



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 08/25/25

Application Number: HDC2025-00391

APPLICANT & PROPERTY INFORMATION

NAME: Brett Mahaffey		COMPANY NAME: Renewal by Andersen	
ADDRESS: 37720 AMRHEIN RD	CITY: Livonia	STATE: MI	ZIP: 48150
PROJECT ADDRESS: 2255 Oakman Blvd			
HISTORIC DISTRICT: Oakman Boulevard			
SCOPE: Replacement of 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 08/25/25, 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:

- ☐ Installing replacement windows with between-the-glass grilles, which have a flat profile and are obscured by the sheen of the outer glass, do not match the profile/dimensionality and appearance of true divided-light historic windows and are not consistent with the general characteristics of a historic window of the type and period and are not compatible with the overall historic character of the building.
- ☐ The Commission's consensus on the transparency of the glass was option #1 - LowE4 glass, and not the proposed SmartSun glass.

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: 9

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: NA

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.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Audra

250825AD

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



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00391

PROPERTY INFORMATION**ADDRESS(ES):** 2255 Oakman Blvd**HISTORIC DISTRICT:** Oakman Boulevard**SCOPE OF WORK: (Check ALL that apply)**

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

BRIEF PROJECT DESCRIPTION:

replacing 5 vinyl windows in residential home with Renewal by Andersen fibrex windows. Matching style and grille configuration.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Contractor**NAME:** Brett Mahaffey**COMPANY NAME:** Renewal by Andersen**ADDRESS:** 37720 AMRHEIN RD**CITY:** Livonia**STATE:** MI**ZIP:** 48150**PHONE:** +1 (734) 237-1065**EMAIL:** Brett.Mahaffey@AndersenCorp.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.

Signed by:

Brett Mahaffey

Renewal by Andersen

6/12/2025

SIGNATURE

DATE

37720 AMRHEIN RD

Livonia

MI

48150

+1 (734) 237-1065

Brett.Mahaffey@AndersenCorp.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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.")

Windows are old vinyl windows that are starting to fail and break. The homeowner said the windows were vinyl before Oakman Blvd was turned into a historic designation. These are the 5 worst windows that they want to replace.

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.)

Replacing the following windows (see pictures)
 1 - Lower level, left side of house - double hung
 2 - Upper level, right side of house - double hung
 3 - Upper level, back side of house - double hung
 4 - Upper level, front side of house - double hung
 5 - Upper level, front side of house - double hung

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.")

Will remove existing vinyl window, install new insert window in opening. Exterior window color will be canvas and will use wicker coil to match the existing windows. The grille configuration will match existing, 2 high x 3 wide in each window sash and will be the GBG type (grilles between glass) to match all the other windows in the house.




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>





























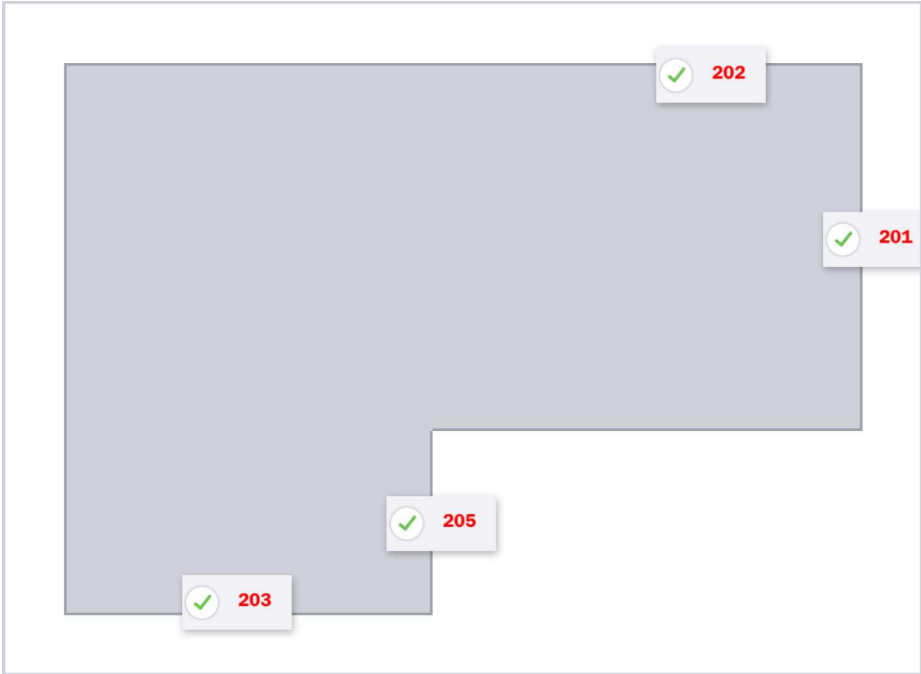
Order Summary

dba: RENEWAL BY ANDERSEN OF DETROIT
Legal Name: Renewal By Andersen LLC | License # 2102215127
37720 Amrhein Road | Livonia, MI 48150
Phone: 734-237-1052 | Fax: 651-275-6041 | RbA_Detroit@andersencorp.com

Measure Tech: Tom McNally,

Beverly Smith. 4297700
2255 Oakman Blvd
Detroit, MI 48238
Year Built: 1929
H: (313)333-8978

FLOORPLAN - 2ND FLOOR



UNIT NOTES

JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF DETROIT
Legal Name: Renewal By Andersen LLC
2102215127
37720 Amrhein Road | Livonia, MI 48150
Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Beverly Smith
2255 Oakman Blvd
Detroit, MI 48238
Year Built: 1929
H: (313)333-8978

Beverly Smith		05/22/25
BUYER(S) NAME		CONTRACT DATE
2255 Oakman Blvd, Detroit, MI 48238	(313)333-8978	
BUYER(S) STREET ADDRESS	PRIMARY NUMBER	SECONDARY NUMBER
2beegreat@gmail.com		
PRIMARY EMAIL	SECONDARY EMAIL	

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal By Andersen LLC d/b/a Renewal By Andersen of Detroit("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE:	\$20,213	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
DOWN PAYMENT:	\$0		
BALANCE DUE:	\$20,213	Estimated Start: 6-8 Weeks	Estimated Completion: 1-3 Days
AMOUNT FINANCED:	\$20,213		
METHOD OF PAYMENT:	Financing	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

NOTES:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 05/28/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON:	SIGNATURE OF CUSTOMER 1:	SIGNATURE OF CUSTOMER 2:
Demond Flagg	Beverly Smith	
PRINT NAME OF SALES PERSON	PRINT NAME	PRINT NAME



Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF DETROIT

Legal Name: Renewal By Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Beverly Smith

2255 Oakman Blvd

Detroit, MI 48238

Year Built: 1929

H: (313)333-8978

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
101	Library	34 W 58 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Oak Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: TruScene Full Screen Grille Style: GBG (Grilles - between - Glass) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
201	Guest Room	34 W 58 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Oak Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: TruScene Full Screen Grille Style: GBG (Grilles - between - Glass) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
202	Guest Bedroom	34 W 58 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Oak Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: TruScene Full Screen Grille Style: GBG (Grilles - between - Glass) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
203	Master Bedroom	34 W 58 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Oak Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: TruScene Full Screen Grille Style: GBG (Grilles - between - Glass) Grille Pattern: All Sash: Colonial 3w x 2h Misc: None	
205	Master Bedroom	34 W 58 H	Window: Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Canvas Interior Oak	



Itemized Order Receipt

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Beverly Smith
2255 Oakman Blvd
Detroit, MI 48238
Year Built: 1929
H: (313)333-8978

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:		
			<p>Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40</p> <p>Glass: All Sash: High Performance SmartSun Glass, No Pattern</p> <p>Hardware: Canvas Screen: TruScene Full Screen</p> <p>Grille Style: GBG (Grilles - between - Glass) Grille Pattern: All</p> <p>Sash: Colonial 3w x 2h Misc: None</p>			
WINDOWS: 5	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 0	PROJECT TOTAL	\$20,213



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

ACCLAIMTM

REPLACEMENT WINDOWS

EXCLUSIVELY FROM RENEWAL by ANDERSEN

SPECIFICATION and TECHNICAL MANUAL

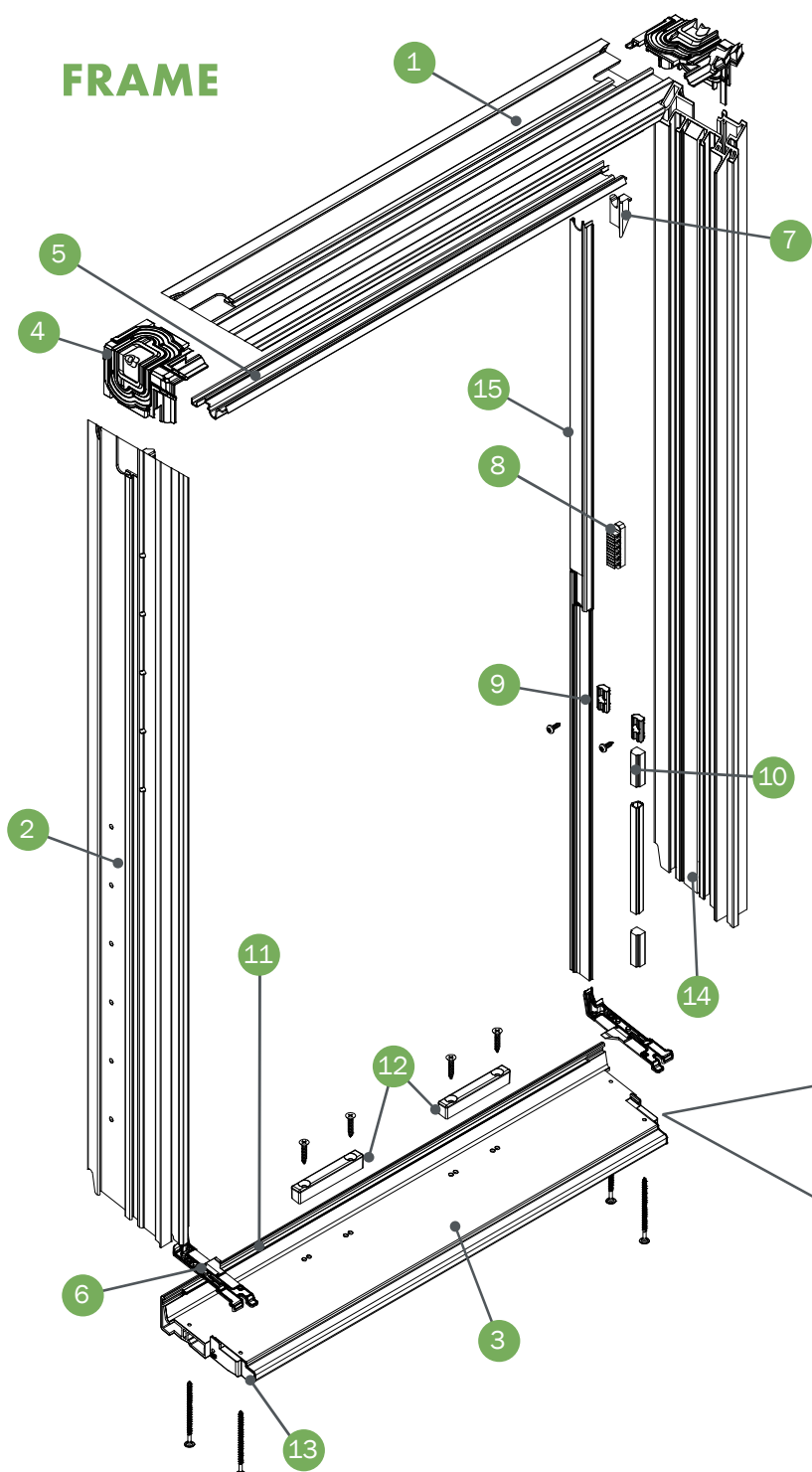
DG DOUBLE-HUNG WINDOW



FRAME - EXPLODED VIEW

The following features contribute to the DG double-hung window's low maintenance, energy efficiency, ease of operation, and pleasing appearance.

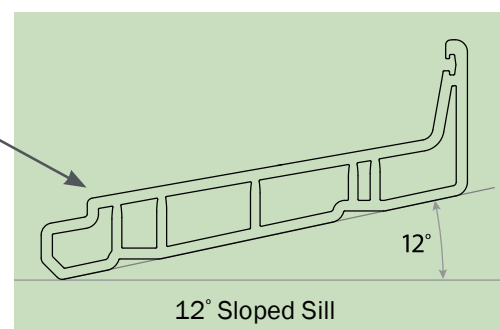
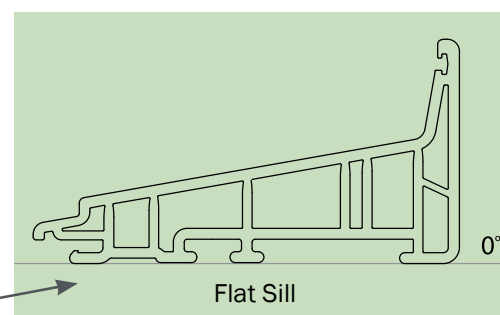
Made of rigid Fibrex® material which is a unique structural composite of wood fibers and a special thermoplastic polymer. Developed by Andersen, Fibrex® material combines the strength and stability of wood with the low-maintenance features of vinyl.



DG FRAME COMPONENTS

1. Head jamb
2. Side jamb
3. Sill
4. Corner key
5. Head jamb liner
6. Sill gasket
7. Foam head plug
8. Check rail transition plug
9. Lower sash hinged weatherstrip
10. Limited travel bumpers– select configurations only
11. Tri-fin weatherstrip
12. Load transfer blocks- select configurations only
13. Sill end caps
14. Full length urethane foam with mylar
15. Upper Sash Hinged Weatherstrip

SILL VARIATIONS

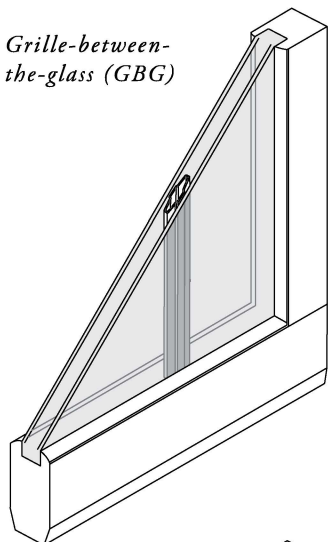


OPTIONS, cont.

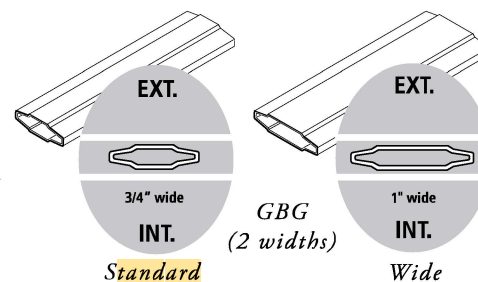
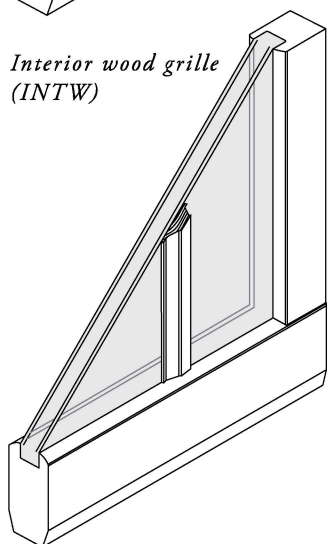
DOUBLE-HUNG WINDOW

Available Grille Types

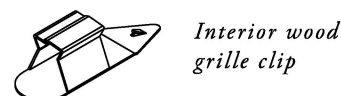
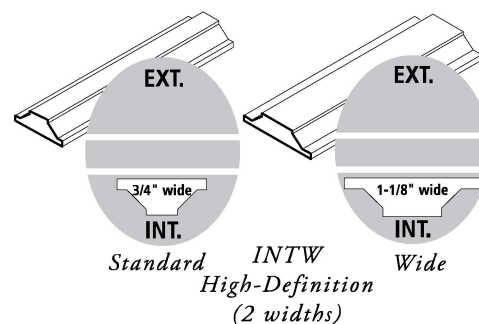
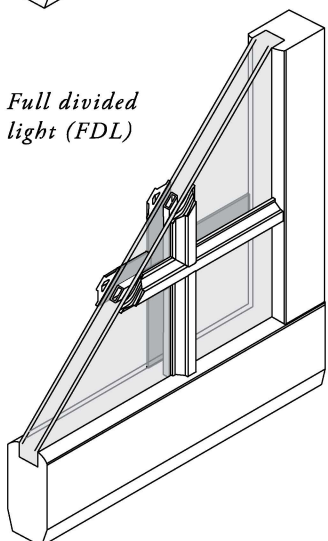
Three grille types are available. The interior and exterior sides of the grilles are color-coordinated with each side of the window frame. Consult the color combination charts in each window product section for detailed color information.

Grille-between-the-glass (GBG)**Grille-Between-the-Glass (GBG)**

Sculpted aluminum grille members are manufactured between the glass panes, and are available in two widths. Enamel finish replicates interior and exterior face of window. If wood interior, interior facing surface will be gray.

*Interior wood grille (INTW)***Interior Wood Grille (INTW)**

With the option of hardwood maple or oak, these grilles snap into clips placed around the interior side of the sash and may be removed to clean the glass. These high-definition interior wood grilles are available in two different widths.

*Full divided light (FDL)***Full Divided Light (FDL) Grille**

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.

