



**SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)**

*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:** 1806 LEVERETTE

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2026-00001

**HISTORIC DISTRICT:** CORKTOWN

**APPLICANT / OWNER:** DYLAN TOWLER

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02-13-2026

**DATE(S) OF STAFF SITE VISIT:** 02-24-2026

**SCOPE PHRASE FOR AGENDA:** REPLACE WOOD WINDOWS WITH VINYL 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 twenty-four (24) existing wood windows with new vinyl windows
  - Location: all elevations of the house
  - Operation and design: nineteen (19) double-hung, three (3) single-hung, and two (2) fixed – all single lites
  - Color: Black
  - No brickmould wrapping

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

- Missing: interior photos showing the existing conditions of window numbers 6, 9, 12, 22

**EXISTING CONDITIONS:**

- The Queen Anne two-family dwelling, located at the southeast corner of Leverette and 11th Street, features an asymmetrical façade, a gabled roof, and a front-facing dormer with decorative trim and scalloped shingles. The exterior is clad in horizontal clapboard siding, with varied paint colors used to articulate distinct architectural details. A two-story, partial-width front porch with square posts and railing is located along the façade. Additional features include a brick chimney, double-hung sash windows, stained glass in the transom windows, and ornamental gable woodwork typical of late 19th- to early 20th-century Queen Anne residential design.
- Vinyl siding was installed at sides and rear sometime between 1985 and 1998 without approval
- Front walkway gate removed (sometime between 1985 and 08-2007) and replaced (sometime between 10-2016 and 07-2018) without approval
- Wood fence at side and rear installed sometime between 10-2016 and 07-2018 without approval



Staff photo, south elevation, 02-24-2026



Detroit Parcel Viewer

**BACKGROUND INFORMATION:**

- The current applicant/property owner previously applied for window replacement via HDC2025-00745 on 12-09-2025, but did not provisionally complete the application
- The rear two-story porch was enclosed prior to designation

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Corktown Historic District was enacted in 12-1984
- Period of Significance: 1840-1930 (National Register)
- [Elements of Design Sec. 21-2-142](#)
- Built sometime between 1884-1897
- Contributing

**REPORT PREPARED BY: LSJ**