



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 3/19/26

Application Number: HDC2026-00035

APPLICANT & PROPERTY INFORMATION

NAME: Clark Bailey

COMPANY NAME: CLARK'S CONSTRUCTION CO.

ADDRESS: 18109 Livernois Ave

CITY: Detroit

STATE: MI

ZIP: 48221

PROJECT ADDRESS: 15091 Penrod

HISTORIC DISTRICT: Rosedale Park

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for the photos of the individual windows and doors.

--We have looked carefully through your application and printed copies of your overall exterior photos of each side of the house and marked on them the scope of work as we understand it. They are attached. Please review and correct as needed.

--In addition, on either our mark-up or a mark-up you create, please label each window to be replaced (and door if there is more than one door to be replaced) with a unique identifier. For example, if we understand correctly, the windows on Side A to be replaced could be labeled A1 through A5, B could be labeled B1 through B4, and so on.

--As we understand, the balcony doors, both entry and storm, are the only doors to be replaced--is that correct?

--Then, please label the window conditions photos you have provided with the labels you just created, so the Commission can understand which specific window they are viewing when they study the conditions photos.

--Please clarify which Pella window line is being proposed, exterior color, screen, and grille type and pattern. The bid sheet describes that the sashes' exterior surfaces will have a factory-applied primer and the owner will need to paint or stain, but we don't see that option in the Pella materials.

--Please note that any exterior paint colors will need to be reviewed and approved by the historic district commission staff. The approved color chart for this house has been attached.

--We see that the balcony entry door and storm door are both to be wood equivalent and to match the house's architecture, according to the bid sheet/summary of work provided. Please provide product cut sheets for the specific balcony entry door and balcony storm door being proposed. Please also provide an explanation as to why the balcony entry door and storm door cannot receive the same treatment as the front door.

If this application can be considered complete by April 20 at 5 PM, it can likely be added to the May 13 Historic District Commission agenda. Thank you again.



PSR: Ellen

260319et

APPLICANT RESPONSE

Response Date: 04/17/2026



Good morning,

To answer your question about the window and doors.

Yes, the markups that you attached are correct. We are only replacing the double hung windows and the fix are staying. The window type is the Wood Clad, which is an all wood window with a metal clad on the outside. The color is black.

The only door that is being replaced is the balcony door and balcony storm door.



Entry windows: Preserve
Mailbox: Preserve

Door: Preserve

Door casings and door

lintel: Cover with
aluminum coil stock

Preserve

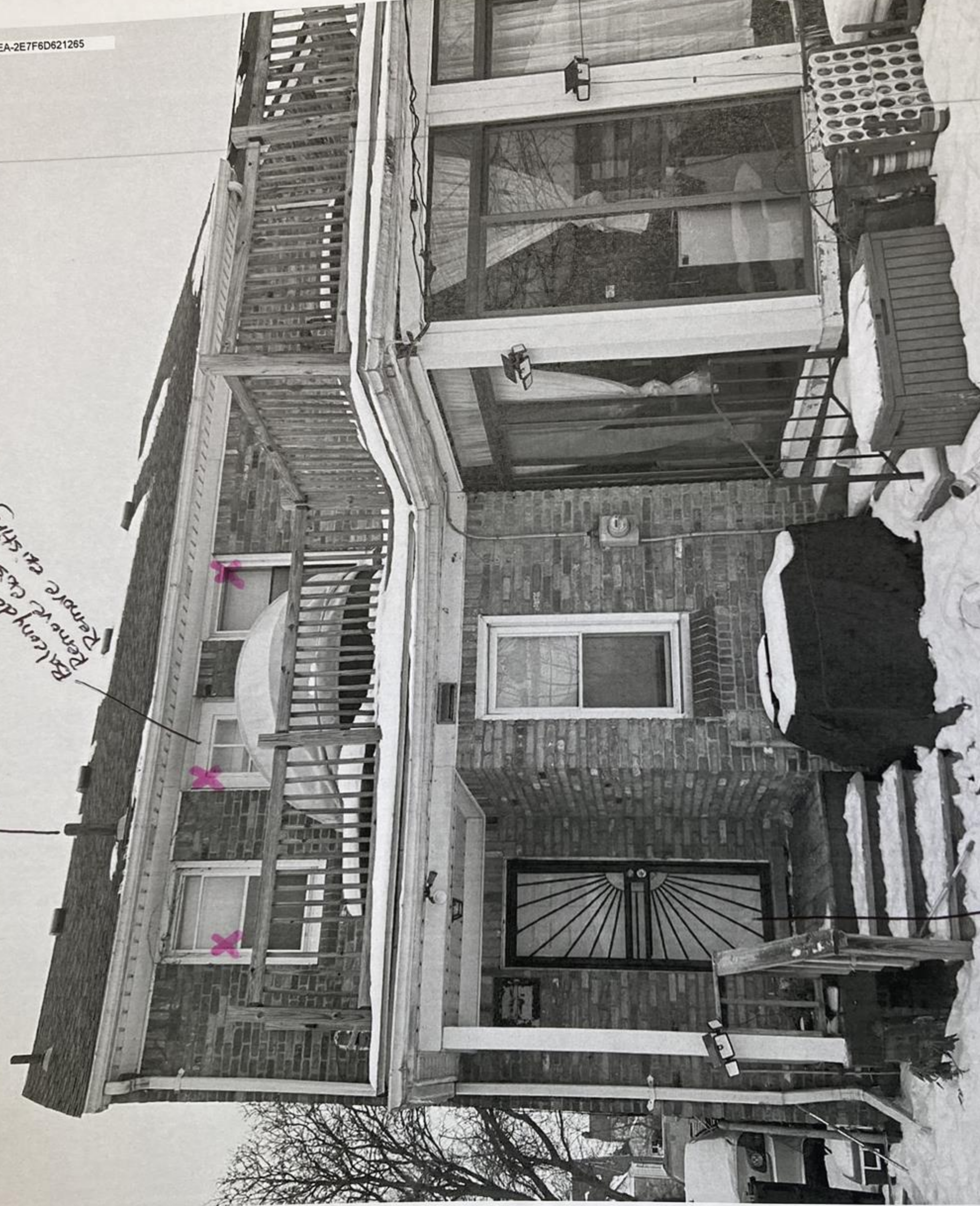
Replace

A

Vent Pipe
Clean, Prime, Paint

Balcony doors
Remove casing, stain, repair, replace

Remove casing, stain, repair, replace



Exterior door jamb:
Cover wood surfaces with
aluminum coil stock.
Cover door casing and lintel
with aluminum coil stock.

Preserve

Replace

C

Attic vent -
Preserve, prep, paint



Coal
Door
not
Picture

Exterior door:
lintel - cover with
aluminum coil stock

Preserve

Replace

D



Preserve

Replace

B

COLOR SYSTEM D

ASSOCIATED ARCHITECTURAL STYLES: (13) ENGLISH REVIVAL

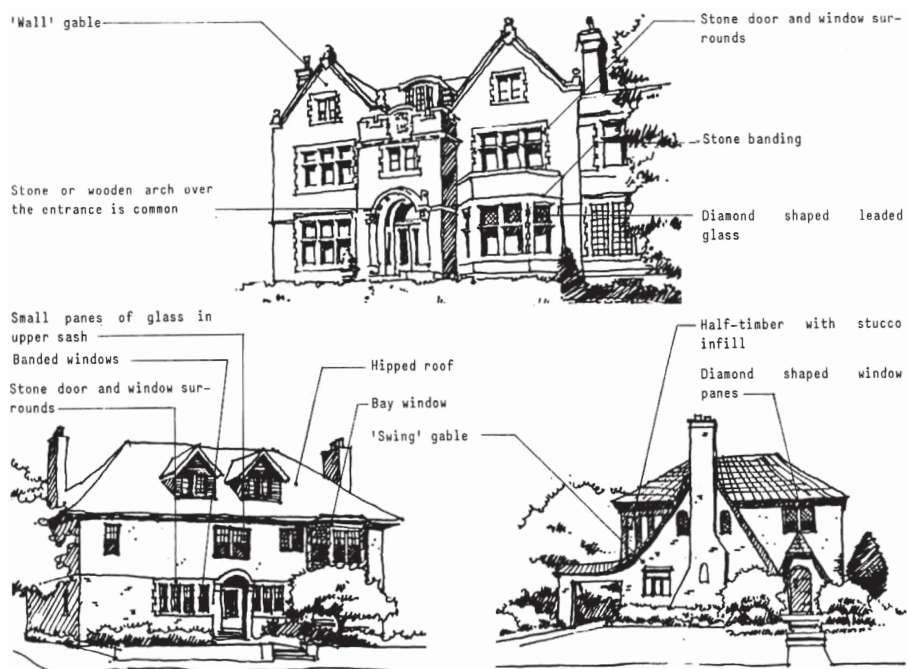
Detroit is particularly rich in examples of the Tudor, Gothic, and English Cottage Styles erected after the turn of the century. Usually of stone, brick, and heavy timber construction, these houses were often influenced by the Arts and Crafts Movement which stressed the use of such natural materials. As a consequence, the colors used on these houses should reflect this concern for nature and an understanding of the original English prototypes on which the styles were based.

A particular problem is encountered with the half-timbering that is so typical of these styles. In the original medieval buildings, these exposed timbers were the structural supports of the frame and roof with spaces between filled with lime plaster or rough cast sand stucco, stone, or brick. With this in mind, these heavy frames should be painted to look like weathered English oak; black, dark brown, or, perhaps, dark green, or olive. When the infill is brick, that area is not a problem unless it has been painted, in which case the paint should be removed or repainted in dark red or dark brown to match the original brick color. If, however, the infill between the framing is stucco, it should be painted white, as so many English originals are, to suggest the lime rich plastering which is naturally white or one of the river sand stuccoes which are more nearly yellow or cream when left in their natural state. On rare occasions when the sand used was of a reddish cast, the stucco assumed a faint rose beige.

Normally, the window and door frames and the projecting cornices will be painted the color selected for the heavy timber frames or a gray, brown or greenish stone color to match the actual stone trim of the house if such exists, or, a dark color such as black, dark brown, or dark green to suggest the metal casement windows which were normally iron and lead set in oak, frames which, like the heavy framing, darkened with age.

The trim of such houses rarely looks well done in a color lighter than the stone trim and certainly not in light reds, blues, yellows or greens. Occasionally, these houses were trimmed in white, but this generally provides too great a contrast to the usual brick and stone construction; as a consequence it is not recommended.

The more self-consciously Art and Crafts houses will hew closely to the guidelines set down above, stressing the darker browns, reds and greens and a concern for stucco that is natural in color and lighter than the dark framing of heavy wood and stone.



COLOR SYSTEM D

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5, D:1, D:2	Match half-timbering color or match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18	Match trim color or A:9, B:18, B:19	Match trim color or match sash color
Half-timbering: A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19			
Shingles/Clapboard: B:6, B:8, B:11 (rare), B:12, B:13, B:14			
Existing brick or stone			



A:3 Light Yellow
MS: 5Y 8/6



A:4 Pale Yellow
MS: 2.5Y 8.5/4



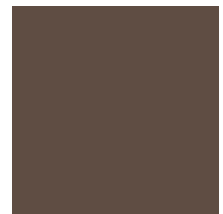
A:8 Blackish Green
MS: 2.5BG 2/2



A:9 Moderate Reddish Brown
MS: 7.5R 3/6



B:6 Moderate Brown
MS: 7.5YR 4/4



B:8 Grayish Brown
MS: 5YR 3/2



B:11 Grayish Olive Green
MS: 5GY 4/2



B:12 Grayish Green
MS: 10G 4/2



B:13 Moderate Olive Brown
MS: 2.5Y 4/4



B:14 Dark Grayish Olive
MS: 10Y 2/2



B:18 Dark Reddish Brown
MS: 2.5YR 2/4



B:19 Black
MS: N 0.5/



C:4 Yellowish White
MS: 5Y 9/1



C:5 Yellowish White
MS: 2.5Y 9/2




D:1 Brownish Pink
MS: 7.5YR 7/2



D:2 Light Brown
MS: 5YR 6/4

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SUBMIT ALL DOCUMENTATION TO: hdc@detroitmi.gov


A photograph of a brick wall. In the center is a white-framed window with a white blind partially covering it. To the left of the window is a grey satellite dish mounted on a black pole. The dish has the word 'DIRECTV' printed on it. A black cable runs across the brick wall from the dish towards the window. The brickwork is a mix of reddish-brown and grey tones. On the right side, there is a corner of the building with a brick chimney or ledge.

bedroom 11 B2

Side b upstairs



bedroom 11 C




bedroom 13 B1

Side b upstairs

A photograph of a brick building exterior. The wall is made of reddish-brown bricks. A white-framed double-hung window is centered in the lower half of the image. Above the window is a white decorative cornice. In the upper left background, a brick chimney rises against a grey, overcast sky.


bedroom 13 A2

Side A upstairs




bedroom 14 A1

Side A Upstairs

A photograph of a window set in a brick wall. The window has a white frame and is divided into two panes. The top pane is divided into four smaller sections by a horizontal and a vertical muntin. The bottom pane is a single larger pane. The brick wall is made of reddish-brown bricks. There are some bare, thin branches or vines climbing over the window frame. The text "bedroom 14 D" is centered over the window panes. The text "Side D downstairs" is written in a larger, bold font across the lower part of the window and the brick wall below it.


bedroom 14 D

Side D downstairs



dinning rooms B1

Side b downstairs



dinningroom B2

Side b downstairs



Hallway



A photograph of a brick wall. In the center is a small, square window with a white frame. The window is set into a recessed area of the wall. To the right of the window, there is a white utility box with a black wire running vertically down the wall. At the bottom of the image, there is a blue tarp or cover. The brickwork is a mix of red and brown tones.

kitchen

Side D downstairs



livingroom A1

Side A downstairs

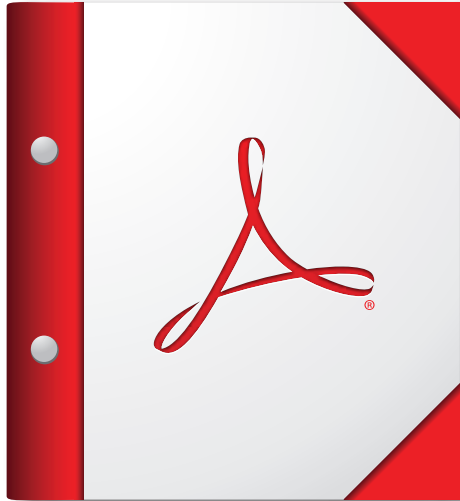
livingroom 2A



A photograph of a window in a brick building. The window is a double-hung style with a white frame. The top pane is clear, while the bottom pane is covered with a dark, textured material, possibly a screen or a piece of fabric. The window is set in a brick wall. There are some bare, thin branches in front of the window. The text "room 8" is overlaid in black, and "Side D upstairs" is overlaid in white.

room 8

Side D upstairs




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Side C upstairs



Side C upstairs



PROTECTS PROTECTS
GAP