



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (07-31-2026)

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: 14529 GLASTONBURY

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00358

HISTORIC DISTRICT: ROSEDALE PARK HISTORIC DISTRICT

APPLICANT: PROPERTY OWNER NAMEJS G STEINS

OWNERS: NAMEJS GRANT-STEINS, ILGA STEINS

ARCHITECT/CONSULTANT: N/A

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-15-2026

DATE(S) OF STAFF SITE VISIT: 07-22-2026

SCOPE PHRASE FOR AGENDA: Replace steel 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:

- **North side of house**
 - Remove historic steel kitchen window over sink
 - Current configuration: window is 4 panes wide x 3 panes tall
 - Casement is centered with one column of fixed panes on both sides
 - Install new aluminum-clad wood window
 - Proposed configuration: 4 panes wide x 3 panes tall
 - Entire window is an awning window
- **Rear (west end)**
 - Remove the three historic steel windows of the bay window
 - The largest, center window is 4 panes wide x 4 panes tall and its top row of panes is fixed above paired casements
 - Each side window of the bay is 2 panes wide x 4 panes tall with the top row fixed above a single casement
 - Install new aluminum-clad wood windows
 - The largest, center window is proposed to be 4 panes wide x 4 panes tall and entirely fixed
 - Each side window of the bay is proposed to be 2 panes wide x 4 panes tall and the entire window is proposed to be a casement

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

- Staff requested component measurements for the existing windows.
- The applicant provided the following details:
 - Perimeter frame width: 1 inch (3/4 inch exposed with inside window casing in place)
 - Operating sash width: 1 1/8 inch
 - Grille/Muntin width: 5/8 inch
 - Visible glass pane: 7 1/8 by 11 1/8 inches (width by height)

EXISTING CONDITIONS:

- The Tudor-style brick house has a hipped roof with a ridge, a steeply pitched projecting gable, stone accents, and steel windows. It currently looks very similar to its designation photo.



- Staff photo, front (east end) of house, 7/22/26



- 14529 Glastonbury, Base Unit Tools

BACKGROUND INFORMATION:

- Prior to 2014, BSEED permits were issued for plumbing and mechanical work.
- In 2014, the Grandmont Rosedale Development Corporation received a building permit for interior and exterior work, including repointing, new concrete slab for garage, new roofs over

rear porch and bay window, reglazing windows and reinstalling storms, glass block in basement windows, and interior work.

- In 2024, a COA was issued for a new fence, and in 2026, a COA was issued for a shed.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1916-1955, National Register nomination; 1917-1955, HDAB Final Report
- Link to District Elements of Design, Sec. 21-2-199:
https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=CICOCH21--43_CH21HI_ARTIIHIDILA_DIV5DEDI_S21-2-199ROPAHIDI
- 1931, according to BSEED records
- Status: Contributing

REPORT PREPARED BY: et