



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 Prassinios

COMPANY NAME: N/A

ADDRESS: 15064 Minock St

CITY: Detroit

STATE: MI

ZIP: 48223

PHONE: +1 (440) 364-7223

EMAIL: t.prassinios@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 Prassinios

N/A

Theodore Prassinios

05/12/2025

SIGNATURE

DATE

15064 Minock St

Detroit

MI

48223

+1 (440) 364-7223

t.prassinios@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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

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.")

See attached.



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.")

See attached.



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.")

See attached.



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

<div><div>6. WINDOWS/DOORS</div><div>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)</div></div>	<div></div>

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



1-800-521-7800 | wallside.com

SINCE 1944

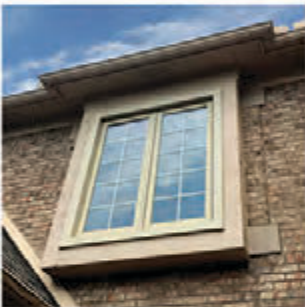
Wallside Windows®

WE CAN DO THAT. WE ARE THE FACTORY.®

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.





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.



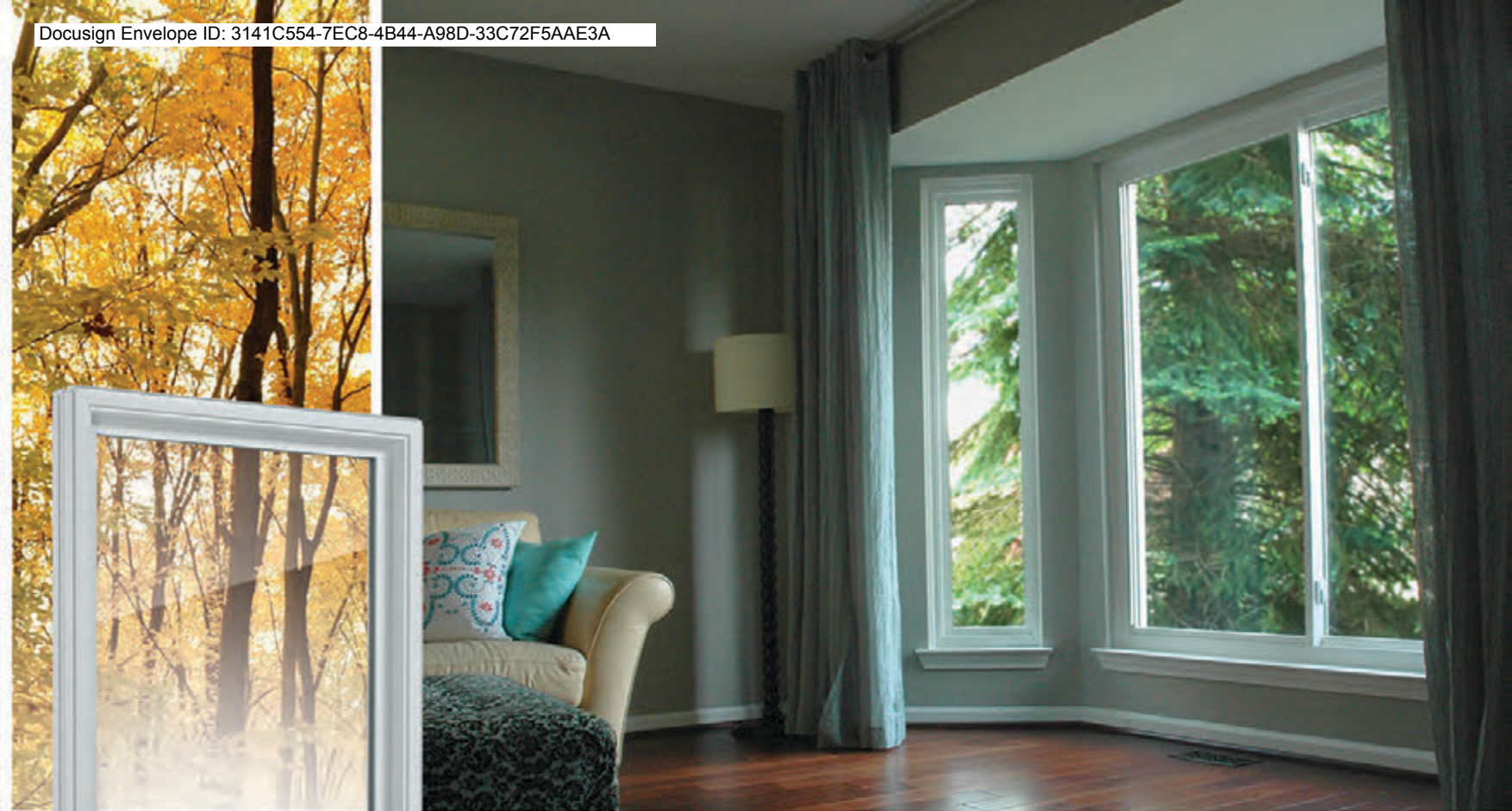
Our Bay Window with a three window set.



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

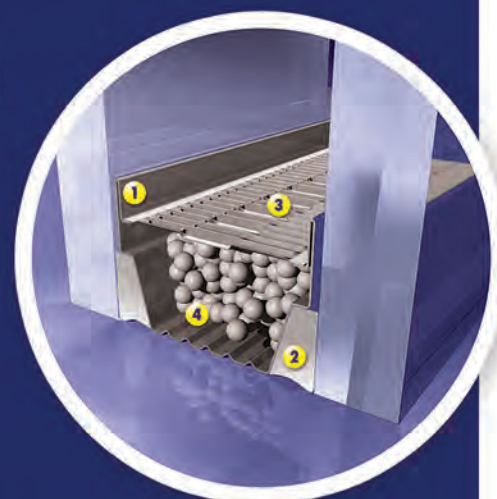
Specially formulated silicone that provides long-term adhesion.

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



25
Exterior
Trim Colors
Available

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:

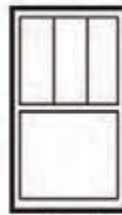
- **STAYS IN EFFECT 35 YEARS, EVEN IF YOU SELL YOUR HOME, WHICH ADDS TO ITS RESALE VALUE**
- **COVERS YOUR WINDOWS AGAINST SEAL FAILURE**
- **FREE PARTS AND LABOR FOR ALL COVERED ITEMS**



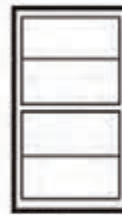
Colonial



Colonial



Vertical



Horizontal



Single Prairie



Double Prairie



Diamond

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

Wallside Windows SINCE 1944
WE CAN DO THAT. WE ARE THE FACTORY.™

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.





SINCE 1944
Wallside Windows®
WE CAN DO THAT. WE ARE THE FACTORY.®
THE **LEADER** IN REPLACEMENT WINDOWS



FAMILY OWNED & OPERATED FOR
3 GENERATIONS



Wallside Windows SINCE 1944
WE CAN DO THAT. WE ARE THE FACTORY.®

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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

