



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (05-01-2026)

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: 15091 PENROD

MEETING DATE: 05-13-2026

APPLICATION NUMBER: HDC2026-00035

HISTORIC DISTRICT: ROSEDALE PARK HISTORIC DISTRICT

APPLICANT: CLARK’S CONSTRUCTION CO.

OWNER: THERESA DOWDELL

ARCHITECT/CONSULTANT: CLARK BAILEY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-20-2026

DATE(S) OF STAFF SITE VISIT: 04-22-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS

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 15 wood windows**
 - Remove all wood windows on the house that move (fixed windows will remain in place)
 - Install wood windows with black aluminum cladding that match configuration of existing
 - Paint exteriors of windows that will remain.
- **Replace rear balcony door**
 - Remove rear balcony wood doors (both storm and entry)
 - Install new fiberglass door (entry only, no storm proposed)

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

- The draft Window Order can be keyed to the Window Layout file. (Windows have not been individually numbered and labeled.)
- Several windows appear to staff to be missing interior photos, and one appears to be missing an exterior photo.

EXISTING CONDITIONS:

- The house at 15091 Penrod is a two-story, single-family residence. It has a side-gabled roof and a projecting full-height front-gabled wing, featuring the front entrance and decorative eave returns. Exterior walls are clad with brick with stone accents, and fixed, decorative leaded-glass windows flank the entrance. Many of the windows on the house are historic wood windows and many have muntins dividing the lights in the upper sashes.
- The house faces east and to its north, there is a concrete driveway directly abutting the next-door neighbor's ribbon drive. The house had a garage that had been built at the same time as the house, but the garage was demolished by a previous owner without permits or approvals in 2014. Currently, a contemporary shed has been placed in the area where the garage had been.
- This application was submitted through the Michigan Health and Human Services Lead Safe Home Program.



Staff photo, front (south), April 2026



Base Unit Tools, Parcel 22077871

BACKGROUND INFORMATION:

- Historic BSEED permits indicate the following:
 - 10/2/1934: Building permit was issued to build a frame dwelling and a frame garage
 - That permit was cancelled and replaced with a new permit issued 9/27/35 to “finish building and veneer same”

- PDD’s paper file indicates the following:
 - July 2014: The garage was demolished without approval under a previous owner and issued a retroactive notice to proceed
- A search of the City’s electronic resources (Accela and DPI) indicates the following:
 - August 2004: Dangerous building complaint
 - October 2013: Vacant property registration
 - November 2013: Presale inspection
 - July 2014: Sold
 - April 2015: Residential inspection
 - April 2019: Rental property registration
 - November 2019: Lead Inspection Risk Assessment and Clearance Report, both uploaded (PMB2015-00503)
 - October 2022: Mechanical permit issued

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1917-1955, HDAB designation report
- Link to [Rosedale Park Elements of Design](#)
- C. 1935
- Contributing (Rosedale Park Historic District’s designation report includes a list of contributing properties and this property is identified as contributing)

REPORT PREPARED BY: et