



Carriage House

1613 Leverette Street

Detroit, MI 48216

Response to staff report dated 10/07/2025

Comment:

2.) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response:

The following excerpt from the 'Standard for Rehabilitation of Historic Structures' eludes that some structures may be excluded from the . . . *structures utilized in determining historical significance*:

2) A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; **or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.**

With respect to this specific structure:

- Presently, the existing structure is so badly deteriorated that the foundation and slab have been compromised. The slab is severely cracked and heaving in places. The foundation settling and has a rodent infestation further weakening it (groundhogs).
- The building is racking due foundation settlement and inadequate shear bracing.
- The roof structure is so badly deteriorated that it was required to be re-supported with a column disallowing use of one of the garage stalls.
- The structural capacity of the roof is severely overstressed due to the member size and spacing and is sagging.
- The current configuration of the access point from the alley into the garage creates a hazard and has the potential to severely damage vehicles attempting to enter or exit.
- The current materials, overhead and man doors, and color scheme have no historical significance.
- These issues were present prior to the present Owner's taking possession of the property.

These items would require the demolition and reconstruction of the existing garage to repair its deficiencies. In conjunction with meeting present building codes, any historic significance would therefore no longer exist.



Comment:

5.) Distinctive Features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response:

Our solution will blend the massing, materials and an appropriate, harmonious color scheme indicative of the existing primary structure. Great effort has been taken to assure that the configuration, materials, details, and colors are appropriate for this type of structure providing a sense that it could be historical.

Specifically, the roof massing with the introduction of a dormer breaks up the mass. The building is depressed for grade in the back yard to meet the alley grade. This is done to rectify the issues of vehicular access in and out of the garage. The roof orientation and height reduce the visual impact of the structure along the alley in a similar manner to other structures. Other design features are recreated such as cover accenting the entry, and the use of a sliding door to secure storage that is accessed from the sidewalk. This is similar to the existing doors that presently allow access to the backyard. The exterior materials, windows were selected to respond to those in primary structure.

Comment:

9.) New additions, exterior alterations, or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing scale, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In conjunction with the previous response, the new building was carefully designed and adopts design elements from the primary structure presenting a harmonious development that doesn't degrade the surrounding historic nature of the neighborhood. The use as a carriage house is present in many other examples the district, even at the end of the alley (1829 Leverette Street) where this project is located. In fact, 18.6% of the total structures located in the immediate districts are directly used as carriage houses, are attached garage structures (non-historic), or have massing similar to this project. It should be noted that a majority of the homes in the district do not presently have garages. This project has gone well above and beyond these existing examples to make the carriage house seem aesthetically historic in its design style.

Refer to attachments SK1-SK5.

SK1 – New and existing adjacent elevations.

SK2 – Existing elevations with new overlay (dashed)

SK3 – Existing elevations with new overlay (dashed)

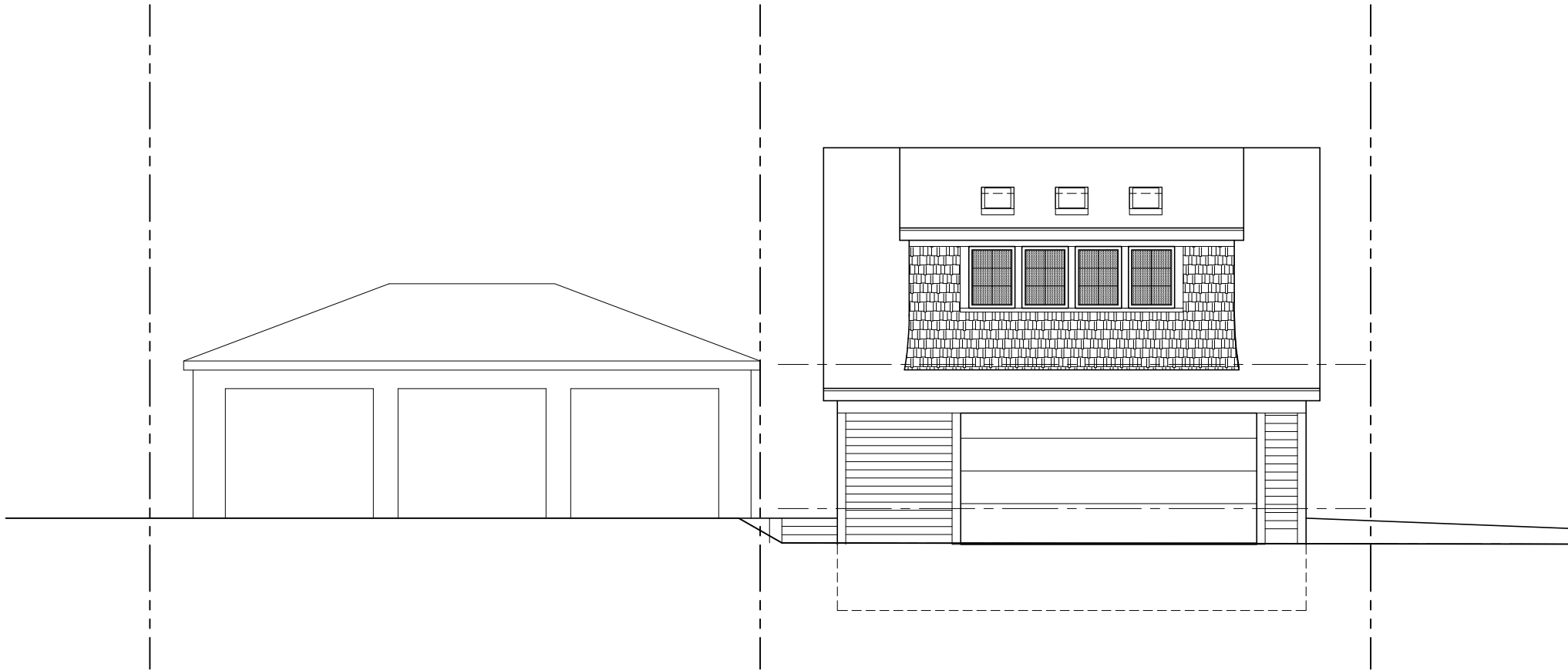
SK4 – Map showing existing garages and carriage houses

SK5 – Photo examples of carriage house style structures in the district for comparison.

SK6 – Example of carriage house at 1829 Leverette at the end of the alley



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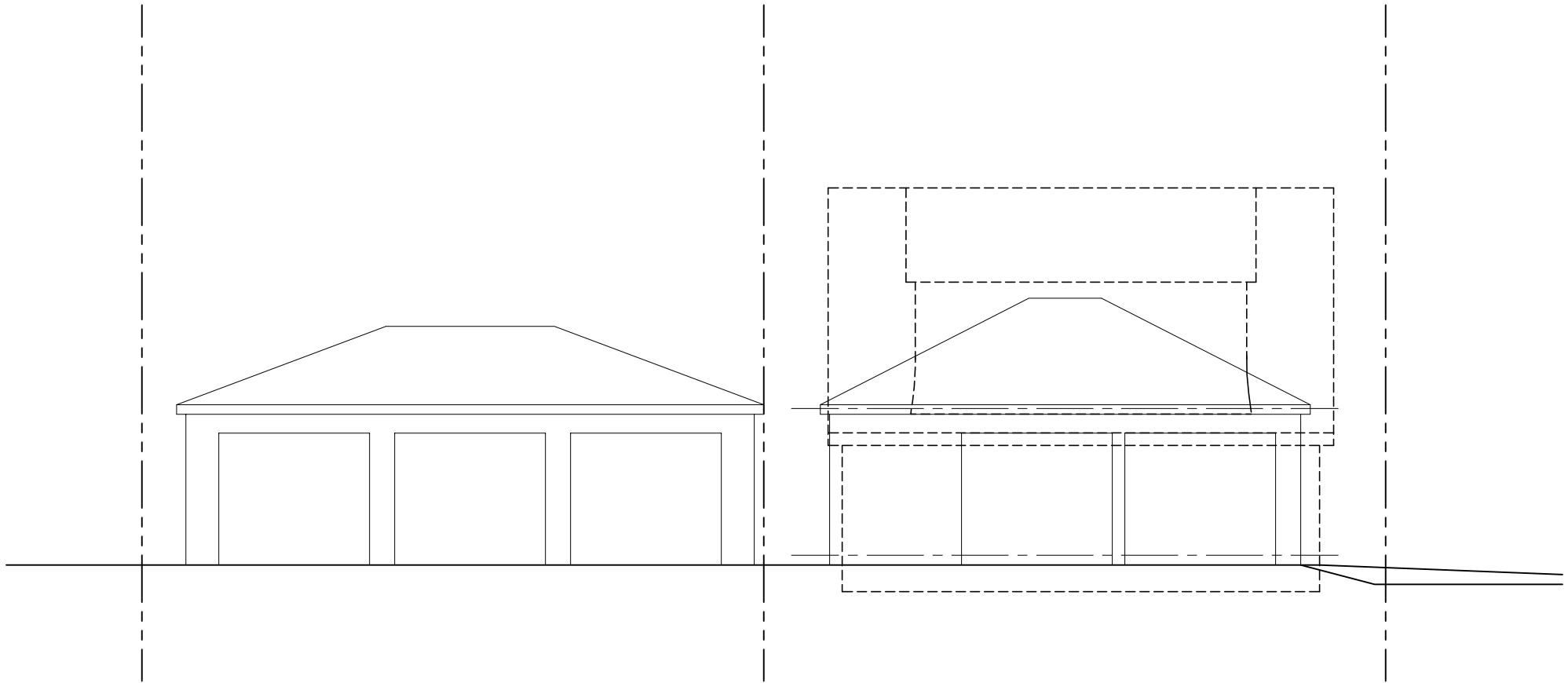


NEW ALLEY SIDE ELEVATION

SK1
October 7, 2025



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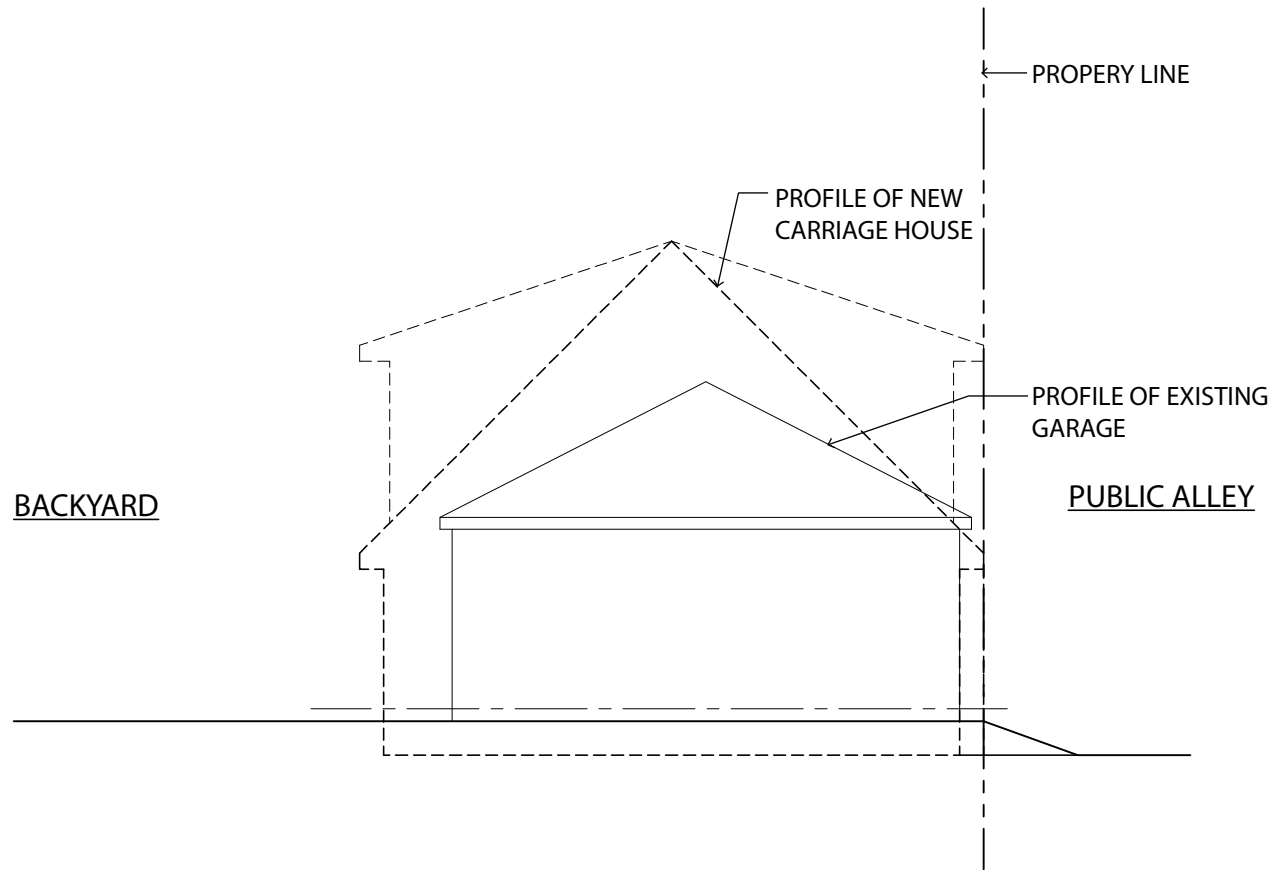


ALLEY ELEVATION OVERLAY

SK2
October 7, 2025



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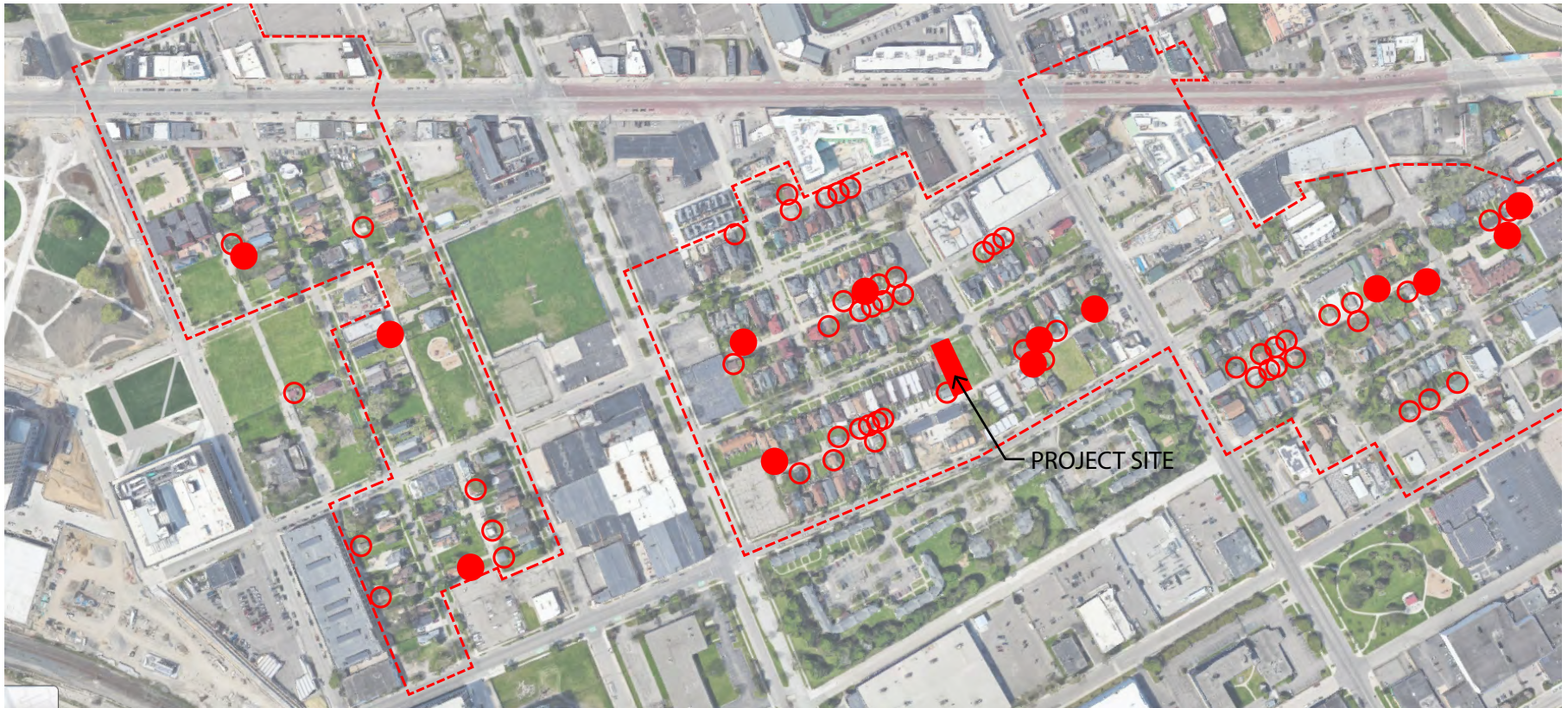


SIDE ELEVATION OVERLAY

SK3
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CONTEXT EXAMPLES MAP

LEGEND

- CARRIAGE HOUSE STYLE + ATTACHED GARAGES
- STANDARD GARAGE
- DISTRICT BOUNDARY

SK4
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EXAMPLES

SK5
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CONTEXT EXAMPLE - 1829 Leverette Street

SK6
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