



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – STAFF ADVISORY REPORT (04-03-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 1833 CHURCH

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-00102

SCOPE: DEMOLISH GABLE ROOF OF REAR WING, ERECT SECOND FLOOR REAR ADDITION

ADVISORY STAFF REPORT PREPARED BY: A. DYE

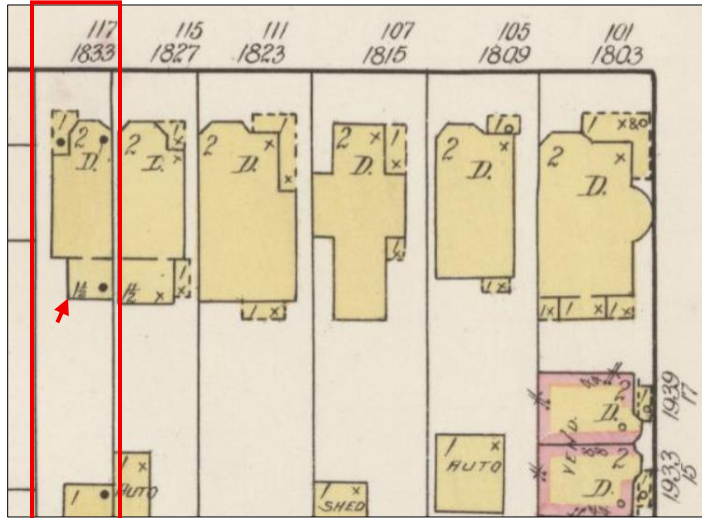
STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. Due to the need to clearly differentiate new construction from historic-age, differing exterior cladding/wall depths of the vinyl and fiber cement siding, as well as long-term concern over the weathering (expansion and contraction) of different wall materials adjacent to each other on the same vertical surface, a solid continuous trim board should run along the bottom of the new wall to separate the new and existing siding materials.
2. Specifications for the new windows, including exterior cladding color, is not provided.
3. The paint color for the wall siding is not provided.

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.



Sanborn Map, Vol. 1, 1921



BSEED permit card

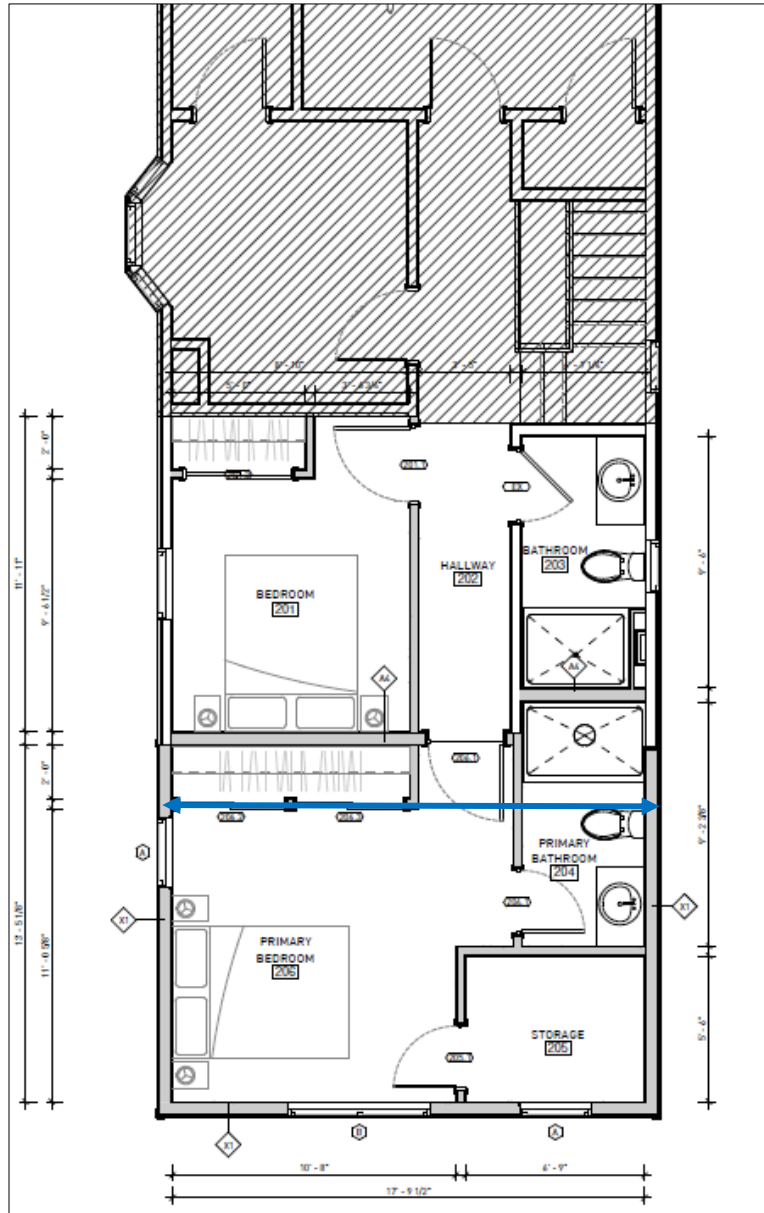
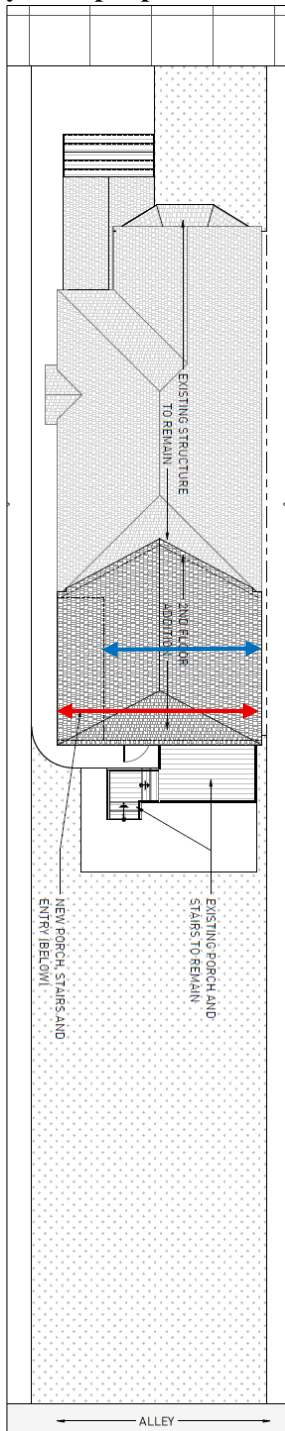
- The two-story dwellings on this southern section of Church were built after 1897 and prior to 1921, with exception of 1815 Church that was present on the 1897 Sanborn map. The footprint and massing of 1833 Church appears not to have changed since it was included on this Sanborn map – the map identifies the rear wing as 1-1/2 stories in height.
- It is interesting to note a city building permit card documents the dwelling was “restored” in 1939 after a fire.



Designation photo, 1984.

- The Corktown Historic District was enacted on 12/24/1984. The designation photo shows the house clad in brick-patterned asphalt siding, and wood windows with aluminum storms were present. Based on Google Street View, the vinyl siding and vinyl windows were in place prior to 2007. Staff was unable to locate a COA related to the installation of the vinyl siding and windows.

Analysis of proposed work



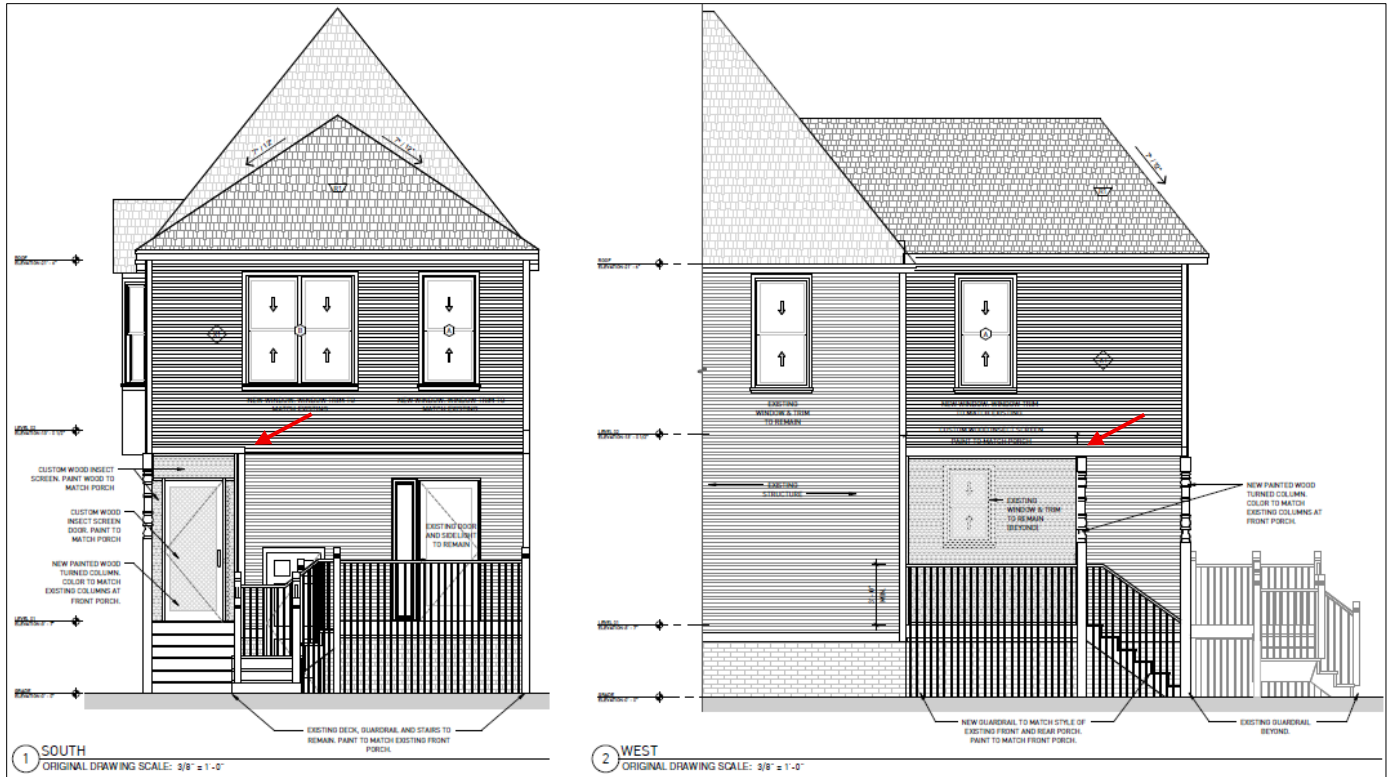
Site plan

Second floor, floor plan.

Applicant documents

The blue arrows denote the width of the first floor rear wing/second floor addition, the red arrows identify the extension of the roof as covering for the first floor porch.

- The proposed addition fits within the existing width of the historic age rear wing. The roof structure at this location, however, will extend the full width of the main body of the house, creating an open area at the first floor at which a screen porch is planned.



Applicant elevation drawings.

- The cladding on the house is currently vinyl and likely covers historic-age wood clapboard siding. The proposed wall material for the addition is fiber cement siding with a 6" exposure.
- The National Park Service's Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors states "*The Standards for Rehabilitation...allow for use of substitute materials when the use of original materials is not reasonably possible, or in new construction. The Standards require that new additions to historic buildings be differentiated from the old as well as be compatible with the historic character of the property and its site and environment. Using materials that evoke, without matching, the historic material can be an effective means of achieving the needed balance between compatibility and differentiation for new additions and new construction.*"
- The west and east elevations show a continuous trim board at the bottom edge of the new wall, but wraps around to the rear wall for only a few feet (red arrows in above drawings). As visible on the south elevation drawing, there will be a distinct difference in material between the existing and new walls. There may be differing wall depths as the vinyl siding is likely covering wood siding, as well as a long-term concern over the weathering (expansion and contraction) of different wall materials adjacent each other on the same vertical surface. Staff recommends that a solid continuous trim board should run along the bottom of the new wall to separate the different siding materials.
- Staff requested but has not yet received an elevation drawing of the east wall.
- Specifications for the new windows will be submitted, as will confirmation of the exterior cladding color.
- The paint color for the wall siding will be submitted for staff review and will be noted on the permit set of drawings.

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the condition that:

- A solid continuous trim board should run along the bottom of the new wall for proper detailing and differentiation of the addition from the adjacent historic-age construction.
- Specifications for the new windows will be submitted, as will confirmation of the exterior cladding color.
- The paint color for the wall siding will be submitted for staff review and will be noted on the permit set of drawings.
- Revised elevation drawings will be submitted for staff review.