



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

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: 1145 VINEWOOD

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00031

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: KURTIS MATHEWS & LEIGH ANN GREENE

OWNER: LOUISE M HURICK MILES

DATE OF PROVISIONALLY COMPLETE APPLICATION: 02-03-2026

DATE(S) OF STAFF SITE VISIT: 02-25-2026

SCOPE PHRASE FOR AGENDA: REPLACE 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 eight (8) vinyl windows for vinyl windows**
 - Two (2) picture windows with a double hung windows on each side. Grid pattern on the upper sash with a tan color.
 - Two (2) double-hung windows
 - Retrimmed in aluminum Royal Brown

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

- Clarification for the location of the two (2) independent windows.

EXISTING CONDITIONS:

- Built in 1914, 1145 Vinewood Street is a two-and-a-half story, single family residential building. The house sits on a 0.158-acre parcel, located in the middle of the block between Porter Street and West Lafayette Boulevard. This Georgian Revival style house feature a dark brown brick veneer, a covered porch, and a central dormer. A wooden fence runs around the property to the edges of the garage, giving limited visibility to the rear of the house from the public right-of-way.
- There are no known violations at this property.



Staff photo, front view, 02/25/2026



1145 Vinewood St, Detroit Parcel Viewer

BACKGROUND INFORMATION

- In February 2001, the property received a Notice of Work Observed letter for the installation of a side and rear fence with a gate
- In July 2005, the Commission approved the construction of a 24'-1" W x 20'-1"L garage
 - At the time of construction, there was no existing garage on the property

DISTRICT INFORMATION/SIGNIFICANCE:

- Hubbard Farms was established as a historic district in 1993 with a period of significance that runs from 1910 to 1953 (Based on the National Register)
- Link to [District Elements of Design](#)

REPORT PREPARED BY: BS