

**STAFF REPORT:** 02/11/2026 MEETING  
**APPLICATION NUMBER:** HDC2026-00002  
**ADDRESS:** 2310 EDISON

**PREPARED BY:** A. DYE

**HISTORIC DISTRICT:** BOSTON-EDISON  
**APPLICANT:** ALEXANDER BELILOVSKY, ALEXANDRIA HOME SOLUTIONS  
**PROPERTY OWNER:** JONATHAN TAYLOR  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 01/20/2026  
**DATE OF STAFF SITE VISIT:** 01/28/2026

**SCOPE:** INSTALL NEW WOOD WINDOWS AT FRONT (FAÇADE)

### **EXISTING CONDITIONS**

The dwelling located at 2310 Edison is a single-family two-story house that is clad with orange-brown brick. The house features a side gabled roof form. In addition to a front-facing cross gable, shed roofs extend from the front and rear sloping roofs; all of which are accentuated by oversized brackets and rafter tails.

On the façade, grouped windows are at the first and second floors and a diamond-shaped window fits within the crest of the gable. The current window composition at the front wall is wood replacement windows at the first floor with wood brickmold exposed; vinyl windows at the second floor with wood brickmold and mullions wrapped in aluminum; and the original wood window at third floor/attic with wood brickmold exposed.



*Façade, looking northeast. Staff photo, January 28, 2026.*

### **STAFF SUMMARY OF SCOPE OF WORK:**

Based on staff review of the submitted documents, the following work is proposed:

- **Install five (5) wood windows on the façade, second floor**
  - Sierra Pacific double-hung windows with a 5-over-1 pattern (matching the historic window pattern).
  - Primed exterior, paint color: match existing beige trim (paint from previous exterior painting to be used).
  - Existing wood brickmould and mullions to remain.

## STAFF ANALYSIS, OBSERVATIONS AND RESEARCH

- The Boston Edison Historic District was enacted on April 2, 1974.
- The designation photo documents most of the original windows on the front wall. The grouped window opening at the first floor consisted of six narrow 18-lite (3-wide by 6-high) casement units with lead comes. The double-hung windows at the second floor had vertically divided multi-paned upper sash over single glass lower sash and the third floor/attic window was a nine-paned window. The uniquely patterned windows on the house were common designs for arts and crafts-style houses and are identified as distinctive character-defining features.
- The leaded glass windows on the façade at the first floor were replaced without Commission approval between 2011 and 2013, based on Google street view images. The remaining windows on the house were replaced in April 2024 with vinyl windows.



- July 10, 2024, HDC meeting - The Commission reviewed an application (HDC2024-00229) for the approval of the installed vinyl windows. That proposal was denied, as the historic window sashes had been intact, and the deteriorated conditions were determined to be repairable. The Commission requested the applicant put forward a proposal to repair and reinstall the historic windows and to return to a future Commission meeting. The Commission stated it may consider a multi-year proposal to return the openings to their previous condition.
- The Elements of Design for the Boston Edison Historic District discuss the importance and key features of windows and their significance to the appearance of the house and district:

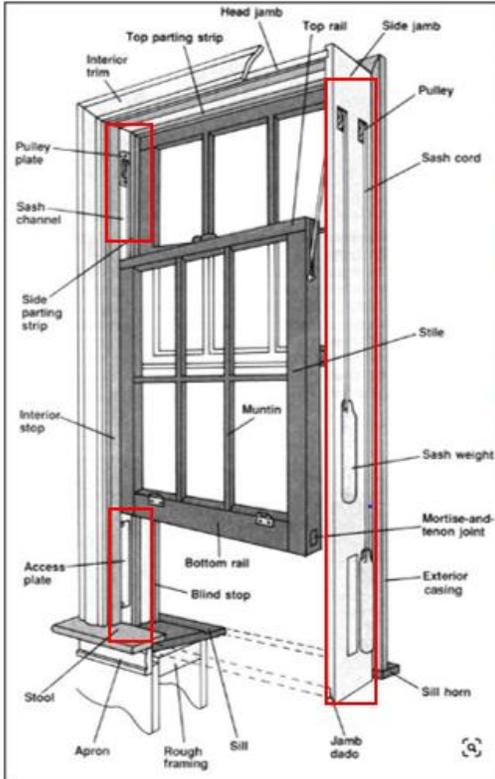
**(3) Proportion of openings within the façade.** Windows openings are virtually always taller than wide; however, several windows are sometimes grouped into a combination that is wider than tall. Window openings are always subdivided. The most common window type is double-hung with sashes that are generally further subdivided by muntins or leaded glass. Façades have approximately 15 percent to 35 percent of their area glazed. Sun porches, with a very high proportion of window openings subdivided by mullions and muntins, are common.

**(7) Relationship of materials.** The majority of houses are faced with brick, while many are partially or totally stucco...Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.

**(10) Relationship of architectural details.** Architectural details generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated...In general, the various styles are rich in architectural details.

- November 13, 2024 HDC meeting – The Commission reviewed an application (HDC2024-00630) for the installation of new wood windows. Below is an excerpt from the staff report detailing the damage that had occurred within all window openings when the vinyl windows were installed.

- Both estimates outline the damage that was done to the historic window openings when the windows were removed, namely the interior components of the window frames in which the window sash sit and control the operation were removed and discarded. The only parts of the window openings that remain are the outer parts of the window openings, brickmould and the window sash. All interior components need to be specially fabricated and installed within the window frames and sashes, therefore this estimate is likely higher than a repair estimate would have been for the “before” condition of the historic windows (i.e., all components intact prior to the April 2024 removal).



Left: All the interior components (boxed in red) that held and operated the window sash were removed and discarded. The window replacement contractor then sprayed foam in the open spaces left behind.  
Above: The wood window sash remain at the property and are being stored on a shelf in the owner's garage. Staff photo, November 4, 2024.

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- Also within the November 2024 application, the applicant submitted repair estimates which staff briefly outlined in the staff report.

- The applicant is the contractor that has been hired by the owners to replace the vinyl windows. The applicant submitted two project cost estimates:

- o Estimate One -- \$90,408.96

Rebuild window openings, repair and reinstall historic window sash\*. The aluminum coil stock will be removed from the brickmould and mullions. If some areas are too damaged from the previous windows' removal, in-kind replacement will be installed within a window opening.

- o Estimate Two -- \$73,207.20

Rebuild window openings and install new (primed) wood replacement windows that will match the operation, design and dimensions of the historic windows that were removed\*. Simulated divided lights have been specified and the upper sash patterns will be matched. The aluminum coil stock will be removed from the brickmould and mullions. If some areas are too damaged from the previous windows' removal, in-kind replacement will be installed within a window opening.

\*First floor façade window openings are proposed to be six undivided units, matching the window sash that was in place since 2013. The price to fabricate new leaded glass casement units was not obtained.

- November 13, 2024 HDC meeting - The Commission issued a COA with conditions for the replacement of vinyl windows with wood windows at the first and second floor of the house (per Estimate Two).

# DHDC 2024-00630

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

11/19/2024

**CERTIFICATE OF APPROPRIATENESS**

John Nova  
Nova Custom Homes LLC  
4155 Hickory Hills  
Dryden, MI 48428

**RE: Application Number HDC2024-00630; 2310 Edison; Boston-Edison Historic District**

Dear Applicant,

At the Regular Meeting that was held on November 13, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on November 19, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- **Replace vinyl windows with wood windows, per the submitted documents, product data, and photographs.**

With the conditions that:

- **The existing wood window sash will be repaired and reinstalled at the façade’s second floor and attic window openings.**
- **Remaining vinyl units will be removed and replaced with wood replacement windows.**
- **First floor façade windows will be wood-framed casement or fixed units, each of which will have a 2-wide by 6-high pattern, in true or simulated-divided lights.**
- **Vinyl windows installed at the basement level can remain in place.**

Please retain this COA for your files and post it 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. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



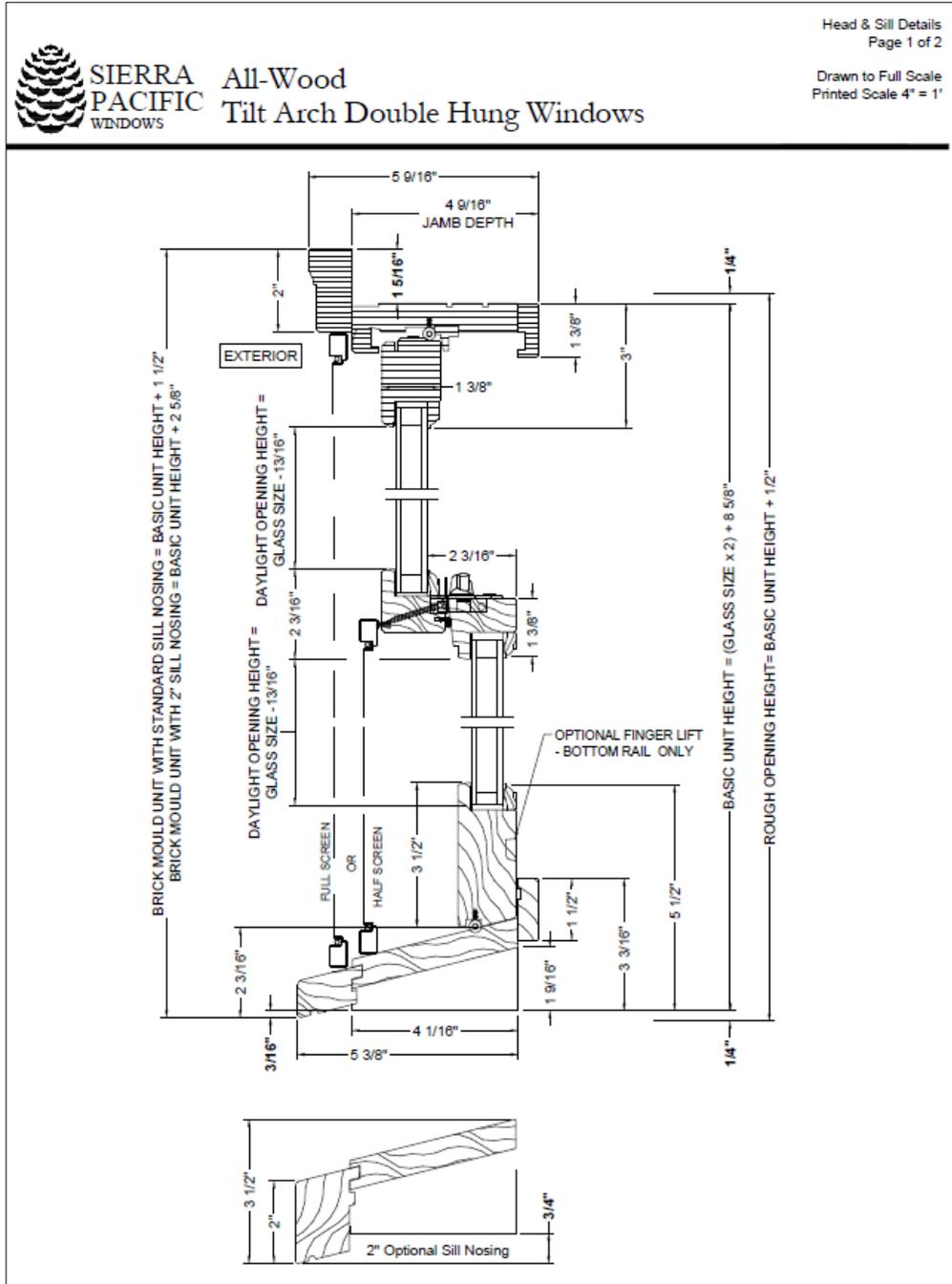
Daniel Rieden  
Detroit Historic District Commission

PSR:241113AD

Since the COA was issued:

- New wood windows were installed at the front wall, first floor and have a divided light pattern different than specified by the Commission (3-wide by 6-high pattern). Please note: The grouped/mulled windows installed at the front first floor do not meet the Commission’s conditional approval. The applicant has elected not to include these windows in the current application.
- The original fixed wood window was reinstalled at the attic/third floor and aluminum coil stock removed, exposing the profiled wood brickmold.

- The current application requests to install Sierra Pacific windows with primed wood exterior on the front wall second floor.



*Sierra Pacific cut sheet from applicant materials.*

- The applicant confirmed the optional sill nosing would not be ordered. The combined dimension of the Sierra Pacific standard sill nosing and bottom rail equals 5-1/2". For context, staff compared the Sierra Pacific dimensions against Marvin's Ultimate Wood double-hung window which has a combined sill/bottom rail height of 5-7/8".
- The applicant confirmed the existing wood brickmould will be retained and the aluminum wrap, installed at the time the vinyl windows were installed, will be removed.
- The property owners continue to retain the original sash at the property (for possible future reuse).

- As this application focuses on five windows, staff offers the following comparison for installation of the historic windows and rebuilt frames vs. installation of new wood windows and rebuilt frames. These prices were pulled from the contractor estimates submitted with the November 2024 application and many not reflect current market conditions.

*Estimate One – Rebuild window openings, repair and reinstall historic wood sash = \$7,500\**

Threes set double hungs (D 3,4,5)	5	\$1,500.00	\$7,500.00
And double hung left upper 2 set (D 32,33)			
These need frames, parting stop exterior trim to the brick, mold, balancers, and hardware for locking and pole handles			
Also pulley wheels will be needed at this point customer has decided lower half work only			

*Estimate Two: Rebuild window openings and install new (primed) wood replacement windows (manufacturer: Lincoln) = \$8,218.98\**

Line 1 1 A1,B - front side	1	\$3,301.20	\$3,301.20
DBLH two primed Wood exterior 69" x 55 1/2"			
Line 2 2 front side installed as diamond	1	\$1,248.66	\$1,248.66
Rectangle OA box UD 27" x 27"			
<i>The original wood window was reinstalled.</i>			
Line 3. D- 3,4,5	1	\$4,917.78	\$4,917.78
DBLH - three primed wood exterior 93" x 59 1/2"			

*\*Please note the following:*

- The estimated prices from the November 2024 application are from a different contractor - repair pricing from the current contractor was not requested by staff.
- The “Estimate One” cost for the five windows does not include the additional itemized costs for the individual components needed to create operable double-hung windows. These components were line items at the end of “Estimate One” and calculated for the entire project/all window openings so staff wasn’t able to parse out the additional pricing for these five window openings. Therefore, keep in mind the \$7,500 estimated price for the repair/reinstallation of the original windows will be higher than is stated here.
- The windows specified within the above quotes were Lincoln wood double-hung windows; the applicant’s current selected manufacturer is Sierra Pacific wood double-hung windows. Staff isn’t clear on the price differential between manufacturers.

**ISSUES**

- As the windows were distinctive, historic character-defining features and removed without Historic District Commission approval; based on the Standards, new windows should be installed that match all the details of the historic windows that were replaced. Those historic window sash that remain on site should be reinstalled within reconstructed window openings.

## RECOMMENDATION

### **Recommendation 1 of 1, Denial**

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

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

For the following reasons;

- The original wood windows were distinctive, historic character-defining features. The Standards require that historic windows be repaired, and only when they are deteriorated beyond repair, can replacement windows be considered. The five windows within this application were removed without HDC approval, therefore, the historic window sash should be reinstalled in reconstructed openings.