



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

**SR-1 – OBJECTIVE STAFF REPORT (03-05-2026)**

*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:** 15112 ROSEMONT

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2026-00062

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** GLYNN NORGAN / GOPERIMITS WIN HOLDINGS III CORP.

**OWNER:** JOSEPH GWYNN / VIOLA GWYNN

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02-17-2026

**DATE(S) OF STAFF SITE VISIT:** 03-02-2026 & 03-05-2026

**SCOPE PHRASE FOR AGENDA:** REPLACE WOOD WINDOWS WITH VINYL WINDOWS  
(WORK DONE WITHOUT APPROVAL)

**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 four (4) existing wood windows with new vinyl windows**
  - Location: sides (south and north elevations)
  - Operation and design: sliders, single lite
  - Color: White
  - No brickmould wrapping

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

- Missing: interior existing condition photo of the kitchen or bathroom window

**EXISTING CONDITIONS:**

- Built in 1965, the single-story dwelling is located within the Rosedale Park Historic District. The house features an asymmetrical façade with a prominent vinyl-clad front gable. The exterior is primarily dark brick masonry with white horizontal vinyl siding in the gable end. There are double-hung windows with white trim and arranged symmetrically flanking the primary entrance.
- Front gable siding was replaced sometime between August 2018 and August 2022 without approval.
- The roof was replaced sometime between July 2019 and August 2022 without approval.
- The tree at the grass median was removed sometime after July 2025 without approval.



Staff photo, west elevation, 03-05-2026



Detroit Parcel Viewer

**BACKGROUND INFORMATION:**

- The windows proposed to be replaced and installed were done without approval.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Rosedale Park Local Historic District was enacted on 02-22-2007
- Period of Significance: 1917-1955 (HDAB Designation Report)
- [Elements of Design Sec. 21-2-199](#)
- Built 1965
- Non-contributing

**REPORT PREPARED BY: LSJ**