

REVISED STAFF REPORT: JUNE 11, 2025 MEETING

PREPARED BY: B. SALIE

APPLICATION NUMBER: HDC2025-00262

ADDRESS: 15064 MINOCK STREET

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: THEODORE PRASSINOS, PROPERTY OWNER

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05/12/2025

DATE OF STAFF SITE VISIT: 05/29/2025

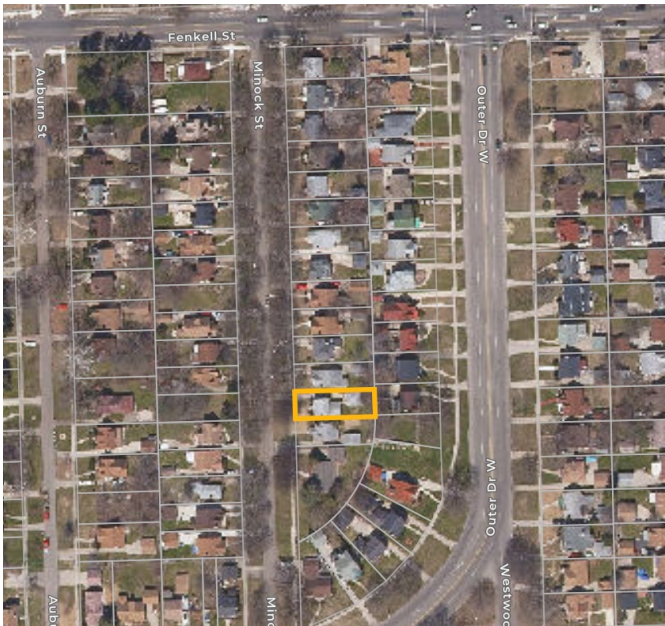
SCOPE: REPLACE VINYL AND WOOD WINDOWS WITH VINYL WINDOWS

EXISTING CONDITIONS

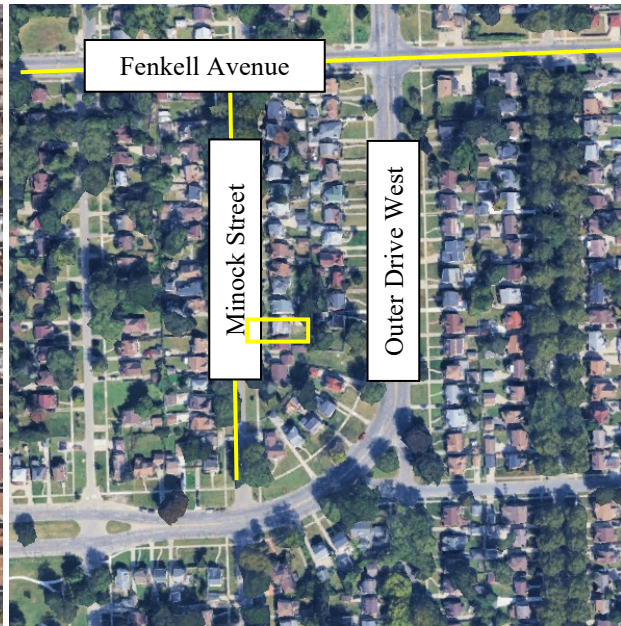
This parcel at 15064 Minock Street is occupied by a two-story, single-family residence, located between Outer Drive West and Fenkell Avenue in the Rosedale Park Historic District. The building was erected in 1940, characterized by its flat façade with a brown brick veneer and wood shutters. The house has previously undergone changes including a rear addition in 1971. As well as in the 1980s, replacing nearly all historic wood windows. The left and right sides of the house have already been previously altered with the installation of vinyl windows. All original windows at the historic portion of the house were replaced with newer ~~wood~~ windows after the district's period of significance, identified in the National Register of Historic Places nomination as 1916-1955. **The applicant has noted that the existing windows at the historic portion of the house are vinyl.** The rear addition has both vinyl and wood windows.



15064 Minock Street, Current Appearance. Taken by staff on 05/29/2025. The four windows visible at the front façade are vinyl



Detroit Parcel Viewer



Aerial View of 15064 Minock Street

Google Earth

PROPOSAL

The scope of work is as follows:

- Replace five (5) windows all on the first floor, with 1/1 vinyl, double-hung style windows. None are street facing.
 - Three (3) on the main house, all non-historic ~~wood~~ units, installed after the districts period of significance and prior to the districts designation.
 - Two (2) on the 1971 rear addition, one (1) vinyl and one (1) wood.



South Elevation Windows



North Elevation Windows

HDC Staff Photos, May 2025.



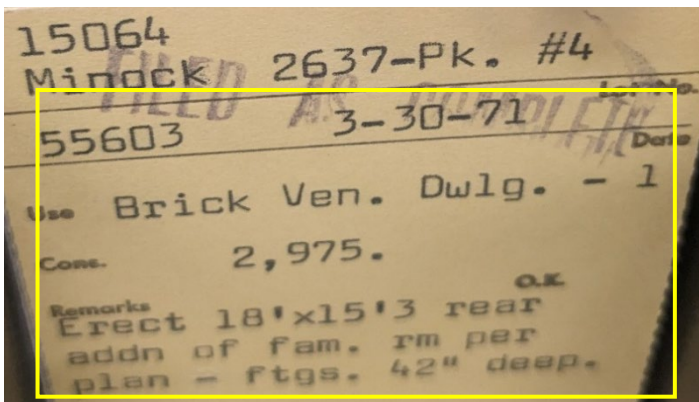
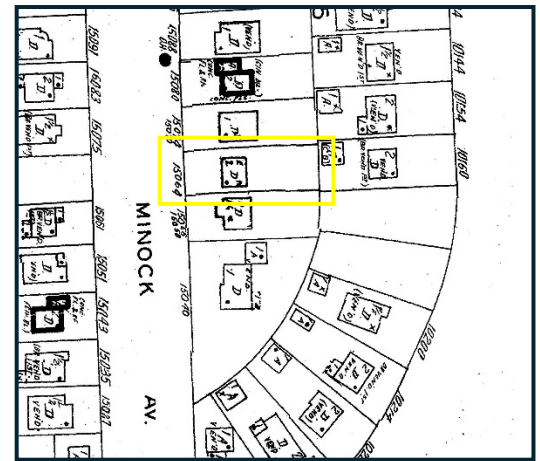
Rear 1971 addition photos submitted by applicant.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was designated in 2006
- As noted above, all the building's windows were altered prior to designation. Any changes made to the historic wood windows prior to designation are legal, but subsequent alterations and replacements, such as in this case, must meet the NPS Standards and Guidelines. Per the NPS Document entitled [Replacement Windows that Meet the Standards - Historic Preservation Tax Incentives \(U.S. National Park Service\)](#)

*Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building...The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. For many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible in **Replacing existing incompatible, non-historic windows with similar incompatible new windows does not meet the Standard.***

- Per the Sanborn Map, (shown here) the rear addition was not part of the original house.
- The rear addition to the home was added to the home in 1971, outside of the period of significance. Therefore, any changes made to the windows of the rear addition only need to be compatible with the addition and are held to a lesser standard.



15064 Minock Building Cards, show rear addition was added in 1971, outside of period of significance

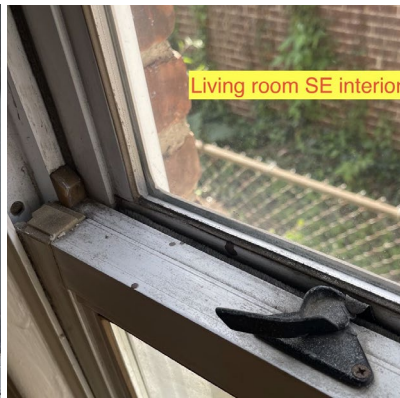
- The district's Elements of Design note the following regarding windows:

(7) Relationship of Materials. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements

- As noted in this Element # 7, wood windows are the most prevalent window material within the district.
- The applicant states the house's existing windows are vinyl, however staff assesses that the windows are wood units, installed sometime after the district's period of significance. See the below interior photos, submitted by the applicant to note the windows' material.



Living room, SE Exterior
Photos Taken by applicant



Living Room, SE Interior



Dining Room Interior

Nevertheless, staff maintains that the installation of the proposed vinyl windows at the historic portion of the house would be incompatible with its historic character, as discussed in the below points.

- It is staff's opinion that vinyl windows are generally inappropriate for installation in historic districts/on historic buildings for the following reasons:
 - Through the limits of fabrication and material, vinyl windows are not appropriate for historic districts. Vinyl windows offer a plasticity and flat 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 color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) 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.
- Per the above NPS guidelines, it is staff's opinion that the most appropriate/compatible window replacement treatment in the main house/historic portion is double-hung wood or aluminum clad wood windows that faithfully reproduce historic prototypes. ~~Consumer-grade~~ Vinyl windows are not compatible for historic replacements. However, on the 1970s non-historic addition, vinyl windows are compatible.

ISSUES

- Vinyl windows are not compatible with the historic character of the historic portion of the house.

RECOMMENDATION(S)

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 2 – Denial – Replace non-historic ~~wood~~ windows with vinyl window at the historic house

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Rosedale Park Historic District's Elements of Design, specifically:

Standards #:

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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Elements of Design #: 7

For the following reasons:

- Through the limits of fabrication and material, vinyl windows are not appropriate for historic districts. Vinyl windows offer a plasticity and flat 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 color/sheen.
- The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) 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.

Recommendation 2 of 2 – COA – Install vinyl windows at non-historic rear addition

Staff recommends that the remaining work items will be appropriate, according to the Secretary of Interior's standards for Rehabilitation and the Rosedale Park Historic District's Elements of Design.