



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: 19170 WARRINGTON

MEETING DATE: 03/11/2026

APPLICATION NUMBER: HDC2025-00648

VIOLATION NUMBER: 23-789

HISTORIC DISTRICT: SHERWOOD FOREST

APPLICANT: MICHAEL CONWAY

OWNER: RACHEL MUELLER & DANIEL VOLLRATH (BASE TOOLS)

ARCHITECT/CONSULTANT: n/a

DATE OF PROVISIONALLY COMPLETE APPLICATION: 02/17/2026

DATE OF STAFF SITE VISIT: 02/26/2026

SCOPE PHRASE FOR AGENDA: REMOVE FRONT FAÇADE BALCONY (WORK COMPLETED WITHOUT APPROVAL)

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:

- **Removal of front façade second story porch**
 - Installation of aluminum trim coil (color: black) to cover porch support penetration holes within masonry wall

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

Missing

- Staff requested detailed/up close photos of the porch prior to its removal to document its condition.

Clarification

- When this application was initially submitted to HDC staff on 10/15/2025, Mr. Conway was the applicant and owner. According to the City of Detroit’s Base Unit Tools program, the house sold on 10/23/2025. As Mr. Conway is no longer the owner, staff contacted Mr. Conway with the request the current owners submit their written permission for this application.

EXISTING CONDITIONS:

- The two-story house faces west on an angular lot at the corner of two curved streets -

Warrington Drive and Sherbourne Road. The garage is attached to house at the rear.

- The design of the house is Modern/Minimal Traditional.
 - A low, hipped roof is covered with asphalt shingles, and the frieze board, soffit and fascia are minimal in height and depth.
 - The majority of the window openings are wider than tall and comprised of grouped steel casement sash (2-4 windows wide), some with transoms. Two bow (i.e., curved windows) with metal roofs offer a taller than wide proportion; one is on the front/façade wall, the other is on the north/side wall.
 - The front entrance includes paired wood doors; each has a long rectangular panel bisected by a large wooden doorknob rosette (top panel is louvered; bottom panel is smooth). The double doors are enclosed by wide trim with square, unadorned bases.
 - A narrow, tall single window adjacent to the front door is partially covered with decorative metal scrollwork, which has been painted black.
 - Above the front door and small window, a second story porch with cantilevered platform, flat roof and metal posts/railing was removed without HDC approval in 2023. The area where the porch was attached to the house has been covered with black aluminum trim coil.
 - Previously installed collector boxes on the gutters are no longer in place. (See COA on the next page).)



Façade/front wall, looking north from sidewalk. Staff photo, 02/26/2026.



Arrow denotes front/façade wall. Detroit Parcel Viewer

BACKGROUND INFORMATION:

- HDC staff was notified of the porch removal on September 17, 2023 (Violation #23-789).
- An application (23-7956) was submitted by the owner for work completed and was reviewed by the Commission at the November 8, 2023 meeting. The Commission rendered two decisions:
 - Issuance of a COA for the replacement of gutters, downspouts, and fascia boards, repair of concrete porch, change paint color to black. A condition was included in the COA: the already installed collector boxes shall not be included.
 - Issuance of Denial for the removal of the front balcony.

DISTRICT INFORMATION/SIGNIFICANCE:

- The building permit for the house was issued on August 13, 1948; a few months later (October 20, 1948) a permit was issued for the garage and connected breezeway.
- The Sherwood Forest Historic District was enacted on May 13, 2002.
- [Sherwood Forest Historic District Elements of Design](#).
- Staff's derived Period of Significance for Sherwood Forest is 1916 – 1955, based on staff's interpretation of the HDAB Final Report.
- The dwelling and garage are contributing features of the district.

REPORT PREPARED BY: AD