



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 02/17/26

Application Number: HDC2026-00005

APPLICANT & PROPERTY INFORMATION

| | | | |
|--|-------------------------|--|-------------------|
| NAME: Albert Benezra | | COMPANY NAME: WeatherGard Windows | |
| ADDRESS: 20775 Chesley Dr | CITY: Farmington | STATE: MI | ZIP: 48336 |
| PROJECT ADDRESS: 19630 Roslyn Rd | | | |
| HISTORIC DISTRICT: Sherwood Forest | | | |
| SCOPE: Replace existing vinyl windows with new vinyl windows | | | |
| At the Regular Meeting that was held on 02/11/26 , 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 02/17/26 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design: | | | |

REASONS FOR DENIAL:

Through the limits of fabrication and material, vinyl windows are not appropriate for historic districts for a variety of reasons.

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: 3, 7, 10

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

260217AD

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 |
| HDC2026-00005 |

PROPERTY INFORMATION

| |
|---|
| ADDRESS(ES): 19630 Roslyn Rd |
| HISTORIC DISTRICT: Sherwood Forest |

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: Install four same size vinyl replacement windows on the right side of the home. |
|--|

APPLICANT IDENTIFICATION

| | | | |
|--------------------------------------|--|------------------|-------------------|
| TYPE OF APPLICANT: Contractor | | | |
| NAME: Albert Benezra | COMPANY NAME: WeatherGard Windows | | |
| ADDRESS: 20775 Chesley Dr | CITY: Farmington | STATE: MI | ZIP: 48336 |
| PHONE: +1 (248) 658-1365 | EMAIL: linda.hribar@weathergard.com | | |

I AGREE TO AND AFFIRM THE FOLLOWING:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

| | |
|--|-----------------------------|
| Signed by: _____ 56E2E91649EC4C9 | 01/09/2026 _____ DATE |
| SIGNATURE | DATE |

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.")

Current windows are vinyl windows.

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.")

Install new vinyl replacement windows.

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.")

Current exterior photos.



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

6. WINDOWS/DOORS

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)



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1

2







Customer: Lenny & Ladonna Barnes / P247408
 Address: 19630 Roslyn Rd, Detroit MI 48221
 Phone: 313-363-0586

Measurer: MICK
 Date: 1/8/26
 Year Built: 1926

Lead Safe: NO **YES**

SAME CREW

4 windows (4 CM)

Finish: (4) White Substrate, Royal Brown #202 Ext, Royal Brown #202 Coil
 Glass: (4) 366
 Grid:
 Screen:
 Mouldings: (4) Primed Mouldings

| Type | Sub | Finish | Glass | Grid | Size | Scrn | Stops | Sill | Dir | Flr | Location |
|--------|-----|---|-------|------|------------------------|-------|--------------|------|-----|-----|-------------|
| 1 L | CM | wht #202 ext #202 coil wht hardw | 366 | | 19 x 62 17 1/8 x 60 | match | primd BTE | | R | Z | Bedrm 2 |
| 2 R | CM | wht #202 ext #202 coil wht hardw | 366 | | 19 x 62 17 1/8 x 60 | match | primd | | | | Bedrm 2 |
| 3 L | CM | wht #202 ext #202 coil wht hardw | 366 | | 19 x 61 17 1/8 x 60 | match | primd | | | | Living Room |
| 4 R | CM | wht #202 ext #202 coil wht hardw | 366 | | 19 x 61 17 1/8 x 60 | match | primd | | | | Living Room |

| | | | |
|---|-----------------------------|------------------|---|
| Trim Color royal brown #202 coil (all) | Removal Type VINYL REPL. | Mull Removals: 0 | Dir: Front/Back/Left/Right Flr: 1, 2, or 3 |
| Stop Details BUTT TO EXISTING | Exterior Type BRICK | Shutters | |
| Coil 3/4 | Caulk 8 | In Brick | In Vinyl |
| | | In Alum. | In Wood |
| Ladder Lift Scaffold 32 Ladder | | | |

Add'l Info:





Materials

Frame & Sash Extrusions

Engineered polyvinyl w/ titanium (BPA-free)

Cam locks

Machined powder-coated steel

Dual-pane glass

0.125-inch tempered or annealed

Low-emissivity coating

Titanium dioxide

Gas fill

Argon 40 (non-toxic, non-flammable)

Technologies

Structural joints

Thermal fusion

Balancer type

Constant force system

Spacer type

Stainless steel enclosed dessicant

Low-emissivity application

Two-surface sputter coating

Third-party certifications

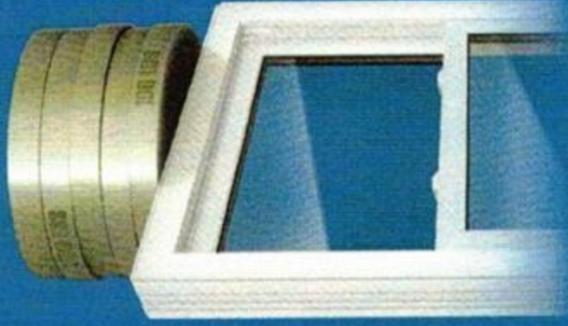
Glass pack: Energy Star 6.0

Window: Energy Star 6.0

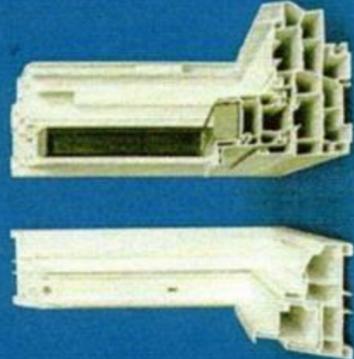
NFRC Authorized Certification: Certified in all categories

COMMERCIAL GRADE FRAMES & SASHES

Buildings flex and shift with seasonal temperature changes, creating pressure that damages standard residential and builder-grade windows. That's why we build far stronger commercial grade windows—they bear the load created by structural shift, decade after decade.



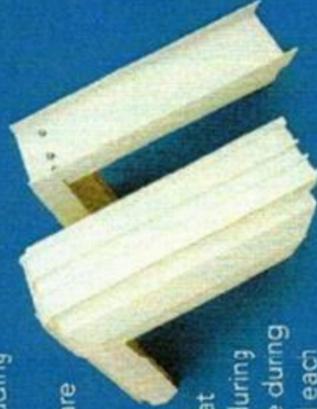
Heavier frames last longer. Our windows weigh nearly twice as much as our competitors'. That's because we use twice as much vinyl in the frames and sashes, as well as thicker glass panes to achieve optimal strength and longevity.



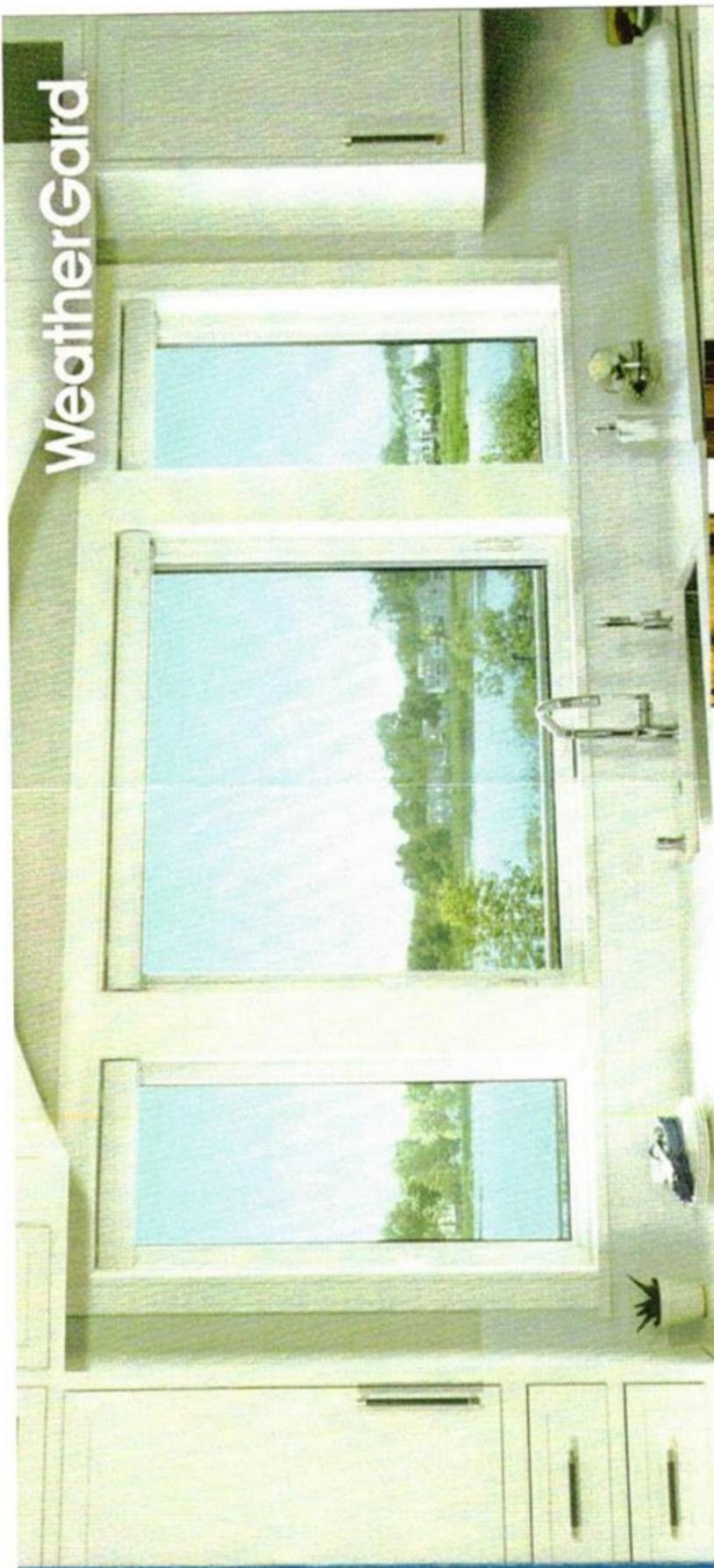
Theirs

Ours

Many residential grade replacement windows including those made with wood, aluminum, and fiberglass are built with mechanically fastened corner joints, which inevitably leak air and moisture, allowing heat and humidity to infiltrate during the summer and to escape during the winter. We fusion weld each joint to ensure maximum strength, airtightness, and watertightness for the life of the window.



WeatherGard windows are **GUARANTEED FOR LIFE.** See weathergard.com/warranty-and-service for more information.



ENERGY EFFICIENCY

Standard replacement windows can crack and warp in as little as seven to eight years. The result is a severe decline in the windows' efficiency. Built to last, WeatherGard windows maintain peak energy performance for a lifetime—reducing energy bills year after year. Our average customer saves 35% on energy costs when they replace their aging windows with WeatherGard windows.

SOLID CONSTRUCTION

Every WeatherGard window meets standards for both residential homes and high-rise buildings. You can have total confidence in our product if you're shopping for replacement windows for your home. Our window won't buckle under the pressure. Ever.

ENGINEERED GLASS

The world's best windows feature Cardinal® glass, the highest-quality insulated glass pack available. It combines state-of-the-art energy coatings with a warm-edge stainless steel spacer for superior efficiency.

COLORS & STAINS

WeatherGard offers custom solar-reflective paint, color-matched to any shade, backed by an industry-best 10-year finish warranty. We also offer our patented interior stains, which come in six finishes. Windows to your design without the maintenance.









[EXTERNAL] Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

From Linda Hribar <linda.hribar@weathergard.com>

Date Wed 1/28/2026 1:10 PM

To Audra Dye <dyea@detroitmi.gov>

 1 attachment (302 KB)

barnes.jpg;

Here is the side wall photo. We are replacing the two on the first floor and the double casement on the second floor.



From: Audra Dye <dyea@detroitmi.gov>

Sent: Tuesday, January 27, 2026 1:16 PM

To: Linda Hribar <linda.hribar@weathergard.com>

Subject: Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

Thanks!

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

dyea@detroitmi.gov

Mary Sheffield, Mayor



From: Linda Hribar <linda.hribar@weathergard.com>
Sent: Tuesday, January 27, 2026 1:15 PM
To: Audra Dye <dyea@detroitmi.gov>
Subject: [EXTERNAL] Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

The exterior will be Royal Brown window with Royal Brown aluminum trim around it. I will have the wall photo to you by Thursday.



LINDA HRIBAR
 Roofing, Gutters & Insulation
 ☎ 248-967-8822 | D 248-658-1365
 LINDA.HRIBAR@WEATHERGARD.COM
 20775 CHESLEY DR, FARMINGTON, MI 48336
WWW.WEATHERGARD.COM

From: Audra Dye <dyea@detroitmi.gov>
Sent: Tuesday, January 27, 2026 12:51 PM
To: Linda Hribar <linda.hribar@weathergard.com>
Subject: Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

Sending them to me by email is best at this point, thanks!

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit
 Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/hdc
dyea@detroitmi.gov

Mary Sheffield, Mayor



From: Linda Hribar <linda.hribar@weathergard.com>
Sent: Tuesday, January 27, 2026 12:50 PM
To: Audra Dye <dyea@detroitmi.gov>
Subject: [EXTERNAL] Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

Hello,
 Do you want the responses to your email? Or will I be able to add them to application?

**LINDA HRIBAR**

Roofing, Gutters & Insulation

O 248-967-8822 | D 248-658-1365

LINDA.HRIBAR@WEATHERGARD.COM

20775 CHESLEY DR, FARMINGTON, MI 48336WWW.WEATHERGARD.COM

From: Audra Dye <dyea@detroitmi.gov>
Sent: Tuesday, January 27, 2026 12:34 PM
To: Linda Hribar <Linda.hribar@weathergard.com>
Subject: Re: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

Correction: I corrected the property address within the body of the email.

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/hdc
dyea@detroitmi.gov

Mary Sheffield, Mayor

From: Audra Dye
Sent: Tuesday, January 27, 2026 12:31 PM
To: Linda.hribar@weathergard.com <Linda.hribar@weathergard.com>
Subject: 19630 Roslyn - HDC2026-00005 - February 11, 2026 HDC meeting

Dear applicant,

Your application is scheduled to be heard at the next available Detroit Historic District Commission meeting scheduled for Wednesday, February 11, at 4:30 p.m.

The Detroit Historic District Commissioners will be meeting in person at the Coleman A. Young Municipal Center (2 Woodward) for the Regular Meeting.

Going forward with your application, I will be your primary HDC contact. I reviewed the submitted application and have noted the following items are needed:

- Missing:
 - Confirmation of exterior cladding color
 - Full wall photos of front and side of house where work will take place

This coming Friday, 01/30, the application, staff's scope of work document and site visit photos will be uploaded to the February meeting's property page for 19630 Roslyn.

The staff report is typically available the Monday prior to the Wednesday meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website along with all submitted documents and photographs. I will notify you by email when the staff report is available. **It is imperative you read the staff report completely prior to the meeting.**

Please email me should you have any immediate questions or concerns.

Thank you.

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/hdc

dyea@detroitmi.gov

Mary Sheffield, Mayor

