

**STAFF REPORT:** 08/14/2024 REGULAR MEETING  
**APPLICATION NUMBER:** HDC2024-00330  
**ADDRESS:** 14835 ROSEMONT  
**HISTORIC DISTRICT:** ROSEDALE PARK  
**APPLICANT/PROPERTY OWNERS:** CHAMEEKA AND JOHN DAVIS  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 07/22/2024  
**DATE OF STAFF SITE VISIT:** 07/25/2024

**PREPARED BY:** D. RIEDEN

**SCOPE:** REPLACE WOOD WINDOWS WITH VINYL WINDOWS

### **EXISTING CONDITIONS**

Built in 1920, the property at 14835 Rosemont has a side-gabled asphalt-shingled roof which features a centrally placed dormer with symmetrically placed original double-hung and casement windows with true divided-light mullions. Original wood windows are also evident on the side elevations, publicly visible. The roof of the second floor overhangs the front porch which is supported by brick columns. The house is clad in reddish-brown brick and lap siding. The elevated front porch has a central staircase flanked by evergreen foundation plantings and a center walk through the front lawn to the public sidewalk. Property files indicate that there are no former Historic District Commission (HDC) approvals or violations on this property.



*Site Photo 1, by Staff July 25, 2024: (East) front elevation showing original wood windows.*



*Site Photo 2, by Staff July 25, 2024: (East) front elevation showing original wood, double-hung windows with true divided light.*

### **PROPOSAL**

The current project is seeking a Certificate of Appropriateness for the replacement of 13 original wood windows with vinyl windows (*See detail and attached window order, Fig.1*).

### WINDOW DETAIL

- Replace thirteen (13) windows with Wallside double-hung, vinyl windows per attached photos and window order.
- Each window has its own screen.
- Each window has 4/2 grids between the glass and an aluminum trim cover.
- The exterior color of the windows is black with a cranberry-colored trim.

**80 Wallside Windows**  
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27000 W. Trolley Industrial Dr.  
Taylor, MI 48180  
Phone: 813-292-4400  
Toll Free: 800-521-7600  
Fax: 813-292-4504  
www.wallside.com

Date: 04/23/24  
Customer: John Davis  
Address: 14835 Rosemont Ave  
City: Detroit MI 48223  
Phone: 793381

**CONTRACT**

Job Location: Name: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Time Available For Measure: Any

Financial Terms: Total Contract Price: \$13,400  
As follows: Look Signing: \$4,400  
COO on measure: \$8750  
COO on windows: \_\_\_\_\_  
COO on siding: \_\_\_\_\_

Customer Information: Name: John Davis  
Address: 14835 Rosemont Ave  
City: Detroit MI 48223  
Phone: 793381

Job Location: Name: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Job Title: \_\_\_\_\_  
Time Available For Measure: Any

Measure Info: Measure Type: \_\_\_\_\_  
Measured By: \_\_\_\_\_ Date: \_\_\_\_\_

Condo Info: Bank financing letter: \_\_\_\_\_  
Bank Name: \_\_\_\_\_ Finance Term: \_\_\_\_\_

**Job Summary**  
Total Windows/DW: 13  
Total Windows/DW Installed: 13  
In. Downset Handle Color: \_\_\_\_\_  
Glass: Premium  
Window Color: White  
Trim Color: Cranberry  
5-Year Glass Breakage Warranty: NONE

Work Order	Step Size	Size	Location	D.W. Tr. (C/P)	Picture Window	Double	End View	Double View	Single Frame L/R	Casement	Picture Window	Miscellaneous	Glass	House Type	Sill	Instructions	Type of Removal	
1			Bathroom 1(S)		X												W	1
2			Kitchen (r)		X												W	2
3			Kitchen (S)		X												W	3
4			Dining Room (S)		X												W	4
5			Bedroom 1 (F)		X												W	5
6			Bedroom 1 (S)		X												W	6
7			Bedroom 2 (S)		X												W	7
8			Bedroom 2 (r)		X												W	8
9			Bedroom 3 (S)		X												W	9
10			Bedroom 4 (S)		X												W	10

**Sales Comments**  
All items supply  
NOT Doing Living Room (F) windows or side  
NOT Doing Staircase (r)  
Primed Steps

**Measure/Installer Comments**  
Construction review required  Yes  No  
if yes, photo required.

**Office Use Only**  
CONTRACT TERMS AND CONDITIONS: 1. Purchaser's Right to Cancel: Under Michigan Public Acts of 1971, No. 227, if this agreement was solicited in a residential or residential-neighborhood location at your residence, and if you sign this agreement at your residence, then you, the purchaser, may cancel this agreement at any time prior to midnight on the third business day after the date of this transaction. See the notice of cancellation form on the back of your copy of this agreement for an explanation of this right. If, after the third business day after the date of this transaction, you have an independent contractor, architect or other third party pick up your payment of your residence before the end of the 3-business-day period in which you can cancel the transaction, you will be bound by the terms and conditions of this agreement. MORE TERMS AND CONDITIONS ON THE BACK OR VISIT WWW.WALLSIDE.COM/TERMS  
All jobs MUST be measured at least 21 days prior to the promised installation date, otherwise the installation date will be rescheduled. Further, requested changes must be received at least 21 days prior to the installation date. Any changes may result in a rescheduled installation date. Customer is responsible for rescheduling and rescheduling, storms and other treatments. Home interior trim is not painted or stained. Windows will clean up work area and haul away debris.  
By: \_\_\_\_\_ Purchaser (Name): John Davis  
P.S. Name: Jacob Anthony Purchaser (Title): \_\_\_\_\_  
Accepted by: \_\_\_\_\_ Installation Date: 06/10/24  
PAGE 1 of 2  
REV. 10/23

Fig 1, by Applicant, June 10, 2024: Wallside Window replacement order.

**STAFF OBSERVATIONS AND RESEARCH**

- The Rosedale Park Historic District was established in 2007, and its Elements of Design offer the following:

- Proportion of openings within the façade.

Proportion of openings varies greatly according to the style the building... Windows are often subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins...Dormers projecting from the front roof slopes of many houses in the district add to the window area.

- 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.



Site Photos 3&4, by Staff July 27, 2024: north and south side elevations, showing original wood windows.

- The front upper story and the side elevation upper story windows are particularly visible from the public and are proposed for replacement with vinyl windows. Except for the rear kitchen windows, which are 1/1 double-hung, wood windows, the other windows have true divided-light mullions, most of which are 8/1 configuration. It is staff's opinion that these true divided-light, double-hung windows are distinctive character-defining features. Their loss would substantially detract from and destroy the historic appearance of the building. (See photos 1-3)
- The applicant provided a repair estimate for all 27 windows (54 sashes) that amounts to an approximate total of \$47,000. The estimate from Window Diverse Services, dated March 11, 2024, states that 10 of the 27 double-hung windows needs "full restoration". Staff observed that 2 interior french glass doors are also included in this estimate. By comparison, the replacement cost by Wallside Windows for 13 windows amounts to \$13,400. Staff observes that this is reference material and shows that the windows are repairable. The repair estimate includes a complete set of interior window photos that show the windows' conditions are repairable.
- It is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
  - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick 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 or steel-framed windows.
  - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- In addition to a material change from wood to vinyl, the configuration and operation of the windows would also change. For example, the front elevation casement windows on the second floor are replaced with double hung windows and the light configuration changes from 8/1 to 4/2 grids between the glass according to the attached window order.
- Staff received confirmation that the original brick mould would remain.



Figure 2, by Applicant: (East Interior Bathroom) Interior bathroom casement windows proposed to be replaced with vinyl windows.

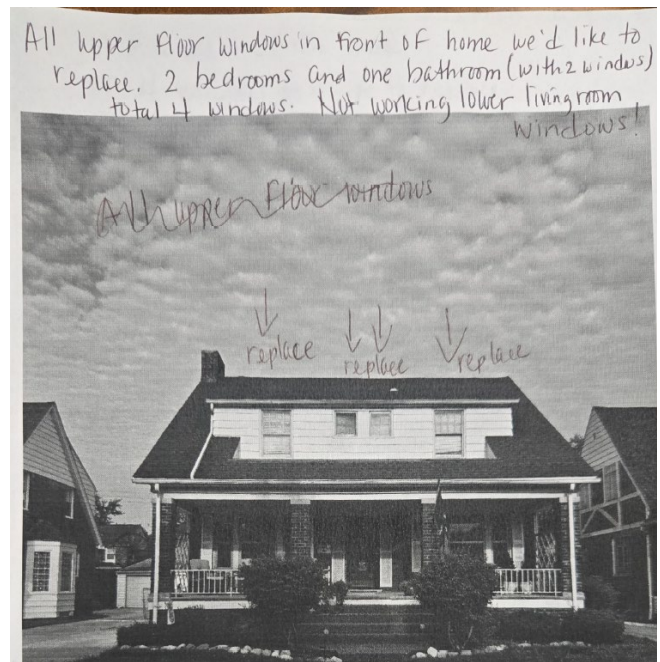


Figure 3, by Applicant: (east) front elevation showing proposed 2<sup>nd</sup> floor windows for replacement with vinyl.

## ISSUES

- Documentation establishing that the condition of the original wood windows is repairable and not beyond repair.
- The repair estimate states that “full restoration” is proposed and necessary. Staff question whether a lower level of intervention, short of “full restoration”, would retain the windows to a level of acceptable service, and be less costly.
- It is staff’s opinion that the removal of the original wood windows and replacement with white vinyl windows greatly alters the original *scale, design, and materiality* of the building’s fenestration and the new windows are incompatible and inappropriate for this historic property. Therefore, this work item does not meet the Secretary of the Interior's Standards for Rehabilitation and does not conform to the district’s Elements of Design.

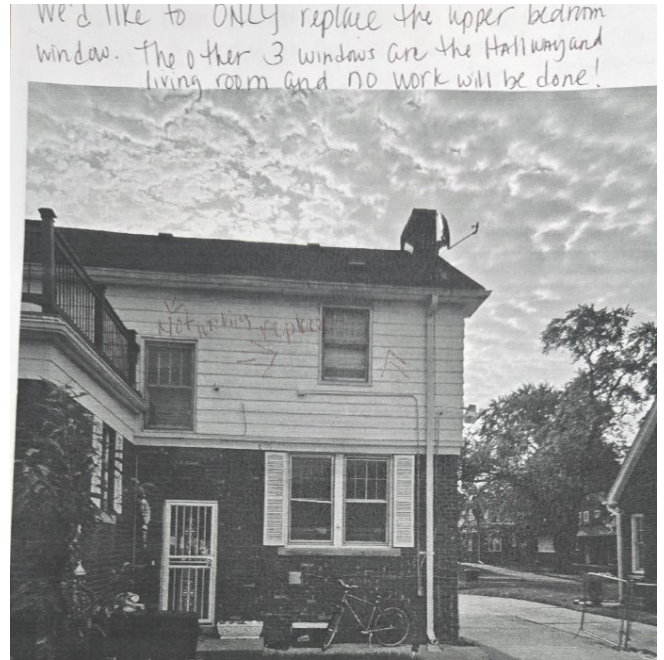


Figure 4, by Applicant: (west) rear elevation showing proposed 2<sup>nd</sup> floor windows for replacement with vinyl.

## RECOMMENDATION

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation: Replace Original Wood Windows with Vinyl Windows

Staff finds that the replacement of the original wood windows with vinyl windows, does not meet the Secretary of the Interior’s Standards for the following reasons:

- No documentation establishing that the original condition of the casement windows was beyond repair was submitted or available.
- A “full restoration” of the original windows may not be necessary to return to acceptable service.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
  - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights detailing,
  - introduce a new design, and scale,
  - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District’s Elements of Design.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it do not meet the Secretary of the Interior's Standards for Rehabilitation, 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 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.*