



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 08/19/25

Application Number: HDC2025-00113

APPLICANT & PROPERTY INFORMATION

| | | | |
|---|-------------------------|--|-------------------|
| NAME: Albert Benezra | | COMPANY NAME: WeatherGard Windows | |
| ADDRESS: 20775 Chesley Dr | CITY: Farmington | STATE: MI | ZIP: 48336 |
| PROJECT ADDRESS: 8715 Woodward Ave | | | |
| HISTORIC DISTRICT: St. John C.M.E. Church | | | |
| SCOPE: <ul style="list-style-type: none">• Replace historic leaded glass, wood windows with vinyl windows• Replace historic steel casement windows with vinyl windows | | | |

At the Regular Meeting that was held on 08/13/25, 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 08/19/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

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| REASON FOR DENIAL: |
| <ul style="list-style-type: none">• The historic leaded glass, wood and steel casement windows are distinctive, character-defining features with the leaded glass, wood windows not proven to be beyond repair.• Though the existing historic steel windows appear to be deteriorated beyond feasible repair, the proposed windows are not in-kind matches to the historic windows at this property.• Due to limitations in material quality and fabrication, vinyl windows are not appropriate for use in historic districts. |

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: 7, 10

Corresponding design element numbered below:

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

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Lise

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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
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