



SR-1 – OBJECTIVE STAFF REPORT (03/27/2026) revised 4/1

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: 1833 CHURCH

MEETING DATE: 04/08/2026

APPLICATION NUMBER: HDC2026-00102

HISTORIC DISTRICT: CORKTOWN

APPLICANT/ARCHITECT: BRIAN HURTIENNE, CHRISTIAN HURTIENNE ARCHITECTS, LLC

OWNER: SARAH WINCHELL LENHOFF

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03/16/2026

DATE OF STAFF SITE VISIT: 03/19/2026

SCOPE PHRASE FOR AGENDA: DEMOLISH GABLE ROOF OF REAR WING; ERECT SECOND FLOOR REAR ADDITION

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Demolish gable roof of rear wing**
- **Erect second story addition**
 - Hip roof: 7/12 pitch, asphalt shingles to match house roof
 - Walls: Pre-finish fiber cement siding, smooth surface, 6” exposure
 - Windows: Aluminum-clad wood double-hung windows (Marvin)
- **Install wood screen porch at first floor rear**
 - Replace existing window with a door opening
 - Wood decking and stairs, painted finish to match color at front porch
 - Porch railing to match design and painted finish of front porch railing.

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

Missing

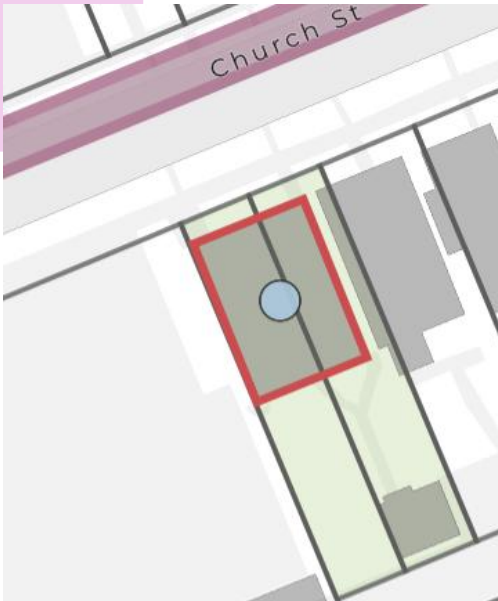
- ~~Elevation drawing of east side of house~~
- Marvin window line is not noted, nor is the cladding color
- Paint color for wall siding is not noted

EXISTING CONDITIONS:

- The 2-1/2 story house sits on a raised foundation. The façade is comprised of a large two-story bay, that culminates with a gable roof, and a recessed front porch/entrance covered with a small projecting gable roof. The house walls are covered with vinyl siding and vinyl double-hung windows are the dominant window type. The house sits at the east property line and is within a few feet of the neighboring structure of similar massing and design. The house is deeper than wide and includes a 1-1/2 story gable roof wing at the rear.



Staff photo, looking south, 03/19/2026



City of Detroit Base Unit Tools

BACKGROUND INFORMATION:

- In 2007, HDC staff issued a COA (07-34) to “restore porch” and exterior painting.
- In 2018, the Commission issued a COA (18-5863) for the construction of a rear yard wood deck, stair, and patio door, a new front door, and replacement of one window.

DISTRICT INFORMATION/SIGNIFICANCE:

- The period of significance stated in the National Register nomination is 1840 – 1930.
- Link to [District Elements of Design](#)
- The building was erected between 1897 and 1921, per the Sanborn Maps.
- Contributing resource

REPORT PREPARED BY: AD