



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 06/18/25

Application Number: HDC2025-00262

APPLICANT & PROPERTY INFORMATION

NAME: Theodore Prassinos		COMPANY NAME: N/A	
ADDRESS: 15064 Minock St	CITY: Detroit	STATE: MI	ZIP: 48223
PROJECT ADDRESS: 15064 Minock St			
HISTORIC DISTRICT: Rosedale Park			
SCOPE: Replace non-historic windows with vinyl window at the historic house.			
At the Regular Meeting that was held on 06/11/25, 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 06/18/25, 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:

Through the limits of fabrication and material, vinyl windows are not appropriate for historic districts. Vinyl windows offer plasticity and flat appearance of historic windows, such as wood. Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen. The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glazing) of vinyl windows break down more quickly in ultraviolet light than wood windows. Vinyl also lacks rigidity and can expand and contract more greatly than wood. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers. Per the Elements of Design, wood is a prevalent material used for windows in the historic district.

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

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

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: Bilquees

250618BS

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
HDC2025-00262

PROPERTY INFORMATION

ADDRESS(ES): 15064 Minock St
HISTORIC DISTRICT: Rosedale Park

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:

My home has 17 windows, 16 of which are double hung vinyl (manufactured in 1983), 1 of which is wooden (unsure of manufacture date, but installed in the 1980s). While all are deteriorating, I am looking to replace 5 of the windows which are in the worst condition, all on the first floor. None are street-facing.

Four of the windows are vinyl, and I am looking to replace these four with like windows in terms of materials (vinyl), design (double hung), and color (white.).

The fifth window is wooden, single-pane, and drafty. I am interested in replacing this window with a vinyl sliding window in white to match the rest of the windows in the house.

All five windows would have newly installed, full-size screens and aluminum flashing/trim in white to match the existing aluminum flashing/trim in remainder of the house.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Theodore Prassinos		COMPANY NAME: N/A	
ADDRESS: 15064 Minock St		CITY: Detroit	STATE: MI ZIP: 48223
PHONE: +1 (440) 364-7223		EMAIL: t.prassinos@gmail.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:	Theodore Prassinos	N/A
		05/12/2025
SIGNATURE	DATE	
15064 Minock St	Detroit	MI 48223
+1 (440) 364-7223	t.prassinos@gmail.com	






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
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p style="padding-top: 20px;">See attached.</p> <div style="text-align: right; padding-right: 10px;">  </div>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.")</i></p> <p style="padding-top: 20px;">See attached.</p> <div style="text-align: right; padding-right: 10px;">  </div>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p style="padding-top: 20px;">See attached.</p> <div style="text-align: right; padding-right: 10px;">  </div>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>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)</i></p>	

Existing Window Materials and Design

Of the 17 total windows installed in my home, 16 are double-hung vinyl windows in white with exterior aluminum flashing in white. I can verify that each of these 16 windows was manufactured in 1983. I only assume they were installed at that time, as well. The remaining window is of an uncommon size and is located in an addition to the back of my house. I cannot verify its date of manufacture, but the addition was installed in the 1980s. That single window is a single-pane, single-hung, and wooden.

Of these 17 windows, I am seeking approval for the replacement of 5 windows, 4 of the vinyl windows (in like material, design, and color) and then the 1 wooden window (in like color, but sliding and double-paned to match the remainder of the windows in the house).

Existing Condition

All of my windows need to be replaced, but I can only afford to replace 5 this spring/summer. Of the five windows in question, I can break down their condition by window:

- 1) Living room Southwest, 27” wide, 53” tall: deteriorated seals with evidence of moisture damage, malfunctioning locks, missing screen, poor flashing.
- 2) Living room Southeast, 27” wide, 53” tall: deteriorated seals, malfunctioning locks, missing screen, poor flashing. When I press on the lower right corner of the window outward, the window breaks free from the frame. If I pressed hard enough, I could send the window into the yard. It is in horrible shape. (See image.)
- 3) Dining room North, 33” wide, 53” tall: deteriorated seals, malfunctioning locks, misfit screen, poor flashing. I can see through to the outside because of the bad seals and I can hear activity through this window in ways I cannot with the others, making me think it is poorly insulated along the frame—something Wallside insists they can fix with the new install. Plastic insulation in winter helped only a little with this window.
- 4) Addition North, 24” wide, 42” tall: deteriorated seals with evidence of moisture damage, malfunctioning locks, misfit screen, very poor flashing. This is a bathroom window, and its leaks make not only the bathroom but the adjoining room unbearably cold in the winter. The extant damage mocked our attempts to insulate with plastic, as our heating bills exceeded \$400 in January. I hate this window.
- 5) Addition South, 52” wide, 53” tall: wooden frame is separated from the glass pane such that I can slide the frame away from the glass itself, missing screen, poor flashing. This window is quite drafty, and it too didn’t perform much better with plastic insulation this past winter. As this window is the most south-facing, in direct line with the sun (my neighbor’s house shades the other south-facing windows), it will benefit the most from the upgraded glass quality of the proposed new window.

Additional Clarification

In communication with HDC, I was told the following:

Note: New installation of vinyl windows are not typically approved. You may want to provide an alternative window material (for example: aluminum clad wood windows) for

your project. For more extensive guidelines, visit detroitmi.gov/hdc > Making Exterior Changes > Historic Wood Windows Guidelines.

I visited the website and pages through the link. I can acknowledge the concern to preserve historic wooden windows, even in the absence of a definition of what a “historic wooden window” might be. Some of the homes along the streets in the blocks east of me have some windows that I imagine would qualify as “Historic Wooden Windows,” as they are pretty easily identifiable, often leaded, with clear indication of layers and layers of paint. They can be beautiful.

To be sure, zero of the windows currently installed in my house are similar to those the Commission looks to preserve, as described in the “Guidelines for Historic Wood Windows” I was offered to track down. As mentioned above, 16 of my 17 windows are currently double-hung, vinyl windows. The installation of four of the vinyl windows for which I am seeking approval would not be a “new installation,” but rather a replacement of the windows in their current form, function, and color. Surely, the one wooden window is an outlier, and although I am no specialist, I cannot imagine any peer of mine would look at the wooden window in question (see images) and identify it as a “Historic Wood Window” in any meaningful way. As such, I am looking for that dilapidated window to be replaced with one that matches its 16 counterparts throughout the house. Not only would the replacement of the extant wooden window improve the insulation/heating/cooling of my home, but it would make the windows across the home 100% uniform in material and color.

In short, to be asked to “provide an alternative window material” for my project is well taken, if and only if my current windows were “Historic Wood Windows.” But they are not. Ninety-four percent of my windows are over forty-year-old vinyl, and I am looking to upgrade them. The single wooden window is merely a strange outlier (that, I imagine, was an affordable window option for the then owner to install in the 80s).

I am happy to answer any follow-up questions as the Commission sees fit.



Southwest and Southeast Living Room
27" width, 53" height, each

Current Material: Vinyl



Current Material: Vinyl

**Dining room
33" width, 53" height**

Current Material: Wood, installed with the addition sometime in the 1980s



Addition South:
52" width, 53" height





Current Material: Vinyl

Addition north
24" width, 42" height

I have consulted with a few window manufacturers/installers in early spring and have decided to seek approval for Wallside Windows to install 5 new windows in my home.

The breakdown of the replacement windows is as follows in terms of dimension, operation, material, and color. To be sure, all the proposed windows match the size of my extant windows.

- 1) Living room Southwest: 27” wide, 53” tall; double-hung; vinyl, white (see brochure, page 4)
- 2) Living room Southeast: 27” wide, 53” tall; double-hung, vinyl, white (see brochure, page 4)
- 3) Dining room North: 33” wide, 53” tall; double-hung, vinyl, white (see brochure, page 4)
- 4) Addition North: 24” wide, 42” tall; double-hung, frosted glass for privacy, vinyl, white (see brochure, page 4)
- 5) Addition South: 52” wide, 53” tall; sliding, vinyl, white (see brochure, page 5, “Double Sliding Window”)

Additionally, Wallside looks to install full-sized screens on each new window along with new, exterior, aluminum flashing/trim, in white, on each new window.

Wallside Windows offers the following explanation of the window-replacement process, as found here: <https://wallsidewindows.com/our-installation>:

- Our installers will “tarp out” your house, covering your flooring with protective plastic and follow EPA Lead Safe installation practices when required
- Our installers will remove your old windows; with most window types our goal is not to break a single pane of glass
- Our installers will install and adjust each new window, insulating around each window with QUAD® WINDOW foam that keeps out air and water for the most energy efficient insulation, and caulking the exterior of the window to ensure a proper seal
- Our installers will replace the original interior stop moulding around your windows using only the finest quality pine or optional oak

When speaking with Wallside’s consultant, I asked about the extent to which my southmost neighbor’s property will be intruded upon for installation. The north side is not at issue, as my driveway spans the entire north side of my house. The consultant assured me that the 3’-4’ between the south side of my house and the fence that marks the property line is sufficient for the installers’ ladders, et cetera, and that my neighbors will not be affected by the install.

THE LEADER IN REPLACEMENT WINDOWS



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Windows®**
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VALUE



QUALITY



SERVICE



FAMILY



MOST PREFERRED. MOST REFERRED.



Every Window Is Custom Made For Your Home



We're able to provide more than our competitors because **WE ARE THE FACTORY.**

A TRUE FAMILY BUSINESS FOR THREE GENERATIONS

Our tradition of excellence was born in the handshake of Martin Blanck. After returning from Army service in World War II, he launched a small home improvement business in 1944. For 80 years, that business has grown by leaps and bounds. Every window manufactured in Wallside's 72,000-square-foot Taylor, Michigan factory is custom made to your specifications and installed by a team of experts. Martin's sons and grandson now manage Wallside Windows and the commitment to taking care of the customer remains a point of family pride.

SINCE 1944 272-4400

WALL





Wallside Windows[®] OUR WINDOWS

Wallside Windows provides high-quality replacement windows at affordable prices. Our windows are beautiful, long-lasting and well-insulated. They'll help you save money on energy bills while adding value to your home.

Double Hung Window

Double hung windows are Wallside's most popular. Each one is custom built and sized for your home using energy efficient low-E glass and high quality materials. They feature a spring-assisted lift that makes them easy to open. These windows open from both the top and bottom, and tilt inward for easy cleaning.

All Wallside windows and doorwalls are available in 4 interior and 5 exterior colors, with multiple glass options.



**Easy To
Clean From
Inside Your
Home**





Sliding Windows

Wallside Windows offers three different sliding window options that will surely be the perfect solution to your home's specific needs. All sliding windows offer the same quality you expect from every Wallside Window and carry our 35-year guarantee. Safety latches and energy-saving Low-E glass come standard. Double weatherstripping ensures that these windows will protect your home from the worst weather we'll face.



Double Sliding Window

Our double sliding window features two sashes that slide from side to side. The two sashes lift out for easy cleaning.



End Vent Sliding Window

An end vent sliding window opens at either end and comes with two screens. The sashes lift out to clean.



Center Vent Sliding Window

The center vent window opens in the middle and has a single screen. The center sash also lifts out to clean.



Casement Window

Our casement windows are ready to take on any weather the Midwest can throw at them. Their flat frames give casement windows a modern, clean look when you see them from the outside. Inside, it takes a turn of the hand to open these windows and steer a breeze into your room. The handle used to open these windows folds flat so it won't interfere with your draperies or blinds. Wallside casement windows have interior FlexScreens that you can remove for an unobstructed view in the winter. When it is cold outside, these windows help keep the room warm with their multi-point locking system, double weatherstripping, low-E glass and argon gas filling.

All Wallside casement windows feature our flat folding cranks.



Awning Casement Window

Awning windows tilt out about 30 degrees, providing nice ventilation into your home.





Bay and Bow Windows

Our bay and bow windows can add a wow factor to any home. We use pine/birch or oak veneer to construct these windows which are strongly supported from your home's frame with a stainless steel system. All bay and bow windows are made with low-E glass and insulating argon gas filling comes standard.



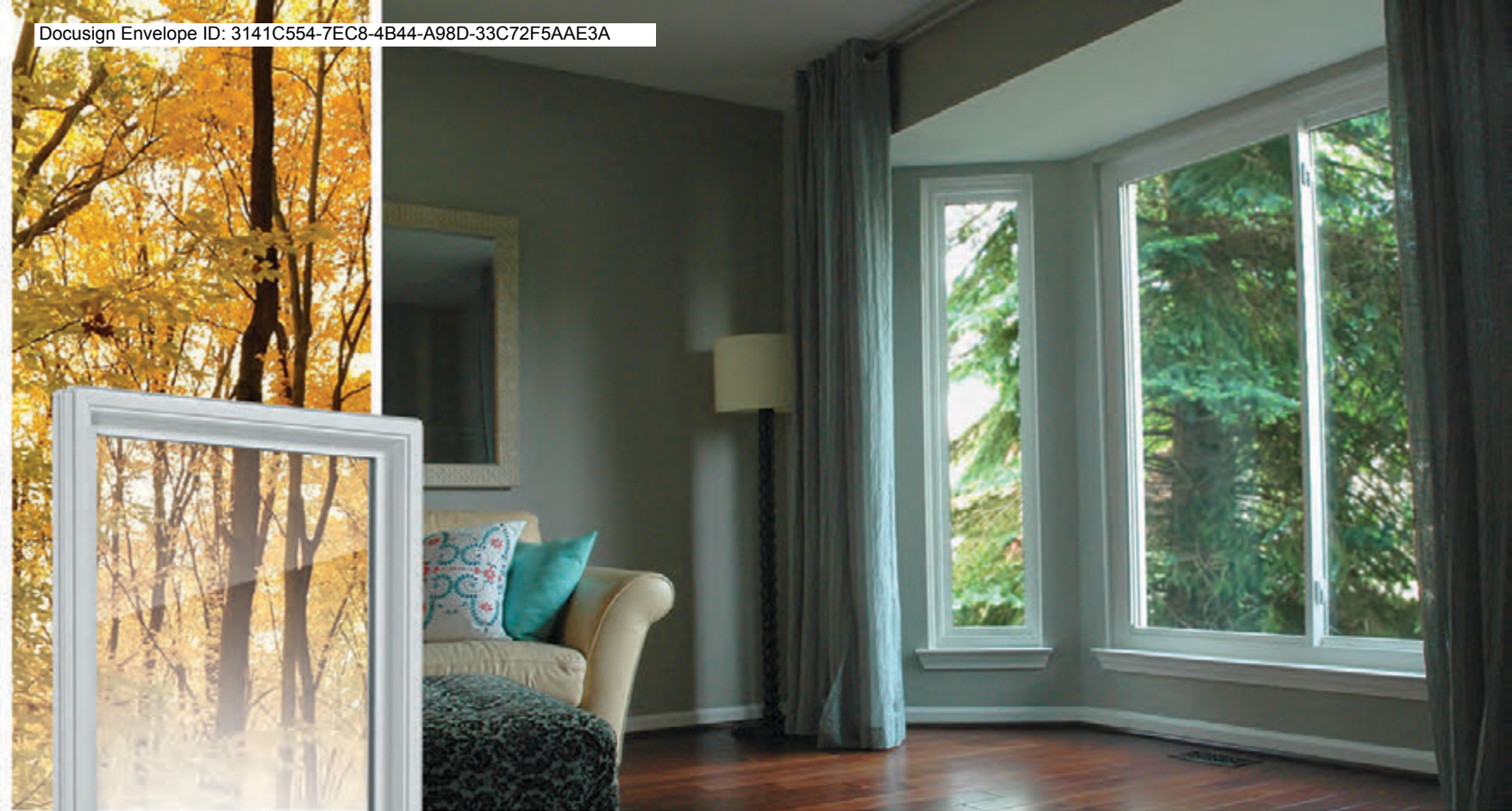
Our Bay Window with a three window set.



Our Bow Window with a four window set.

"This is my second purchase of Wallside Windows, and again, from the estimate to installation, the process was excellent! I am very happy with my Wallside Windows!"

- Jayne G., Lansing, MI



Picture Window

If you have a beautiful view, consider a picture window. These don't open and close, but are often ordered alongside other windows that do. Like all Wallside Windows, they're made with insulated glass and fusion-welded, multi-chambered foam filled frames. We'll design yours to be the focal point of a room.

"Wallside Windows did everything with excellent quality."

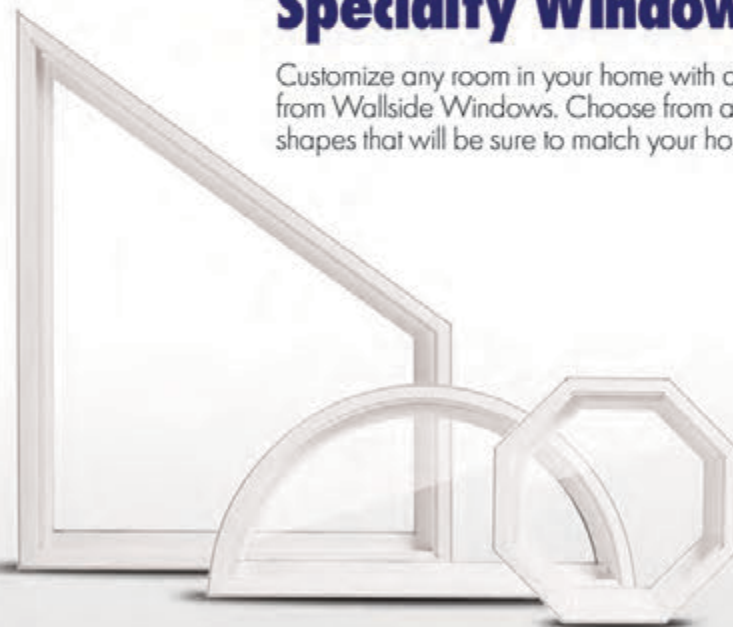
- Stacey M., Detroit, MI

"They showed up on time. They did the work. They were polite and pleasant. They were in and out in an hour and even our neighbors commented on how wonderful they were."

- William H., Toledo, OH

Specialty Windows

Customize any room in your home with a specialty window from Wallside Windows. Choose from a variety of circles and shapes that will be sure to match your home's architectural style.



Ask your sales representative about our full range of specialty windows.



All Wallside sliding glass doorwalls feature a kick-lock.



Doorwalls

Sliding Glass Doors

We're known for our popular, high quality doorwalls that come standard with low-E glass and argon gas filling. They provide a great outdoor view and can open any room in your house to the outside. Each one is custom built for your home and can span from 5 feet to 12 feet wide.

We can build your doorwall with interior handles that match the doorwall frame color or you can choose from a variety of finishes. (see options below)

In an industry that often doesn't extend window guarantees to doorwalls and patio doors, Wallside's 35-year guarantee comes standard with all installed Wallside doorwalls.

AVAILABLE HARDWARE FINISHES

*Colors are approximate. Please ask your sales rep for more details.



Interior doorwall handle options:
(L to R) Brass, Black Nickel, Antique Brass, Brushed Chrome, Faux Oil Rubbed Bronze, Almond, Terratone, White



Wallside Windows IT'S ALL ABOUT THE INSTALL

Did You Know?

IT TAKES A DAY OR LESS FOR AN INSTALLATION TEAM TO PUT IN NEW WALLSIDE WINDOWS

Our installers install windows. They don't build decks or sun rooms or finish basements. The professionals who bring your new windows will have installed tens of thousands of Wallside Windows before.

READ THE REVIEWS AND YOU'LL SEE THAT MANY OF OUR CUSTOMERS RAVE ABOUT OUR INSTALLATION PROCESS

wallside.com/reviews

MOST PREFERRED. MOST REFERRED.

"I was amazed at how nice the windows look, and more importantly how well the crew knew what they were doing. Fantastic work! Looked better than I ever could have imagined. Oh, and the clean up. I had 12 windows installed and you would never know they were there when they were done."

- Al Z., Midland, MI

"I will definitely be using them again. Beautiful job, efficient installers and great quality windows!"

- Deborah P., Livonia, MI

"Super great experience with Wallside! They came highly recommended by a builder friend. Everyone we dealt with was extremely courteous and I appreciated that the salesman was not pushy. Now we're enjoying brand new windows and it feels warmer already."

- Scott and Terri L., Byron Center, MI

Wallside Windows®

FEATURES & BENEFITS

- Foam Filled Frames
- Low-E Glass with Argon Gas Filling
- High Performance Stainless Steel Spacers
- Dual Weatherstripping
- Double Wall Frame for Less Roll
- Full and Half Screen Options
- Reinforced Sashes as Needed
- Safety Latches
- Metal Cam Action Locks and Keepers



WARM-EDGE STAINLESS STEEL SPACER

1. Primary Seal (PIB) POLYSIOBUTYLENE

Minimizes moisture permeation, increases UV resistance and has one of the lowest argon permeation of all known sealants.

2. Secondary Seal

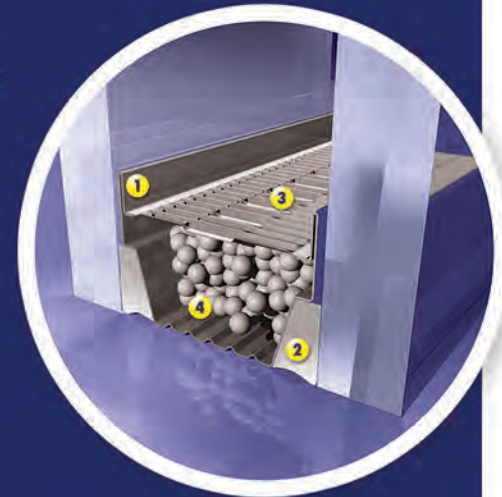
Specially formulated silicone that provides long-term adhesion.

3. Spacer

Stainless steel spacer that features a roll form design that adds strength to create an impermeable barrier to keep moisture out.

4. Desiccants

Molecular sieve creates a frost point below -85 degrees F. Provides optimal moisture adsorption.



GLASS OPTIONS

- Double or Triple Pane
- Tinted - Bronze or Gray
- Obscure Glass
- Grids - Contour, Flat or Etched (see next page)

"Excellent service. They did 19 windows in my house and it only took 5 hours. I thought that was awesome. Excellent salesman also."

- Suzanne C., Dearborn, MI

WINDOW FRAME COLORS

*Colors are approximate. Please ask your sales rep for more details.

EXTERIOR



INTERIOR



EXTERIOR TRIM CHOOSE FROM 25 COLORS

*Colors are approximate. Please ask your sales rep for more details.





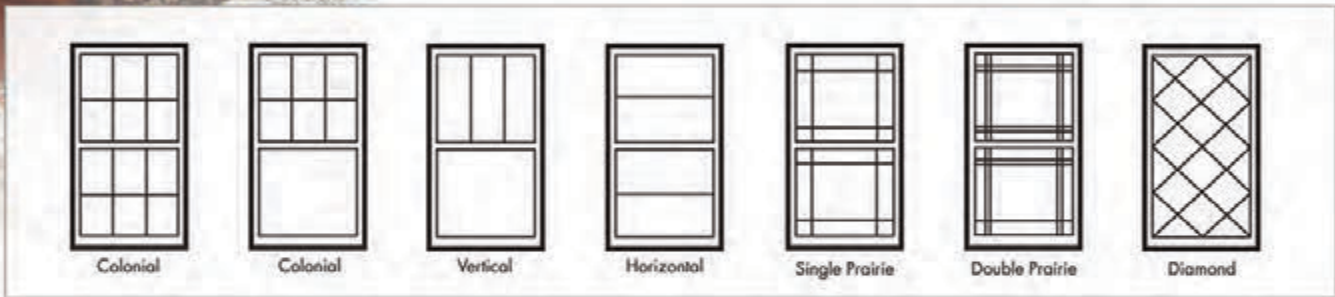
WALLSIDE WINDOWS ARE GUARANTEED FOR 35 YEARS

Few companies take care of their customers year after year like Wallside Windows does. If there's ever a problem, just give us a call or send us a message. We'll help you resolve it over the phone, or we'll schedule a service visit to your home.



OUR GUARANTEE:

- **STAYS IN EFFECT 35 YEARS, EVEN IF YOU SELL YOUR HOME, WHICH ADDS TO ITS RESALE VALUE**
- **COVERS YOUR WINDOWS AGAINST SEAL FAILURE**
- **FREE PARTS AND LABOR FOR ALL COVERED ITEMS**



Wallside Windows also offers a wide range of custom glass designs. Ask your Sales Representative for details.

Wallside Windows SINCE 1944
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NOW FEATURE

FlexScreen installs in our Double Hung, Sliding and Casement style windows with nearly no effort.

- **SIMPLE DESIGN**
- **DAMAGE RESISTANT**
- **EFFORTLESS INSTALLATION**
- **BEAUTIFULLY INVISIBLE**

FlexScreen hides in the window screen pocket, drastically improving sight lines and eliminating the need for color matching. Your windows will never look better.

This revolutionary design utilizes a PVC coated, high-performance spring steel frame. However, innovation does not need to be complex, so you will not find unnecessary attachment hardware.





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3 GENERATIONS



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Dining room
exterior





Dining room interior

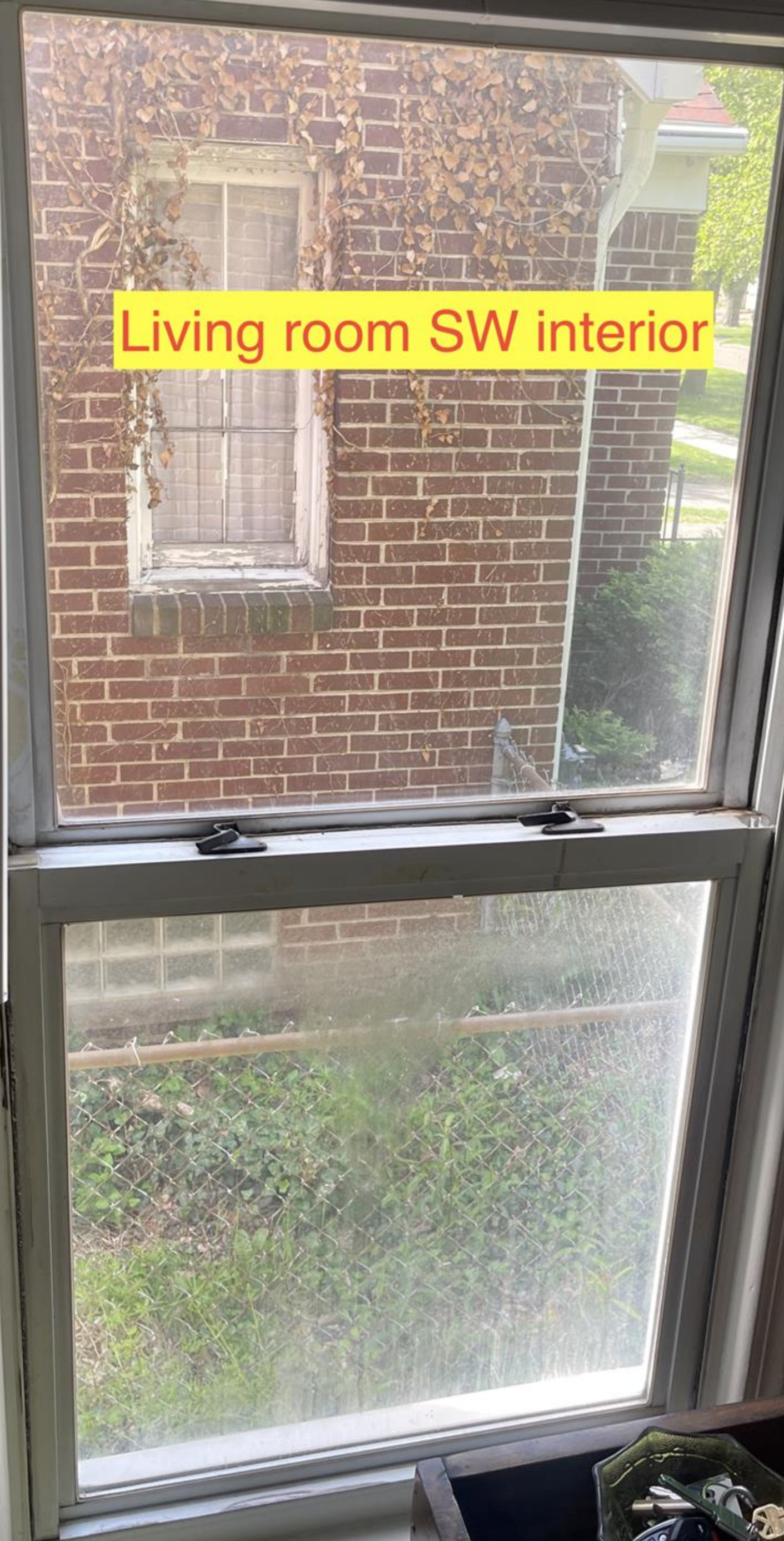
Dining room interior detail 1



Living room SW exterior



Living room SW interior





Living room
SE
exterior

Living room SE interior



Living room SE interior detail 1





Living room SE interior detail 2

Addition north exterior





Addition north interior

Addition north interior detail



Addition north interior detail 2





Addition north exterior detail

Addition south exterior



Addition south interior



Addition south interior detail





PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00262

Effective Date: 06/18/25

Project Address: 15064 Minock St

Issued to: Theodore Prassinos
15064 Minock St
Detroit, MI 48223

Historic District: Rosedale Park

Description of Work:

Install vinyl windows at non-historic rear addition.

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Bilqees 250618BS



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 05/21/2025

Application Number: HDC2025-00262

APPLICANT & PROPERTY INFORMATION

NAME: Theodore Prassinos

COMPANY NAME: N/A

ADDRESS: 15064 Minock St

CITY: Detroit

STATE: MI

ZIP: 48223

PROJECT ADDRESS: 15064 Minock 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:

To clarify: the installation of new vinyl windows are typically not approved no matter what type of window they are proposed to replace (even if they are proposed to replace existing vinyl windows). You still may want to provide an alternative window material (for example: aluminum clad wood windows) for your project.

Would you like to withdraw your previous application, HDC2025-00222, and proceed with this application?

APPLICANT RESPONSE

Response Date: 05/21/2025

I received this message from you all:

Thank you for your questions, as I appreciate there may be confusion in staff's replies. HDC staff doesn't have authority to approve the installation of vinyl windows, as their current fabrication do not offer dimensions, profiles or a surface finish that match wood windows (historic and new). Therefore, this application is subject to review by the Historic District Commission during one of its regularly scheduled public meetings. You will receive an email notification once a meeting date has been scheduled, and a staff member will be assigned as your primary point of contact for this application.

Applicants and/or property owners are strongly encouraged to attend the meeting—either in person or virtually—to provide supporting information for their proposal and address any questions from the Commissioners.

Should you have any questions prior to being notified of the application's placement on an HDC agenda, please email hdc@detroitmi.gov. Thank you.

My plan is to follow these instructions, as retrofitting my current vinyl windows with wooden windows seems like a step in the wrong direction, let alone unaffordable for my budget.

I look forward to hearing about the meeting date.