



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 09/18/2026

Application Number: HDC2026-00456

APPLICANT & PROPERTY INFORMATION

NAME: Colleen Levitt

COMPANY NAME: Colleen Levitt, LLC

ADDRESS: 301 Royal Avenue

CITY: ROYAL OAK

STATE: MI

ZIP: 48073

PROJECT ADDRESS: 1152 Vinewood St

HISTORIC DISTRICT: Hubbard Farms

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This is staff's understanding of the scope of work. Please verify the following:

1. Replacing glass pane on 4 windows and/or storm windows. Please note this is considered ordinary maintenance and may proceed without approval.
2. On the first floor side elevation - alter two (2) window opening into a single opening. If so, please verify the size of the existing window openings and the size of the proposed single opening. Please also include an elevation drawing showing the existing and proposed window opening(s).
3. Replace two (2) windows at the rear of the house with wood double hung windows. The size to fit the existing window opening. If so we will need a zoomed out photo of the rear of the house, highlighting the windows in question.

Please confirm if the above information is correct.

This application will likely require review by the Commission. Please submit the requested information prior by 5PM on Monday, September 21st to be included in the October Meeting.

APPLICANT RESPONSE

Response Date: 09/20/2026



This is the architectural drawing showing the current and proposed changes to the side elevation of 1152 Vinewood. The two windows at the rear (left) end of the home will be combined to make one French casement window that is smaller in height and overall width. This is necessary to allow for cabinet installation in the kitchen. The original windows were only around 2' from the floor making the wall unusable for cabinet installation on the one and only contiguous wall in the space. There are 5 other door and window openings in the space making it highly dysfunctional for modern living.

The windows will be replaced with a wood Anderson French casement window that opens to the exterior.

The windows on the left end of the 2nd floor and another in the rear of the house are vinyl replacement windows. Both windows have blown seals. We will be replacing both windows with the same wood Andersen windows as the French Casement window in the kitchen. I believe you have this as two windows at the rear of the house in your description above. Only one window is in the rear on our side of the building. The other window we are replacing is at far left end of the 2nd floor side elevation as shown.

Thanks for clarifying that glass replacement is normal maintenance and does not need approval.

If you need anything further from us, please let me know.

1152 VINEWOOD
DETROIT, MI 48216

HISTORIC COMMISSION SUBMITTAL
SIDE ELEVATION (REAR PORTION)
EXISTING AND PROPOSED

EXISTING SIDE ELEVATION
(REAR PORTION)

- SECOND FLOOR
± 18'-4"
- FIRST FLOOR
± 9'-2"
- BASEMENT
± 0'-0"

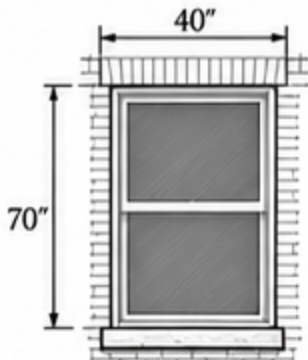


PROPOSED SIDE ELEVATION
(REAR PORTION)

- SECOND FLOOR
± 18'-4"
- FIRST FLOOR
± 9'-2"
- BASEMENT
± 0'-0"

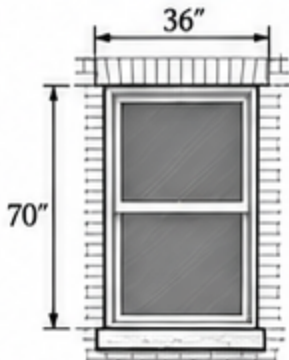


EXISTING WINDOW A
(TO BE REMOVED)



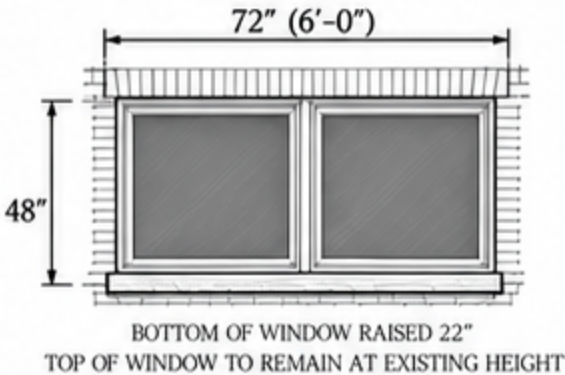
SCALE: 1/2" = 1'-0"

EXISTING WINDOW B
(TO BE REMOVED)



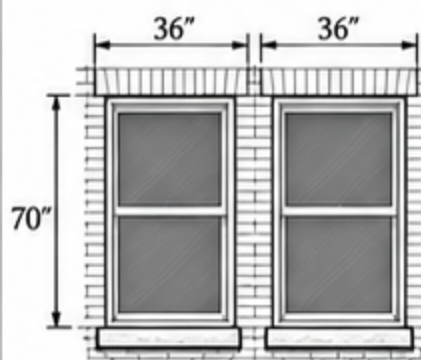
SCALE: 1/2" = 1'-0"

PROPOSED NEW WINDOW
FRENCH CASEMENT (TWO PANE / TWO OPERABLE SASHES)



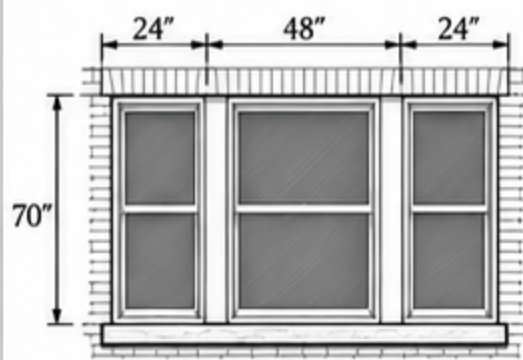
SCALE: 1/2" = 1'-0"

EXISTING TWO-WINDOW SET
(TO REMAIN)



SCALE: 1/2" = 1'-0"

EXISTING THREE-WINDOW SET
(TO REMAIN)



SCALE: 1/2" = 1'-0"

NOTES:

1. Drawings based on field measurements and owner-provided information.
2. Existing Window A: 40" wide x 70" tall (to be removed).
3. Existing Window B: 36" wide x 70" tall (to be removed and shifted left).
4. Proposed new opening: 72" (6'-0") wide x 48" tall.
5. New window to be a single French casement with two equal 36" wide operable sashes, opening to exterior.

6. Top of new window to remain at existing height, aligned with tops of adjacent first-floor windows.
7. Bottom of new window to be raised 22" from existing.
8. Bricks removed from shifting Window B to the left will be repurposed and integrated into the new design to create a seamless historic ~~rear~~ appearance.
9. Existing two-window set (36" + 36") and three-window set (24" + 48" + 24") to remain as existing. No other openings on this elevation are affected.
10. No new windows proposed on this elevation other than noted.

