



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 08/18/26

Application Number: HDC2026-00341

APPLICANT & PROPERTY INFORMATION

NAME: JASON RIBBITS

COMPANY NAME: Window Pro

ADDRESS: 47705 West Rd B 106

CITY: Wixom

STATE: MI

ZIP: 48393

PROJECT ADDRESS: 15014 PIEDMONT ST

HISTORIC DISTRICT: Rosedale Park

SCOPE:

Remove wood mullions, door surround, and sidelight windows

At the Regular Meeting that was held on 08/12/26, 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 08/18/26, 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:

1. The original wood mullions, door surrounds, and sidelights are distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The proposal, which seeks to replace the original front entry system, does not demonstrate that the historically distinctive, character-defining wood mullions, door surrounds, or sidelights are beyond reasonable repair.
3. The proposed door and sidelights do not match the old in design, color, texture, or other visual qualities.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 7

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: Bilkees

260818BS

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



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00341

Effective Date: 08/18/26

Project Address: 15014 PIEDMONT ST

Issued to: JASON RIBBITS
47705 West Rd B 106
Wixom, MI 48393

Historic District: Rosedale Park

Description of Work:

Replace front door

With the Conditions that:

The style of the door to be replaced shall be compatible with the architectural style of the house and reviewed and approved by staff.

Pursuant to Section 5 of the Michigan Local Historic District Act, as amended, being MCL 399.205 and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the Detroit Historic District Commission has duly reviewed the above referenced application at a Public Meeting held on **08/12/26** and hereby issues a Certificate of Appropriateness for the work described 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 260818BS

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.



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 06/26/26

Application Number: HDC2026-00341

APPLICANT & PROPERTY INFORMATION

NAME: JASON RIBBITS		COMPANY NAME: Window Pro	
ADDRESS: 47705 West Rd B 106	CITY: Wixom	STATE: MI	ZIP: 48393
PROJECT ADDRESS: 15014 PIEDMONT 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:

While the main entry door does not appear to be historic age, the wood mullions, door surround and sidelights are historic age and are distinctive character-defining features of the house. Therefore, staff does not have authority to approve the replacement of the entire door opening and installation of door/sidelight unit. Staff can offer approval of the replacement of the single entry door with the proposed single entry door, should the owner choose to reduce the scope of work. Otherwise, this application will need to be reviewed by the Historic District Commission at an upcoming Commission meeting. Please let HDC staff know which review route the owner wishes to take. Thank you.

APPLICANT RESPONSE

Response Date: 06/30/2026

We would like to request further review at an upcoming commission meeting. Just replacing the single door and not the sidelights is not an option and/or desired goal for the customer. They would like to meet with the commission and walk through.

Best to you,
Jason Ribits
WindowPRO
773-972-7385



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00341

PROPERTY INFORMATION

ADDRESS(ES): 15014 PIEDMONT ST

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|--|---|---|--------------------------------|
| ☒ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

1. WindowPRO will be installing a new entry door system due to the door being rendered almost inoperable and unable to properly lock without added deadbolts they have put on door to force closed. Threshold needs replacement and lets air in, and lead paint is falling off unit and chipping. Current door is not even historic and only a plain steel slab.
2. ProVia Signet Entry Doors exterior material is fiberglass, which has the capability to come with a wood grain finish and stained by the factory for a wood look. All interior and exterior trim can

come white to match current look of home. A spec sheet has been included.

3. Exterior color will be a stained truffle brown finish, which will bring back look of a true wood door and be more original to home versus current steel door. Exterior trim cladding and

NAME: JASON RIBBITS

COMPANY NAME: Window Pro

ADDRESS: 47705 West Rd B 106
sidelights will be Brookhaven decorative glass and match more of the Frank Lloyd right era design from the period.

CITY: Wixom

STATE: MI

ZIP: 48393

PHONE: +1 (248) 716-7698

EMAIL: jgrebeck@windowpro.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. |
| ☒ | 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:

JASON RIBBITS

EE80BBED28744FE

SIGNATURE

06/22/2026

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 <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> CURRENT DOOR IS A WOOD FRAME WITH A STEELE DOOR SLAB	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
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>	
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>	
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>	

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)	



John Lacroix: Entry Doors
15014 Piedmont St • Detroit,
Michigan 48223

Jun 13, 2026, 2:43 PM
by Jason Ribits



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HDC PROJECT REVIEW REQUEST FORM:

Complete pages 1-3, all highlighted
fields, no notary required

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 6/16/26

PROPERTY INFORMATION

ADDRESS: 15014 Piedmont St. AKA:

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: ☒ Windows/Doors ☐ Roof/Gutters/Chimney ☐ Porch/Deck ☐ Landscape/Fence/Tree/Park ☐ General Rehab
(Check ALL that apply) ☐ New Construction ☐ Demolition ☐ Addition ☐ Other:

APPLICANT IDENTIFICATION

☐ Property Owner/Homeowner ☒ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Jason Ribits COMPANY NAME: WindowPRO

ADDRESS: 47705 West Road B-106 CITY: Wixom STATE: MI ZIP: 48393

PHONE: 248-305-1400 MOBILE: EMAIL: jribits@windowpro.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☐ **Completed Building Permit Application** (highlighted portions only)
- ☐ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☒ **Photographs** of ALL sides of existing building or site
- ☒ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☒ **Description of existing conditions** (including materials and design)
- ☒ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☒ **Detailed scope of work** (formatted as bulleted list)
- ☒ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 6/16/26

PROPERTY INFORMATION

Address: 15014 Piedmont St. Floor: 1st Suite#: Stories: 2

AKA: Lot(s): Subdivision: Rosedale Park

Parcel ID#(s): Total Acres: Lot Width: Lot Depth:

Current Legal Use of Property: Proposed Use:

Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ☒ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations

☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other:

☐ Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Installation of new entry door system. Door and two sidelights.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☒ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building

☐ Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☒ No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ 15,500 \$

By Contractor By Department

Structure Use

☐ Residential-Number of Units: ☐ Office-Gross Floor Area ☐ Industrial-Gross Floor Area

☐ Commercial-Gross Floor Area: ☐ Institutional-Gross Floor Area ☐ Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? ☐ No

Permit Description:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:

Permit #:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner ☐ Property Owner/Homeowner is Permit Applicant

Name: John Lacroix Company Name:
Address: 15014 Piedmont St.. City: Detroit State: MI Zip: 48223
Phone: 248-224-7804 Mobile: 248-224-7804
Driver's License #: Email: john.lacroix.jr@gmail.com

Contractor ☒ Contractor is Permit Applicant

Representative Name: Jason Ribits Company Name: WindowPRO
Address: 47705 West Road B-106 City: Wixom State: MI Zip: 48393
Phone: 248-305-1400 Mobile: Email: jribits@windowpro.com
City of Detroit License #: LIC2021-00710

TENANT OR BUSINESS OCCUPANT ☐ Tenant is Permit Applicant

Name: JOHN LACROIX Phone: 248-224-7804 Email: JOHN.LACROIX@GMAIL.COM

ARCHITECT/ENGINEER/CONSULTANT ☐ Architect/Engineer/Consultant is Permit Applicant

Name: State Registration#: Expiration Date:
Address: City: State: Zip:
Phone: Mobile: Email:

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Signature: Date:
(Homeowner)

Subscribed and sworn to before me this day of 20 A.D. County, Michigan
Signature: My Commission Expires:
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: WINDOW PRO / PAUL WINDEL Signature: Paul Windel Date: 6/17/26
(Permit Applicant)

Driver's License #: W 534 676 465 369 Expiration: 05/15/2028
Subscribed and sworn to before me this day of 20 A.D. County, Michigan
Signature: My Commission Expires:
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



WindowPRO

Window Replacement

**For: John Lacroix
15014 Piedmont St.
Detroit, MI 48223**

Detailed scope of work (formatted as bulleted list)

- WindowPRO will remove existing entry door system, including frame and both sidelights and interior and exterior trim, as detailed on spec sheet, and all debris, including any lead.
- WindowPRO will haul away and dispose of existing units, and make sure area is clear of waste.
- WindowPRO will prepare opening for installation of new ProVia Entry Door system.
- WindowPRO will install new exterior cladding and brickmould to match current look of home.

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

1. WindowPRO will be installing a new entry door system due to the door being rendered almost inoperable and unable to properly lock without added deadbolts they have put on door to force closed. Threshold needs replacement and lets air in, and lead paint is falling off unit and chipping. Current door is not even historic and only a plain steel slab.
2. ProVia Signet Entry Doors exterior material is fiberglass, which has the capability to come with a wood grain finish and stained by the factory for a wood look. All interior and exterior trim can come white to match current look of home. A spec sheet has been included.
3. Exterior color will be a stained truffle brown finish, which will bring back look of a true wood door and be more original to home versus current steel door. Exterior trim cladding and brickmould will be white to match colors of home, which has all white trim. Glass in door and sidelights will be Brookhaven decorative glass and match more of the Frank Lloyd right era design from the period.
4. WindowPRO will be using lead safe installation practices, as is standard with homes built before 1978.

Description of existing conditions (including materials and design)

Mr. Lacroix's door system is past the point of being easily operable for everyday use and has been warped by expansion and contraction without the ability to be fully closed, letting in elements and lacks new/current energy efficiency standards.

NOTE: It should be noted that Mr. Lacroix hired WindowPRO to replace all his windows in a prior phase that was approved by the historic board and we used Marvin Infinity windows which is an all fiberglass product.

YOUR PROFESSIONAL-CLASS PRODUCT

Signet Oak Fiberglass Entry Door with Brookhaven Decorative Glass



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Lacroix 503983-2
Tag: 101 Front Entry
Order #15528064-1
Qty: 1

DETAILS

Signet Single Entry Door in FrameSaver Frame

36" Nominal Width
81" Custom Unit Height
12" Sidelite Width
Unit Size: 64 1/16" x 81"
Frame Depth: 4 9/16"
2" Standard Brickmold
7/16" Build Out for Brickmold
Left Hand Inswing - Inside Looking Out

Entry Door

430 Style Signet Oak Fiberglass Door
Brookhaven Decorative Glass with Patina Caming (BOP)
Glass Privacy Rating 8/10
Snow Mist White Inside / Truffle Outside

Sidelites on Both Sides

160 Style Signet Oak Fiberglass Sidelite
Brookhaven Decorative Glass with Patina Caming (BOP)
Glass Privacy Rating 8/10
Snow Mist White Inside / Truffle Outside

Hardware

Oil Rubbed Bronze Urban Modern Grip Handle with Deadbolt Outside
Hammered Oil Rubbed Bronze
Key Order Alike

Frame

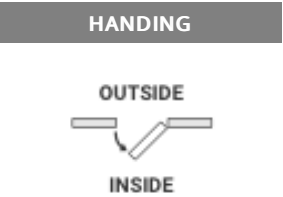
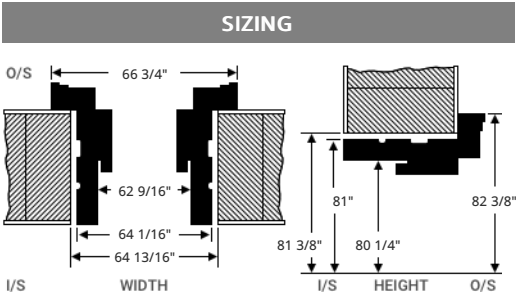
Textured Snow Mist White Aluminum Frame Cladding - Loose on Unit
Snow Mist White Inside Frame
FrameSaver Inside Mull Cover - Snow Mist White
3 Tubes of Snow Mist White Caulk
Bronze ZAC Auto-Adjusting Threshold (6 3/8" Depth)
Aged Bronze Ball Bearing Hinges
Security Plate



OUTSIDE VIEW



INSIDE VIEW



ENERGY	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.25	0.15
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	
0.15	-
Air Infiltration (cfm/ft2)	
<= 0.05	
CPD: PRD-N-87-21702-00001	

Scale Technical Drawing



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

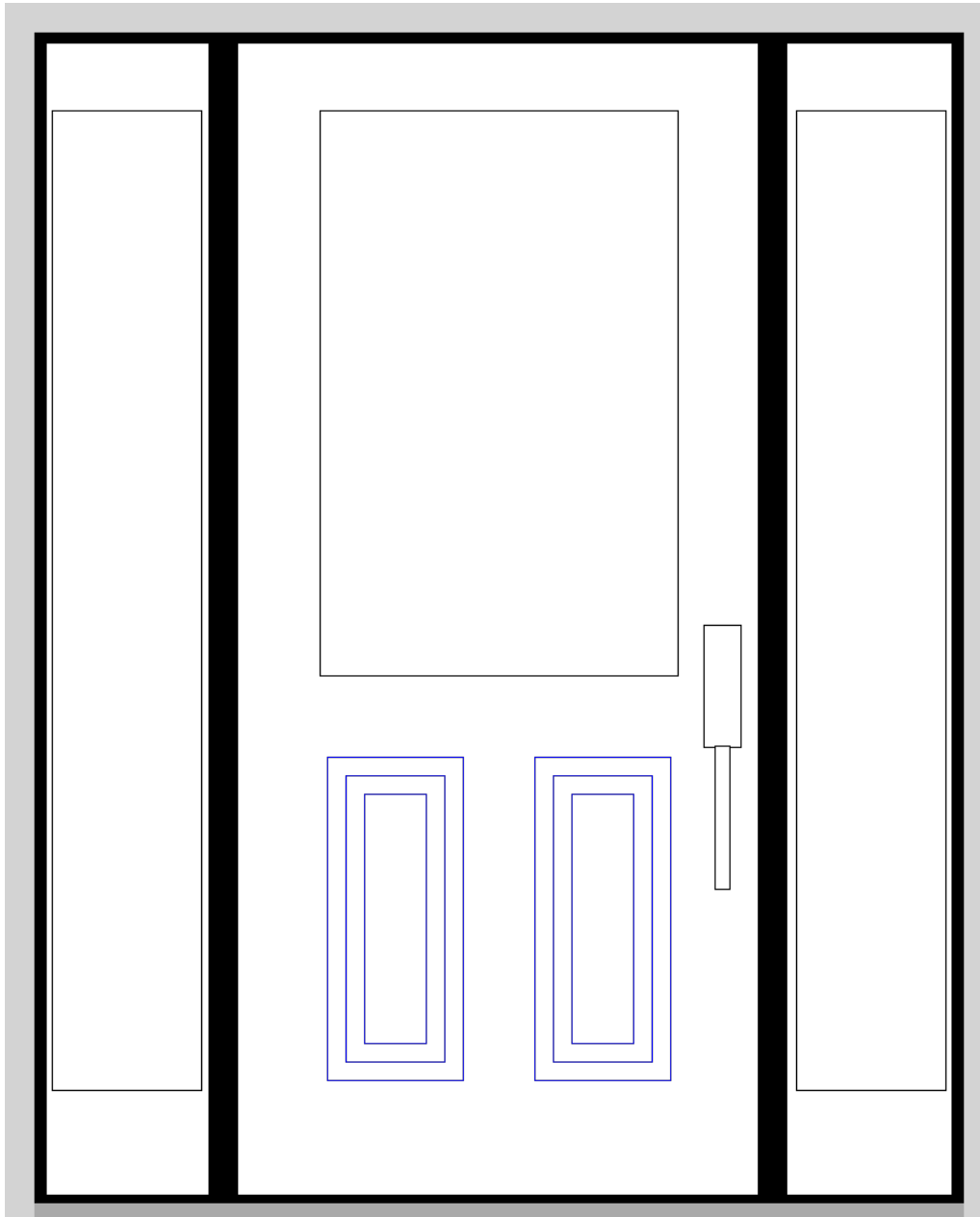
QUOTE INFORMATION

Job: Lacroix 503983-2

Tag: 101 Front Entry

Order #15528064-1

Qty: 1



Illustrates trim overlap, not viewable glass









HDC PROJECT REVIEW REQUEST FORM:

Complete pages 1-3, all highlighted
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HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 6/16/26

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ADDRESS: 15014 Piedmont St. AKA:

HISTORIC DISTRICT: Rosedale Park

SCOPE OF WORK: ☒ Windows/Doors ☐ Roof/Gutters/Chimney ☐ Porch/Deck ☐ Landscape/Fence/Tree/Park ☐ General Rehab
(Check ALL that apply) ☐ New Construction ☐ Demolition ☐ Addition ☐ Other:

APPLICANT IDENTIFICATION

☐ Property Owner/Homeowner ☒ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Jason Ribits COMPANY NAME: WindowPRO

ADDRESS: 47705 West Road B-106 CITY: Wixom STATE: MI ZIP: 48393

PHONE: 248-305-1400 MOBILE: EMAIL: jribits@windowpro.com

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NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 6/16/26

PROPERTY INFORMATION

Address: 15014 Piedmont St. Floor: 1st Suite#: Stories: 2
AKA: Lot(s): Subdivision: Rosedale Park
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? ☒ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☐ New ☒ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other:
☐ Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
Installation of new entry door system. Door and two sidelights.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type
☐ New Building ☒ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building
☐ Other: Size of Structure to be Demolished (LxWxH) cubic ft.
Construction involves changes to the floor plan? ☐ Yes ☒ No
(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)
Estimated Cost of Construction \$ \$15,500 \$
By Contractor By Department

Structure Use
☐ Residential-Number of Units: ☐ Office-Gross Floor Area ☐ Industrial-Gross Floor Area
☐ Commercial-Gross Floor Area: ☐ Institutional-Gross Floor Area ☐ Other-Gross Floor Area
Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? ☐ No
Permit Description:

Current Legal Land Use: Proposed Use:
Permit#: Date Permit Issued: Permit Cost: \$
Zoning District: Zoning Grant(s):
Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$
Structural: Date: Notes:
Zoning: Date: Notes:
Other: Date: Notes:

Permit #:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner ☐ Property Owner/Homeowner is Permit Applicant

Name: John Lacroix Company Name:
Address: 15014 Piedmont St.. City: Detroit State: MI Zip: 48223
Phone: 248-224-7804 Mobile: 248-224-7804
Driver's License #: Email: john.lacroix.jr@gmail.com

Contractor ☒ Contractor is Permit Applicant

Representative Name: Jason Ribits Company Name: WindowPRO
Address: 47705 West Road B-106 City: Wixom State: MI Zip: 48393
Phone: 248-305-1400 Mobile: Email: jribits@windowpro.com
City of Detroit License #: LIC2021-00710

TENANT OR BUSINESS OCCUPANT ☐ Tenant is Permit Applicant

Name: JOHN LACROIX Phone: 248-224-7804 Email: JOHN.LACROIX@GMAIL.COM

ARCHITECT/ENGINEER/CONSULTANT ☐ Architect/Engineer/Consultant is Permit Applicant

Name: State Registration#: Expiration Date:
Address: City: State: Zip:
Phone: Mobile: Email:

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Signature: Date:
(Homeowner)

Subscribed and sworn to before me this day of 20 A.D. County, Michigan
Signature: My Commission Expires:
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: WINDOW PRO / PAUL WINDEL Signature: Paul Windel Date: 6/17/26
(Permit Applicant)

Driver's License #: W 534 676 465 369 Expiration: 05/15/2028
Subscribed and sworn to before me this day of 20 A.D. County, Michigan
Signature: My Commission Expires:
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



WindowPRO

Window Replacement

**For: John Lacroix
15014 Piedmont St.
Detroit, MI 48223**

Detailed scope of work (formatted as bulleted list)

- WindowPRO will remove existing entry door system, including frame and both sidelights and interior and exterior trim, as detailed on spec sheet, and all debris, including any lead.
- WindowPRO will haul away and dispose of existing units, and make sure area is clear of waste.
- WindowPRO will prepare opening for installation of new ProVia Entry Door system.
- WindowPRO will install new exterior cladding and brickmould to match current look of home.

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

1. WindowPRO will be installing a new entry door system due to the door being rendered almost inoperable and unable to properly lock without added deadbolts they have put on door to force closed. Threshold needs replacement and lets air in, and lead paint is falling off unit and chipping. Current door is not even historic and only a plain steel slab.
2. ProVia Signet Entry Doors exterior material is fiberglass, which has the capability to come with a wood grain finish and stained by the factory for a wood look. All interior and exterior trim can come white to match current look of home. A spec sheet has been included.
3. Exterior color will be a stained truffle brown finish, which will bring back look of a true wood door and be more original to home versus current steel door. Exterior trim cladding and brickmould will be white to match colors of home, which has all white trim. Glass in door and sidelights will be Brookhaven decorative glass and match more of the Frank Lloyd right era design from the period.
4. WindowPRO will be using lead safe installation practices, as is standard with homes built before 1978.

Description of existing conditions (including materials and design)

Mr. Lacroix's door system is past the point of being easily operable for everyday use and has been warped by expansion and contraction without the ability to be fully closed, letting in elements and lacks new/current energy efficiency standards.

NOTE: It should be noted that Mr. Lacroix hired WindowPRO to replace all his windows in a prior phase that was approved by the historic board and we used Marvin Infinity windows which is an all fiberglass product.

YOUR PROFESSIONAL-CLASS PRODUCT

Signet Oak Fiberglass Entry Door with Brookhaven Decorative Glass



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Lacroix 503983-2
Tag: 101 Front Entry
Order #15528064-1
Qty: 1

DETAILS

Signet Single Entry Door in FrameSaver Frame

36" Nominal Width
81" Custom Unit Height
12" Sidelite Width
Unit Size: 64 1/16" x 81"
Frame Depth: 4 9/16"
2" Standard Brickmold
7/16" Build Out for Brickmold
Left Hand Inswing - Inside Looking Out

Entry Door

430 Style Signet Oak Fiberglass Door
Brookhaven Decorative Glass with Patina Caming (BOP)
Glass Privacy Rating 8/10
Snow Mist White Inside / Truffle Outside

Sidelites on Both Sides

160 Style Signet Oak Fiberglass Sidelite
Brookhaven Decorative Glass with Patina Caming (BOP)
Glass Privacy Rating 8/10
Snow Mist White Inside / Truffle Outside

Hardware

Oil Rubbed Bronze Urban Modern Grip Handle with Deadbolt Outside
Hammered Oil Rubbed Bronze
Key Order Alike

Frame

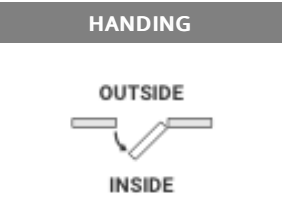
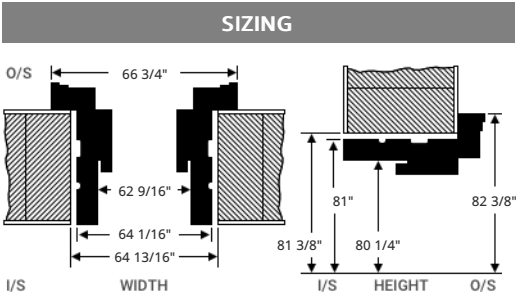
Textured Snow Mist White Aluminum Frame Cladding - Loose on Unit
Snow Mist White Inside Frame
FrameSaver Inside Mull Cover - Snow Mist White
3 Tubes of Snow Mist White Caulk
Bronze ZAC Auto-Adjusting Threshold (6 3/8" Depth)
Aged Bronze Ball Bearing Hinges
Security Plate



OUTSIDE VIEW



INSIDE VIEW



ENERGY	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.25	0.15
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	-
0.15	
Air Infiltration (cfm/ft2)	
<= 0.05	
CPD: PRD-N-87-21702-00001	

Scale Technical Drawing



800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

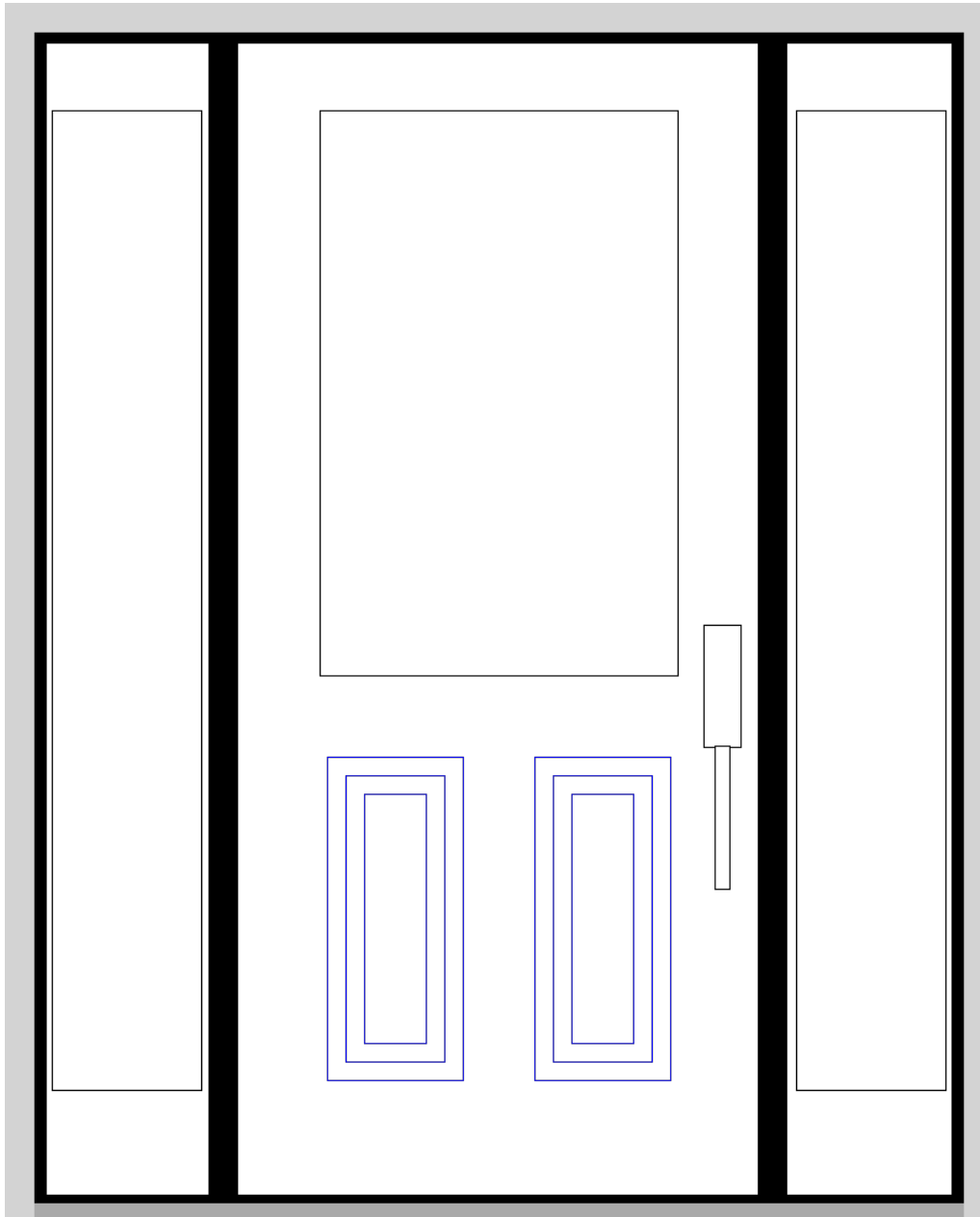
QUOTE INFORMATION

Job: Lacroix 503983-2

Tag: 101 Front Entry

Order #15528064-1

Qty: 1



Illustrates trim overlap, not viewable glass











John Lacroix: Entry Doors
15014 Piedmont St • Detroit,
Michigan 48223

Jun 13, 2026, 2:43 PM
by Jason Ribits



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