

STAFF REPORT: OCTOBER 8, 2025 REGULAR MEETING **PREPARED BY:** B. SALIE
APPLICATION NUMBER: HDC2025-00515
ADDRESS: 1613 LEVERETTE STREET
HISTORIC DISTRICT: CORKTOWN
APPLICANT: BLAKE I. HATTERMAN/B. HATTERMAN ARCHITECTURE
PROPERTY OWNER: BRIAN DUCOFFE & SARAH GREENWOOD
DATE OF PROVISIONALLY COMPLETE APPLICATION: 09/15/2025
DATE OF STAFF SITE VISIT: 09/24/2025

SCOPE: DEMOLISH GARAGE, ERECT CARRAIGE HOUSE

EXISTING CONDITIONS

Built in 1910, 1613 Leverette sits on a 0.099 acre lot in the Corktown historic district, between 10th Street and Rosa Parks Boulevard. The two-and-a-half story, Victorian style house is characterized by its red brick veneer and steeply pitched roof. The parcel also includes a one-story, hipped roof garage which was erected in 1925. The garage's exterior walls are clad with vinyl siding.



Photo taken by staff on 09/24/2025



Photos taken by Staff on 09/24/2025.

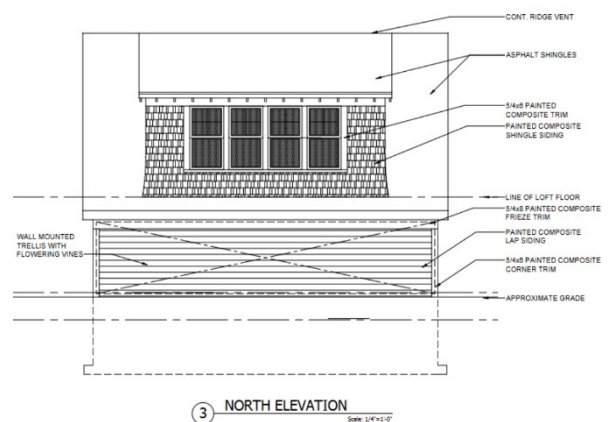
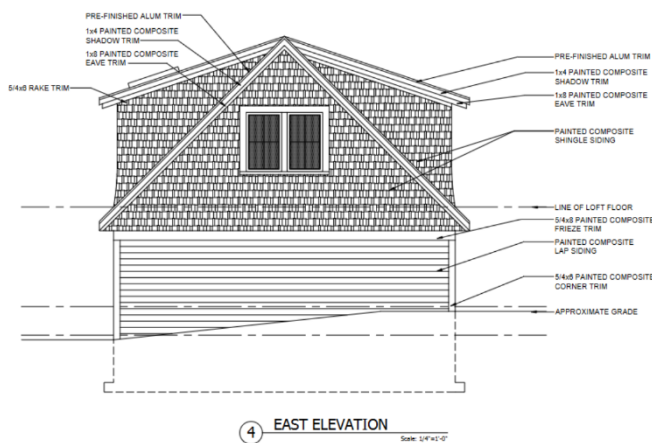
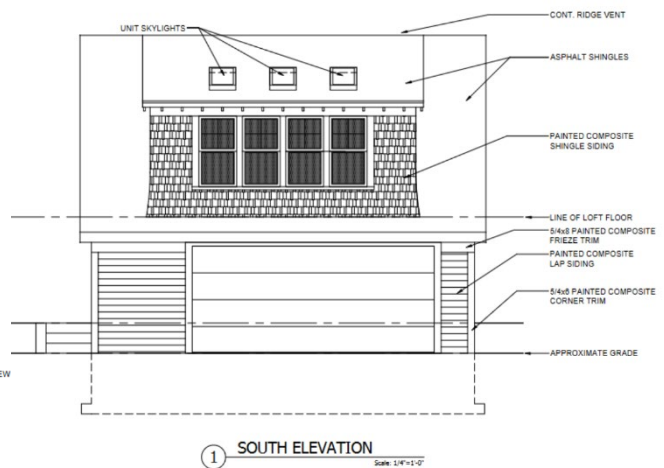
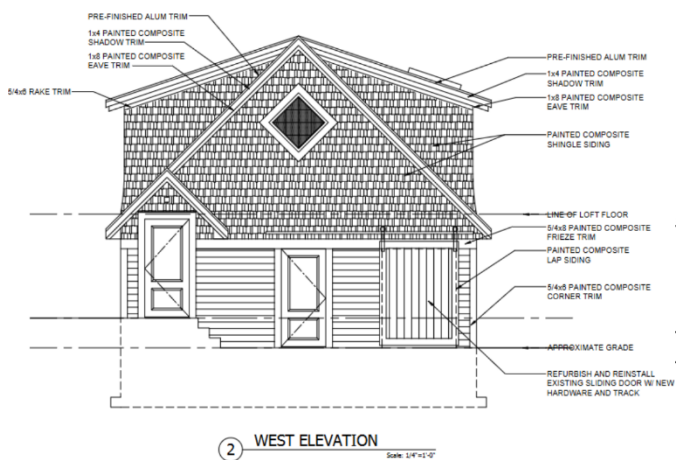


Google Earth Aerial View

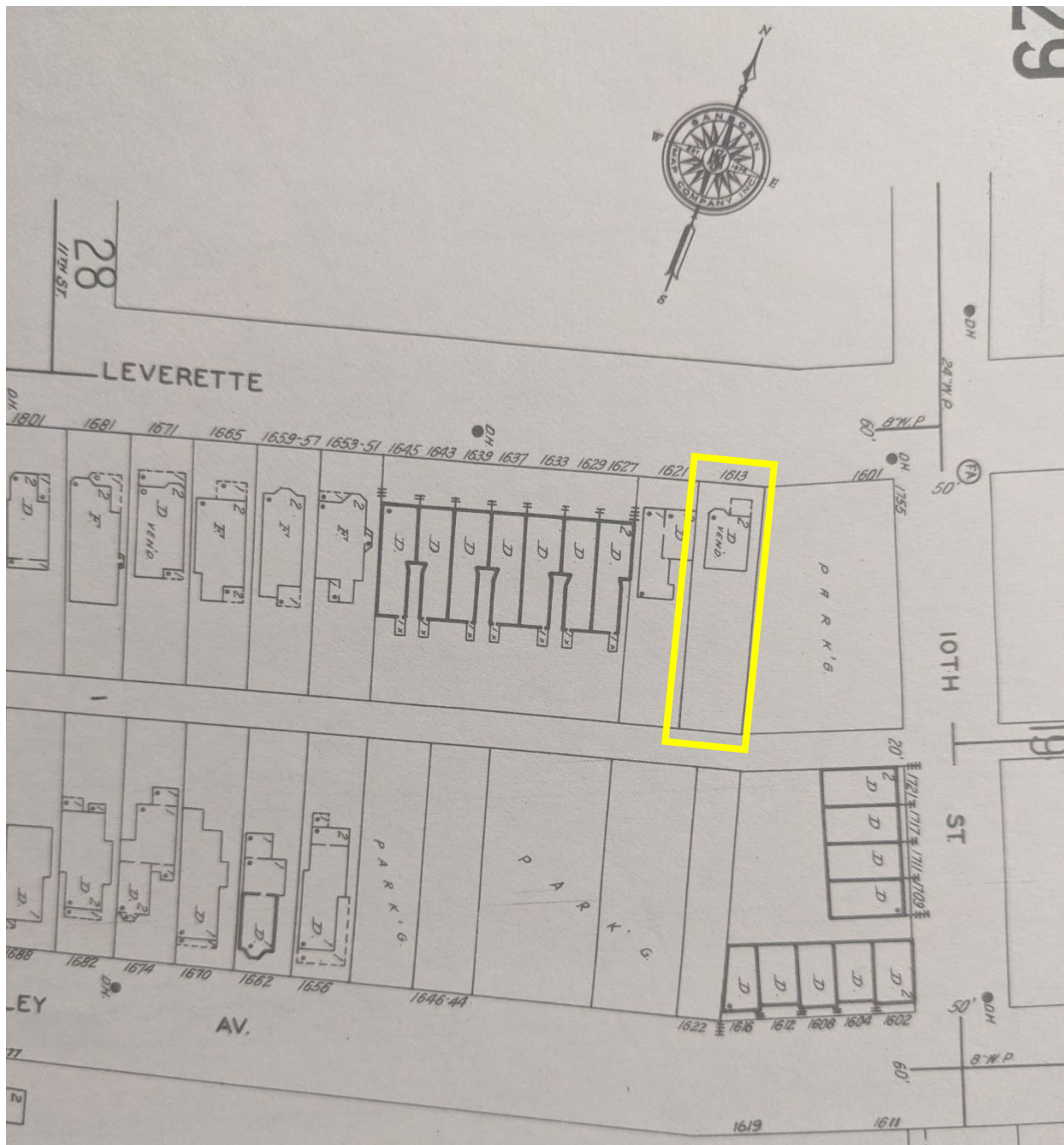
PROPOSAL

The Scope of Work is as follows:

1. Demolish garage
 - a. Replace concrete alleyway
2. Erect two-story carriage house
 - a. Color scheme to blend with the existing house
 - b. Exterior walls to be clad with composite lapped and shingle siding
 - c. Windows to be double hung, aluminum-clad wood units
 - d. Footprint to match that of the existing garage proposed for demolition



Elevation drawings for proposed carriage house, submitted by applicant.



Sanborn Maps, 1613 Leverette.

STAFF OBSERVATIONS & RESEARCH

- Corktown was designated as a historic district in 1984
- Sanborn map (shown above), dating from 1966-1992, indicates that the 1613 Leverette parcel did not have a garage. However, a review of the photos of the building presented by the applicant and the below building permit card revealed that the garage likely dates from 1925. During the district's period of significance, which is defined as 1830-1940 in the districts national Register of Historic Places nomination.



1613 Leverette garage, current appearance. Photo provided by the applicant.

- Building cards show that the property originally included a garage that was erected in 1925.
- The existing garage flows perfectly with the assortment of garages throughout the neighborhood. It also matches the style of historic-age Corktown garages in terms of scale, form, and footprint.
- While the overhead garage doors and windows have been modified since the time it was built and its exterior walls have been clad with vinyl siding, the building does retain its overall form and historic sliding doors. It is therefore Staff's opinion that the garage contributes to the property and historic district. The demolition of the garage therefore does not meet the standards.

1613		18	
Leverette			
HOUSE NO.	64561	STREET	5-15-25
PERMIT NO.	Garage	DATE	
USE	Frame		
CONS.			
REMARKS			O. K.



Photo provided by applicant, shows interior condition of the existing garage



Above: Neighbor's Garage, existing



Right: New Construction, 2019 addition to neighborhood, seen on the opposite side of the alley, across from 1613 Leverette

- While the demolition of the existing garage does not meet the standards, it is staff's opinion that the proposed garage design generally appears to be compatible within the existing context. Its use of the horizontal lapped composite siding on the first level, blends well with the neighboring alleyway garages. The added height matches reasonably with the context of the historic house and the property's nearby historic surrounds. However, should the commission elect to approve the project, Staff may suggest a slight redesign of the upper level of the proposed carriage house (such as the removal of the decorative rafter-tails in the roof eaves) as its Craftsman architectural style differs from the historic house's Victorian architectural style.



*1613
Leverette
Designation
Photo*

ISSUES

- The existing garage is a contributing feature to the district because it dates from the district's period of significance and retains its original form. Therefore, its demolition does not meet the standards.

RECOMMENDATION(S)

Recommendation 1 of 1 - Section 21-2-78. Determination of the Historic District Commission – Denial - Demolish garage, erect carriage house

Staff recommends that the work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design, specifically Standards #:

2.) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

5.) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

9). New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

For the following reasons:

- The proposed new carriage house will result in the demolition of the existing garage, which is a contributing feature to the district because it dates from the district's period of significance and retains its original form.