



SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 14539 GLASTONBURY

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00040

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: DEANNA FRIES/ITALY AMERICAN CONSTRUCTION

OWNER: THOMAS GATSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: 02-06-2026

DATE(S) OF STAFF SITE VISIT: 02-19-2026

SCOPE PHRASE FOR AGENDA: Replace front porch

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

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

- Replace non-historic front porch with new brick porch
 - The new front porch will be brick with a concrete cap/floor. One aluminum handrail which measures 36” in height will be installed at the south end of the porch

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

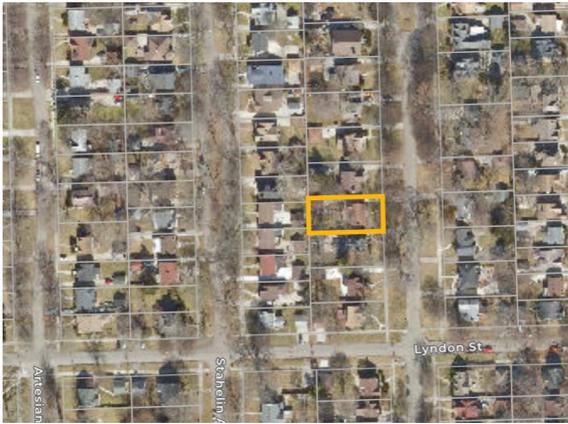
- None

EXISTING CONDITIONS:

- According to the district’s National Register of Historic Places (NRHP) nomination, this Colonial Revival style, single-family dwelling was erected in 1930
- The building is two stories in height and displays a side-gabled roof. Exterior walls are clad with a red brick veneer with vinyl siding within the gable ends. Windows are 1/1 vinyl units. Note that vinyl windows were present at the time of the district’s designation. Wood shutters are present at the building’s façade



- Facing NW. Photo by HDC staff, 2/19/2026



- Detroit parcel viewer, property outlined in yellow

BACKGROUND INFORMATION:

- In 2015, HDC staff issued a Certificate of Appropriateness (COA) for the replacement of four existing vinyl windows with four new vinyl windows
- In 2017, HDC staff issued COAs for the replacement of six vinyl windows with six new vinyl windows
- In 2021, HDC staff issued a COA for the replacement of the asphalt shingle roof with a new asphalt shingle roof. New gutters and downspouts were also approved.

DISTRICT INFORMATION/SIGNIFICANCE:

- The designation report for the Rosedale Park local historic district, completed in 2007, states that its period of significance is **1917-1955**
- The NRHP nomination for the district, completed in 2006, states that its period of significance is **1916-1955**. It also identifies 14539 Glastonbury as a contributing resource within the district
- [Sec. 21-2-199. - Rosedale Park Historic District. | Code of Ordinances | Detroit, MI | Municode Library](#)

REPORT PREPARED BY: JR