on the lower level were replaced in 2016 by the previous owners, Mr. and Mrs. Richard quick.

### 5. BROCHURES/CUT SHEETS

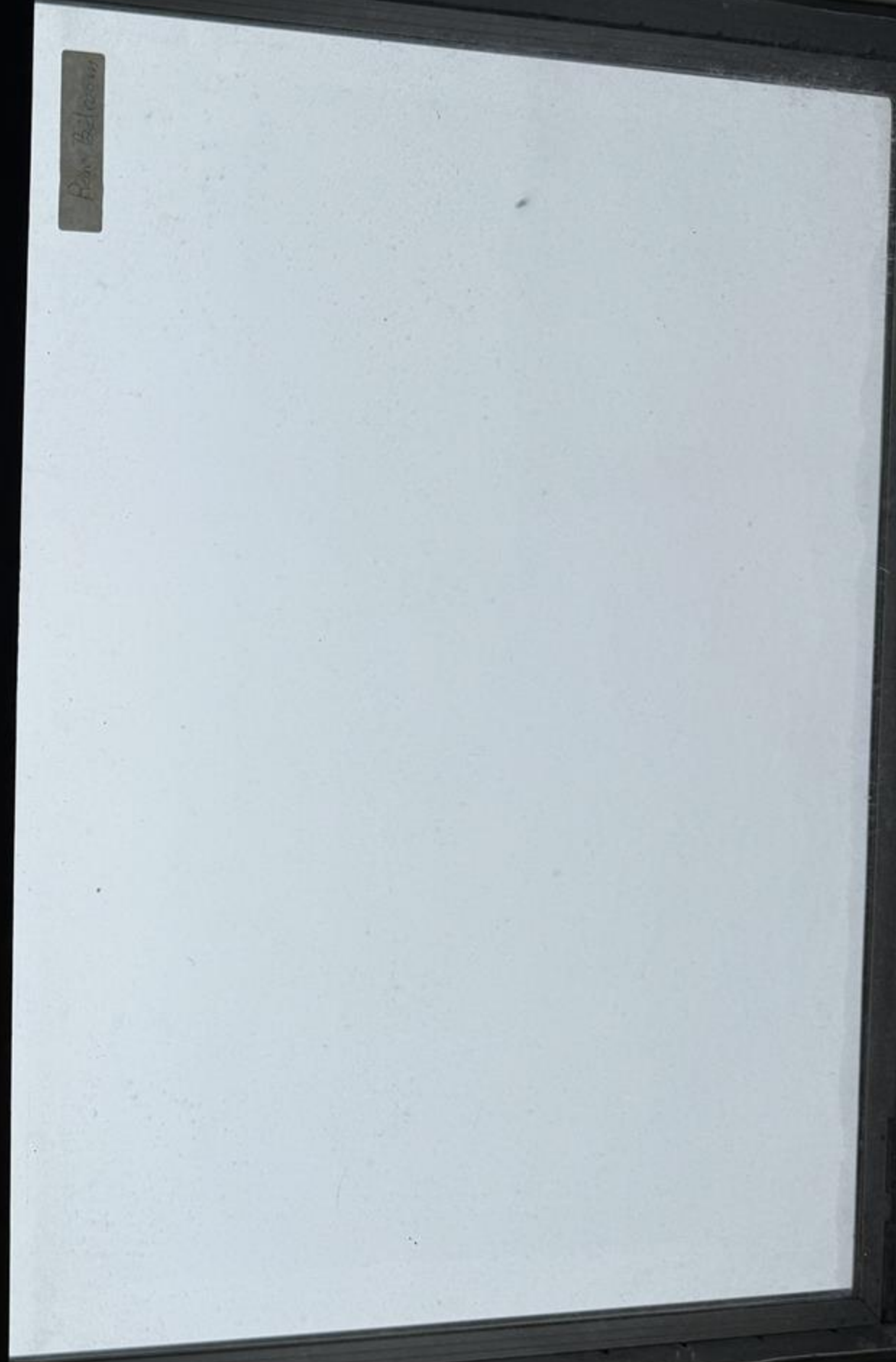
*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

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>















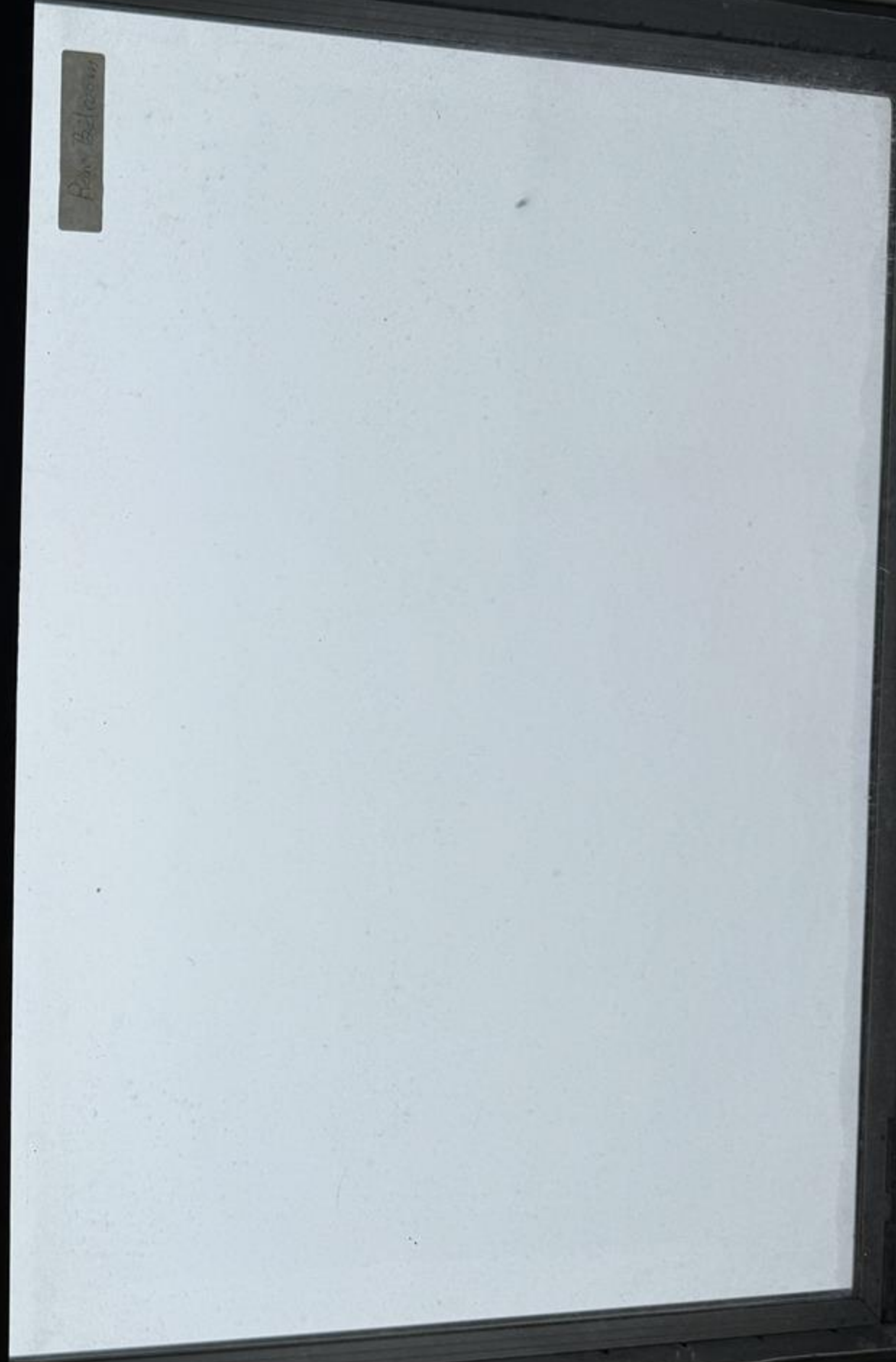












Paw Biscuits









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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:**

**Application Number:** HDC2025-00062

## APPLICANT & PROPERTY INFORMATION

**NAME:** Eric Daniel

**COMPANY NAME:**

**ADDRESS:**

**CITY:**

**STATE:**

**ZIP:**

**PROJECT ADDRESS:** 15150 Warwick St.

**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: 250221dr

## APPLICANT RESPONSE

Response Date: 02/24/2025



The pictures of the outside windows are those that need replacing. Those windows are located on the second floor; two windows per bedroom and 1 hallway window for a total of seven and one dinning room window located on the 1st floor. Upon investigation 8 windows were replaced on the first floor in 2016. Each single picture of a window on the second floor including the picture of the two windows will be change out for new products including the dinning room window.

Attached is a Simonton 6100 pdf of the windows design. Also attached is the product sheet which shows the material, dimensions, window style and color.

The brick mould will be left in place. The window will get a metal wrap that spans from the window frame to the brick mould. The window frame will have insulating foam all around it in the window wrap will have caulking where it meets the brick mold, and also the window frame.

Let me know if you need any more information. Thanks,

































# Simonton

## 6100 Vinyl Series



### Comfort/Security

#### Dual Vent Latches

For ventilation

#### Cam Lock

Unique designed secure window lock

### Ease of Maintenance

#### Flush Mounted Tilt Latches

For a clean, smooth top sash

#### Tilt In / Lift Out Sash

Allow sash to tilt in for easy cleaning

### Durability

#### 1/2" Stainless Steel Constant-Force Coil Balance

Allows for a maintenance-free system for sash stability

#### Fusion-Welded Frame & Sash

Profiles and sashes are fused together to create a weather tight, strong one-piece unit

### Appearance

#### Contoured Extruded Lift Rails

Allows for easy opening –no matter how big the window

### Energy Efficiency

#### Multiple Chambers Profile

Vinyl profiles are filled with dead air chambers that increase window insulation and aids structural integrity

#### 3/4" Insulated Glass Unit

Double pane, Double strength glass with Low E and Argon Gas for maximum energy performance

#### Supercept Spacer System

Makes for low conduction rates, moisture-resistance and thermal efficiency



# Simonton

## 6100 Vinyl Series



### Colors



White



Tan

### Grid Options



Sculptured



Flat

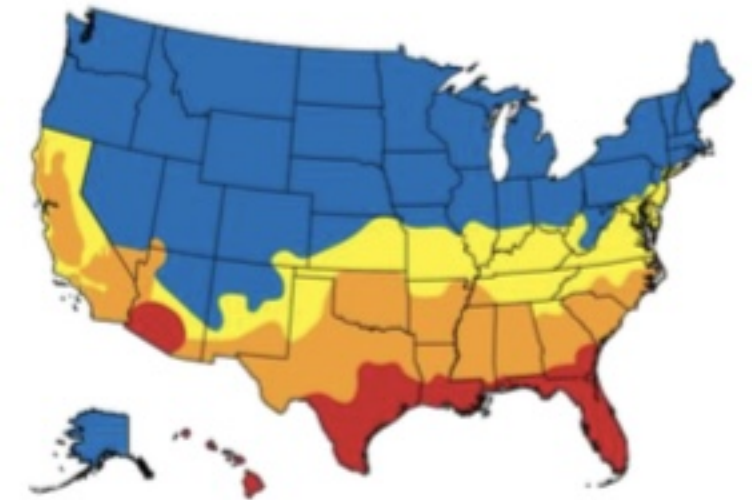
### Styles

#### Double Hung

2 PNL Slider  
3 PNL End Vent  
Casement  
Awning /Hopper

Picture  
Shapes  
Bay/Bow  
Garden Window  
Patio Doors

### Glass Options



Obscure



Eric Daniel

F49264565

Purchaser's Name

Job#

PROJECT SPECIFICATIONS

1 Simonton 6100 2 Panel Slider

2 Panel Slider, White Int. Finish, White Ext. Finish, Standard , W- 40, H- 48, UI- 88

3 Simonton 6100 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, Standard , W- 32, H- 45, UI- 77

1 Simonton 6100 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, Standard Tempered Glass Bottom , W- 32, H- 48, UI- 80

1 Simonton 6100 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, Standard , W- 31, H- 56, UI- 87

1 Simonton 6100 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, Standard , W- 32, H- 49, UI- 81

1 Simonton 6100 Double Hung

Double Hung, White Int. Finish, White Ext. Finish, Standard , W- 31, H- 44, UI- 75





# Simonton 6100 Vinyl Series

## Common Features, Advantages and Benefits

Feature	Advantage(s)	Benefit(s)
Energy Star Glass and Title 24 Glass	<ul style="list-style-type: none"> <li>• High Energy Efficiency;</li> <li>• Best UV Protection</li> </ul>	<ul style="list-style-type: none"> <li>• Lifetime Savings on Energy Bills</li> <li>• Protects Family from UV Health Concerns</li> </ul>
Narrow Frame	<ul style="list-style-type: none"> <li>• More glass</li> <li>• Sleek narrow line look</li> </ul>	<ul style="list-style-type: none"> <li>• More glass means more visibility and more sunlight inside</li> <li>• Clean contemporary look</li> </ul>
Fusion-Welded Frame & Sash	<ul style="list-style-type: none"> <li>• Higher Durability</li> <li>• Profiles and sashes are fused together to create weather tight, strong one-piece unit.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides better thermal performance</li> <li>• Better sight lines for a cleaner look and aesthetics</li> </ul>
Flush Mounted Tilt Latches and Tilt In/ Out Sashes	<ul style="list-style-type: none"> <li>• For clean, smooth sash rail</li> <li>• Spring loaded</li> </ul>	<ul style="list-style-type: none"> <li>• Easy operation</li> <li>• Tilting sashes allows for easier maintenance when cleaning windows</li> </ul>
Dual Contoured Extruded Lift Rails	<ul style="list-style-type: none"> <li>• Allows for easy opening – no matter how large the window</li> <li>• Integrated into the sash</li> </ul>	<ul style="list-style-type: none"> <li>• Clean low-profile look</li> <li>• Allows for easier operation opening and closing sashes</li> </ul>
WOCD – Window Operation Control Device	<ul style="list-style-type: none"> <li>• Flush mounted</li> <li>• Limits height of window opening during ventilation</li> </ul>	<ul style="list-style-type: none"> <li>• Easy to use</li> <li>• Prevents window from being opened beyond 4 inches in height</li> </ul>
Multiple Chambers Profile	<ul style="list-style-type: none"> <li>• Vinyl profiles are filled with dead air chambers</li> <li>• Increases window insulation and aiding structural integrity</li> </ul>	<ul style="list-style-type: none"> <li>• Better thermal performance</li> <li>• Lower energy bills</li> </ul>







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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 03/10/2025

**Application Number:** HDC2025-00062

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Eric Daniel		<b>COMPANY NAME:</b> NA	
<b>ADDRESS:</b> 15150 Warwick	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48223
<b>PROJECT ADDRESS:</b> 15150 Warwick St.			
<b>HISTORIC DISTRICT:</b> 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 proposal will need to be submitted for the Historic District Commission's review at a future meeting; staff doesn't have the authority to approve the removal of original windows to be replaced with vinyl. The original windows are character-defining features of the house. Please note that the proposal is to replace them will be difficult to get approved. The windows are in repairable condition, vinyl frames are not compatible with historic houses, the design of the window is proposed to be altered from a pattern of three-panels-over-one to one-over-one windows; and the double-casement is to become a sliding window.
- ☐ If you wish to move forward with an application to the Commission, the following information is required:
- ☐ Full wall exterior photos so the Commission understand where the windows are on the house. Number each window in a consecutive order for easy identification.
- ☐ Written description of the existing windows and how it has been determined they are beyond repair. Submit additional close-up photos showing deterioration.
- ☐ Confirm if any repair estimate was obtained, and if not, why not.
- ☐ Regarding the windows installed previously, staff didn't find record of the Commission reviewing/approving the vinyl windows at the first floor. Therefore, the Commission will want to know more about what happened there and when. If you have documentation of the Commission's review, please submit it to staff.

Thank you.

## APPLICANT RESPONSE

Response Date: 03/16/2025



Good evening:

I wish to move forward with the Historic District Commission. Attached are full view pictures of each window numbered that needs replacing. Not only are the windows old & non operable, I have many concerns for my safety in the event of an emergency not to mention spending my first winter in my new home has been extremely costly.

I've obtained several estimates from different Vendors who have come out, looked and gave their expertise.

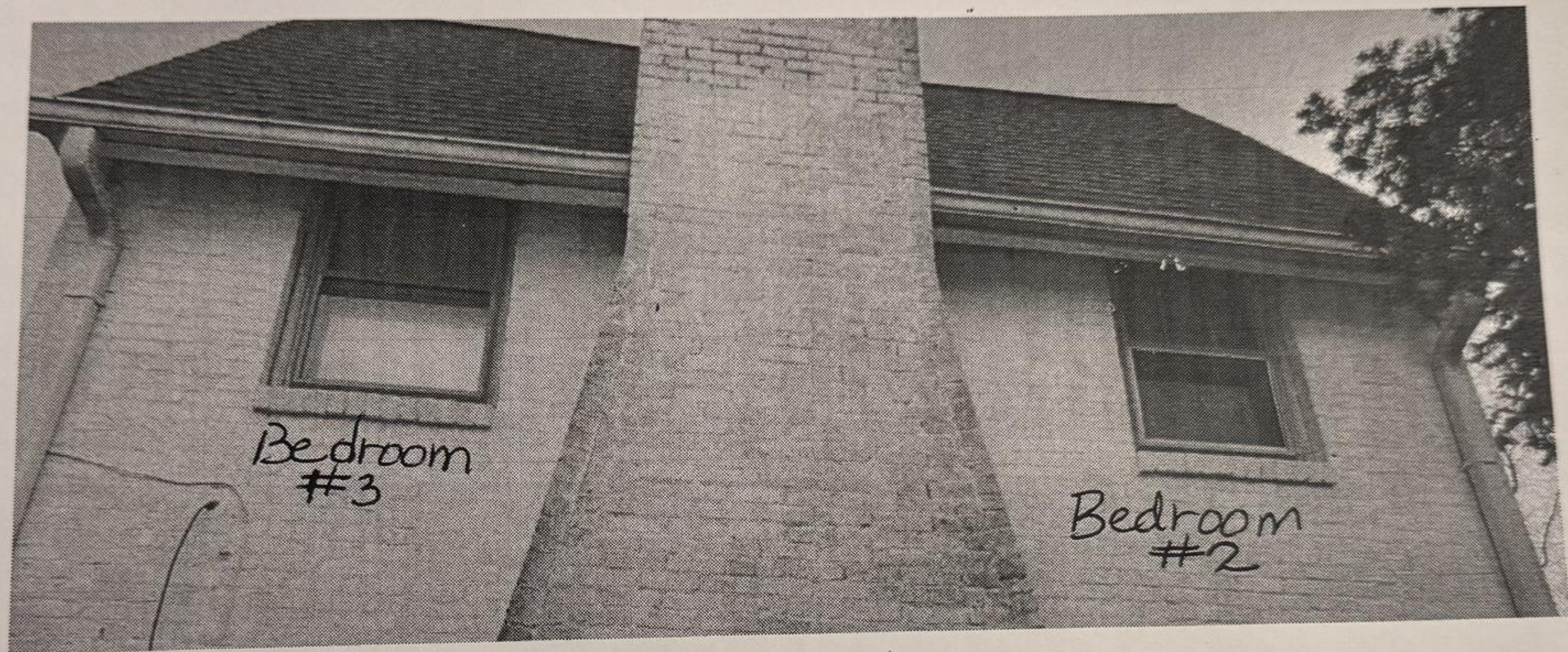
A separate email was sent to Daniel Rieden as I was unable to attach it of a full work up from my Weather Gard representative and there findings.

As for the windows which were installed on the lower level they were-done before my ownership in 2024 and apparently without approval.





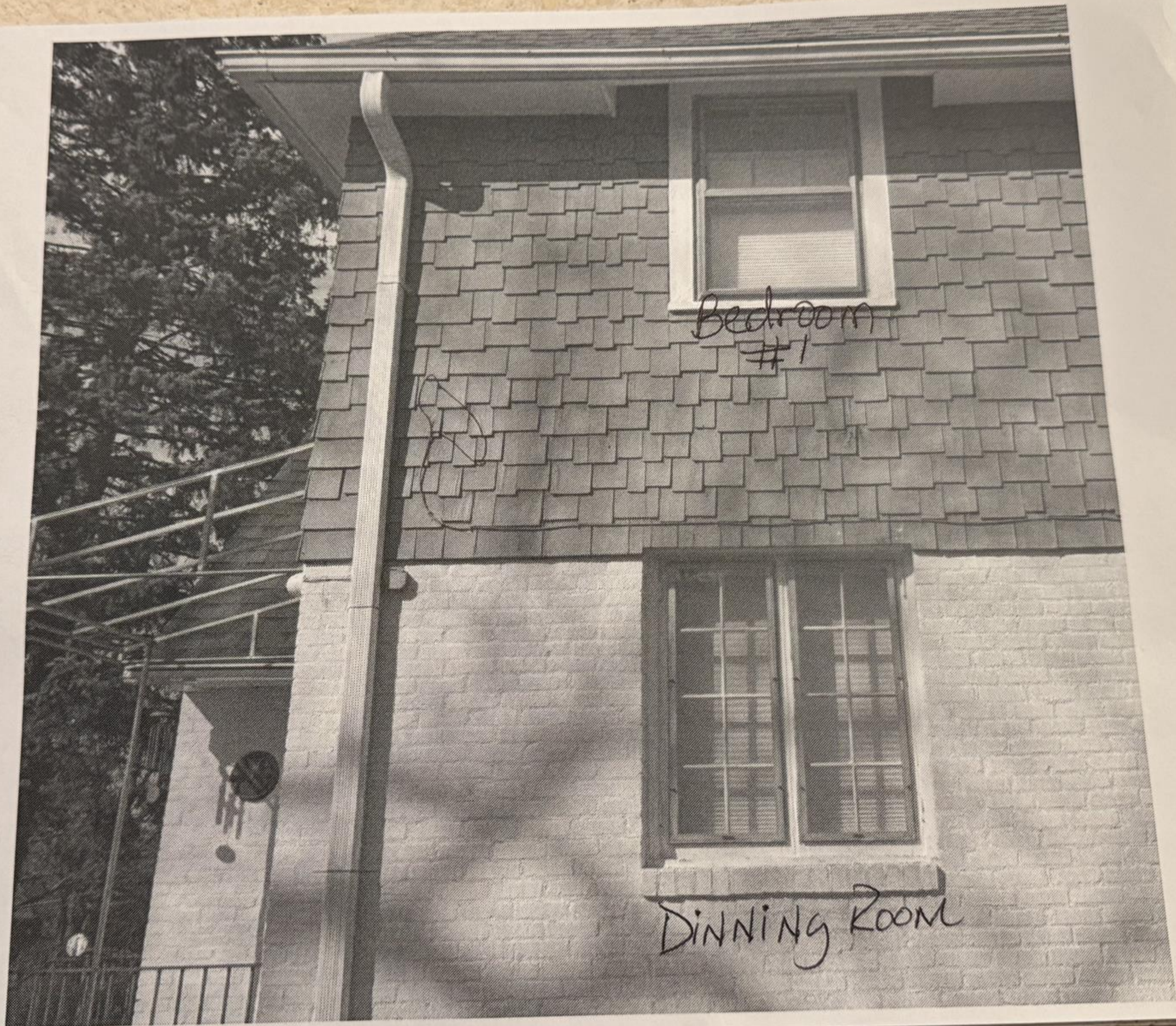




Bedroom  
#3

Bedroom  
#2





Bedroom  
#1

Dinning Room





BEDroom  
#3

HALLWAY





# 700 SERIES DOUBLE HUNG



 Text us



# Grille Pattern Options

We offer a complete selection of grille patterns and profiles including v-groove, brass pencil, and more.

