



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 08/20/25

Application Number: HDC2025-00418

APPLICANT & PROPERTY INFORMATION

NAME: Victor Smolyanov

COMPANY NAME: Smolyanov Home Improvement

ADDRESS: 5002 Dewitt Rd

CITY: Canton

STATE: MI

ZIP: 48188

PROJECT ADDRESS: 1485 Burns Avenue

HISTORIC DISTRICT: Indian Village

SCOPE:

Replace storm window with vinyl casement window

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 08/20/25, 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:

A vinyl casement window is not a compatible replacement for an aluminum storm window or whatever storm window exists in its existing condition

1. Vinyl windows and poly-products offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood. Consumer-grade vinyl windows weather poorly, deteriorate rapidly and exhibit poor detailing and detracting "bright white" color/sheen.
2. There is no historic precedent for installation of another full window outbound of an existing storm window.

Either a compatible replacement storm window should be considered or if the applicant would like us to consider a second full window outbound of the original window that the applicant come forward with adequate detailing and information for us to evaluate that condition

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

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: Bilqees

250819BS

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

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)

□ RES2025-02234

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.")

2 windows mulled together in one unit over 120 years old have been reworked over the years and water damage/leaks around window ledges.

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.")

Remove and replacing 2 windows that are mulled together in one unit/one opening. Replacing like for like with same size and style.

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.")

Remove and replacing 2 windows that are mulled together in one unit/one opening. Replacing like for like with same size and style. Replacing existing vinyl windows with same style, existing windows are painted black. Victors to install white windows and homeowner plans to paint to match existing windows. Existing grids to stay in place.

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 <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>	





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Customer Name:

Address:

Phone:

Fax:

Customer Information:

Comments:

Project Name: Victors Home Solutions

Quote Name: Brian Hickey & Byrum Patrick

Quote Number: 5812741

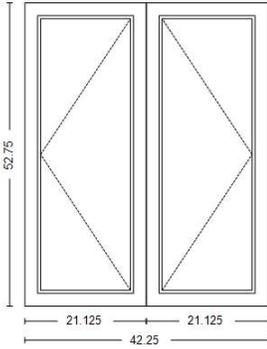
Order Date: Quote Not Ordered

PO Number:

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 100-1	201 Sunroom	*** PRODUCT *** Row 1 Restorations (V5500) - V-1975 Casement - Left / Right - 2 Units - 42.25W x 52.75H	
Quantity: 1		*** DIMENSIONS *** 21.125W x 52.75H	
RO Size: 42.5" X 53"		*** FRAME *** East, Vinyl, Frame Type - Finless, Foam Enhanced, Stiles, Exterior Color - White	
Unit Size: 42.25" X 52.75"		*** GLASS *** Glazing Type - Insulated, Dual, Order by Glass Package, Omega 12, Glass Tint - Clear, Low-E 366, Argon Gas, Glass Strength - DSB, 4SG	
		*** SCREEN *** Screen - Extruded Full, Screen Mesh Type - Opti View, Screens Packed Separately - No	
		*** HARDWARE *** Hardware Color - Standard	
		*** WRAPPING *** Wrapping Group 1 Frame Trim - None, Interior Trim Kit - NoWrapping Group 0	
		*** MULLS *** Vertical Factory Mull, 0" thick, 52.75" in length	
		*** NFRC *** Series V-1975::Casement, U-Factor::0.26, SHGC::0.19, VT::0.45	
		*** Performance *** Series V-1975::Casement, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::45.11, DP Rule ID::V-1975 CASE, Rating Type::DesignPressure, Performance Grade::LC-PG45, Water Rating::6.90, FL ID::N/A, STC Rating::28, OITC Data::21	



V-1975 Casement - Left - No Call Width - No Call Height

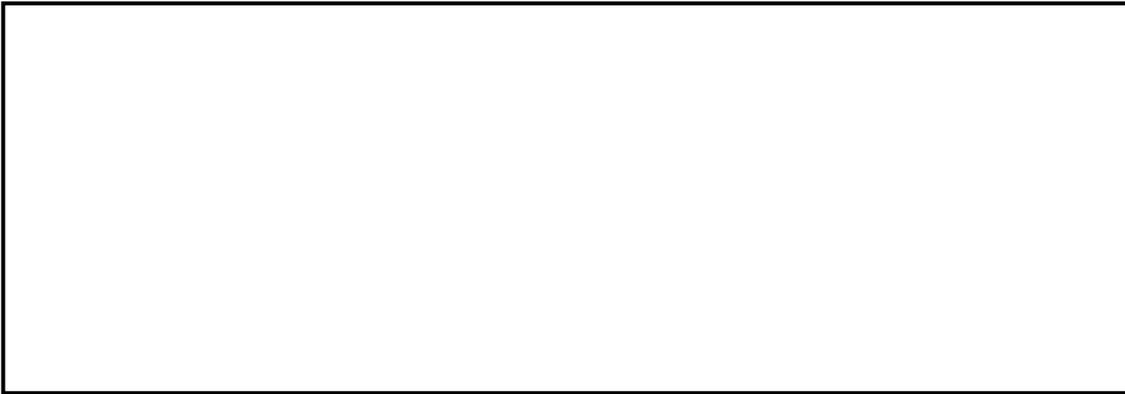
Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
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Line Item: 200-1 Lead Safe Lead Safe Installation (per window)
Quantity: 1 Installation (per
RO Size: window)
Unit Size:

Units are viewed from the Exterior

Total Unit Count: 2



Submitted By: _____ Please Print Name
Signature: _____
Date: _____

Accepted By: _____ Please Print Name
Signature: _____
Date: _____

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Cpolicy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents. For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling.



Restorations® Series V5500 Casement Window

SUNRISE COLLECTION™

Our Restorations® Series V5500 vinyl casement window features a sleek recessed operating handle that allows you to effortlessly open the window 90 degrees to let optimal fresh air into your home. Boasting bountiful design options and performance attributes such as UltraCore™ polyurethane insulated frame and FiberCore™ fiberglass reinforcements, the V5500 combines the elegant look of traditional wood windows with the energy-efficient and low-maintenance benefits offered by its high-quality vinyl construction.



What you can expect

ENERGY EFFICIENCY

Our dual- and triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare

CONVENIENCE AND STYLE

- Folding operator handle with easy-to-use crank
- Standard Low-E glass coatings enhance energy performance
- 90° hinge capability provides maximum ventilation and airflow
- Narrow profiles allow for more glass space, resulting in a viewing area that's 27% larger
- Optional 1 3/8" overall triple-glazed insulated high performance glass package enhances energy efficiency
- Interior glazing beads add extra detail to elevate the look of the windows

Engineered to perform

- Available frame styles: nail fin, finless
- FiberCore™ fiberglass reinforcements enhance structural strength
- Options for Low-E glass coatings and argon gas help achieve ENERGY STAR® rating
- Product has passed rigorous testing for water penetration, air leakage, structural integrity, and forced entry
- Optional deeper Performance Sash allows the combination of ENERGY STAR® qualifying glass with blinds between the glass and/or grids (overall 1 3/8" triple pane IGU)
- Egress hardware is available to comply safety codes

Min and max sizing

WIDTH		HEIGHT	
MIN	MAX	MIN	MAX
13 5/8"	36"	20 5/8"	80"
36 1/16"	40"	20 5/8"	60"
40 1/16"	44"	20 5/8"	45"

Energy efficient glass

Able to meet ENERGY STAR® requirements in all four climate zones. Optional technologically-advanced SolarClean™ self-cleaning glass helps keep your glass naturally clean using ultraviolet sun rays to break down dirt and debris.

GLASS PACKAGE	SPACER	U-FACTOR	SHGC	ENERGY STAR ZONE
Ultra Max	4SG	0.26	0.26	
Ultra Max with Thermal-U Plus	4SG	0.23	0.26	NC
Extreme Ultra Max Triple-Pane	4SG	0.22	0.21	N, NC, SC, S
Extreme Ultra Max Triple-Pane with Thermal-U Plus*	4SG	0.20	0.20	N, NC, SC, S
Omega Max	4SG	0.26	0.19	SC, S
Omega Max with Thermal-U Plus	4SG	0.22	0.19	N, NC, SC, S
Passive Max	Black Endur	0.27	0.46	
Passive Max with Thermal-U Plus	Black Endur	0.23	0.44	N
Extreme Passive Max Triple-Pane with Thermal-U Plus	Black Endur	0.23	0.39	N, NC

All values are for 3/8" insulated glass without grids.
Exceeds AAMA Standard Air Leakage Rate of ≤ 0.03.

*Qualifies for ENERGY STAR® Most Efficient tax credit.

Create a customized look

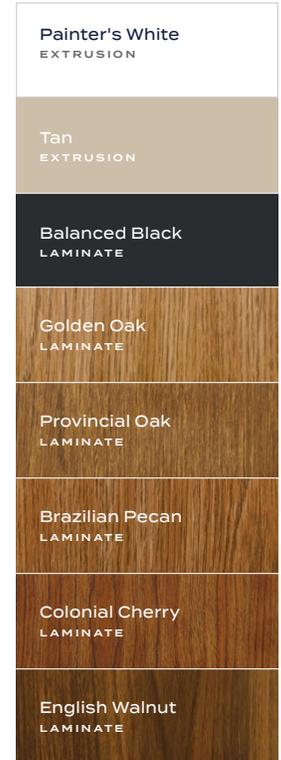
Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS

EXTERIOR



INTERIOR



GRID TYPES



V5500 CASEMENT WINDOW
See additional product and warranty information online.



MI Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/V5500/casement





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HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 07/11/25

Application Number: HDC2025-00418

APPLICANT & PROPERTY INFORMATION

NAME: Victor Smolyanov		COMPANY NAME: Smolyanov Home Improvement	
ADDRESS: 5002 Dewitt Rd	CITY: Canton	STATE: MI	ZIP: 48188
PROJECT ADDRESS: 1485 Burns Avenue			
HISTORIC DISTRICT: Indian Village			

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:

Just a bit more clarification is needed from your application.

You have mentioned that you want to replace existing storm doors but our assessment found your application confusing because the proposed new window does not appear to be like-for-like. The proposed window show a white, vinyl casement window on the outboard.

Staff does have the authority to approve new storm doors (though white vinyl will not be appropriate), but not the authority to approve an addition of a new outboard window to the exterior of the window frame (for which the application will have to go to the Historic District Commission). Feel free to clarify and of these issues.

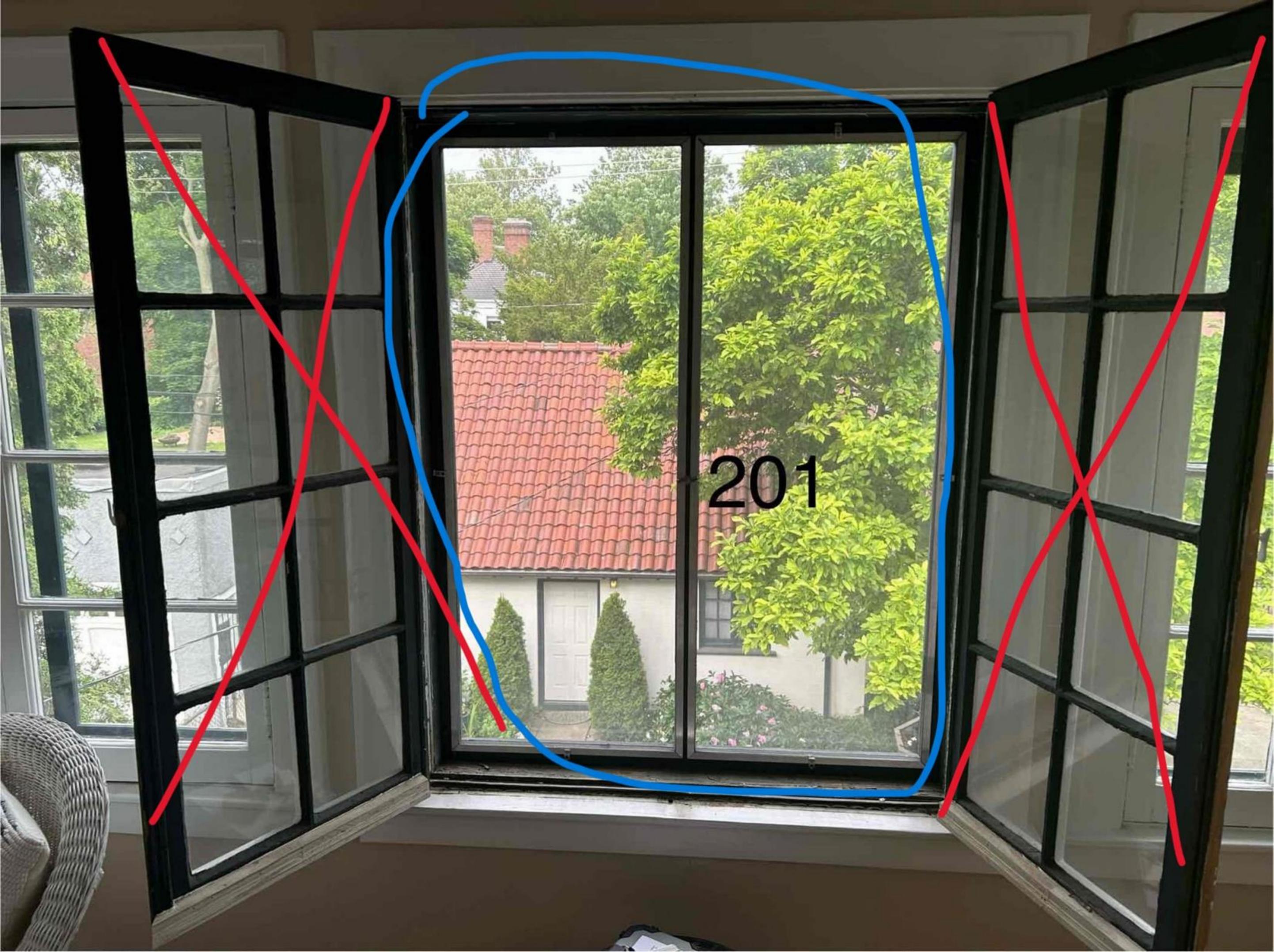
APPLICANT RESPONSE

Response Date: 07/14/2025



Hello, I spoke to I believe Lise a few days ago and confirmed we are not doing anything with the inner grids only replacing the outer windows. I believe it was stated in my original application that the existing windows on the home are vinyl and the homeowner painted them black and they plan to paint our white vinyl windows black to match the exiting. Provided additional photos.





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