



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00655

PROPERTY INFORMATION

ADDRESS(ES): 1613 Leverette Street

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|---|---|---|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☒ Demolition | ☐ Signage | ☒ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Demolish an existing garage to construct a new carriage house.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Blake I. Hattermann

COMPANY NAME: BHattermann Architecture, LLC

ADDRESS: 2010 Roseland Avenue

CITY: Royal Oak

STATE: MI

ZIP: 48073

PHONE: +1 (248) 756-6162

EMAIL: bhattermannarchitecture@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Blake I. Hattermann

BHattermann Architecture, LLC

Blake I. Hattermann

10/21/2025

SIGNATURE

DATE

2010 Roseland Avenue

Royal Oak

MI

48073

+1 (248) 756-6162

bhattermannarchitecture@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	n/a
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
See structural analysis report submitted 10/20/2025	
	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS

7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i>	

Existing Analysis Report

Existing Historic Accessory Structure

1613 Leverette Street

Detroit, MI 48216

October 20, 2025

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Introduction

Property Identification

1613 Leverette Street

Detroit, MI 48216

Parcel ID# 08000414

Property Owner(s)

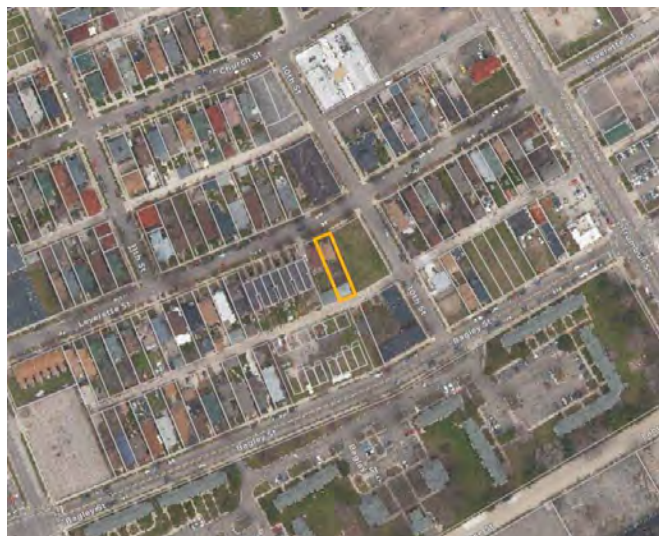
Brian Ducoffe and Sarah Greenwood

Same Address

Historic District

Corktown Historic District

Location Map



Subject property indicated with a yellow rectangle

Site Image



Primary Structure and Garage

Preparer(s)

Blake I. Hattermann, AIA

B Hattermann Architecture, LLC

Licensed Architect - #1301056009

(248) 756-6162

bhattermannarchitecture@gmail.com

Frank J. Mocerì

F Mocerì Construction

Licensed General Contractor – #2101077858

(248) 770-3905

fjmocerì@gmail.com

Purpose

This report is intended to identify the existing construction and condition of an existing “historic structure” located within the rear yard of a primary residence in the Corktown Historic District in Detroit, Michigan. Extensive on-site investigations were completed on March 14, and October 17, 2025, to ascertain existing conditions. The investigation included but was not limited to dimensional and photographic documentation, and a test pit to determine the extent of the existing foundation. Following the onsite investigation, existing drawings were generated, and the structure was analyzed in comparison to code requirement. In addition to the structure, the site context with regard to the public alley to the south was also observed visually and measured approximately.

The intent of this report is to understand the condition of the existing structure. Based on the conditions, a recommendation to repair, rebuild or demolish the structure will be determined. The criteria should include constructability of any proposed solutions to rectify and deficiencies in the structural and or its components.

Architectural Significance and Construction History

The structure, originally believed to be constructed in 1925, was constructed some-time after the primary structure which was constructed in 1910. No other history of any other structures was discovered during the research for this report.

The garage flows with the assortment of garages in the vicinity. There are no identifying features regarding the architectural style except for the size, the form, and a pair of sliding doors that address the rear yard that may or may not be original. The siding, roofing, access doors, window, and color scheme have been altered over time. The garage is a typical wood frame structure without interior finish. There have been no additions to the garage throughout its life span. However, aesthetic modifications have been made as previously described.

Due to site and structural deficiencies, the garage is no longer used for its intended purpose. These challenges include the grade between the alley and garage, and the failing structure that has been temporarily re-supported. The present use for the garage is currently minor storage of bicycles, lawn care supplies, and miscellaneous household items.



Existing photo - north, rear yard side



Existing photo – alley side



Existing photo – east side



Existing photo – west side



Existing photo – interior



Existing photo - interior



Library of Congress: Sanborn Map Company, Vol. 1, 1921-1950, p.29

Structural Condition Assessment

1. General Resource Description

Existing size 21' x 25' single-story, hip roof; 2-1/2 car unconditioned garage. Garage walls are 8' tall with a lower section being 6'-6" tall and facing the primary structure. The structure is a residential wood frame with a hip roof. The exterior materials are vinyl siding and 3-tab asphalt shingles. The interior floor surface is an exposed concrete slab.

Exterior Walls:

- Existing framing species consistent with #2 douglas fir-larch.
- 2x4 construction with double (non-treated) bottom plate; single 2x4 top plate / double 2x4 top plates are present on the lower section toward the residence.
- Double top plate used as a structural heard for the man-door, 8'10" sliding door and window.
- 2x4 wood studs art installed at 24" O.C. typically – 8'-0" high exterior walls / 6'-6" high exterior wall at north wall.
- (2) 2x8 (assumed 2-members) header over garage doors.
- Exterior sheathing is original, painted, 1x wood T&G siding installed directly and perpendicular to the studs.
- Exterior finish is vinyl siding.

Roof:

- Existing framing species consistent with #2 douglas fir-larch.
- Rafters – 2x4 at 28" O.C. – 30" O.C.
- Roof sheathing - 1x6 installed perpendicular to rafters
- Hip rafters – single 2x4
- Ridge - 1x4
- Some 2x4 diagonal roof bracing 2x4 is installed to support the hip rafters. This diagonal bracing is supported on a single 2x4 spanning the entire depth of the garage. This occurs in (2) locations and is spaced approximately at 1/3 points of the width of the garage.
- Existing roof pitch: 5:12
- 3-tab asphalt shingle installed with (2) roof vents

Foundation:

- Thickened concrete slab – 8" deep at perimeter. Assumed 3-4" thick interior (concealed and unable to observe).
- Column footings unknown
- Temporary column in parking stall bearing on slab

2. Evaluation

Exterior Walls:

Condition: Poor

- Sill plates deteriorated and rotting in many locations – +/- 50%.
- Anchorage of sill plates to foundation only observed at northeast building corner. Assume consistency at least at corners of building.
- Sill plates up-heaving in northeast corner
- Single top plate inadequate to support rafters and brace exterior wall
- Roof framing members offset from stubs – in several instances the offset is 12"
- No evidence of any members or system to prevent shear.
- Extensive structure tilt evident in supporting exterior walls:
 - West wall 8" out of plumb- leaning toward south
 - South wall 4" out of plumb- leaning toward east
 - East wall 2-1/2" out of plumb- leaning toward south
 - North wall 2-1/2" out of plumb- leaning toward west

Roof:

Condition: Poor

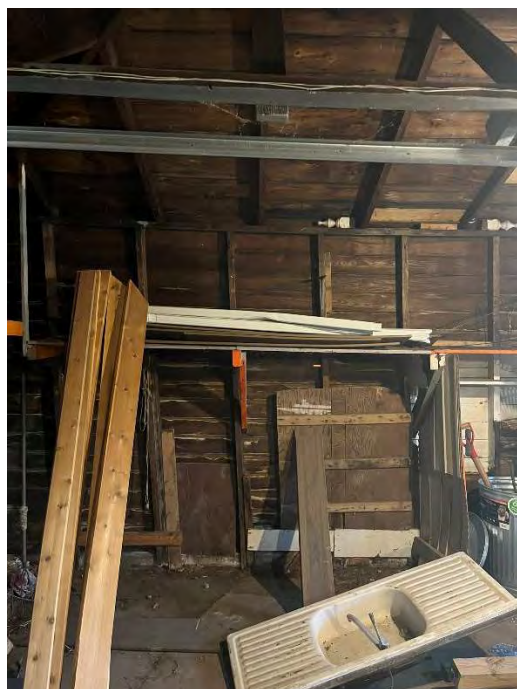
- Existing member spacing ranges between 28"-30"
 - This spacing exceeds the maximum allowable spacing (24") by 4"-6".
 - 100% of the rafters are deficient
- Existing maximum rafter span is 12'-6"
 - This span exceeds the maximum spacing allowed by code (8'-2") by 4'-4".
 - 30% of the existing rafters are deficient.
- Hip rafters - 2x4
 - Hip rafter spans are 15'-8"
 - Hip rafter depth insufficient. Depth shall not be less than the depth of the cut end of the rafter. Minimum requirement 2x6.
 - 100% deficiency
- Ridge – 1x4
 - Hip rafter depth insufficient. Depth shall not be less than the depth of the cut end of the rafter. Minimum requirement 1x6.
- Deflection of members noted due to span and spacing.
 - Excessive deflection in most structural members.
 - Maximum Rafter deflection = .8"
 - Deflection in excess of 1" observed in multiple locations.
 - Maximum deflection of other structural members = 1.075" – roof tie supporting ridge
 - Deflection of roof tie and ridge support measured at 3-1/2"
 - Deflection of roof support measured at north wall measured at
 - Members have a loss of plasticity due to overloading for an extended time period. The deflection of the members can't be corrected.
- 3-tab asphalt shingle roofing with (2) roof vents installed – Good condition

- Code references based on the following criteria:
 - 20 lb roof live load
 - 10 lb roof dead load
 - Roof framing member spans based on Table R802.5.1(1)
 - Deflection Requirement
 - L/180 – rafters having a slope greater than 3:12 without ceilings attached to framing members
 - L/240 – all other structural members
- Fascia deteriorated, and missing several sections

Foundation:

Condition: Poor

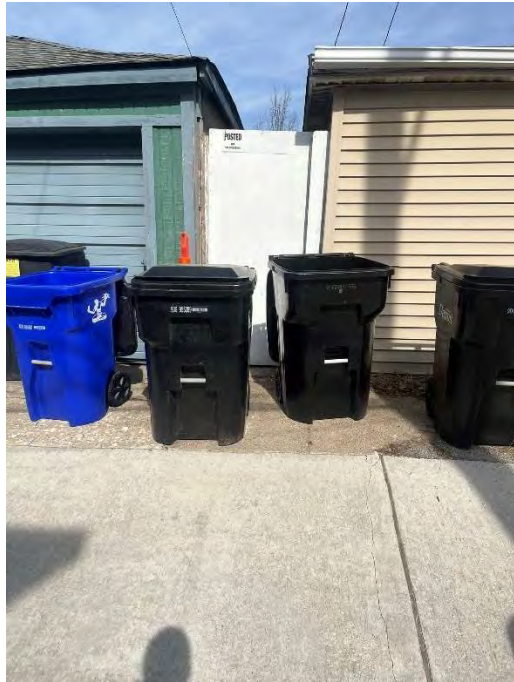
- Footing Requirements: Minimum depth of footing is 42"; Minimum width of footing is 12" – walls constructed concrete slab thickened at edges to depth of 8".
- Differential settling evident throughout entire structure and slab.
 - Slab shows signs of settlement and upheaval
 - Cracking
 - Separation
 - Spalling
- Slab deteriorated – cracked and unlevel



Stud and rafter spacing, single top plate,
racking of exterior wall



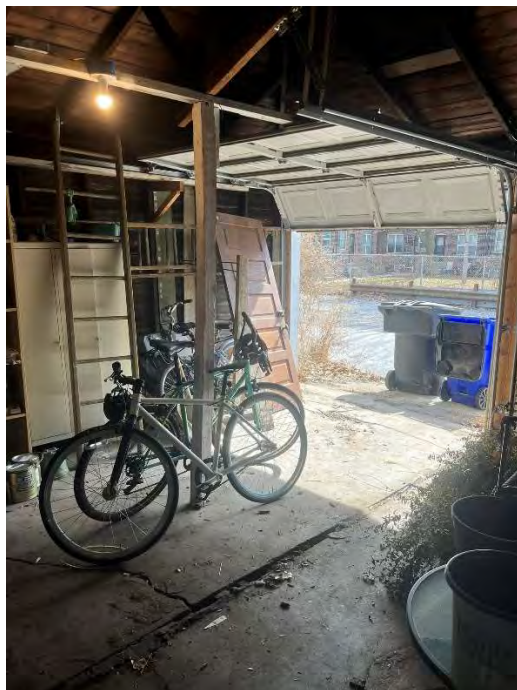
Example of framing member deflection



Exterior wall out of plumb



Exterior wall out of plumb



Temporary column installed to support roof



Buckling evident in exterior wall – west side



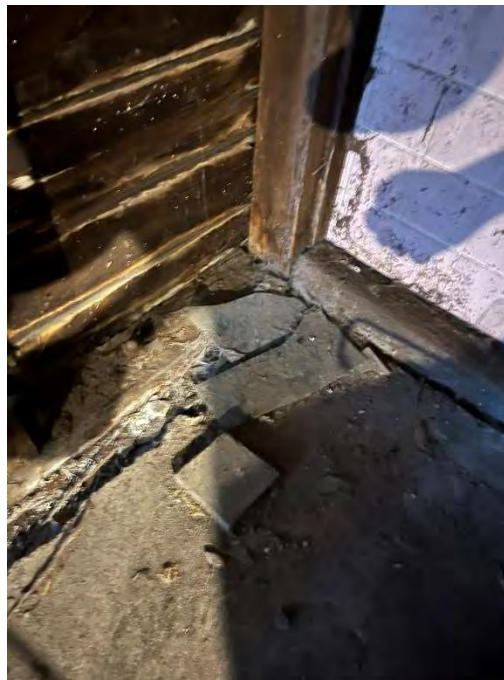
Interior concrete slab deterioration



Excessive deflection in supporting member



Section of wall severely out of square –
not supported by foundation



Deterioration of slab and sill



Level of exterior grade compared to slab



Test pit showing bottom of slab +/- 8" below

Top of slab



Deterioration of slab



Walls out of plumb, missing fascia,
rodent den (at CMU blocks)

3. Limitations of Visual Inspection

Visual and dimensional observations are limited to construction assemblies that are exposed to view. Several areas of the structure are concealed and are inaccessible to inspection. These include but are not limited to sections of wall with “finish” affixed, concrete slab thickness and construction of column footings, if any, framing members installed in a vertical orientation that block the assembly beyond, such as overhead door headers. Not all members have been specifically measured but have been assumed to have relative similarity in their size, condition, assembly, etc. No destructive demolition was accomplished on the interior. A test pit was dug along the exterior at the northeast corner of the building to ascertain the footing depth. The remaining 3 sides of the building are obstructed by concrete walks and were unable to be excavated. The foundation is assumed to be consistent on all four sides.

4. Recommendations

There are several serious issues present in the existing structure. The foundation, the exterior walls and roof show significant signs of fatigue and failure. Reconstruction of the exterior walls, roof and foundation without complete demolition of the structure is not possible. These systems are interdependent regarding construction means and methods.

Generally

The following descriptions identify what is required to repair or rebuild specific building elements. Following the descriptions are issues that implicate additional work associated with the repairs or how the repairs effect the historic designation of the structure.

Exterior Walls

The exterior walls require truing, and exercise of producing plumb walls. In addition, a system to provide shear resistance is critical. However, due to the age of the building, the infiltration of liquid water and water vapor, the likelihood of the fastening system of the studs and the exterior sheathing suffering from deterioration is eminent.

- Disassemble walls and discard sheathing
- Evaluate condition of framing members and discard deteriorated ones. Replace with new
- Rebuild new walls with shear system (panelized sheathing fastened per code)
- Add a top plate
- Replace sill plates with treated members

Constructability Issues:

- ❖ Disassembling the walls, discarding and replacing sheathing system and reframing diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Walls need to be disassembled and completely reconstructed. This would require the demolition of the roof structure.
- ❖ Walls require a new, level foundation and anchorage for support.

Roof

The roof structure is severely overloaded and shows signs of significant deflection as a result. The condition has persisted since the structure was constructed. The roof entire roof system requires replacement.

- Remove existing roof framing system, sheathing and roofing and discard. Or

- Add new framing members adjacent to and between existing ones to meet or exceed the code.
- Rebuild a new roof system with adequate framing members, sheathing and roofing

Constructability Issues:

- ❖ Disassembling the roof, discarding and replacing the framing and sheathing system diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Existing roof members have lost their elasticity and are unable to be reformed back to their original shape. Therefore, new framing members can't be installed adjacent to and between the existing ones.
- ❖ Roof requires walls to be reconstructed before repair or replacement can occur.

Foundation

The most significant issue is the condition of the failing foundation. The undersized footing that does not descend below frost depth shows signs of differential settlement. Around the perimeter and throughout the interior. The foundation and slab are beyond repair and requires replacement.

- Remove slab
- Install new foundation to frost depth, min 42" below grade.
- The interior slab should be replaced and should rest on a minimum 6" compacted sub-base with a vapor barrier separating the slab from the sub-base.
- Raise height of slab above grade min 4".

Constructability Issues:

- ❖ Replacement of foundation unable to be accomplished without the demolition of the walls and roof.
- ❖ Raising height of the slab to halt water intrusion at the sill plated amplifies the issue of the alley grading.

Conclusion

Due to the extent of deterioration, and the reconstruction methods and sequencing, the existing structure is unable to be repaired as it presently exists. The existing structure is unable to be used for its intended purpose. The complete demolition of the structure is recommended. Any new structure should address the following issues:

- Level of finished floor above grade
- Transition from alley to garage

5. Certification of Licensed Professional(s)

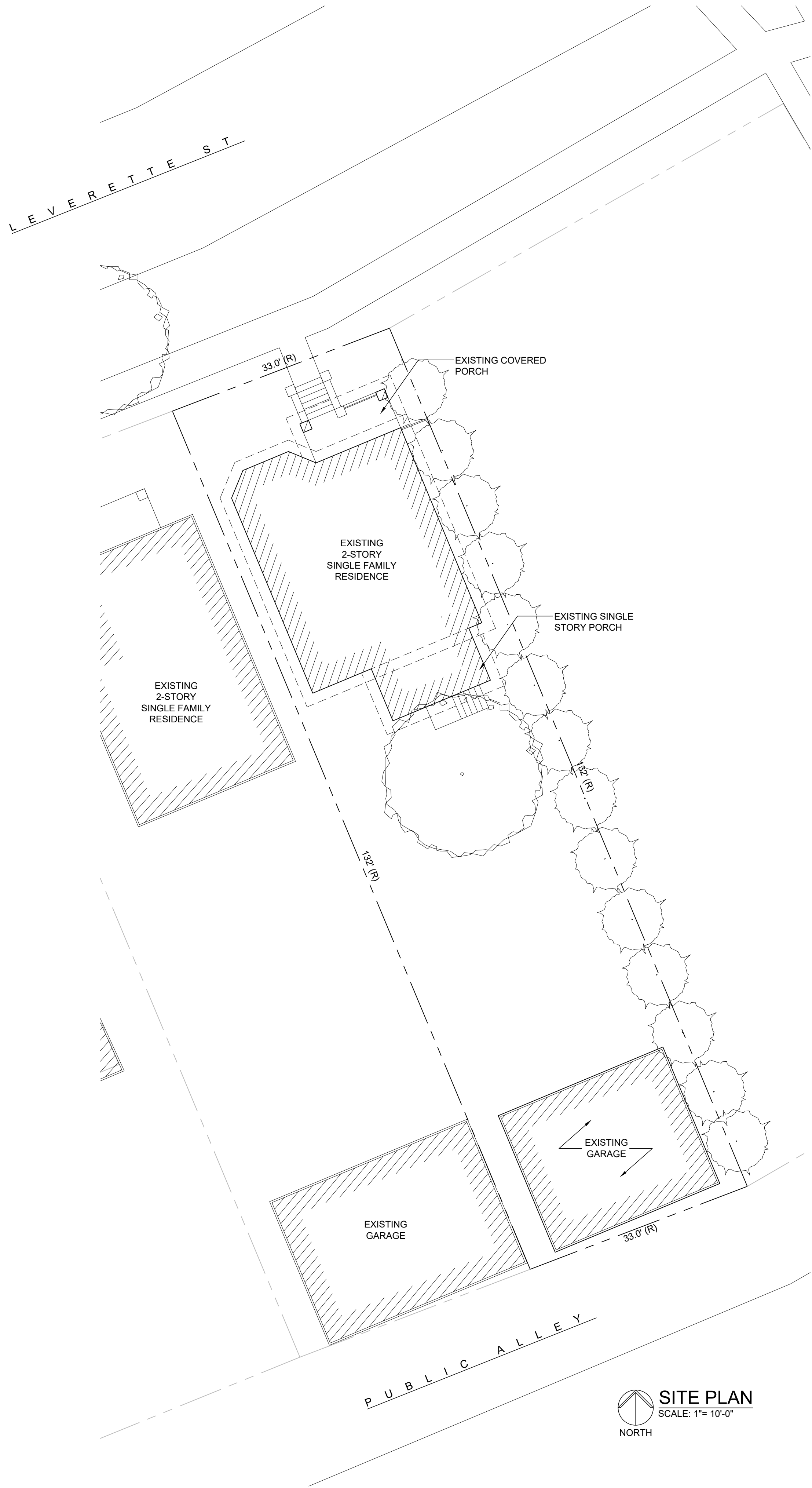
I hereby certify the information presented in this report is accurate to the best of my ability given the limitation of visual inspections conducted on March 14, and October 17, 2025 and the existing conditions.



10.20.2025

Blake I Hattermann, AIA

Appendix



USE + ZONING INFORMATION:

PARCEL ID:	08000414
ZONED:	TWO-FAMILY RESIDENTIAL
BUILDING USE:	ACCESSORY STRUCTURE
CONST TYPE:	RESIDENTIAL WOOD FRAME
LOT AREA:	4,356 SF; 10 AC
LOT COVERAGE:	31.8% (35% MAX)



BHATTERMANN
ARCHITECTURE

BHATTERMANN ARCHITECTURE
2010 ROSELAND AVENUE
ROYAL OAK, MI 48073

248.756.6162
bhattermannarchitecture@gmail.com

CONSULTANTS:



VICINITY MAP
SCALE: N.T.S.

SITE PLAN
1613 LEVERETTE ST.
DETROIT, MI 48216

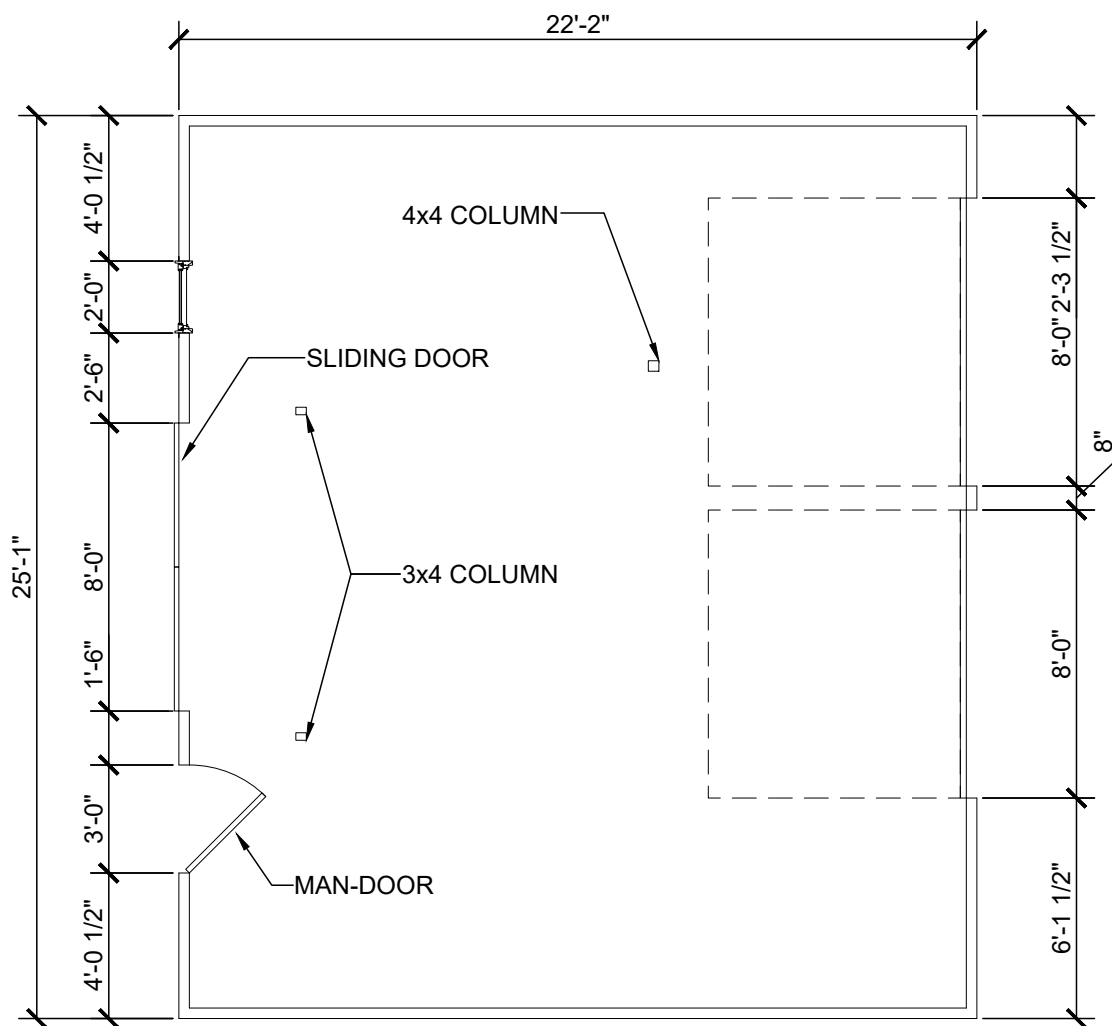
ISSUE:
HDC REPORT 10.20.25

DRAWN BY:
CHECKED BY:

SHEET:
AS1.1
(DO NOT SCALE DRAWING)



1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



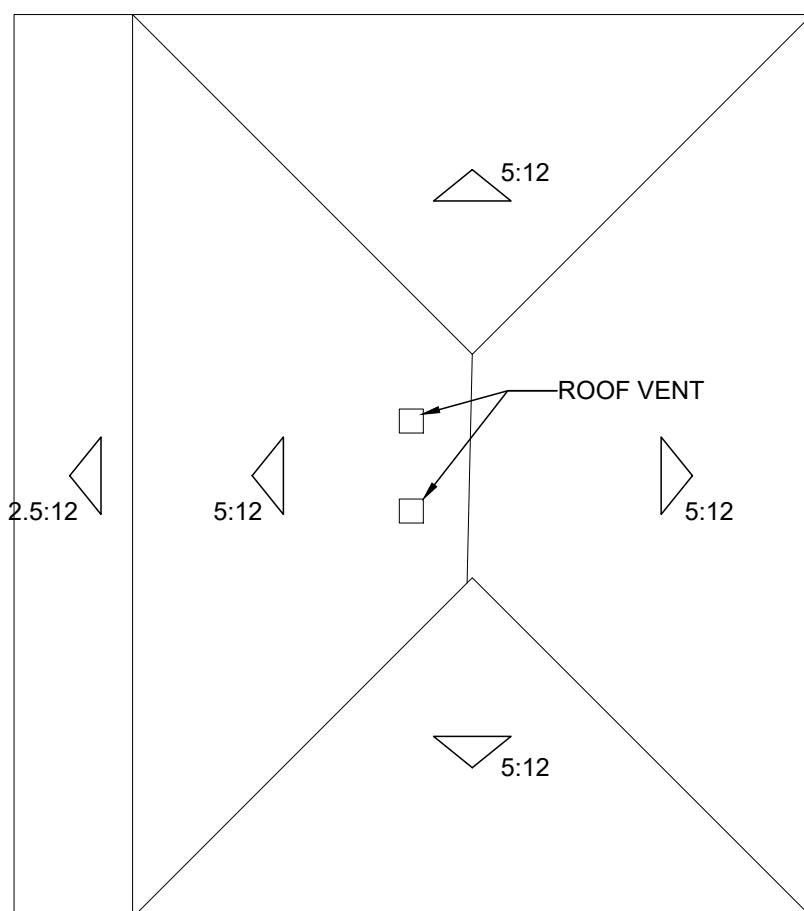
EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

SK1



1613 Leverette St.
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10.17.2025



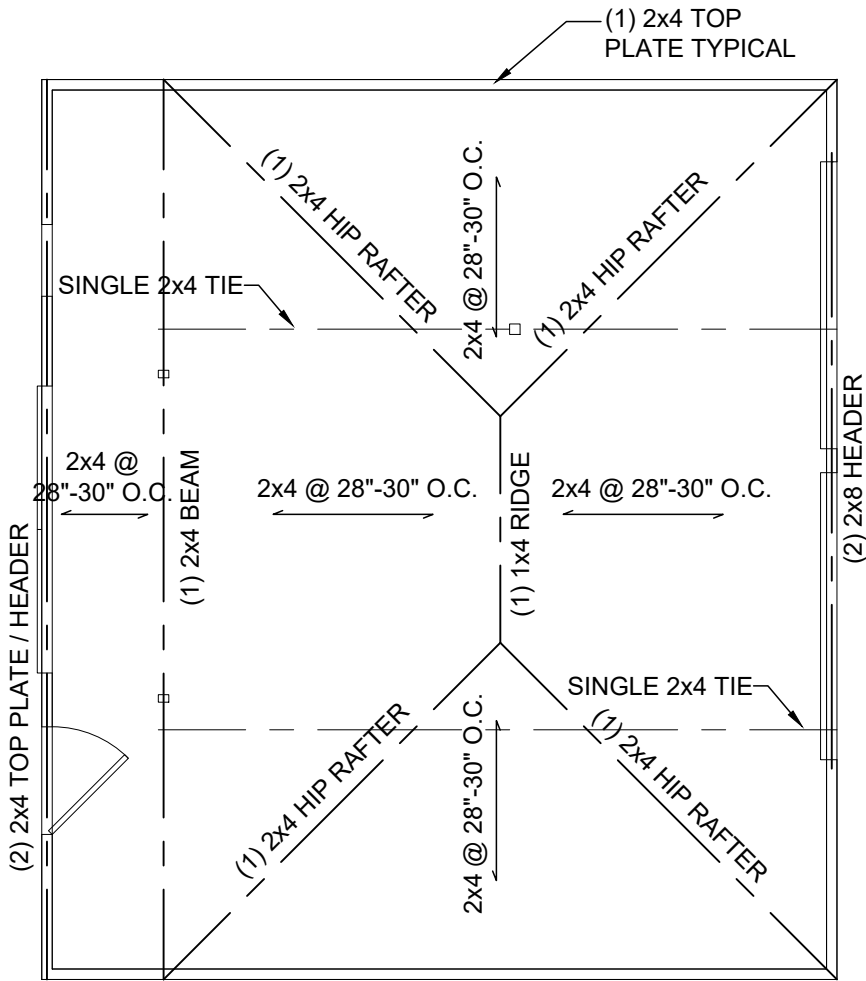
EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

SK2



1613 Leverette St.
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Existing Drawings
10.17.2025



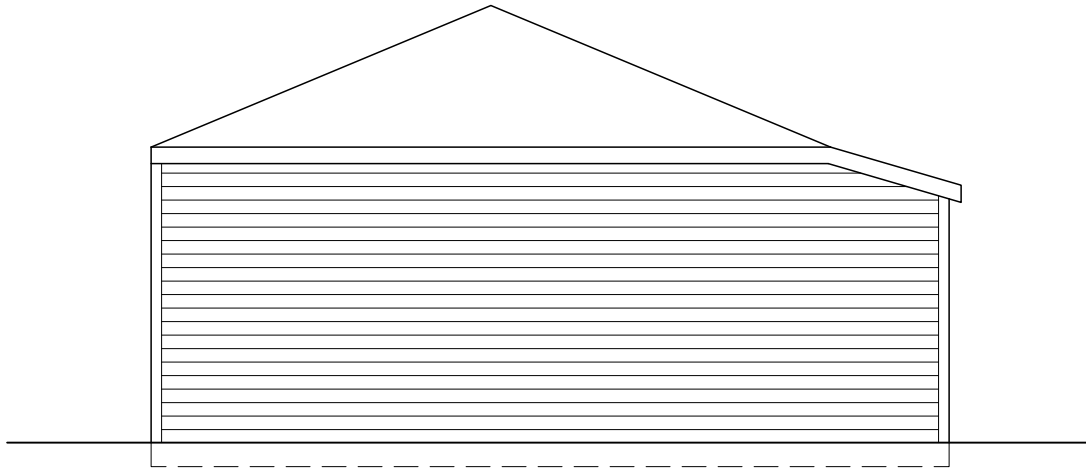
EXISTING FRAMING PLAN

SCALE: 3/16"=1'-0"

SK3

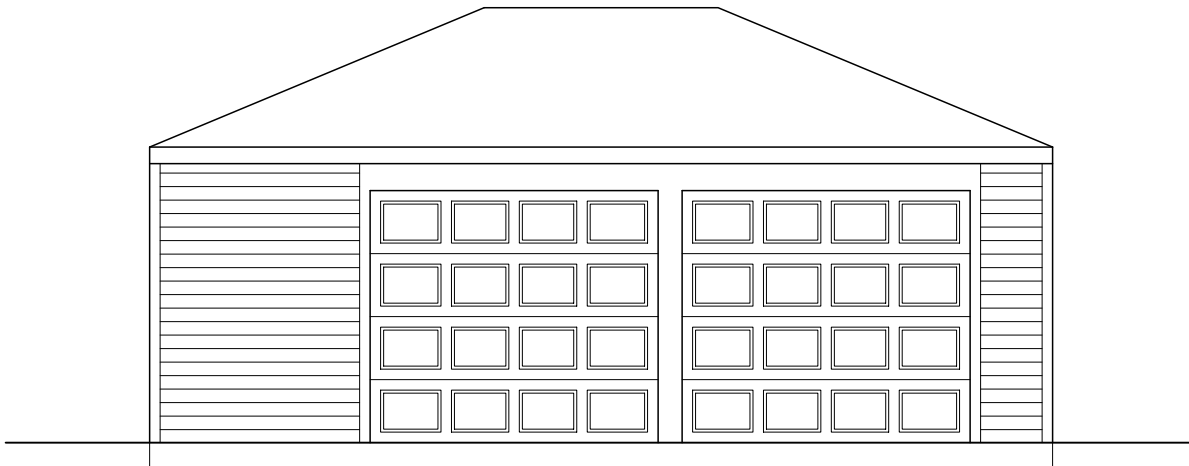


1613 Leverette St.
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Existing Drawings
10.17.2025



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



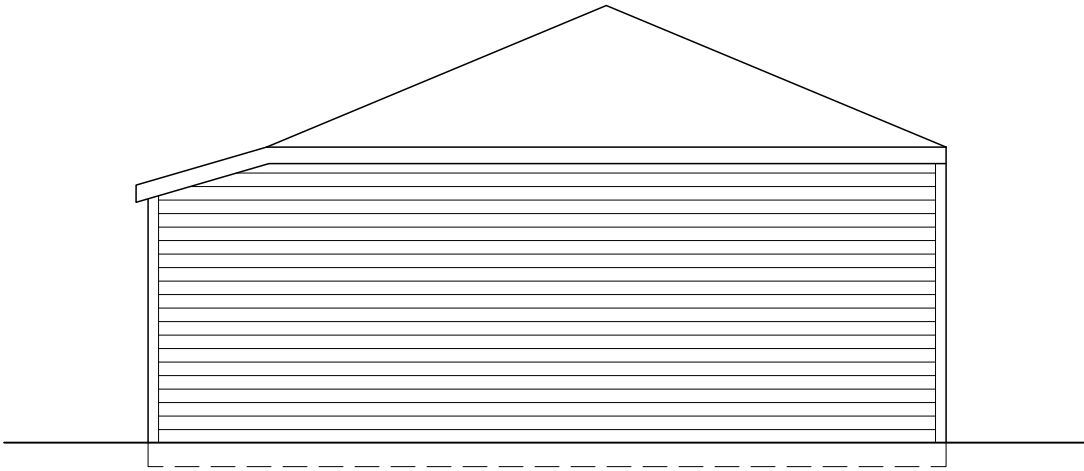
EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

SK4

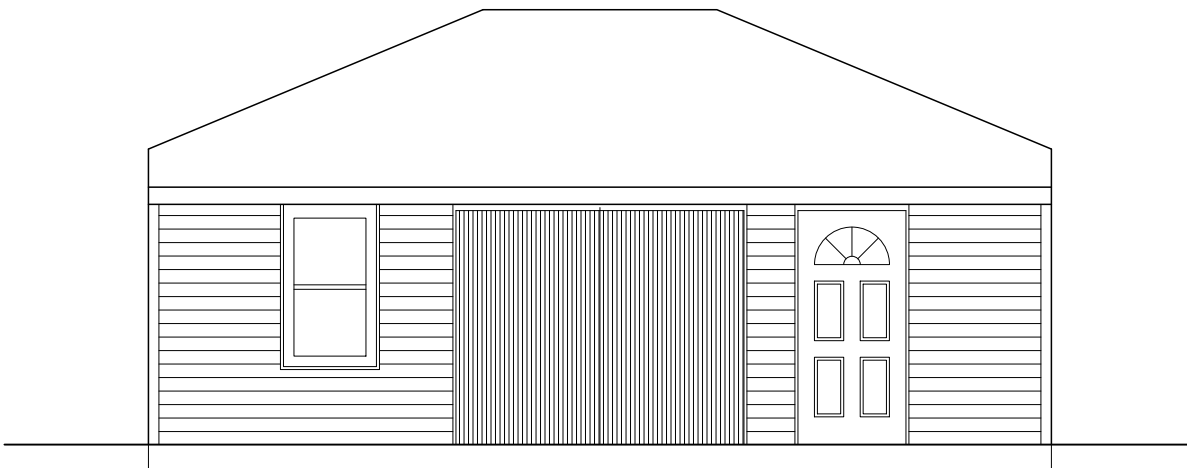


1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"

SK5











































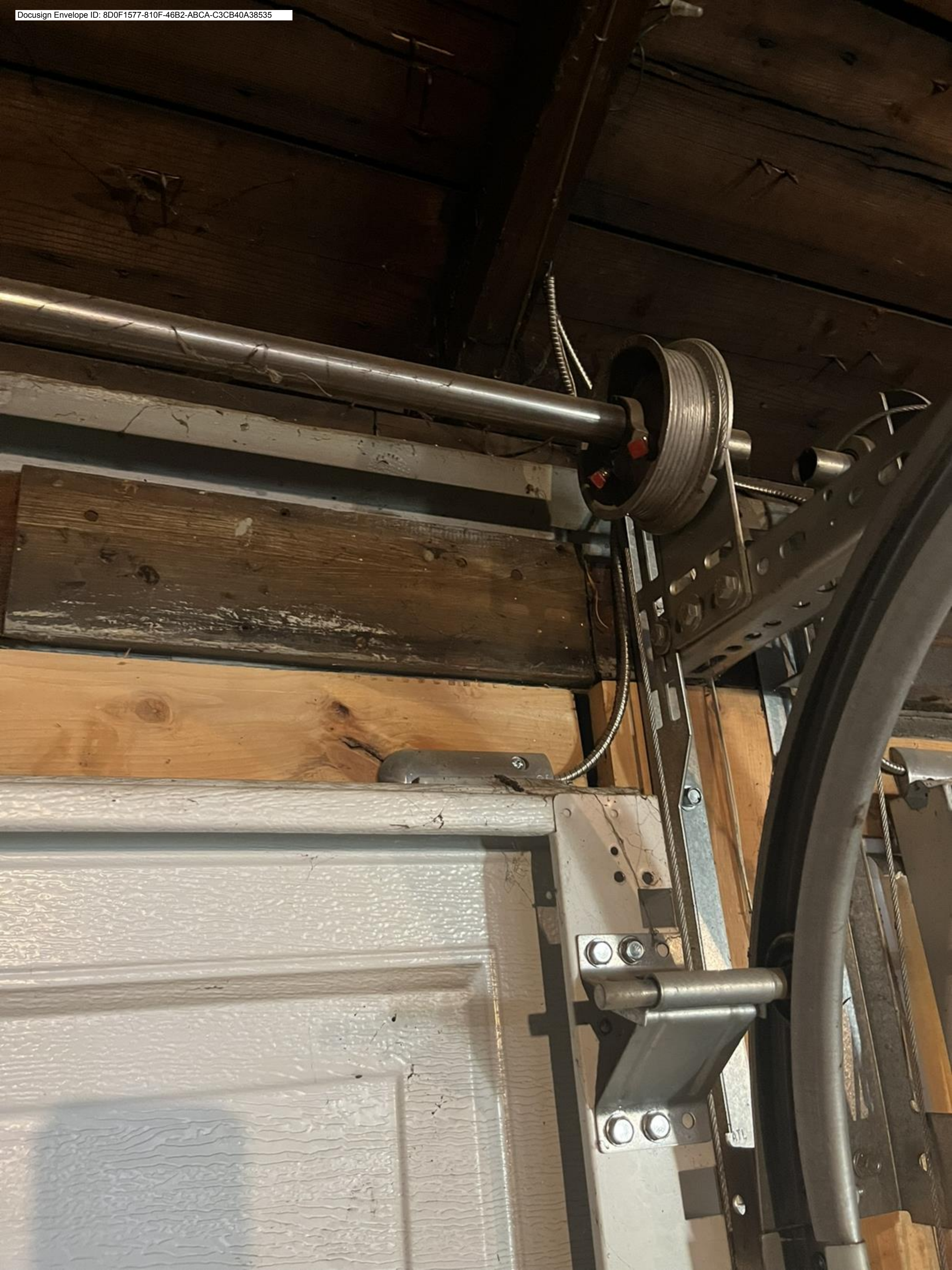




















































Existing Analysis Report

Existing Historic Accessory Structure

1613 Leverette Street

Detroit, MI 48216

October 20, 2025

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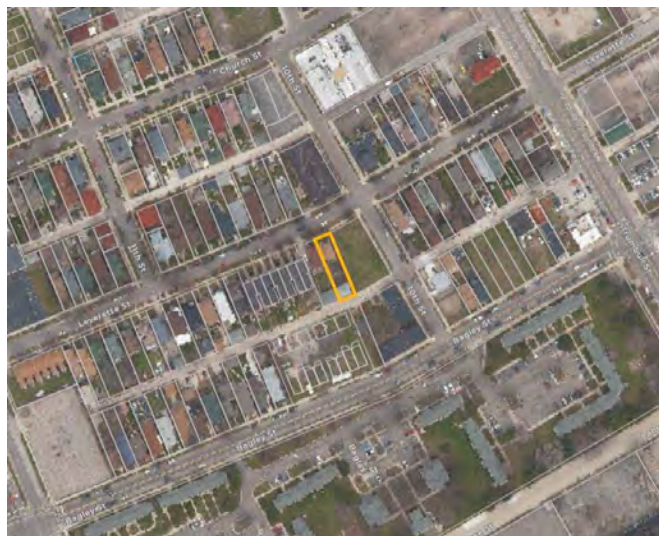
Brian Ducoffe and Sarah Greenwood

Same Address

Historic District

Corktown Historic District

Location Map



Subject property indicated with a yellow rectangle

Site Image



Primary Structure and Garage

Preparer(s)

Blake I. Hattermann, AIA

B Hattermann Architecture, LLC

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This report is intended to identify the existing construction and condition of an existing “historic structure” located within the rear yard of a primary residence in the Corktown Historic District in Detroit, Michigan. Extensive on-site investigations were completed on March 14, and October 17, 2025, to ascertain existing conditions. The investigation included but was not limited to dimensional and photographic documentation, and a test pit to determine the extent of the existing foundation. Following the onsite investigation, existing drawings were generated, and the structure was analyzed in comparison to code requirement. In addition to the structure, the site context with regard to the public alley to the south was also observed visually and measured approximately.

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The garage flows with the assortment of garages in the vicinity. There are no identifying features regarding the architectural style except for the size, the form, and a pair of sliding doors that address the rear yard that may or may not be original. The siding, roofing, access doors, window, and color scheme have been altered over time. The garage is a typical wood frame structure without interior finish. There have been no additions to the garage throughout its life span. However, aesthetic modifications have been made as previously described.

Due to site and structural deficiencies, the garage is no longer used for its intended purpose. These challenges include the grade between the alley and garage, and the failing structure that has been temporarily re-supported. The present use for the garage is currently minor storage of bicycles, lawn care supplies, and miscellaneous household items.



Existing photo - north, rear yard side



Existing photo – alley side



Existing photo – east side



Existing photo – west side



Existing photo – interior



Existing photo - interior



Library of Congress: Sanborn Map Company, Vol. 1, 1921-1950, p.29

Structural Condition Assessment

1. General Resource Description

Existing size 21' x 25' single-story, hip roof; 2-1/2 car unconditioned garage. Garage walls are 8' tall with a lower section being 6'-6" tall and facing the primary structure. The structure is a residential wood frame with a hip roof. The exterior materials are vinyl siding and 3-tab asphalt shingles. The interior floor surface is an exposed concrete slab.

Exterior Walls:

- Existing framing species consistent with #2 douglas fir-larch.
- 2x4 construction with double (non-treated) bottom plate; single 2x4 top plate / double 2x4 top plates are present on the lower section toward the residence.
- Double top plate used as a structural heard for the man-door, 8'10" sliding door and window.
- 2x4 wood studs art installed at 24" O.C. typically – 8'-0" high exterior walls / 6'-6" high exterior wall at north wall.
- (2) 2x8 (assumed 2-members) header over garage doors.
- Exterior sheathing is original, painted, 1x wood T&G siding installed directly and perpendicular to the studs.
- Exterior finish is vinyl siding.

Roof:

- Existing framing species consistent with #2 douglas fir-larch.
- Rafters – 2x4 at 28" O.C. – 30" O.C.
- Roof sheathing - 1x6 installed perpendicular to rafters
- Hip rafters – single 2x4
- Ridge - 1x4
- Some 2x4 diagonal roof bracing 2x4 is installed to support the hip rafters. This diagonal bracing is supported on a single 2x4 spanning the entire depth of the garage. This occurs in (2) locations and is spaced approximately at 1/3 points of the width of the garage.
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- 3-tab asphalt shingle installed with (2) roof vents

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- Thickened concrete slab – 8" deep at perimeter. Assumed 3-4" thick interior (concealed and unable to observe).
- Column footings unknown
- Temporary column in parking stall bearing on slab

2. Evaluation

Exterior Walls:

Condition: Poor

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Roof:

Condition: Poor

- Existing member spacing ranges between 28"-30"
 - This spacing exceeds the maximum allowable spacing (24") by 4"-6".
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- Ridge – 1x4
 - Hip rafter depth insufficient. Depth shall not be less than the depth of the cut end of the rafter. Minimum requirement 1x6.
- Deflection of members noted due to span and spacing.
 - Excessive deflection in most structural members.
 - Maximum Rafter deflection = .8"
 - Deflection in excess of 1" observed in multiple locations.
 - Maximum deflection of other structural members = 1.075" – roof tie supporting ridge
 - Deflection of roof tie and ridge support measured at 3-1/2"
 - Deflection of roof support measured at north wall measured at
 - Members have a loss of plasticity due to overloading for an extended time period. The deflection of the members can't be corrected.
- 3-tab asphalt shingle roofing with (2) roof vents installed – Good condition

- Code references based on the following criteria:
 - 20 lb roof live load
 - 10 lb roof dead load
 - Roof framing member spans based on Table R802.5.1(1)
 - Deflection Requirement
 - L/180 – rafters having a slope greater than 3:12 without ceilings attached to framing members
 - L/240 – all other structural members
- Fascia deteriorated, and missing several sections

Foundation:

Condition: Poor

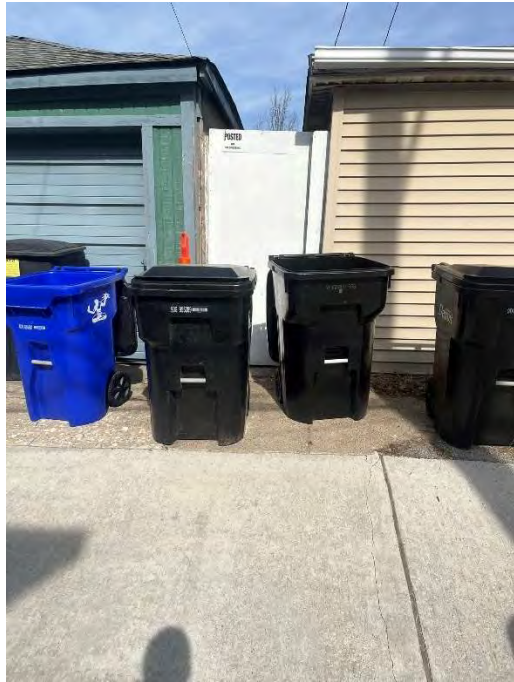
- Footing Requirements: Minimum depth of footing is 42"; Minimum width of footing is 12" – walls constructed concrete slab thickened at edges to depth of 8".
- Differential settling evident throughout entire structure and slab.
 - Slab shows signs of settlement and upheaval
 - Cracking
 - Separation
 - Spalling
- Slab deteriorated – cracked and unlevel



Stud and rafter spacing, single top plate,
racking of exterior wall



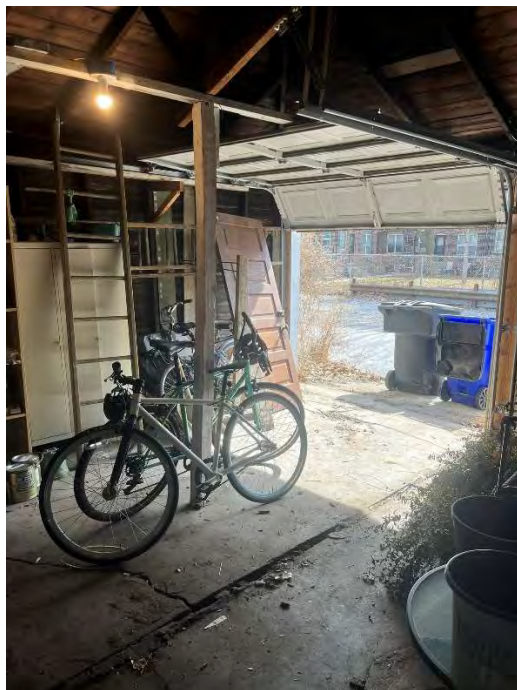
Example of framing member deflection



Exterior wall out of plumb



Exterior wall out of plumb



Temporary column installed to support roof



Buckling evident in exterior wall – west side



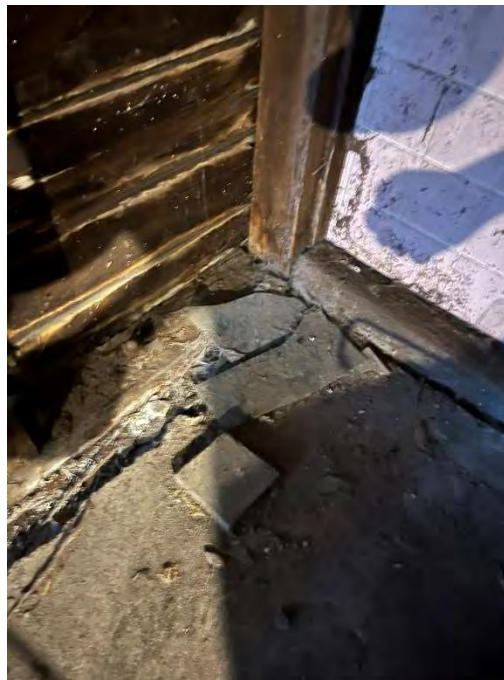
Interior concrete slab deterioration



Excessive deflection in supporting member



Section of wall severely out of square –
not supported by foundation



Deterioration of slab and sill



Level of exterior grade compared to slab



Test pit showing bottom of slab +/- 8" below

Top of slab



Deterioration of slab



Walls out of plumb, missing fascia,
rodent den (at CMU blocks)

3. Limitations of Visual Inspection

Visual and dimensional observations are limited to construction assemblies that are exposed to view. Several areas of the structure are concealed and are inaccessible to inspection. These include but are not limited to sections of wall with “finish” affixed, concrete slab thickness and construction of column footings, if any, framing members installed in a vertical orientation that block the assembly beyond, such as overhead door headers. Not all members have been specifically measured but have been assumed to have relative similarity in their size, condition, assembly, etc. No destructive demolition was accomplished on the interior. A test pit was dug along the exterior at the northeast corner of the building to ascertain the footing depth. The remaining 3 sides of the building are obstructed by concrete walks and were unable to be excavated. The foundation is assumed to be consistent on all four sides.

4. Recommendations

There are several serious issues present in the existing structure. The foundation, the exterior walls and roof show significant signs of fatigue and failure. Reconstruction of the exterior walls, roof and foundation without complete demolition of the structure is not possible. These systems are interdependent regarding construction means and methods.

Generally

The following descriptions identify what is required to repair or rebuild specific building elements. Following the descriptions are issues that implicate additional work associated with the repairs or how the repairs effect the historic designation of the structure.

Exterior Walls

The exterior walls require truing, and exercise of producing plumb walls. In addition, a system to provide shear resistance is critical. However, due to the age of the building, the infiltration of liquid water and water vapor, the likelihood of the fastening system of the studs and the exterior sheathing suffering from deterioration is eminent.

- Disassemble walls and discard sheathing
- Evaluate condition of framing members and discard deteriorated ones. Replace with new
- Rebuild new walls with shear system (panelized sheathing fastened per code)
- Add a top plate
- Replace sill plates with treated members

Constructability Issues:

- ❖ Disassembling the walls, discarding and replacing sheathing system and reframing diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Walls need to be disassembled and completely reconstructed. This would require the demolition of the roof structure.
- ❖ Walls require a new, level foundation and anchorage for support.

Roof

The roof structure is severely overloaded and shows signs of significant deflection as a result. The condition has persisted since the structure was constructed. The roof entire roof system requires replacement.

- Remove existing roof framing system, sheathing and roofing and discard. Or

- Add new framing members adjacent to and between existing ones to meet or exceed the code.
- Rebuild a new roof system with adequate framing members, sheathing and roofing

Constructability Issues:

- ❖ Disassembling the roof, discarding and replacing the framing and sheathing system diminishes the historic workmanship, character, and materials that aided in the determination of the structure as historic.
- ❖ Existing roof members have lost their elasticity and are unable to be reformed back to their original shape. Therefore, new framing members can't be installed adjacent to and between the existing ones.
- ❖ Roof requires walls to be reconstructed before repair or replacement can occur.

Foundation

The most significant issue is the condition of the failing foundation. The undersized footing that does not descend below frost depth shows signs of differential settlement. Around the perimeter and throughout the interior. The foundation and slab are beyond repair and requires replacement.

- Remove slab
- Install new foundation to frost depth, min 42" below grade.
- The interior slab should be replaced and should rest on a minimum 6" compacted sub-base with a vapor barrier separating the slab from the sub-base.
- Raise height of slab above grade min 4".

Constructability Issues:

- ❖ Replacement of foundation unable to be accomplished without the demolition of the walls and roof.
- ❖ Raising height of the slab to halt water intrusion at the sill plated amplifies the issue of the alley grading.

Conclusion

Due to the extent of deterioration, and the reconstruction methods and sequencing, the existing structure is unable to be repaired as it presently exists. The existing structure is unable to be used for its intended purpose. The complete demolition of the structure is recommended. Any new structure should address the following issues:

- Level of finished floor above grade
- Transition from alley to garage

5. Certification of Licensed Professional(s)

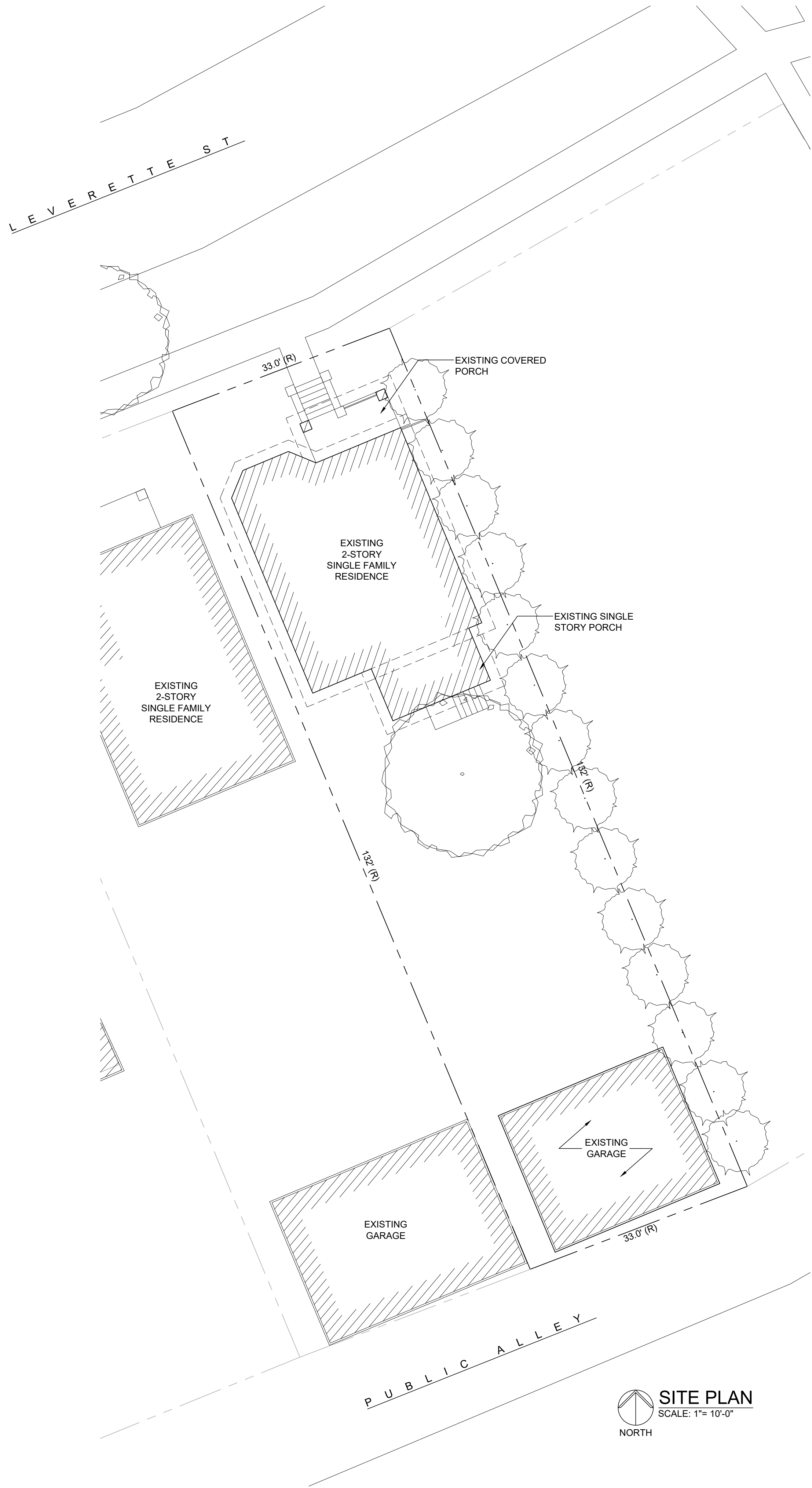
I hereby certify the information presented in this report is accurate to the best of my ability given the limitation of visual inspections conducted on March 14, and October 17, 2025 and the existing conditions.



10.20.2025

Blake I Hattermann, AIA

Appendix



USE + ZONING INFORMATION:

PARCEL ID: 08000414
ZONED: TWO-FAMILY RESIDENTIAL
BUILDING USE: ACCESSORY STRUCTURE
CONST TYPE: RESIDENTIAL WOOD FRAME
LOT AREA: 4,356 SF; 10 AC
LOT COVERAGE: 31.8% (35% MAX)



BHATTERMANN
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CONSULTANTS:



VICINITY MAP
SCALE: N.T.S.

SITE PLAN
1613 LEVERETTE ST.
DETROIT, MI 48216

ISSUE:
HDC REPORT 10.20.25

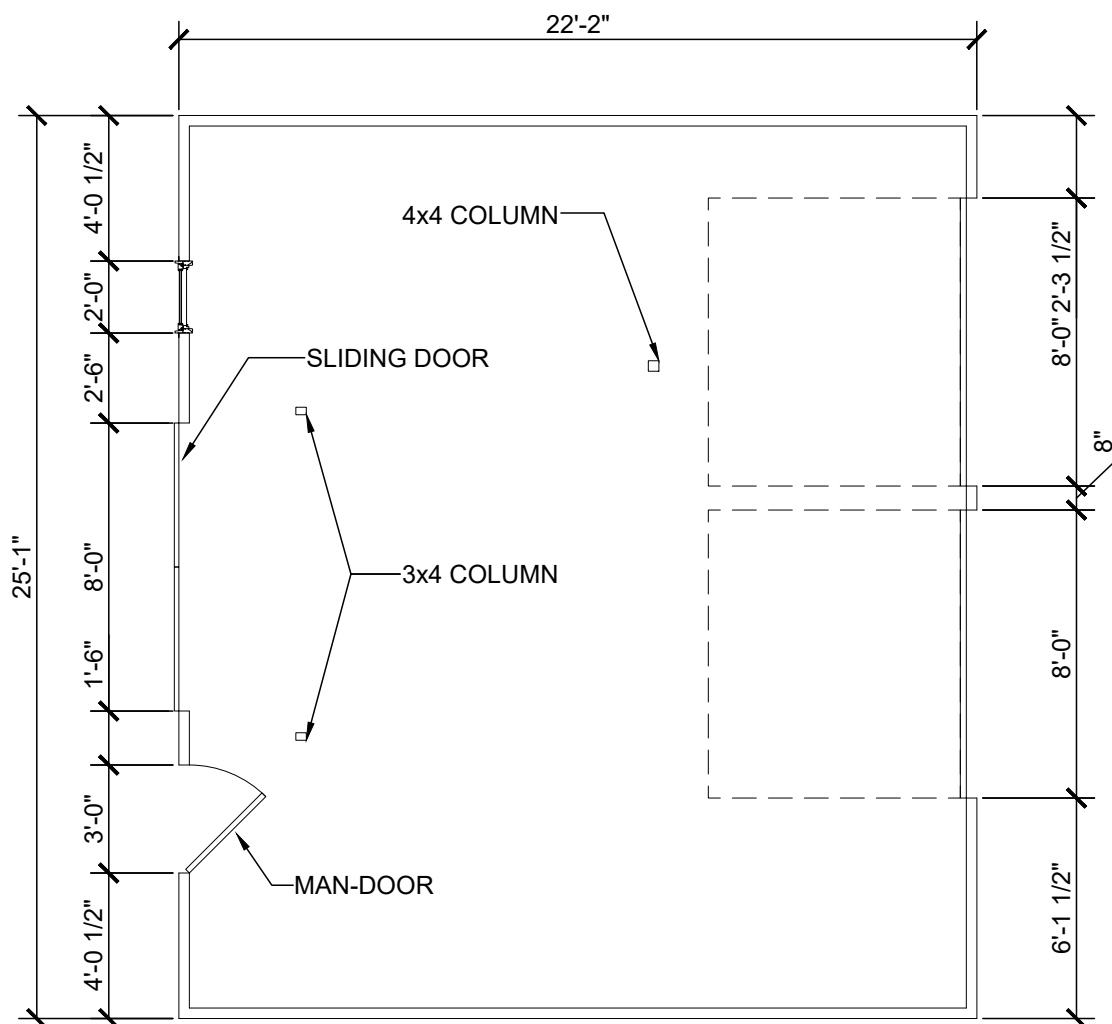
DRAWN BY:
CHECKED BY:

SHEET:

AS1.1
(DO NOT SCALE DRAWING)



1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



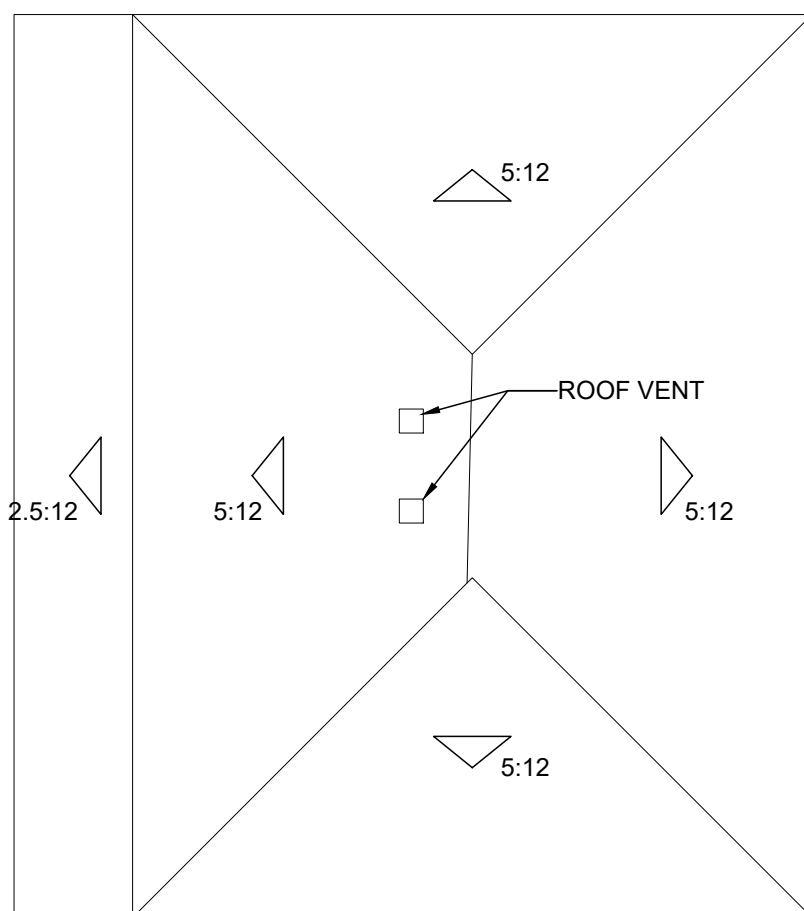
EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"

SK1



1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



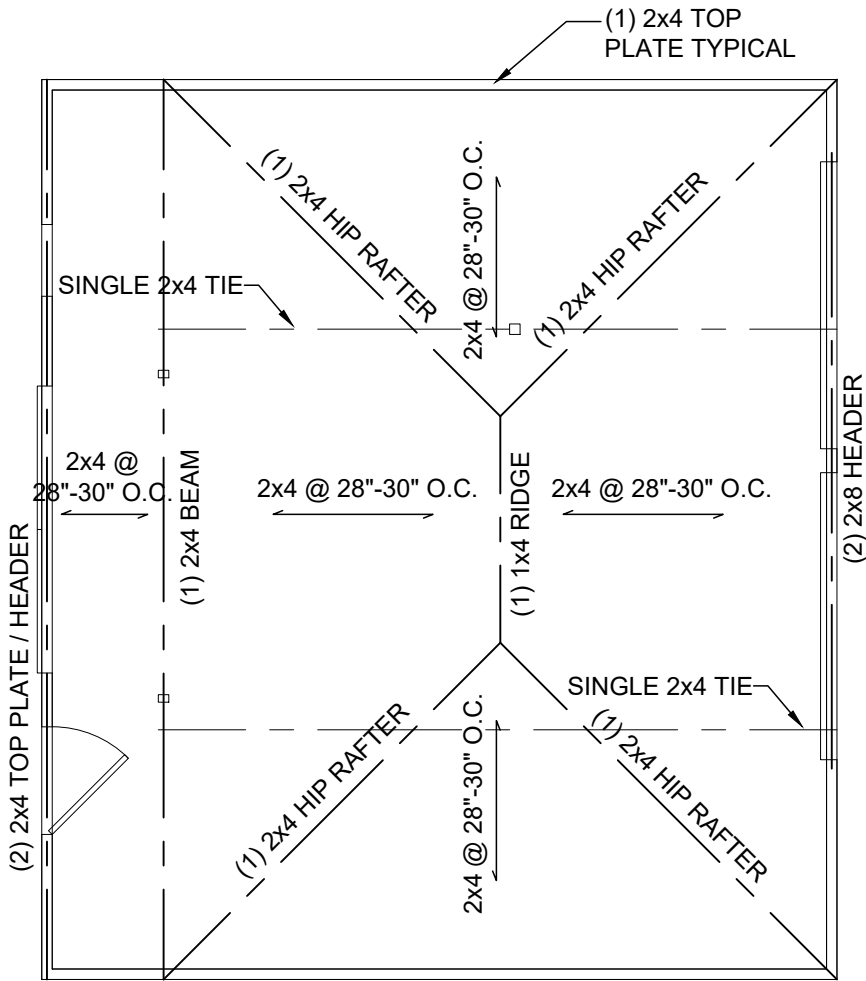
EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

SK2



1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



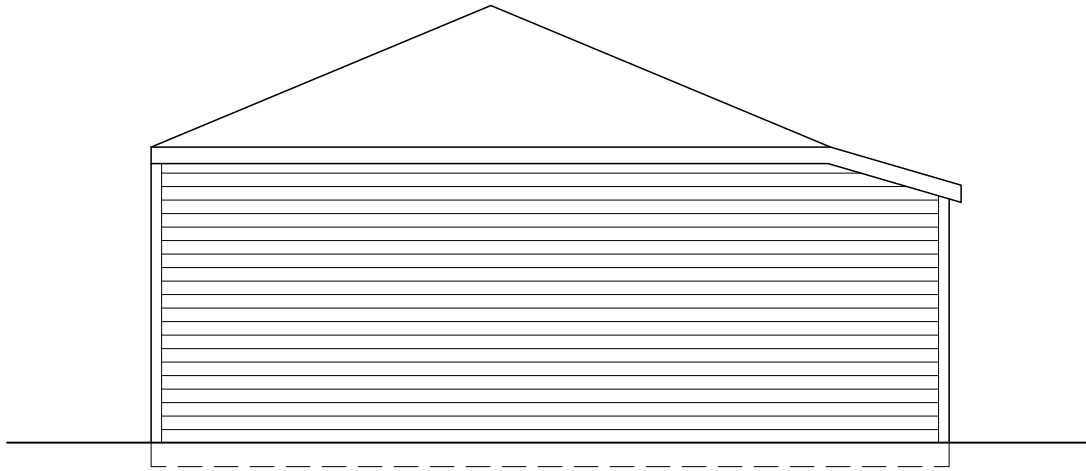
EXISTING FRAMING PLAN

SCALE: 3/16"=1'-0"

SK3

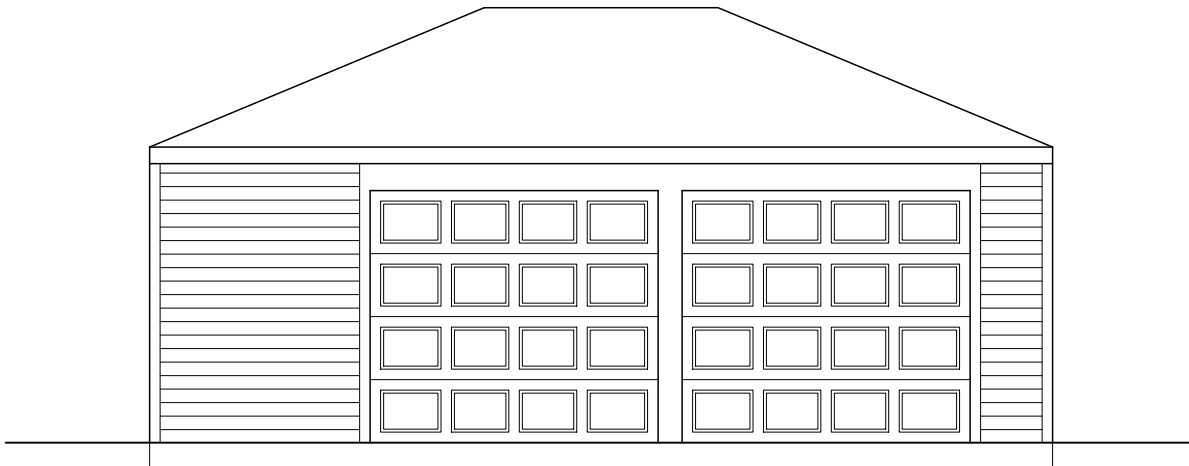


1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



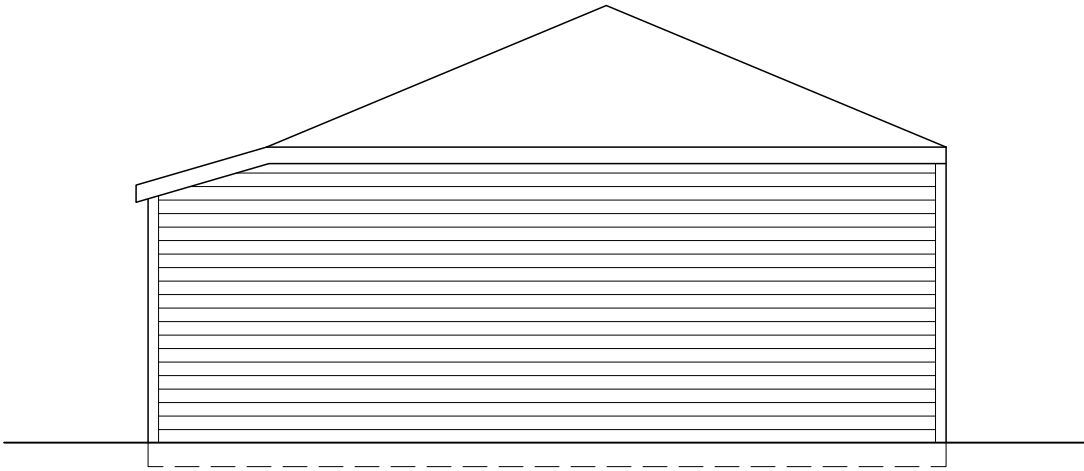
EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

SK4

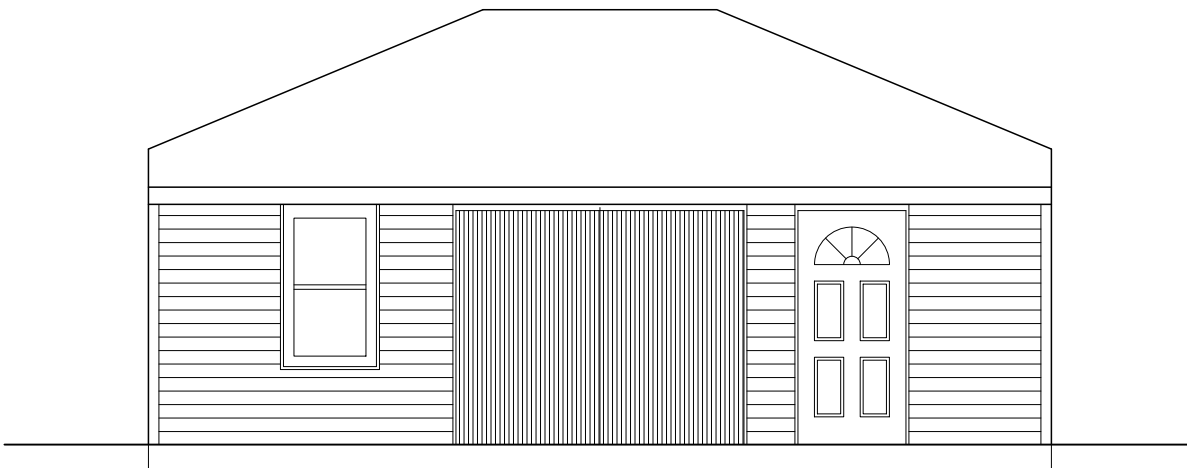


1613 Leverette St.
Detroit, MI 48216
Existing Drawings
10.17.2025



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"

SK5



















