

May 17, 2023

NOTICE OF DENIAL

Tina Dawson
2401 Grandon
Livonia, MI 48150

**RE: Application Number 23-8335; 14921 Greenview, Rosedale Park Historic District
Project Scope: Install vinyl windows**

Dear Applicant,

At the regular meeting that was held on May 10, 2023, 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 May 17, 2023, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace wood windows with 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:

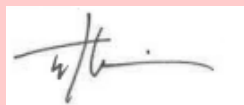
Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665

E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read "t/boscarino", with a horizontal line extending to the right.

Timothy Boscarino
Detroit Historic District Commission

FIRST CHOICE WINDOWS

13050 INKSTER RD.
 REDFORD, MI
 48239

Estimate

Date	Estimate #
------	------------

3/31/2023

5716

Name / Address

TINA DAWSON
 14921 GREENVIEW
 DETROIT, MI, 48233

Due Date	Rep	Project
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3/31/2023

Item	Description	Cost	Total
WINDOWS	REPLACING ALL THE WINDOWS AT THE ADDRESS BELOW : 14921 GREENVIEW DETROIT, MI, 48233 TOTAL OF 15 WHITE VINYL WINDOWS INSTALLED IN THE ORDER BELOW : FRONT : 3 WINDOWS BEDROOMS : 3 WINDOWS LIVING ROOM : 1 WINDOW BATHROOM : 1 WINDOW WITH PRIVACY GLASS KITCHEN : 1 WINDOW DINING ROOM : 3 WINDOWS UPSTAIRS : 3 WINDOWS ENERGY SAVING GLASS PACKAGE INCLUDED. SCREENS INCLUDED. REMOVAL AND DISPOSAL OF OLD WINDOWS INCLUDED.		
Total			

Phone #	Fax #
---------	-------

313-359-2120

313-359-2170

Signature

FIRST CHOICE WINDOWS

13050 INKSTER RD.
 REDFORD, MI
 48239

Estimate

Date	Estimate #
------	------------

3/31/2023 5716

Name / Address

TINA DAWSON
 14921 GREENVIEW
 DETROIT, MI, 48233

Due Date	Rep	Project
----------	-----	---------

3/31/2023

Item	Description	Cost	Total
	EXTERIOR BROWN ALUMINUM TRIM INCLUDED. CAULK SEAL INCLUDED. CLEAN UP INCLUDED. LIFE TIME WARRANTY INCLUDED. PRICE INCLUDES LABOR AND MATERIAL. PRICE IS OUT THE DOOR. 50% DEPOSIT 3-4 WEEKS LEAD TIME *** NOTE *** EXTERIOR TRIM WILL BE DONE WITH BROWN ALUMINUM. THAT MATCHES THE BROWN SIDING, BROWN STORM DOORS, AND BROWN GUTTERS. NEIGHBORS HAVE A DIFFERENT VARIETY OF WINDOWS. FOR		
Total			

Phone #	Fax #
---------	-------

313-359-2120 313-359-2170

Signature

Decorative Options & Warranty



Warm and welcoming, the beautiful comfort of home.

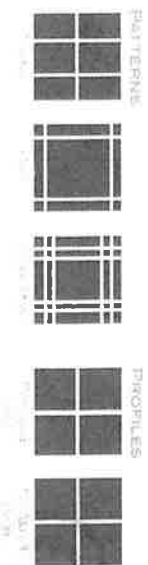
CLASSIC COLORS

Even windows are artful in Green and Beige. Consider a variety of trim colors and fabric colors.



INTERIOR GRIDS

Get a decorative window with a variety of styles. Get creative with your window. There are 25 different styles for the interior trim and the grid. Choose a color that will give your window the look you want.



WARRANTY COVERAGE

At First Choice, we offer a 10-year warranty on our windows. This warranty covers the glass, the frame, and the hardware. We also offer a 5-year warranty on the interior finish. This warranty covers the interior paint and the interior trim. We also offer a 1-year warranty on the exterior finish. This warranty covers the exterior paint and the exterior trim.

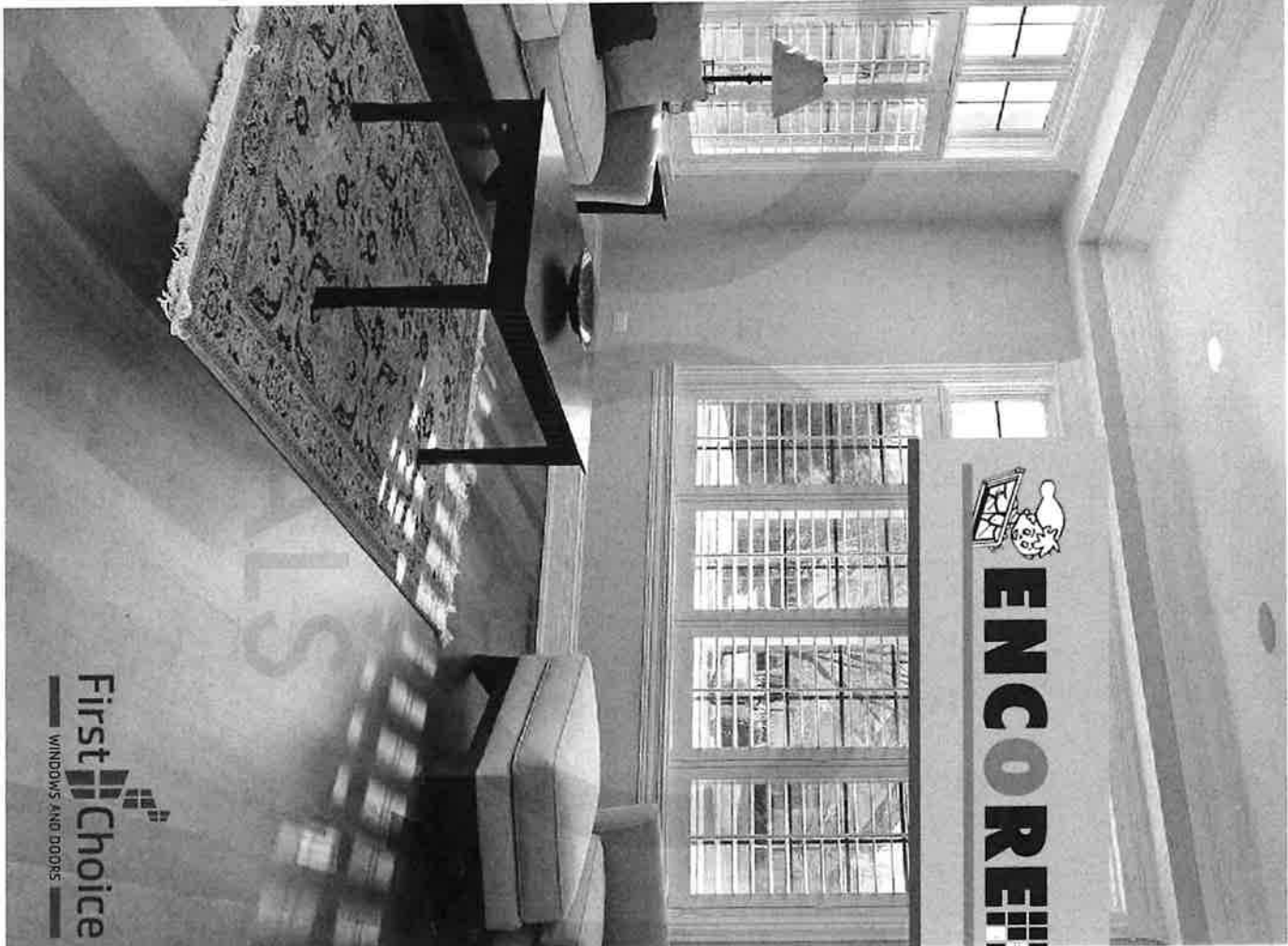


PRODUCTS FOR EVERY ARCHITECTURAL NEED

For more information, call us at 313-359-2120. We'll help you choose the right window for your home. We'll also help you choose the right color and grid for your window. We'll even help you choose the right fabric for your window. We'll make sure you're happy with your window. We'll make sure you're happy with your window.



13050 INKSTER ROAD, REDFORD, MI 48239
PHONE (313) 359-2120 • FAX (313) 359-2170



13050 INKSTER ROAD, REDFORD, MI 48239
PHONE (313) 359-2120 • FAX (313) 359-2170

Fusion Welded Vinyl Windows

BEAUTIFULLY PROTECTIVE AND ENERGY SMART

Fusion Windows are expertly crafted to provide year-round comfort, energy efficiency, and low noise. Featuring laminated safety glass and weather-tight, extruded weatherstripping, Fusion Windows are designed to protect your home and reduce your energy costs.

ENDURING STYLE, EASY UPKEEP

Full accessible functionality, weathering and durable materials of Fusion Windows. The premium vinyl exteriors and interior work on vinyl panes, or full insulated wood windows and great value for vinyl panes. Fusion Windows will maintain their appearance and seal of weathering for years.



Above Top:

View of a Fusion Welded Vinyl Window installed in a room, showing the interior view through the glass.

Below: View of a Fusion Welded Vinyl Window installed in a room, showing the interior view through the glass.

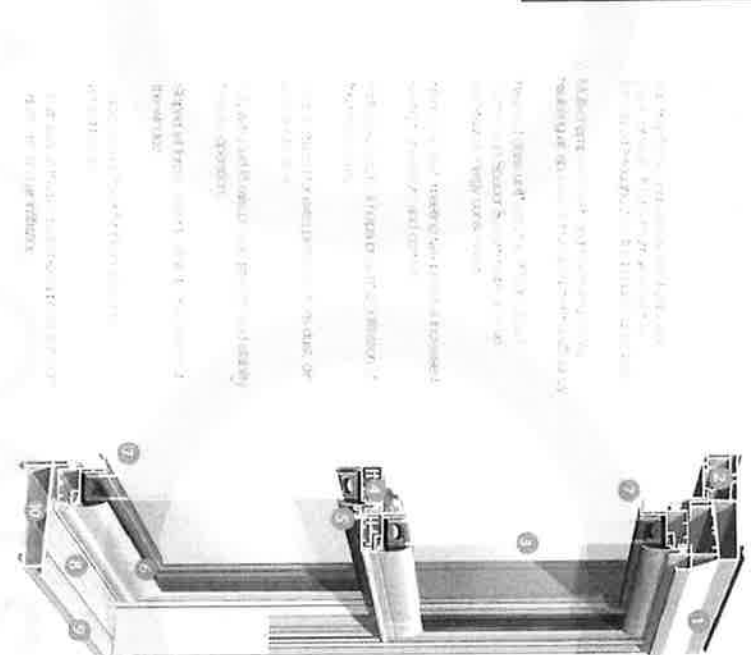
2014 ENERGY STAR

Our double-pane windows come in three sizes based on standard functionality. From single to triple pane, they're designed for the most energy-efficient window possible. They're also available in a variety of colors and finishes to match your home's exterior.

- Fully welded weatherstripping and weatherstripping for extra protection.
- Available in a variety of colors and finishes to match your home's exterior.
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- Available in a variety of colors and finishes to match your home's exterior.



Beautifully built for the way you live.



1. Fully welded weatherstripping and weatherstripping for extra protection.
2. Available in a variety of colors and finishes to match your home's exterior.
3. Fully welded weatherstripping and weatherstripping for extra protection.
4. Available in a variety of colors and finishes to match your home's exterior.
5. Fully welded weatherstripping and weatherstripping for extra protection.
6. Available in a variety of colors and finishes to match your home's exterior.
7. Fully welded weatherstripping and weatherstripping for extra protection.
8. Available in a variety of colors and finishes to match your home's exterior.
9. Fully welded weatherstripping and weatherstripping for extra protection.
10. Available in a variety of colors and finishes to match your home's exterior.

Our double-pane windows come in three sizes based on standard functionality. From single to triple pane, they're designed for the most energy-efficient window possible. They're also available in a variety of colors and finishes to match your home's exterior.



View of a Fusion Welded Vinyl Window installed in a room, showing the interior view through the glass.

Below: View of a Fusion Welded Vinyl Window installed in a room, showing the interior view through the glass.



ENERGY STAR logo and associated text.

Timothy Boscarino

From: Benjamin Buckley
Sent: Friday, April 28, 2023 4:23 PM
To: Timothy Boscarino
Subject: FW: [EXTERNAL] Fw: ^_14921^_ ^_Greenview^_ - HDC Application

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.4803
Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd
Michael E. Duggan, Mayor

From: Tina Branch-Dawson <tina.branch@att.net>
Sent: Tuesday, April 4, 2023 2:18 PM
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Subject: Re: [EXTERNAL] Fw: ^_14921^_ ^_Greenview^_ - HDC Application

Good afternoon,

Thank you! I will request a copy of the brochure showing the windows that will be installed. I am hopeful they will approve the installation, as vinyl windows are next door to my property and throughout the neighborhood. I have ran into a few road blocks, finding a contractor that will work in Detroit and finding a woodwork contractor that will work in Detroit, to restore the existing windows. I called a couple of well known companies in Detroit but they are gone out of business. I will forward the brochure asap and hope they will allow the energy efficient window to be installed. As you can see in the photos the original windows are rotten, and falling out making the gas bill astronomical during the winter months. I was unaware of this process my parents had vinyl windows installed when we lived in Rosedale Park at 10260 W. Outer Drive and my mom does not recall having to request approval. Is this a new process?

Thank you again!
Tina

Sent from AT&T Yahoo Mail on Android

On Tue, Apr 4, 2023 at 2:02 PM, Tina Branch-Dawson <tina.branch@att.net> wrote:

See below. I am working hard to get those windows replaced just getting kicked back in all directions. I will keep trying.

Sent from AT&T Yahoo Mail on Android

----- Forwarded Message -----

From: "Benjamin Buckley" <benjamin.buckley@detroitmi.gov>

To: "Tina Branch-Dawson" <tina.branch@att.net>
Cc: "Historic District Commission (Staff)" <hdc@detroitmi.gov>
Sent: Tue, Apr 4, 2023 at 1:37 PM
Subject: RE: [EXTERNAL] Fw: ^_14921^_ ^_Greenview^_ - HDC Application

Good afternoon Ms. Branch-Dawson,

Thank you again for submitting all of this information. I know many folks are having a hard time locating contractors these days.

Staff reviewed all of the materials and determined it is beyond our authority to approve the project. This is not to say it will not be approved, just that HDC *staff* does not have the authority to approve it and it will need to go before the Commission. We will tentatively schedule your case to be heard at next available Commission meeting on May 10th.

That being said, the Commissioners rarely approve vinyl windows to replace original wood units. However, you are welcome to propose whatever window types you want. I think you would have a better chance of approval if you selected wood or aluminum clad units. Additionally, we respectfully request that you or your contractor send some additional information on the proposed windows. That could come in the form of a product brochure or something similar. The commissioners will want to be able to have an idea of what the final product will look like installed.

Thanks again, and please don't hesitate to reach out with any questions.

Ben

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.4803
Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Tina Branch-Dawson <tina.branch@att.net>
Sent: Tuesday, April 4, 2023 12:38 PM

To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>

Subject: RE: [EXTERNAL] Fw: ^_14921^_^_Greenview^_ - HDC Application

Hello,

Thank you! I sent up a prayer and crossed my fingers.

Have a wonderful day!

Sent from AT&T Yahoo Mail on Android

On Fri, Mar 31, 2023 at 4:37 PM, Tina Branch-Dawson

<tina.branch@att.net> wrote:

Thank you!

Sent from AT&T Yahoo Mail on Android

On Fri, Mar 31, 2023 at 3:22 PM, Benjamin Buckley

<benjamin.buckley@detroitmi.gov> wrote:

Good afternoon Ms. Branch-Dawson,

Thank you for this additional information. Staff will review the materials and get back to you shortly. Have a great weekend.

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
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Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Tina Branch-Dawson <tina.branch@att.net>
Sent: Friday, March 31, 2023 2:04 PM
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Subject: RE: [EXTERNAL] Fw: ^_14921^_^_Greenview^_^ - HDC Application

Good afternoon,

I am hopeful this will be sufficient. I am having a tough time finding a contractor willing to work in Detroit., sad but true. Pleaae advise if I can proceed with window replacement as the original windows are falling out. Please see the attachment below.

Thank you,

Tina

Sent from AT&T Yahoo Mail on Android

On Tue, Feb 21, 2023 at 10:15 AM, Benjamin Buckley

<benjamin.buckley@detroitmi.gov> wrote:

Good morning,

Thank you for the update. In my experience, Anderson is usually able to provide that information.

Thanks again,

Ben

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.4803

Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Tina Branch-Dawson <tina.branch@att.net>
Sent: Monday, February 20, 2023 6:16 PM
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Subject: RE: [EXTERNAL] Fw: ^_14921^_^_Greenview^_^ - HDC Application

Good evening,

I am still working to get an Anderson 400 window contractor, it has been difficult finding someone to work in Detroit. I may have to call Windows by Anderson and see if they can come out and provide me with a "window schedule".

Thank you,

Tina

Sent from AT&T Yahoo Mail on Android

On Tue, Jan 24, 2023 at 3:18 PM, Benjamin Buckley

<benjamin.buckley@detroitmi.gov> wrote:

Good afternoon Ms. Branch-Dawson,

Thank you for this additional information.

The Commissioners will want to see what is referred to as a "window schedule" before the application can be considered complete. This is something that an Anderson representative should be able to provide you with. The window schedule will show what the proposed windows would like at each window opening (ie the size of the sashes, number of divided lights, etc.) so the Commissioners can get a better idea of that the finished product would be.

I would be happy to schedule a time to talk with you if you have any additional questions.

Thanks again,

Ben

Benjamin Buckley

Planner II | Historic Preservation Team
Planning & Development Department | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 808, Detroit, MI 48226
Phone: 313.224.3133
Email: benjamin.buckley@detroitmi.gov
Website: Detroitmi.gov/pdd

Michael E. Duggan, Mayor

From: Tina Branch-Dawson <tina.branch@att.net>
Sent: Thursday, January 19, 2023 7:19 PM
To: Benjamin Buckley <benjamin.buckley@detroitmi.gov>
Subject: [EXTERNAL] Fw: 14921 Greenview - HDC Application

This Message Is From an External Sender

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Sent from AT&T Yahoo Mail on Android

----- Forwarded Message -----

From: "Tina Branch-Dawson" <tina.branch@att.net>

To: "Tina Branch-Dawson" <tina.branch@att.net>

Cc:

Sent: Thu, Jan 19, 2023 at 7:17 PM

Subject: Re: 14921 Greenview - HDC Application