

MINUTES
DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING
 March 11, 2026
 Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chair Franklin called the meeting to order at 4:41 p.m.

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Allan Machielse	Vice Chair	X	
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner		X
STAFF			
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Jennifer Ross	PDD	X	
Lise St James	PDD	X	
Bilqees Salie	PDD	X	
Ellen Thackery	PDD	X	

Staff recommended changing closed session to beginning of meeting and pulling 3116 Park from the agenda.

III APPROVAL OF THE AGENDA

ACTION

Commissioner Marquez moved to approve the agenda with suggested modifications.

Commissioner King supported.

ROLL CALL

- Commissioner Franklin: AYE
- Commissioner Hamilton: NAY
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Motion passed, 4-1.

ACTION

- Commissioner Marquez moved to enter into closed session.
- Commissioner King: SUPPORT

ROLL CALL

ROLL CALL

Commissioner Franklin: AYE
Commissioner Hamilton: ABSTAIN
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 4 Nays: 0 Abstention: 1
MOTION PASSED 4-0 with one abstention

4:55-5:10 PM: Closed session; commissioners returned to the auditorium and public meeting restarted at 5:15 PM

IV APPROVAL OF MEETING MINUTES

ACTION

Commissioner Machielse noted that the word “and” is misspelled on page 17 near the top of the page.
Commissioner Marquez moved to approve the February meeting minutes as amended.
Commissioner King: SUPPORT

ROLL CALL

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0
MOTION PASSED, 5-0

V REPORTS

Director Landsberg reported about the recently discovered phishing attempt scam where a fake payment is requested. A warning about the scam has been posted to the HDC website and applicants have been emailed. Also, all administrative approvals have been posted on the website from 2025. Lastly, the staff reports have been restructured and he provided an overview of the new reports.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

None

VII POSTPONED APPLICATIONS

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)

None

IX SITE PLAN REVIEWS (per Section 50-3-204 of the 2019 Detroit City Code)

18551 Grand River – SPR2026-00004 – adjacent to Rosedale Park HD – JR

Staff report.

ACTION

Commissioner Marquez moved that no comments be returned in response to HDC involvement in the site plan review for 18551 Grand River.

Commissioner King: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0

X APPLICATIONS SUBJECT TO PUBLIC HEARING

**3116 Park – HDC2025-00693 – Peterboro-Charlotte HD – GL - Construct parking lot:
WITHDRAWN**

1616 Chicago – HDC2025-00753 – Boston-Edison HD – JR – Demolish garage, demolish rear wing,* rehabilitate house

Staff report.

Everado Morales, applicant William Wroblewski, present, both sworn in.

Owner bought the property, the garage was demolished by previous owners. New owner did not know the process. The contractor acted without pulling permits, but led the owner to believe they had permits, and then that contractor got deported. Owner's money he paid is gone. Mr. Wroblewski is now helping the owner through the process. Owner is now experiencing financial stress and would appreciate some efficiency.

Chair encouraged homeowner to be more fully engaged with process and not rely as heavily on contractors.

The proposal is to legalize the completed work; they seek permission to tear down two porches and build a deck. Mr. Wroblewski would be the holder of the permits and would serve as the consultant to help the owner through the process. Homeowner stated that the two-story wing was not structurally sound; it was leaning and not on a solid foundation.

One commissioner stated that many critical character-defining features were removed and the Commission did not have the opportunity to review or see a structural analysis. The rear two-story wing is important. Staff laid out what an approvable project would look like.

5:47 PM: Public hearing began.

- Deborah Gaffon (spelling might be incorrect): She objected to him being held accountable for what happened before he owned the house. She stated that she believes realtors do not disclose historic district status.
- Jared Mooney: Is a fellow veteran and would urge the Commission to help this Marine if possible.
- Debbie Iam: Stated that it is the responsibility of the homeowner to know the rules and what your contractor is doing. He should be required to rebuild the porches.

6:09 PM: Public hearing closed.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00753 for 1616 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of the rear, two-story sunroom wing; installation of vinyl siding and vinyl window at the location of the former sunroom wing; removal of the rear, first-story ice/milk door and masonry sill and infill of opening; replacement of stucco siding at rear one-story wing with lapped wood siding; and installation of a vinyl slider window at the rear wall, second story WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL, as the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And

Elements of Design # 3, 6, 7, and 8

For the following reasons:

1. The rear, two-story sunroom wing was an historic distinctive character-defining feature of the building. The proposal to demolish it, and not rebuild the feature to match, and clad the area where it was formerly located with vinyl and install a vinyl window has resulted in the removal of historic materials and the alteration of features and spaces that characterize the property. Specifically, the work incompatibly alters the historic footprint and massing of the building, destroys important historic finishes and architectural elements, and introduces new materials that are incompatible with the building's historic character.
2. The Elements of Design for the district note that windows are typically made of wood. Also, the proposed vinyl windows installed without HDC approval do not adequately reproduce the dimensionality, operation, texture, and finish of historic window sash. The windows are therefore not

compatible with the building’s historic character and are not appropriate for installation at the property.

3. The Elements of Design for the district note that exterior walls are typically clad with brick or stucco. Also, the proposed vinyl siding that was installed at the rear wall without HDC approval does not adequately reproduce a historic wall surface. The siding is therefore incompatible with the building’s historic character/is not appropriate for installation at the property.
4. The stucco cladding that was at the rear, one-story wing’s side and rear walls was a distinctive finish that characterized the property. The proposed replacement of the stucco with lapped wood siding that does not match is not appropriate. Also, the district’s Element of Design state that wood siding is not common within the district.
5. The milk/ice doors at the rear wall, first story are distinctive character-defining historic features and should be preserved.

Commissioner Hamilton supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

ACTION: Remaining work items

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00753 for 1616 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. The proposed rear deck shall not extend into the footprint of the former two-story rear sunroom wing. The new design shall be submitted to staff prior to the issuance of the permit for review and approval.

Commissioner Hamilton supported. There was clarification that the approval motion included the demolition of the garage.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

The chair encouraged the homeowner to continue to work with staff and stated that the staff report gives good direction.

205 Watson – HDC2026-00043 – Brush Park HD – GL -Erect multi-family mixed-use building

Staff report.

Nevan Shokar, Reid Mauti, Michael Poris, sworn in.

Mr. Shokar provided an overview of the project: 30,000 square-foot building to be built, majority residential housing, studios, 1- and 2-bedroom apartments, rooftop amenities, and ground-floor retail. HRD-led project and 20% of the units will be affordable at 80% AMI. Hope to break ground second half of 2026.

Mr. Mauti described design. Brick with infill metal panels at the windows with brass. Large windows will be further detailed, they'll work on expressing entrances further. Landscape is conceptual at this point and they'll work on that and fences.

6:32 PM: Public hearing begins.

- Matthew Daniels, resident of Brush Park. Site plan shows trees but the berm is too small to support trees. Requested that plan is altered to allow more canopy along John R. The horizontal massing is atypical for this neighborhood—the massing should be further broken up along John R.
- Megan and Nathan McKenty, residents of Brush Park. Happy to see lot developed. However, the amount of traffic through alley 12 feet wide will make it difficult to access retail, garbage, first responders, concerned about blocked single lane and increased traffic on the block. It is a single-lane alley and it is often blocked.
- Jared Mooney, Brush Park resident, there is support for the development and are waiting for an additional meeting with the developer. John R and Watson is a transition between Brush Park North and South. The building looks more like it belongs on the opposite side of Brush Park. The lot is constrained and the relationship between this building and its context is the concern. The current alley is historic and doesn't lend itself to the intense use being proposed. Concerned about scale, massing, and architectural character. The proposed would look more at home on a vacant block, but this neighborhood still has historic buildings in it.
- Jenny Addis, owns nearby carriage house. Alley is very small. 12' wide, first 200 feet is asphalt, then broken up old pavers, potholes, dumpsters, and mud. The 37 units are to dump into alley, trash receptacle along alley, construction load there. That alley is the only way into and out of John R. The alley is in very poor condition. The design is not context sensitive—30 historic homes are in immediate area. This does not look historic.

- Charlie Adams, Brush Park resident. Project was not well received by neighbors. Hopes the design could look more reflective of neighborhood. Alleys were for single-use mansions originally. Electrical poles are in the way. Retail is great but the neighborhood has a lot of empty, extra retail space. The design does not contribute to the neighborhood—this design is not cohesive with the historic neighborhood.
- Maxwell Wheaton, ER physician who lives along alley. He works 200 hours a month, the alley is often blocked. Sometimes he can't get home. This alley cannot support this intensive proposed use. The alley is only one car wide.

6:44 PM: Public hearing closed.

One commissioner stated that he agreed with the staff report. Some vertical articulation would help. Entrances between residents and commercial spaces should be distinguished more. Respecting that rhythm of articulated front entrances would help the development fit into the neighborhood better.

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00043 for 205 Watson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. Additional articulation of entrance locations for both commercial, multifamily, and the ground-floor unit, shall be accentuated either in the form of some form of canopy or other projections that are outboard of the building envelope, will be added to the front facades along John R. and Watson; and
2. The large windows should incorporate additional smaller-scale texture and detail via additional subdivisions compatible with the contemporary design proposed; and
3. All fence/gate types, heights, and materials will be provided before beginning of construction; and
4. Planting types, species, and locations will be provided to staff for review and approval.

Commissioner Machielse supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: NO

Ayes: 4 Nays: 1

MOTION PASSED, 4-1.

Chair encouraged concerned residents to reach out to the Department of Public Works and Detroit Traffic and Engineering with their alley concerns.

1656 W BOSTON – HDC2026-00006 – BOSTON-EDISON HD – ET = Enclose rear porch,* partially demolish rear porch enclosure, install deck

Staff report.

Steven Sorenson and LaVette Anderson-Sorenson, both sworn in.

Owner has owned since 2025. Enclosure was there. It sags and they want to address the sagging. They could look at new window and are happy to revise the skirting design.

6:55 pm: Public hearing opened, no comments, closed.

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00006 for 1656 W. Boston**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. The color to be used on the siding on the rear enclosed porch addition must be reviewed and approved by staff.
2. Because slider windows are incompatible with the house and district, a window that is more vertically oriented and is a sash-style window must be substituted for the window on the rear enclosed porch and must be reviewed and approved by staff. Also, that window must not be of vinyl construction.
3. The skirt material must be reviewed and approved by staff.
4. The design of the skirting below the deck must be revised to be compatible with the house and must be reviewed and approved by staff.
5. The paint or stain for the deck and skirting must be reviewed and approved by staff.

Commissioner Hamilton SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

15042 STAHELIN – HDC2026-00662 – ROSEDALE PARK HD – BS – demolish garage, erect garage

Staff report.

Paul Foshee, Leighann Greene, and Maryann Rea of Sunrise Building Group, sworn in.

Want to remove garage because it's almost ready to fall down, would like to replace with a new garage, and plan to comply with staff recommendations.

7:02 PM: Public hearing opened, closed without comment.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00662 for 15042 Stahelin**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

1. The cement fiber siding proposed for the building's first story display a smooth finish.

Commissioner Marquez supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

1069 Manistique – HDC2026-00051 – Jefferson-Chalmers HD – BS – Erect trash enclosure, rehabilitate building

Staff report.

John Marusich, architect, sworn in.

7:08 PM: Public hearing opened, closed without comment.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00051 for 1069 Manistique**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

1. The utilitarian beige brick be used for the proposed trash enclosure.

Commissioner King supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

2105 Burns – HDC2026-00064 – Indian Village – BS – Demolish contemporary sunroom, construct rear deck, rehabilitate house and garage

Staff report.

Megan Finley, Sarah Labarre, and Marshal Bratten, sworn in.

Ms Finley outlined that the interior has been preserved except the kitchen has been extensively remodeled. Interior issues are driving the request to remove some doors. The removed door and window will be preserved in case a future owner wishes to reinstall.

7:17 PM: Public hearing opened, closed without comment.

Commissioner discussion. Recommends recessing whatever the infill will be.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00064 for 2105 Burns**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

Where the historic window and door is being removed at the first-floor west elevation at the kitchen, that the infill shall either be recessed brick indicating the former opening, or a panel detail to mimic the details found elsewhere on the building.

The applicant must provide photos of the sample new infill brick next to the existing historic brick.

Commissioner Marquez supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XII PUBLIC COMMENT

None

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

2008 Longfellow – HDC2025-00741 – Boston-Edison HD – AD – Rehabilitate house and garage

George Bailey, Bailey Built PLLC, sworn in.

He submitted a revised drawing today at 3:00 PM. Was posted online but staff has not reviewed.

Mr. Bailey walked through revisions; showed a site plan, window clarification, he rescued components (dentils and brick mold for example) for restoration and will restore the missing rear-of-the-house features, and showed a colorized photo for proposed new color scheme—a bit of a more contemporary color scheme, but can revert back to color palette C if necessary.

Commissioner clarified windows—both Pella AND other? Applicant would like to get approval for both if possible and then selecting one depending on costs.

ACTION:

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00741 for 2008 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit

City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- 1) The existing wood siding at the house and garage and the wood shake and clapboard siding is intact and shall be repaired
- 2) Dimensions of one of the remaining historic double-hung window frames, including muntins and recessed dimension from the outer masonry wall, will be submitted to staff.
- 3) Intact historic wood windows will remain and be repaired as needed. Replacement windows will only be specified for openings in which vinyl windows have been installed and where historic windows were previously removed (i.e., empty window openings).
- 4) Specifications on the selected Kolbe ‘Heritage Series’ window line be submitted, and/or the Pella window line, as will a window order with all details related to the manufacturing be listed (including glass, screens, muntin profile and dimensions, etc.).
- 5) Should staff determine the selected replacement window is not a match to the historic windows, another window line will be submitted for review.
- 6) Existing wood brickmold will remain and be repaired. Where brickmold is missing, new wood brickmold, matching the dimension and profile will be installed and painted.
- 7) The window/wall panel design at the second story rear porch will be revised to match the historic design and proportions.
- 8) A section drawing or project notes will be added to the drawing set to clarify how the eave returns will be constructed and finished.
- 9) Cut sheets for selected asphalt shingle roof, rear entry doors, and gutters and downspouts will be submitted confirming design, dimension, exterior finish, and color.
- 10) Exterior paint colors for all wood surfaces to be painted will be listed on the project drawings, and paint colors selected will be in Color System C.
- 11) If any hardscape or landscape work will take place at the site, including fencing, a site plan or landscape plan will be submitted for staff review, as well as cut sheets for any items and vegetation proposed for installation.

Commissioner Marquez supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

Chair requested that the Commission review the Rosemont case next.

ACTION

Commissioner King, supported by Commissioner Hamilton, moved to hear the application for 15112 Rosemont, HDC 2026-00062, to be the next application reviewed by this Commission.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

15112 Rosemont – HDC2026-00062 – Rosedale Park HD – LSJ – Replace wood windows with vinyl windows

Viola Gwynn and Joseph Gwynn present and sworn in.

Tom O’Hara, online, sworn in.

Mr. O’Hara didn’t know that the house was in the historic district. The permit was not applied for correctly and the neighboring houses have vinyl. They normally pull permits. Window replacement in Michigan requires building permits. They went ahead and did work without waiting for the permit. The removed windows were discarded.

Homeowner stated that the windows in the bedroom, kitchen, and bathroom were failing and getting draftier and draftier.

Wood windows were removed; they had been there when the homeowners moved in and the owners have lived there 45 years.

Chair stated that when windows are removed without Commission review, it short-circuits the process and the Commission then is not afforded the opportunity to evaluate condition and review the application.

Commissioner Hamilton noted that these are slider windows for sliders and they are on secondary elevations.

Director Landsberg noted that the house was built outside of the period of significance. Vinyl windows were just beginning to be marketed about 40 years ago.

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00062 for 15112 Rosemont**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local

legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS, as the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation.

Commissioner Machielse supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

Chair noted that staff’s insights about this particular property, construction date, and period of significance were helpful to the Commission in making this decision.

465 W. Milwaukee (AKA 460 W Baltimore) – HDC2025-00731 – General Motors Research Laboratory/Argonaut Building HD – ET – Remove fire escapes

Joshua Brown, Bill Van Marter, both of RAM Construction, and Dan Ryniak, College of Creative Studies, present and sworn in.

Applicants discussed their reasons for requesting removing the fire escapes. They have been painting and maintaining as best they can, but time has taken its toll on these escapes. They propose cutting the escapes off, cleaned with wire wheel, and painted with a protective metal paint. The doors would remain as well and be painted with the same paint.

Commissioner wondered if something short of removal could be done. Mr. Van Marter stated that you’d have to open the building, remove completely the metal components and assembly, and replace in kind, all for a non-functioning piece of equipment.

Commissioner stated that he didn’t find the escapes character defining. Another commissioner stated that he did. These idiosyncratic pieces will never be built again, and he thinks they are critical pieces of 20th-century architecture. Could anything creative be done here? The fire escapes stop because of the way the building and its site has changed, and that tells a story.

Mr. Van Marter described that the steel is in such bad condition that after cleaning, there would be nothing left. Commissioner stated that these are character-defining and should be preserved or replaced in kind. He doesn’t have enough information here to allow the removal.

Mr. Van Marter wondered whether they could have more time to revise their proposal. They stated that they just got the staff report the day of the meeting. Staff stated that the report had been sent the day prior, at noon.

Commissioner explained that if the Commission denied the application, the applicant could bring the application back with new information.

Mr. Van Marter is concerned that pieces of the fire escapes may come loose and hurt someone. The chair stated that they need to maintain the building to the best of their ability. Mr. Van Marter expressed that the applicant and owner team will need to consult with the School's legal counsel and possibly come back at a future date.

They'll withdraw at this time.

ACTION: WITHDRAW

Applicant withdrew HDC2025-00731.

19170 Warrington – HDC2025-00648 – Sherwood Forest HD – AD – Remove façade balcony

Ian Breck, sworn in.

Michael Conway, former homeowner, and Daniel Vollrath, current homeowner, sworn in.

Mr. Breck stated that the false façade had rotted away and fallen off. The inspector from 2020 stated that the porch was “falling off.” The porch was not an actual porch you could go out on. He provided copies of six nearby houses that look like this one but do not have the false balcony.

The chair asked staff about outstanding violations. In September 2023, the Commission was notified of the balcony's removal without permits. An application was submitted for retroactive review and the Commission reviewed that application in November 2023. The Commission issued a denial for the balcony removal. (They issued a COA for other work on the application.) The applicant is now back with an application for approval for the current condition.

Mr. Conway is the former owner and he began this application before the sale. His realtor Mr. Breck is empowered to speak on his behalf.

Mr. Vollrath is the current owner and supports the application. He does not want to have to rebuild the balcony.

Commissioner doesn't find the applied false balcony character defining. He wonders if it was original. Another commissioner believes that if it was original, it must be honored whether we personally like it or not. If it's a historic feature, the Standards apply. Staff was able to find a 1950 *Detroit News* photo showing the house with the false balcony in place, so the false balcony is original to the 1948 house.

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00648 for 19170 Warrington**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL, as the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And Elements of Design # 6, 7, 10, 15 and 19

For the following reasons:

1. The front balcony was a distinctive, character-defining historic feature that dates to the resource's time of construction and the district's Period of Significance.
2. The distinctive feature demonstrated a mid-century approach for a balcony structure on a modern-designed dwelling and was materially and proportionally compatible with the dwelling's metal framed windows.
3. The proposal, which seeks to obtain retroactive approval for the removal of the original balcony, does not demonstrate that the historically distinctive, character-defining feature was beyond reasonable repair.

Commissioner Machielse supported.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: NO

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 1

MOTION PASSED, 4-1.

1965 Orleans – HDC2026-00023 – Lafayette Park/ Mies van der Rohe HD – LSJ – Replace aluminum window systems with Fibrex window systems

Ray Sinclair, applicant, sworn in. Is a design consultant at Home Depot.

These condos all have the same façade. The Commission approved the same proposal a couple months ago, and now the same proposal is being proposed again. Can see the new work in place compared with the original from the 1960s. Commissioners find that the new closely matches the old and meets the Standards.

ACTION

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00023 for 1965 Orleans**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Machielse supported.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton:

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED, 4-0. (Commissioner Hamilton stepped out.)

RESOLUTION 2026-1 was adopted as proposed. King moved, Hamilton supported, and the resolution passed 5-0. (See Resolution attached to these minutes.)

1528 Woodward – HDC2025-00747 – Lower Woodward Avenue HD – JR – Install sign

Brooke Smith, architect from Rosetti, present and sworn in.

Representing building owner and restaurant owner.

They'd like to withdraw the portion of the application for the sign. Instead, they only seek approval for a new service door at Woodward Avenue storefront and modifications to the alley to accommodate restaurant makeup air and exhaust requirements which necessitated new masonry openings in the existing exterior wall.

Staff stated that they recommended approval of those two work items.

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00747 for 1528 Woodward**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that the remaining work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work. The remaining work items are identified as the service entry and alley modifications to the back façade for the functioning of the restaurant and service.

Commissioner Machielse supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

14539 Glastonbury – HDC2026-00040 – Rosedale Park HD – JR – Replace front porch

Debra Gatson, sworn in, present online, Italy American is their contractor and has provided all the staff has requested.

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00040 for 14539 Glastonbury**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner King supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

1806 Leverette – HDC2026-00001 – Corktown HD – LSJ – Replace wood windows with vinyl windows

Applicant Dylan Towler, homeowner, present online, sworn in.

Some windows are in poor condition and he'd like to replace instead of repair because of cost and time. Has received an estimate for window restoration for \$35,000, and one window restoration contractor is a year or two out. The estimate included storms as well.

He is concerned about air infiltration, and security (they don't lock).

Commissioner appreciates the application but doesn't see anything that precludes repair. He recommends doing the project piecemeal, maybe taking the project room by room. Applicant says he can't do that because of security concerns.

Commissioner Hamilton suggested a scope of work that is less than complete restoration. Some work can be simple maintenance and repair for a lot less money. The windows could be saved and made functional and airtight for less than restoration. Also, vinyl windows are not generally approved in historic districts because the commission generally does not find them to be an adequate replacement for wood. When windows are beyond repair, the commission has allowed wood windows with aluminum cladding. When you price your project, if you price a higher-quality window instead of vinyl, that cost differential would be less. Director Landsberg offered that it may be possible for a finish carpenter or contractor to repair wood windows to airtight and operating condition without full restoration.

ACTION

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00001 for 1806 Leverette**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL, as the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

And

Elements of Design # 3, 4, 7, 8

For the following reasons:

1. The existing historic wood windows are distinctive, character-defining features that have not been proven to be beyond repair.
2. If replacement windows were warranted (that is, if the historic windows were demonstrated to be beyond repair), the new windows would need to match the old in design, material, and other visual qualities.

3. Due to their plasticity, flatness, detracting color/sheen, component profiles, and poor material quality, consumer-grade vinyl windows are incompatible with the building’s overall historic character and do not exhibit an appearance consistent with the general characteristics of a historic wood window of the same type and period, as required by NPS Guidance.

Commissioner Hamilton supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

2050 Atkinson – HDC2025-00729 – Atkinson Avenue HD – AD – Remove wood windows, install vinyl windows, rehabilitate house

Charles Hendon and Peter Markaj, present and sworn in.

Purchased house in September 2025.

No windows were present at time of purchase.

Staff explained the timeline and that vinyl windows had been installed.

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00729 for 2050 Atkinson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the repair and painting of the wood soffit; masonry cleaning; installation of the rear wing porch landing and stairs and railing; installation of single entry doors at rear wing; and the installation of gutters and downspouts; **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. The masonry cleaning will be comprised of a low-pressure hot water method (no chemicals are to be used), per the HDC’s Masonry Cleaning Guidelines.
2. A photo of the selected design of the wood stair railing, along with a revised drawing of the porch and stairs accurate to the platform that is under construction, listing dimensions, materials and a painted finish will be submitted for staff review.

3. Cut sheets for the gutters and downspouts, rear wing entry doors, and security doors will be submitted for staff review, including the color of those materials.

Commissioner Hamilton supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0.

ACTION: Remaining work items

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2027-00729 for 2050 Atkinson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL, as the remaining work items fail to meet the Secretary of the Interior's Standards, specifically Standards:

- 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.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And

Elements of Design # 6, 7, 8, 9, 13, and 20.

For the following reasons:

1. The original wood windows and wood mullions, French Doors, exterior cladding on all walls (variegated reddish-brown brick, wood shake siding and stucco), and the rear two-story wing's first and second floor doors and porches, were distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The removal of the historic windows, French doors, dormer walls' wood siding, and the rear wing's stucco wall surface and second floor service porch and door, was completed without demonstration that the distinctive, character-defining components and materials were beyond reasonable repair.

- 3. The installation of: vinyl windows with grilles between the glass, window patterns and window operation that do not match the historic windows’ operation, vinyl double-hung windows and EIFS panels within the French Door openings, vinyl siding on the dormer walls, replacement of the rear wing’s stucco walls with EIFS and the removal of the second floor service porch and door, have altered the features and spaces that characterize this property and changed the visual and historical relationship between the dwelling and the other historic structures within this historic district.

Commissioner Hamilton supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED 5-0.

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XV OLD BUSINESS

None

XVI NEW BUSINESS

14501 E Jefferson – Jefferson-Chalmers Historic Business Historic District- Emergency demolition order

Director Landsberg provided an overview of this property and its emergency demolition.

Officers of the Commission – Elections (Chair and Vice Chair)

Commissioner Hamilton nominated Commissioner Franklin as chair of the commission. She accepted.
 Commissioner Hamilton moved that Commissioner Franklin be elected as Chair by the Commission.
 Commissioner Marquez supported.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED 5-0.

Commissioner King nominated Commissioner Machielse to continue as Vice Chair of the Commission. Commissioner Machielse accepted.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED 5-0.

Chair Franklin thanked the commissioners, Director Landsberg, and staff for their work on this commission and for their support.

Closed session: Director Landsberg requested a closed session for the April regular meeting. Commission discussed and decided that the meeting should begin at 4:30 pm and the closed session will begin at 5. The applicants can be notified that the business of the meeting will start after 5:00 pm.

XVII ADJOURNMENT

ACTION

Commissioner King moved to adjourn.

Commissioner Hamilton: SUPPORTED

Chairperson Franklin adjourned the meeting at 9:30 p.m.

Sent Email > Email Sent on 03/10/2026 9:43 AM

Email Sent on 03/10/2026 9:43 AM

Criteria Map Results

Previous Next · 1 of 1 Checked 0 All · None · Page Grid Single Line display Display Full at 1 per page

Emailed: 10 Mar 2026 PropertyFit: 12 Views: Never

3200 Cambridge Road, Detroit 48221

MLS#: **23085563** Area: **05041 - Det 6-8 Grfld-Dequindre** Short Sale: **Unknown** LP: **\$375,000**
 P Type: **Residential** DOM: **N/49/49** Trans Type: **Sale** OLP: **\$375,000**
 Status: **Sold** EA/FS SP: **\$335,000**



1 / 1 Property Photo

Location Information

County: **Wayne** Garage: **Yes** Lot Information
 City: **Detroit** Tot Grg Sp: **2.0** Acreage: **0**
 Mailing City: **Detroit** Grg Sz: **2 Car** Lot Dim: **75 X 130**
 Side of Str: **N** Grg Dim: Rd Front Ft: **75**
 School Dist: **Detroit** Grg Feat: **Attached, Direct Access, Door Opener, Side Entrance**
 Location: **N of Wseven MileW of Woodward**
 Directions: **W. SEVEN MILE TO PARKSIDE NORTH TO CAMBRIDGE**

Square Footage

Sqft Source: **Estimated**
 Est Fin Abv Gr: **3,800**
 Est Fin Lower:
 Est Tot Fin:
 Price/SqFt: **\$98.68**

Layout

Beds: **5**
 Baths: **3.2**
 Rooms: **13**
 Arch Sty: **Other**
 Arch Lvl: **1 1/2 Story**
 Site Desc: **Corner Lot**

Contact Information

Name: **CHARLES C.**
 Phone: **(248) 557-0504**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **1951**
 Year Remod:

Create a SkySlope File

RPR

Report Bad Data

Stats

Listing Information

Listing Date: **08/13/2003** List Type/Level Of Service: **Exclusive Agency/Full Service**
 Activation Date: Srvc's Offered: **Accept/Present Offers, Advise on Offers, Arrange Appointments, Assist with Counteroffers, Negotiate for Seller**
 Pending Date: **10/01/2003** Off Mkt Date: **10/01/2003** BMK Date:
 Land DWP: **\$0** Land Int Rate: **0.000%** Land Payment: **\$0** Contingency Date:
 Protect Period: **120** Restrictions: Exclusions: Possession: **At Close**
 Terms Offered: **Cash, Conventional** MLS Source: **REALCOMP** Originating MLS#: **23085563**
 Listing Exemptions:

Includes:

Features

Foundation: **Basement, Crawl** Fndtn Material:
 Basement: **Partially Finished**
 Exterior Feat: **Fenced, Lighting**
 Exterior: **Brick** Cnstrct Feat:
 Fireplc Fuel: **Deck, Patio, Porch** Fireplace Loc: **Living Room**
 Porch Type: **Dishwasher, Range/Stove**
 Appliances: **Cable Available, Security Alarm**
 Interior Feat: **Natural Gas, Forced Air, Zoned** Cooling: **Ceiling Fan(s), Central Air**
 Heat & Fuel: **Natural Gas** Road: **Paved, Pub. Sidewalk**
 Wtr Htr Fuel: **Natural Gas** Sewer: **Sewer (Sewer-Sanitary)**
 Water Source: **Public (Municipal)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	Upper			Bath - Full	First/Entry		
Bath - Lav	First/Entry			Bath - Lav	Lower		
Bedroom	Upper	16 x 11		Bedroom	Upper	10 x 9	
Bedroom	Upper	11 x 9		Bedroom	First/Entry	15 x 11	
Bedroom - Primary	First/Entry	18 x 14		Dining Room	First/Entry	11 x 12	
Family Room	First/Entry	25 x 13		Game Room			
In-Law Qtrs				Kitchen	First/Entry	16 x 15	
Laundry Area/Room	First/Entry			Library (Study)	First/Entry	15 x 13	
Living Room	First/Entry	27 x 15					

Legal/Tax/Financial

Property ID: **W02I004944S** Subdivision:
 Ownership: **Unknown** Occupant:
 Tax Summer: **\$4,158** Tax Winter: **\$992** Homestead: **Yes** Oth/Sp Asmnt: **NONE**
 SEV: Taxable Value: Existing Lease: Home Warranty:
 Legal Desc: **SHERWOOD FOREST SUB LOT 478, L39, P11 PLATS WCR 2/**

Agent/Office Information

List Office: **C I CROSS REALTY & INVEST CO** List Office Ph: **(248) 557-0504**
 List Agent: **CHARLES CROSS** List Agent Ph: **(248) 557-0504**
 Listing Exemptions: Access: **Appointment** LB Location:

Remarks

REALTOR® **PRICE REDUCED FOR QUICK SALE. DRAMATIC OVERLOOK OF ENTRY FOYER. UPDATED KITCHEN W/GRANITE COUNTERS, LOTS OF CABINETS. LARGE DEN/ LIBRARY W/BLT IN STORAGE SPACE. LARGE FAMILY ROOM WINDOWS OVERLOOK DECK, PATIO & MANICURED REAR YARD. MARBLE FIRPLACE IN LR. CEDAR CLOSET. CENTRAL AIR, LAWN SPRINKLER SYSTEM. CIRCULAR DRIVE. BRING ONLY PRE-APPROVED BUYERS, PLEASE. SHOWN BY APPOINTME**

Sold Information

Sold Date: **11/10/03** Sold Price: **\$335,000** Short Sale: **Unknown** SP/LP: **89.33%**

3/11/26, 1:21 PM

Realcomp Online

3rd Party Appr: **No** Finance Code: **Assumed (CTEM)** SP/SqFt Abv: **\$88**
Selling Office: **CENTURY 21 PARK AVENUE**
Selling Agent: **Mary Bankhead**
Co-Selling Agent:

SP/OLP: **89.33%**
Selling Office Ph: **(248) 967-1300**
Selling Agent Ph: **(248) 967-1300**
Co-Selling Agt Ph:

Sell Concessions:
Sell Concession
Comments:

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This search was narrowed to a specific set of Listing(s).
Found 1 result in 0.02 seconds.

Emailed: 10 Mar 2026 PropertyFit: 12

Views: Never

19444 Stratford Road, Detroit 48221

MLS#: 219053726 Area: 05041 - Det 6-8 Grfld-Dequindre Short Sale: No LP: \$378,000
P Type: Residential DOM: N/49/49 Trans Type: Sale OLP: \$378,000
Status: Sold ERTS/FS SP: \$364,000



1 / 13 Front View

Location Information

County: Wayne
City: Detroit
Mailing City: Detroit
Side of Str:
School Dist: Detroit
Location: N of Seven MileW of Woodward Ave.
Directions: Livernois Ave. to Pembroke Rd., E. to Stratford Rd., travel north to location 19444 Stratford Rd.

Garage: Yes

Tot Grg Sp: 2.0
Grg Sz: 2 Car
Grg Dim:
Grg Feat:

Lot Information

Acreage: 0.21
Lot Dim: 60 X 153 X 60 X 153
Rd Front Ft: 60

Square Footage

Sqft Source: Public Records
Est Fin Abv Gr: 3,578
Est Fin Lower: 800
Est Tot Lower: 1,200
Est Tot Fin: 4,378
Price/SqFt: \$105.65

Layout

Beds: 4
Baths: 3.1
Rooms: 13
Arch Sty: Colonial
Arch Lvl: 2 Story
Site Desc:

Contact Information

Name: HERBERT J. HILL JR.
Phone: 313-587-9707

Waterfront Information

Wtrfrnt Name:
Water Facilities:
Water Features:
Water Frt Feet:

General Information

Year Built: 1958
Year Remod: 2018

Create a SkySlope File

Report Bad Data

Stats

Listing Information

Listing Date: 06/06/2019 List Type/Level Of Service: Exclusive Right to Sell/Full Service
Activation Date: Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
Pending Date: 07/27/2019 Off Mkt Date: 07/27/2019 BMK Date: 07/22/2019 Contingency Date:
Land DWP: Land Int Rate: % Land Payment: Land Cntrt Term:
Protect Period: 180 Restrictions: Yes Exclusions: Yes Possession: At Close
Terms Offered: Cash, Conventional, FHA, VA, Warranty Deed MLS Source: REALCOMP Originating MLS#: 219053726
Listing Exemptions:

Features

Foundation: Basement Fndtn Material: Block
Basement: Partially Finished
Exterior: Brick Cnstrct Feat:
Fireplc Fuel: Gas, Natural Fireplace Loc: Living Room
Porch Type: Patio, Porch
Roof Material: Asphalt
Appliances: Bar Fridge, Dishwasher, Disposal, Dryer, ENERGY STAR qualified dishwasher, ENERGY STAR qualified freezer, ENERGY STAR qualified refrigerator, Freezer, Microwave, Refrigerator, Range/Stove, Washer
Interior Feat: Air Purifier, Cable Available, Humidifier, Intercom, Programmable Thermostat, Security Alarm (owned), Sound System, Wet Bar
Heat & Fuel: Natural Gas, ENERGY STAR Qualified Furnace Equipment, Cooling: Central Air
Wtr Htr Fuel: Natural Gas
Water Source: Public (Municipal), Water at Street Road: Paved Sewer: Sewer at Street, Sewer (Sewer-Sanitary)

Room Information

Table with columns: Room, Level, Dimen, Flooring. Lists rooms like Bath, Bedroom, Dining Room, Kitchen, etc.

Legal/Tax/Financial

Property ID: W02I005142S
Ownership: Standard (Private)
Tax Summer: \$7,606
SEV:
Legal Desc: E STRTAFORD RD 8 SHERWOOD FOREST SUB L39 P11 PLATS, WCR
Subdivision: SHERWOOD FOREST SUB
Occupant:
Homestead: Yes
Existing Lease:
Oth/Sp Asmnt:
Home Warranty: No

Homeowner Association Information

Assoc Fee Amt: 50 Working Capital:
Fee Frequency: Annually
Fee Includes:
Association Contact/Website: SHERWOOD FOREST ASSOCIATION
Association Phone/Email:

Agent/Office Information

List Office: Herbert J Hill Realty Real Estate Master
List Agent: HERBERT J HILL JR
Listing Exemptions:
Access: Appointment
SentriKey and SentriConnect ELB Access Instructions
List Office Ph: (313) 341-2656
List Agent Ph: (313) 341-2656
LB Location:

Remarks

Public Remarks: Rare Sherwood Forest mid-century modern colonial in fantastic condition back on the market due to relocation. Foyer with rich terrazzo stone hall, diverging to a sprawling, sunny great room. Natural fireplace, hardwood floors, wet bar. Updated kitchen, quartz countertops,

appliances & flooring. Dramatic updated spiral staircase leads to master bedroom suite with 2 walk-in closets. Charming full Jack & Jill bathroom with two opposing sinks & custom built-ins, adjacent to bedrooms. Linen closets with custom oak storage. Basement rec room, ping-pong area, pool players room. More amenities: whole house wired sound system w/Bluetooth, 2.5 car garage, multi-zone central air conditioning (HVAC), all copper plumbing, new carpet, new circuit breaker panels (2), limestone sills & exterior brick tuck-pointed & cleaned. NEZ application kicks in for 2020, bringing property tax rate down by 25%! Offer accepted, currently showing for backup offers only! Prequalified buyers see your agent today!

REALTOR®
Remarks:

Prequalified buyers only. Offer accepted, currently showing for backup offers only!

Sold Information

Sold Date:	08/13/19	Sold Price:	\$364,000	Short Sale:	No	SP/LP:	96.30%
3rd Party Appr:	Yes	Finance Code:	FHA Sale	SP/SqFt Abv:	\$102	SP/OLP:	96.30%
Selling Office:	Real Estate One-W Blmfid			Selling Office Ph: (248) 851-4100			
Selling Agent:	Stacie Smith			Selling Agent Ph: (248) 851-4100			
Co-Selling Agent:				Co-Selling Agt Ph:			
Sell Concessions:	No						
Sell Concession							
Comments:							

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Found 1 result in 0.02 seconds.

Sent Email > Email Sent on 03/10/2026 9:42 AM

Email Sent on 03/10/2026 9:42 AM

Criteria Map Results

Previous Next · 1 of 1 Checked 0 All · None · Page Grid Single Line display Display Full at 1 per page

Emailed: 10 Mar 2026 PropertyFit: 12

Views: Never

19680 SHREWSBURY Road, Detroit 48221-1895

MLS#: 20221018604
P Type: Residential
Status: Sold

Area: 05041 - Det 6-8 Grfld-Dequindre
DOM: N/7/7

Short Sale: No
Trans Type: ERTS/FS

LP: \$412,000
OLP: \$412,000
SP: \$406,000



Location Information

County: Wayne
City: Detroit
Mailing City: Detroit
Side of Str: E
School Dist: Detroit
Location: Livernois
Directions: From Livernois Travel East to Shrewsbury.

Garage: Yes

Tot Grg Sp: 2.0
Grg Sz: 2 Car
Grg Dim:
Grg Feat: Detached

Lot Information

Acreage: 0.17
Lot Dim: 60.00 x 123.00
Rd Front Ft: 60

Square Footage

Sqft Source: Estimated
Est Fin Abv Gr: 2,557
Est Fin Lower: 1,300
Est Tot Lower: 1,300
Est Tot Fin: 3,857
Price/SqFt: \$161.13

Layout

Beds: 4
Baths: 2.1
Rooms: 11
Arch Sty: Colonial
Arch Lvl: 2 Story
Site Desc:

Contact Information

Name: LAUREN RIVERS
Phone: (248) 943-2523

Waterfront Information

Wtrfrnt Name:
Water Facilities:
Water Features:
Water Frt Feet:

General Information

Year Built: 1941
Year Remod:

1 / 32

Create a SkySlope File

Report Bad Data

Stats

Listing Information

Listing Date: 07/19/2022
List Type/Level Of Service: Exclusive Right to Sell/Full Service
Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
Activation Date: 07/22/2022
Svcvs Offered:
Pending Date: 07/24/2022
Off Mkt Date: 07/24/2022
Land DWP:
Land Int Rate: %
Protect Period: 90
Restrictions: No
Terms Offered: Cash, Conventional, FHA
Listing Exemptions:

Features

Pets Allowed:
Foundation: Basement
Basement: Finished
Exterior: Brick
Fireplc Fuel:
Heat & Fuel: Natural Gas, Hot Water
Wtr Htr Fuel: Electric
Water Source: Public (Municipal)
Entry Location: Ground Level w/Steps
Fndtn Material: Block
Cnstrct Feat:
Fireplace Loc: Basement, Living Room
Cooling: Attic Fan, Central Air
Road: Paved
Sewer: Sewer (Sewer-Sanitary)

Room Information

Table with columns: Room, Level, Dimen, Flooring. Lists rooms like Bath, Bedroom, Dining Room, Kitchen, Library, etc.

Legal/Tax/Financial

Property ID: WQ2I005408S
Ownership: Standard (Private)
Tax Summer: \$4,602
SEV: \$129,900
Legal Desc: E SHREWSBURY RD 119 SHERWOOD FOREST SUB L39 P11 PLATS, W C R 2/148 60 IRREG
Subdivision: SHERWOOD FOREST (PLATS)
Occupant: Owner
Homestead: No
Existing Lease: No

Homeowner Association Information

Assoc Fee Amt: 0
Fee Frequency: Annually
Working Capital:
Association Contact/Website:
Association Phone/Email: 000000000

Agent/Office Information

List Office: Rivers Realty, Inc
List Agent: LAUREN C RIVERS
Listing Exemptions:
Access: Appointment/LockBox
List Office Ph: (313) 862-3421
List Agent Ph: (313) 862-3421
LB Location: See Remarks

Public Remarks: Welcoming 4-bedroom home in the heart of the Sherwood Forest District. Enjoy the pride and convenience of this well-established Historic Detroit Community. This 100-year-plus community is Adjacent to popular districts, including The Avenue of Fashion's eclectic mix of shops and galleries, major freeways, and the Ferndale Rust Belt Community.

REALTOR® Remarks: Please submit showing request online. Offers to Lauren@riversrealtygroup.com. Welcoming 4-bedroom home in the heart of the Sherwood Forest District. Enjoy the pride and convenience of this well-established Historic Detroit Community.

and master suite with a built-in his and hers closet system. Our well-cared-for listing includes a 2nd-floor balcony and garden porch overlooking the manicured lawn. Includes updated electrical, finished basement. BABATVI - + All Measurements and Data Estimated.

Sold Information

Sold Date: **08/08/22**
3rd Party Appr:
Selling Office: [@properties Christie's Int'l R.E. Detroit](#)
Selling Agent: [Adam W Soroka](#)
Co-Selling Agent:

Short Sale: **No**
SP/SqFt Abv: **\$159**

SP/LP:**98.54%**
SP/OLP:**98.54%**
Selling Office Ph: **(313) 230-0510**
Selling Agent Ph: **(586) 563-7792**
Co-Selling Agt Ph:

Sell Concessions: **Yes**
Sell Concession
Comments:

Seller's Closing Concession Amounts

Closing Cost Concessions:
Financing Cost Concessions:
Professional Fee Concessions: *(other than broker commissions)*
Property Improvement Cost Concessions:
Other Closing Concession Costs: *(other than broker commissions)*

SELLER'S TOTAL CLOSING CONCESSIONS AMOUNT: **\$1,500**

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Sent Email > Email Sent on 03/10/2026 9:45 AM

Email Sent on 03/10/2026 9:45 AM

Criteria Map Results

Previous Next 1 of 1 Checked 0 All None Page Grid Single Line display Display Full at 1 per page

Emailed: 10 Mar 2026 PropertyFit: 12

Views: Never

19410 CANTERBURY Road, Detroit 48221-1881

MLS#: 218117858 Area: 05041 - Det 6-8 Grfld-Dequindre Short Sale: No LP: \$290,000
P Type: Residential DOM: N/4/4 Trans Type: Sale OLP: \$290,000
Status: Sold ERTS/FS SP: \$305,000



Location Information
County: Wayne
City: Detroit
Mailing City: Detroit
Side of Str:
School Dist: Detroit
Location: N of Seven MileE of of Livernois
Directions: Drive east on 7 Mile, past Livernois Ave. Turn North (left) on Parkside St. Keep left for Canterbury Rd.

Garage: Yes
Tot Grg Sp: 2.0
Grg Sz: 2 Car
Grg Dim: 20X20
Grg Feat: Detached

Lot Information
Acreage: 0.23
Lot Dim: 75.00X131.00
Rd Front Ft: 75

Square Footage
Sft Source: Other
Est Fin Abv Gr: 3,294
Est Fin Lower: 800
Est Tot Lower: 1,567
Est Tot Fin: 4,094
Price/SqFt: \$88.04

Layout
Beds: 4
Baths: 2.2
Rooms: 10
Arch Sty: Colonial, Historic
Arch Lvl: 2 Story
Site Desc:

Contact Information
Name: SHOWING TIME
Phone: 800-746-9464

Waterfront Information
Wtrfrnt Name:
Water Facilities:
Water Features:
Water Frt Feet:

General Information
Year Built: 1951
Year Remod:

1 / 39 Welcome to Historic Sherwood Forest!

Create a SkySlope File

Report Bad Data

Stats

Listing Information

Listing Date: 12/13/2018 List Type/Level Of Service: Exclusive Right to Sell/Full Service
Activation Date: Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
Pending Date: 12/17/2018 Off Mkt Date: 12/17/2018
Land DWP: Land Int Rate: %
Protect Period: 120 Restrictions:
Terms Offered: Cash, Conventional, FHA, VA Exclusions: No
Listing Exemptions: MLS Source: REALCOMP Possession: At Close
Originating MLS#: 218117858

Features

Pets Allowed: Yes
Foundation: Basement
Basement: Partially Finished
Exterior Feat: Lighting, Security Patrol
Exterior: Brick
Fireplc Fuel: Natural
Porch Type: Porch
Roof Material: Asphalt
Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Range/Stove, Washer
Interior Feat: Cable Available, High Spd Internet Avail, Programmable Thermostat, Wet Bar
Heat & Fuel: Natural Gas, Forced Air
Wtr Htr Fuel: Natural Gas
Water Source: Public (Municipal)
Entry Location:
Fndtn Material: Block
Cnstrct Feat:
Fireplace Loc: Great Room
Cooling: Attic Fan, Ceiling Fan(s), Central Air
Road: Paved
Sewer: Sewer (Sewer-Sanitary)

Room Information

Table with columns: Room, Level, Dimen, Flooring. Lists rooms like Bath, Bedroom, Kitchen, etc. with their levels and dimensions.

Legal/Tax/Financial

Property ID: W02I005494S
Ownership: Standard (Private)
Tax Summer: \$5,601
SEV:
Legal Desc: E CANTERBURY 155 SHERWOOD FOREST SUB L39 P11 PLATS, W C R 2/148 75 IRREG
Subdivision: SHERWOOD FOREST (PLATS)
Occupant:
Homestead: Yes
Existing Lease:
Oth/Sp Asmnt:
Home Warranty: No

Homeowner Association Information

Assoc Fee Amt: Annually
Fee Frequency:
Fee Includes:
Working Capital:
Association Contact\Website: http://www.sherwoodforestdetroit.org
Association Phone\Email:

Agent/Office Information

List Office: Dwellings by Rudy & Hall
List Agent: ELIZABETH A LITTLE
Listing Exemptions:
Access: Appointment/LockBox
List Office Ph: (844) 393-5564
List Agent Ph: (313) 909-5851
LB Location:

Remarks

Public Remarks: OPEN HOUSE SAT. 12/15 & SUN. 12/16, 12-3 PM. Historic Sherwood Village is the backdrop for your new home. This mid-century modern colonial is a throwback to Detroit's post-war heyday, and the amenities & architectural features are of the times.

revitalization of Detroit. The home is sold in its original condition, giving you the opportunity to be creative & make it your own. Original blue prints from 1950 in the pictures! Come picture the possibilities in person at the open house to get the full experience!

REALTOR®
Remarks:

Please send all offers to Beth@dwellingsemi.com Cash or pre-approved Buyer offers, **NO PRE-QUALS**, will be submitted to Seller. No virtual/remote showings per Seller, **ALL potential Buyers to be accompanied by their Agent. Please do not give out the lockbox code. Any agent caught giving out the code and not accompanying their Buyer will be reported. SentiLock will be on the Property if you don't have the app, please call Showingtime for a one day code.**

Sold Information

Sold Date: 12/28/18	Sold Price: \$305,000	Short Sale: No	SP/LP: 105.17%
3rd Party Appr: No	Finance Code: Cash Sale	SP/SqFt Abv: \$93	SP/OLP: 105.17%
Selling Office: Berkshire Hathaway HomeServices HWWB			Selling Office Ph: (248) 646-6200
Selling Agent: Linda M Solomon			Selling Agent Ph: (248) 646-6200
Co-Selling Agent:			Co-Selling Agt Ph:

Sell Concessions: **No**
 Sell Concession
 Comments:

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Found 1 result in 0.02 seconds.

Emailed: 10 Mar 2026 PropertyFit: 12

Views: Never

19635 Renfrew Road, Detroit 48221-1891

MLS#: 2210002481 Area: 05041 - Det 6-8 Grfd-Dequindre Short Sale: No LP: \$440,000
P Type: Residential DOM: N/5/5 Trans Type: Sale OLP: \$440,000
Status: Sold ERTS/FS SP: \$440,000



Location Information

County: Wayne City: Detroit Mailing City: Detroit Side of Str: Detroit School Dist: Detroit Location: N of 7 MileE of Livernois Directions: Livernois to Pembroke (east) to Renfrew, turn right.

Garage: Yes

Tot Grg Sp: 2.5 Grg Sz: 2.5 Car Grg Dim: 22x20 Grg Feat: Detached, Door Opener, Electricity

Lot Information

Acreage: 0.15 Lot Dim: 50.00X130.00 Rd Front Ft: 50

Square Footage

Sqft Source: Assessor Est Fin Abv Gr: 3,104 Est Fin Lower: 1,004 Est Tot Lower: 1,552 Est Tot Fin: 4,108 Price/Sqft: \$141.75

Layout

Beds: 4 Baths: 3.1 Rooms: 11 Arch Sty: Colonial Arch Lvl: 2 Story Site Desc:

Contact Information

Name: AUSTIN Phone: (313) 550-2307

Waterfront Information

Wtrfrnt Name: Water Facilities: Water Features: Water Frt Feet:

General Information

Year Built: 1937 Year Remod: 2018

1 / 42 19635 Renfrew, Sherwood Forest

Create a SkySlope File

Report Bad Data

Listing Information

Listing Date: 01/20/2021 Listing Type/Level Of Service: Exclusive Right to Sell/Full Service
Activation Date: Srvcs Offered: Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller
Pending Date: 01/25/2021 Off Mkt Date: 01/25/2021 BMK Date: Contingency Date:
Land DWP: Land Int Rate: % Land Payment: Land Cntrt Term:
Protect Period: 120 Restrictions: Exclusions: No Possession: Negotiable
Terms Offered: Cash, Conventional, Warranty Deed MLS Source: REALCOMP Originating MLS#: 2210002481
Listing Exemptions:

Features

Pets Allowed: Foundation: Basement: Partially Finished Exterior: Brick, Wood Fireplc Fuel: Gas, Natural Porch Type: Patio Roof Material: Asphalt Appliances: Bar Fridge, Dishwasher, Dryer, Microwave, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer
Interior Feat: Programmable Thermostat Heat & Fuel: Natural Gas, Forced Air Wtr Htr Fuel: Natural Gas Water Source: Public (Municipal)
Entry Location: Ground Level w/Steps Fndtn Material: Block Cnstrct Feat: Fireplace Loc: Family Room, Living Room
Cooling: Central Air Road: Paved, Pub. Sidewalk Sewer: Sewer (Sewer-Sanitary)

Room Information

Table with columns: Room, Level, Dimen, Flooring. Rows include Bath - Full, Bath - Lav, Bedroom, Breakfast Nook/Room, Family Room, Kitchen, Living Room.

Legal/Tax/Financial

Property ID: W021005113S Ownership: Standard (Private) Subdivision: SHERWOOD FOREST MANOR SUB
Tax Summer: \$1,384 SEV: \$18,800 Tax Winter: \$178 Taxable Value: \$18,800 Occupant: Homestead: Yes Oth/Sp Asmnt: 240
Legal Desc: W RENFREW 33 SHERWOOD FOREST MANOR SUB L59 P17 PLATS, W C R 2/169 50 X 130 NEZ HOMESTEAD CERT #N2010-0154, RELATED PARCEL #27100154. Existing Lease: No Home Warranty: No

Homeowner Association Information

Assoc Fee Amt: 50 Working Capital: Association Contact/Website: www.sherwoodforestdetroit.org
Fee Frequency: Optional Association Phone/Email: info@sherwoodforestdetroit.org
Fee Includes:

Agent/Office Information

List Office: City Living Detroit AUSTIN BLACK II List Office Ph: (313) 242-7800
List Agent: Listing Exemptions: Access: Appointment/LockBox List Agent Ph: (313) 242-7800
SentriKey and SentriConnect ELB Access Instructions LB Location: Rear Door

Remarks

Public Remarks: Completely updated Sherwood Forest home now available. Improvements include hardwood floors throughout most of the house, new paint on walls, ceilings and trim throughout, new HVAC system with forced air heating and cooling, hot water heater, new vinyl plank floors in the basement, updated landscaping, new garage and exterior back doors. The kitchen was gutted and renovated with quartz

countertops and Kitchen Aid stainless steel appliances. The master bathroom was also gutted and renovated. Sherwood Forest is adjacent to the Livernois commercial district. Live within close proximity to bike lanes, MoGo bike rental stations, bars, bakeries, outdoor cafes, restaurants, grocery stores, Palmer Park, Detroit Golf Club, Ferndale and a 15-minute drive to Midtown/downtown Detroit. The neighborhood is a special assessment district. Fee include snow removal (roads and city sidewalks) and 24-hour private security patrol.

REALTOR®
Remarks:

Unbranded video and virtual tour is available for you to share with your clients. Seller requires 24-hour notice to show. Please follow MAR COVID-19 protocols. Masks must be worn inside the home. Appointments can be scheduled through Realcomp or our office (313.242.7800). All agents must be physically present at showings and inspections unless noted otherwise. Buyer's agent must verify all information. Email offers to austin@citylivingdetroit.com. Pre-approval/proof of funds, signed disclosures and signed wire addendum must be included with all offers.

Sold Information

Sold Date:	02/26/21	Sold Price:	\$440,000	Short Sale:	No	SP/LP:	100.00%
3rd Party Appr:	No	Finance Code:	CONV Sale	SP/SqFt Abv:	\$142	SP/OLP:	100.00%
Selling Office:	Hall & Hunter-Birmingham					Selling Office Ph:	(248) 644-3500
Selling Agent:	Anna Guloyan					Selling Agent Ph:	(248) 342-9579
Co-Selling Agent:						Co-Selling Agt Ph:	

Sell Concessions: **No**
Sell Concession
Comments:

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Detroit Historic District Commission

RESOLUTION 26-01

Additional Administrative Approval Authority for Historic Districts

BY COMMISSIONER KING

WHEREAS, the Michigan Local Historic District Act, Being MCL 399.205(10), authorizes the Detroit Historic District Commission (the “Commission”) to “delegate the issuance of certificates of appropriateness for the specified minor classes of work to its staff or another delegated authority,” and “the commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness”; and,

WHEREAS, the 2019 Detroit City Code, being Section 21-2-57(b), authorizes the Detroit Historic District Commission to delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff; and,

WHEREAS, the Commission recognizes the public interest served by identifying minor scopes of work not subject to Commission review; therefore,

WHEREAS, the Commission has approved Resolution 21-04 on May 5, 2021, which standardized staff reporting and review requirements concerning administratively approvable scope; therefore,

BE IT RESOLVED that the Commission identifies the following additional scopes of work as approvable by staff under the Secretary of the Interior’s Standards for Rehabilitation and the relevant district Elements of Design, and that Commission guidelines be rewritten to formalize these authorizations:

- Where the Commission has previously approved the replacement of one or more exterior window or storefront systems on any portion of a multi-unit building, including the primary façade(s), by issuance of a Certificate of Appropriateness, and that building features other instances of largely identical window/storefront systems at other units, staff is authorized to approve an application for replacement of such window or storefront systems at other unit(s) of the same building, when reviewed and issued under the same conditions prevailing during the earlier Commission approval.

BE IT FURTHER RESOLVED that such extended staff authority shall be subject to the same reporting and review requirements for administratively approvable work already established in Resolution 21-04.

Dated: March 11, 2026

**SUPPORTED BY COMMISSIONER HAMILTON AND ADOPTED BY THE COMMISSION
MARCH 11, 2026 BY A UNANIMOUS VOTE.**