

August 21, 2022

**NOTICE OF DENIAL**

George O'Ree  
2523 Atkinson  
Detroit, MI 48206

**RE: Application Number 22-8018; 2523 Atkinson; Atkinson Avenue Historic District  
Project Scope: Replace ten wood windows with eight vinyl windows**

Dear Applicant,

At the regular meeting that was held on August 10, 2022, 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 August 16, 2022, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

***Replace ten wood windows with eight vinyl windows per the submitted documents and other application materials.***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

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 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.*

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.

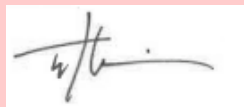
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> 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](mailto:stuckeyj@michigan.gov)

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:

A handwritten signature in black ink, appearing to read 't/boscarino', written on a white rectangular background.

Timothy Boscarino  
Detroit Historic District Commission



Front of house at 2523 Atkinson. Notice all windows at front of house are new fiberglass window frames replace about 20 years ago by Anderson. Atkinson St was not declare Historic District at that time.

Outside  
Attic window →



East side wall - Attic windows



Inside Attic window



← outside  
Attic windows

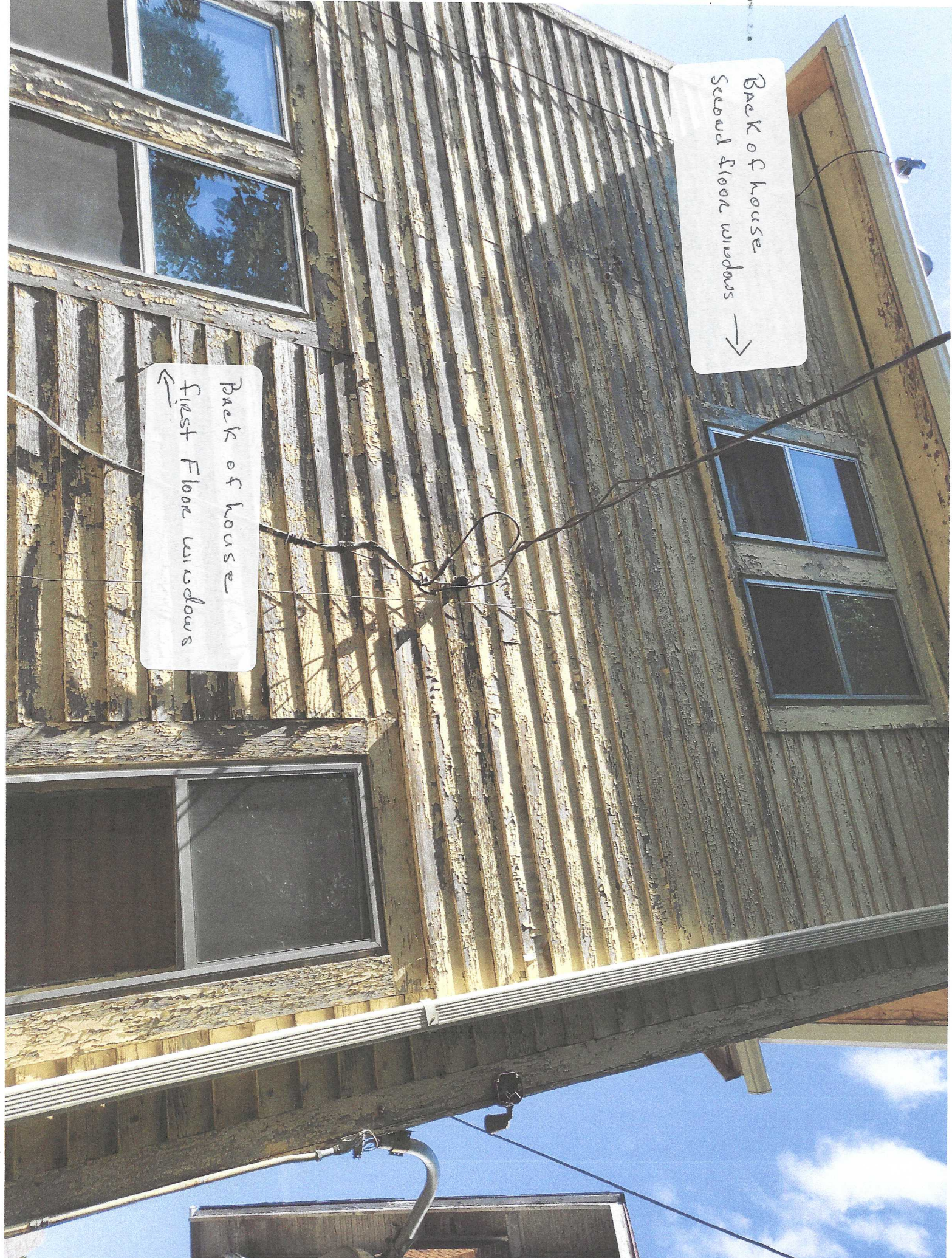
West Side Wall Attic Windows

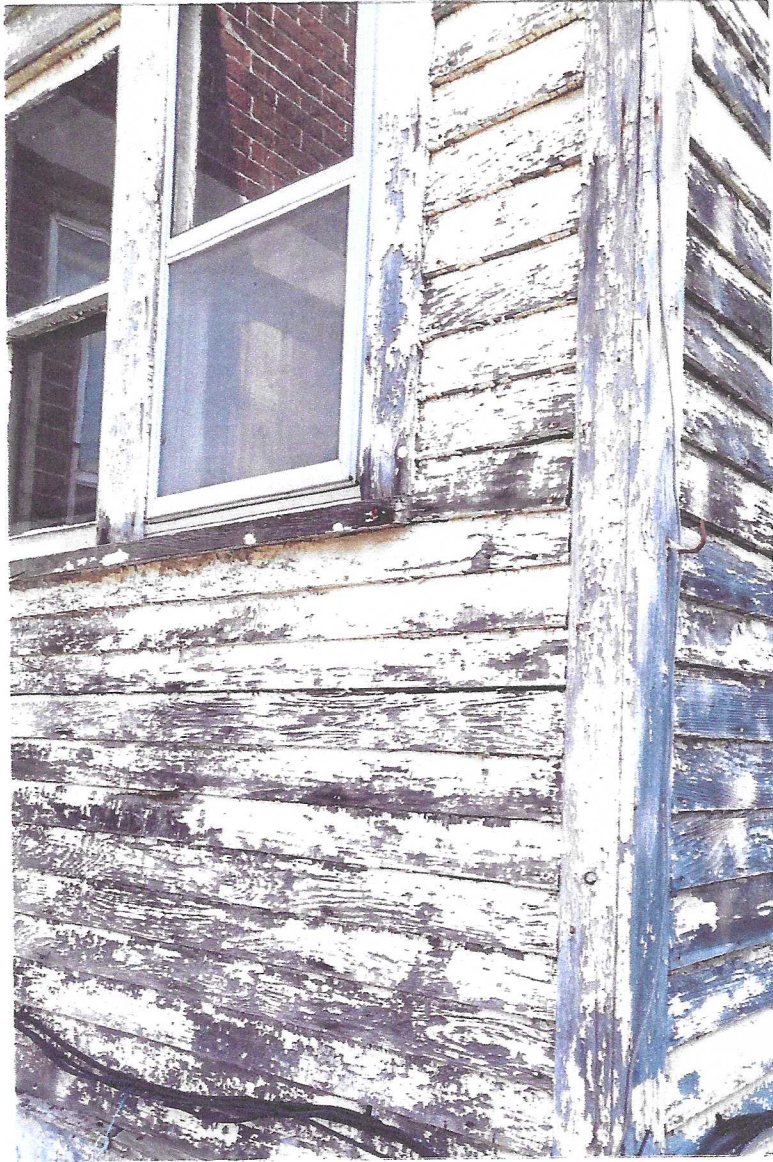


Inside  
Attic window

Back of house  
Second floor windows →

Back of house  
← First Floor windows





West side first floor



# Your Master Work Order Agreement

from your trusted home improvement expert for a lifetime.

### Your 1-800-HANSONS

#### Windows package includes:

- ✓ Custom-sized to your home
- ✓ Professional installation by licensed and certified experts
- ✓ Removal of all project debris

- ENERGY STAR® certified
- Triple pane glass for maximum energy efficiency and noise reduction
- Weather-resistant
- Easy cleaning and maintenance
- Custom made with fiberglass-reinforced and insulated frames that resist bending and sagging
- Lifetime Guarantee - if our windows break, we'll replace them!



## WINDOWS

Package	Smart Choice				Number of Windows	8		
<b>Package Description</b>								
Lifetime Guarantee, Hybrid 0.23 Triple Low E Argon Glass, Welded Corners, Dual Operable, Foam enhanced frame, Fiberglass Reinforced vinyl frame and sash (on most styles), Free Glass Breakage and screen repair, Worry-Free Money Back Guarantee. Multiple colors available. U-Value listed is for non-tempered glass.								
#	Building	Location	Style	W x H	Int Color	Ext Color	Trim Color	
1	Home	Attic	Traditional	52 x 30	White	White	White	
Notes: Room Type : Attic, Category : Traditional, Width : 52, Height : 30, Type (T) : Double Slider, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
2	Home	Attic	Traditional	52 x 30	White	White	White	
Notes: Room Type : Attic, Category : Traditional, Width : 52, Height : 30, Type (T) : Double Slider, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
3	Home	Bedroom	Traditional	30 x 60	White	White	White	
Notes: Room Type : Bedroom, Category : Traditional, Width : 30, Height : 60, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
4	Home	Bedroom	Traditional	30 x 60	White	White	White	
Notes: Room Type : Bedroom, Category : Traditional, Width : 30, Height : 60, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
5	Home	Family Room	Traditional	33 x 62	White	White	White	
Notes: Room Type : Family Room, Category : Traditional, Width : 33, Height : 62, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
6	Home	Family Room	Traditional	32 x 62	White	White	White	
Notes: Room Type : Family Room, Category : Traditional, Width : 32, Height : 62, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No								
7	Home	Dining Room	Traditional	24 x 46	White	White	White	





# Your Master Work Order Agreement

from your trusted home improvement expert for a lifetime.

Notes: Room Type : Dining Room, Category : Traditional, Width : 24, Height : 46, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No							
8	Home	Dining Room	Traditional	24 x 46	White	White	White
Notes: Room Type : Dining Room, Category : Traditional, Width : 24, Height : 46, Type (T) : Double Hung, Current Window Ext. Color : White, New Window Ext. Color : White, Current Window Int. Color : White, New Window Int. Color : White, Current Window Trim. Color : White, New Window Trim. Color : White, Sills : No, Grids : No, Full Screen : No							

## Your Home Improvement Contract

The customer(s) ("Owner(s)") listed herein jointly and severally agree to purchase the goods and/or services listed herein, in accordance with the prices and terms described herein (the "Agreement") and Owner(s) has requested that such goods and/or services be installed or provided at Owner's address listed herein. 1-800-Hansons, LLC ("Contractor") hereby agrees to install or cause to be installed, the products or services listed in this Agreement.

Owner(s) agrees to sign a completion certificate upon substantial completion of the installation of the goods, with substantial completion being defined as the stage or part of a construction project completed sufficiently to allow the owner to occupy or use the structure/building. This Agreement represents a cash sale of goods and/or services. Owner(s) agrees to pay in cash the cost of the goods and/or services purchased as described below, with full payment due upon substantial completion of the job regardless of timing or approval of any financing Owner(s) may seek for the purchase.

Owner(s) agrees that this Agreement constitutes the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this Agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both Owner(s) and Contractor. Owner(s) hereby acknowledge that Owner(s) has read this Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above. Owner(s) also acknowledges that he or she was orally informed of his or her right to cancel this transaction

### Acknowledged By:

**By signing, customer acknowledges that they have read and agree to the terms and conditions of this work order.**

Customer 1:

Signed Date:  
Aug 13, 2022

Customer 2:

Signed Date:  
Aug 13, 2022

Hansons Certified Home Improvement Expert

Christopher Fritz

# Windows

Better products last a lifetime.



1-800  
**HANSONS**  
hansons.com

1-800  
**HANSONS**  
hansons.com

# What makes a better window?



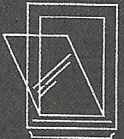
## Glass

We offer triple-pane glass for better energy efficiency and noise reduction.



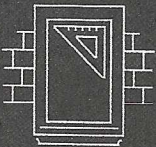
## Frame

Our fiberglass-reinforced frames never bend or sag and maintain an airtight seal to prevent drafts.



## Ease of cleaning and operation

Choose from both single- and double-operation windows.



## Installation

Every installer on our team is licensed, certified and trained to ensure a flawless finished product.



**Triple-pane glass** allows for dual gas-filled chambers to better insulate your home

Our glass **exceeds ENERGY STAR® ratings** and can save you up to 30% on energy costs

**Fusion-welded frame** for strength

Reinforced fiberglass frame **resists bending and sagging** that cause drafts

