**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 reponders, 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 for15042 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. Theye 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 EA/FS** | OLP: | **$375,000** |
| Status: | **Sold** | | | | | SP: | **$335,000** |

1 / 1 Property Photo

Create a SkySlope File

RPR

Report Bad Data

**Location Information**

| | |
|---|---|
| County: | **Wayne** |
| City: | **Detroit** |
| Mailing City: | **Detroit** |
| Side of Str: | **N** |
| School Dist: | **Detroit** |
| Location: | **N of Wseven MileW of Woodward** |
| Directions: | **W. SEVEN MILE TO PARKSIDE NORTH TO CAMBRIDGE** |

**Garage:** **Yes**
Tot Grg Sp: **2.0**
Grg Sz: **2 Car**
Grg Dim:
Grg Feat: **Attached, Direct Access, Door Opener, Side Entrance**

**Lot Information**
Acreage: **0**
Lot Dim: **75 X 130**
Rd Front Ft: **75**

**Square Footage**
Sqft Source: **Estimated**
Est Fin Abv Gr: **3,800**
Est Fin Lower:
Est Tot 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:

Stats

### Listing Information

Listing Date: **08/13/2003**
Activation Date:
Pending Date: **10/01/2003**
Land DWP: **$0**
Protect Period: **120**
Terms Offered: **Cash, Conventional**
Listing Exemptions:
Includes:

List Type/Level Of Service: **Exclusive Agency/Full Service**
Srvcs Offered: **Accept/Present Offers, Advise on Offers, Arrange Appointments, Assist with Counteroffers, Negotiate for Seller**
Off Mkt Date: **10/01/2003**
Land Int Rate: **0.000%**
Restrictions:

BMK Date:
Land Payment: **$0**
Exclusions:
MLS Source: **REALCOMP**

Contingency Date:
Land Cntrt Term:
Possession: At Close
Originating MLS# **23085563**

### Features

Foundation: **Basement, Crawl**
Basement: **Partially Finished**
Exterior Feat: **Fenced, Lighting**
Exterior: **Brick**
Fireplc Fuel:
Porch Type: **Deck, Patio, Porch**
Appliances: **Dishwasher, Range/Stove**
Interior Feat: **Cable Available, Security Alarm**
Heat & Fuel: **Natural Gas, Forced Air, Zoned**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Fndtn Material:
Cnstrct Feat:
Fireplace Loc: **Living Room**
Cooling: **Ceiling Fan(s), Central Air**
Road: **Paved, Pub. Sidewalk**
Sewer: **Sewer (Sewer-Sanitary)**

### Room Information

| Room | Level | Dimen | Flooring |
|---|---|---|---|
| **Bath - Full** | **Upper** | | |
| **Bath - Lav** | **First/Entry** | | |
| **Bedroom** | **Upper** | **16 x 11** | |
| **Bedroom** | **Upper** | **11 x 9** | |
| **Bedroom - Primary** | **First/Entry** | **18 x 14** | |
| **Family Room** | **First/Entry** | **25 x 13** | |
| **In-Law Qtrs** | | | |
| **Laundry Area/Room** | **First/Entry** | | |
| **Living Room** | **First/Entry** | **27 x 15** | |

| Room | Level | Dimen | Flooring |
|---|---|---|---|
| **Bath - Full** | **First/Entry** | | |
| **Bath - Lav** | **Lower** | | |
| **Bedroom** | **Upper** | **10 x 9** | |
| **Bedroom** | **First/Entry** | **15 x 11** | |
| **Dining Room** | **First/Entry** | **11 x 12** | |
| **Game Room** | | | |
| **Kitchen** | **First/Entry** | **16 x 15** | |
| **Library (Study)** | **First/Entry** | **15 x 13** | |

### Legal/Tax/Financial

Property ID: **W02I004944S**
Ownership: **Unknown**
Tax Summer: **$4,158**
SEV:
Legal Desc: **SHERWOOD FOREST SUB LOT 478, L39, P11 PLATS WCR 2/**

Tax Winter: **$992**
Taxable Value:

Subdivision:
Occupant:
Homestead: **Yes**
Existing Lease:

Oth/Sp Asmnt: **NONE**
Home Warranty:

### Agent/Office Information

List Office: **C I CROSS REALTY & INVEST CO**
List Agent: **CHARLES CROSS**
Listing Exemptions:

Access: **Appointment**

List Office Ph: **(248) 557-0504**
List Agent Ph: **(248) 557-0504**
LB Location:

### Remarks

REALTOR® Remarks: **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%**

3rd Party Appr: **No** Finance Code: **Assumed (CTEM)** SP/SqFt Abv: **$88** SP/OLP:**89.33%**
Selling Office: **CENTURY 21 PARK AVENUE** Selling Office Ph:**(248) 967-1300**
Selling Agent: **Mary Bankhead** Selling Agent Ph:**(248) 967-1300**
Co-Selling Agent: Co-Selling Agt Ph:

Sell Concessions:
Sell Concession Comments:

Notices and Disclaimers

*1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.*
*2. Broker commissions are not set by law and are fully negotiable.*
*3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.*
*Copyright© Realcomp II Ltd All Rights Reserved.*

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

Sent Email > Email Sent on 03/10/2026 9:44 AM

# Email Sent on 03/10/2026 9:44 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**

## 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 ERTS/FS** | OLP: | **$378,000** |
| Status: | **Sold** | | | | | SP: | **$364,000** |

1 / 13 Front View

Create a SkySlope File

RPR

Report Bad Data

**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** |

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, Forced Air, High Efficiency Sealed Combustion** | Cooling: | **Central Air** |
| Wtr Htr Fuel: | **Natural Gas** | Road: | **Paved** |
| Water Source: | **Public (Municipal), Water at Street** | Sewer: | **Sewer at Street, Sewer (Sewer-Sanitary)** |

### Room Information

| Room | Level | Dimen | Flooring | Room | Level | Dimen | Flooring |
|---|---|---|---|---|---|---|---|
| **Bath - Dual Entry Full** | **Upper** | **13 x 9** | **Ceramic** | **Bath - Full** | **Lower** | **4 x 9** | **Ceramic** |
| **Bath - Lav** | **First/Entry** | **12 x 6** | **Marble** | **Bath - Primary** | **Upper** | **10 x 10** | **Ceramic** |
| **Bedroom** | **Lower** | **13 x 10** | **Carpet** | **Bedroom** | **Upper** | **13 x 15** | **Carpet** |
| **Bedroom** | **Upper** | **13 x 15** | **Carpet** | **Bedroom - Primary** | **Upper** | **37 x 23** | **Carpet** |
| **Dining Room** | **First/Entry** | **12 x 12** | **Laminate** | **Family Room** | **First/Entry** | **39 x 20** | **Wood** |
| **Game Room** | **Lower** | **27 x 39** | **Other** | **Kitchen** | **First/Entry** | **12 x 14** | **Laminate** |
| **Library (Study)** | **First/Entry** | **15 x 15** | **Carpet** | **Other** | **Lower** | **9 x 21** | **Other** |
| **Other** | **Lower** | **17 x 20** | **Concrete** | **Other** | **Lower** | **13 x 20** | **Carpet** |
| **Other** | **Upper** | **10 x 8** | **Carpet** | | | | |

### Legal/Tax/Financial

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property ID: | **W02I005142S** | | | Subdivision: | **SHERWOOD FOREST SUB** | | |
| Ownership: | **Standard (Private)** | | | Occupant: | | | |
| Tax Summer: | **$7,606** | Tax Winter: | **$1,148** | Homestead: | **Yes** | Oth/Sp Asmnt: | |
| SEV: | | Taxable Value: | | Existing Lease: | | Home Warranty: | **No** |
| Legal Desc: | **E STRTAFORD RD 8 SHERWOOD FOREST SUB L39 P11 PLATS, WCR** | | | | | | |

### Homeowner Association Information

| | | | | | |
|---|---|---|---|---|---|
| Assoc Fee Amt: | **50** | Working Capital: | | Association Contact\Website: | **SHERWOOD FOREST ASSOCIATION** |
| Fee Frequency: | **Annually** | | | Association Phone\Email: | |
| Fee Includes: | | | | | |

### Agent/Office Information

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

### 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 Blmfld** | | | | | 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:

## Notices and Disclaimers

*1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.*
*2. Broker commissions are not set by law and are fully negotiable.*
*3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.*
*Copyright© Realcomp II Ltd All Rights Reserved.*

This search was narrowed to a specific set of Listing(s).
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** | Area: | **05041 - Det 6-8 Grfld-Dequindre** | Short Sale: | **No** | LP: | **$412,000** |
| P Type: | **Residential** | DOM: | **N/7/7** | Trans Type: | **Sale ERTS/FS** | OLP: | **$412,000** |
| Status: | **Sold** | | | | | SP: | **$406,000** |

1 / 32

Create a SkySlope File

RPR

Report Bad Data

**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: | |

Stats

### Listing Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Listing Date: | **07/19/2022** | List Type/Level Of Service: | **Exclusive Right to Sell/Full Service** | | | | |
| Activation Date: | **07/22/2022** | Srvcs Offered: | **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller** | | | | |
| Pending Date: | **07/24/2022** | Off Mkt Date: | **07/24/2022** | BMK Date: | | Contingency Date: | |
| Land DWP: | | Land Int Rate: | **%** | Land Payment: | | Land Cntrt Term: | |
| Protect Period: | **90** | Restrictions: | **No** | Exclusions: | | Possession: | At Close |
| Terms Offered: | **Cash, Conventional, FHA** | | | MLS Source: | **REALCOMP** | Originating MLS# | **20221018604** |
| Listing Exemptions: | | | | | | | |

### Features

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

### Room Information

| Room | Level | Dimen | Flooring | Room | Level | Dimen | Flooring |
|---|---|---|---|---|---|---|---|
| **Bath - Full** | **Second** | **10 x 12** | **Other** | **Bath - Lav** | **First/Entry** | **12 x 10** | **Other** |
| **Bath - Primary** | **Second** | **10 x 14** | **Other** | **Bedroom** | **Second** | **12 x 14** | **Carpet** |
| **Bedroom** | **Second** | **14 x 18** | **Carpet** | **Bedroom** | **Second** | **12 x 18** | **Carpet** |
| **Bedroom - Primary** | **Second** | **18 x 25** | **Carpet** | **Butlers Pantry** | **First/Entry** | **14 x 12** | **Other** |
| **Dining Room** | **First/Entry** | **14 x 17** | **Wood** | **Family Room** | **Basement** | **18 x 30** | **Carpet** |
| **Kitchen** | **First/Entry** | **14 x 24** | **Other** | **Laundry Area/Room** | **Basement** | **12 x 26** | **Other** |
| **Library (Study)** | **First/Entry** | **14 x 12** | **Carpet** | **Living Room** | **First/Entry** | **18 x 26** | **Wood** |

### Legal/Tax/Financial

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property ID: | **W02I005408S** | | | Subdivision: | **SHERWOOD FOREST (PLATS)** | | |
| Ownership: | **Standard (Private)** | | | Occupant: | **Owner** | | |
| Tax Summer: | **$4,602** | Tax Winter: | **$679** | Homestead: | **No** | Oth/Sp Asmnt: | **240.00** |
| SEV: | **$129,900** | Taxable Value: | **$71,729** | Existing Lease: | **No** | Home Warranty: | **No** |
| Legal Desc: | **E SHREWSBURY RD 119 SHERWOOD FOREST SUB L39 P11 PLATS, W C R 2/148 60 IRREG** | | | | | | |

### Homeowner Association Information

| | | | | | |
|---|---|---|---|---|---|
| Assoc Fee Amt: | **0** | Working Capital: | | Association Contact\Website: | |
| Fee Frequency: | **Annually** | | | Association Phone\Email: | **0000000000** |
| Fee Includes: | | | | | |

### Agent/Office Information

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

### 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. Enjoy beautiful hardwood floors, marble fireplace with pewabic tile, lawyer's study, kitchen with nook, 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.**

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. 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. Enjoy beautiful hardwood floors, marble fireplace with pewabic tile, lawyer's study, kitchen with nook,**

**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** | Sold Price: | **$406,000** | Short Sale: | **No** | SP/LP: | **98.54%** |
| 3rd Party Appr: | | Finance Code: | **Cash Sale** | SP/SqFt Abv: | **$159** | SP/OLP: | **98.54%** |
| Selling Office: | **@properties Christie's Int'l R.E. Detroit** | | | | | Selling Office Ph: | **(313) 230-0510** |
| Selling Agent: | **Adam W Soroka** | | | | | Selling Agent Ph: | **(586) 563-7792** |
| Co-Selling Agent: | | | | | | 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**

## Notices and Disclaimers

*1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.*
*2. Broker commissions are not set by law and are fully negotiable.*
*3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.*
*Copyright© Realcomp II Ltd All Rights Reserved.*

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

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 ERTS/FS** | OLP: | **$290,000** |
| Status: | **Sold** | | | | | SP: | **$305,000** |

1 / 39 Welcome to Historic Sherwood Forest!

Create a SkySlope File

RPR

Report Bad Data

Stats

**Location Information**

| | |
|---|---|
| County: | **Wayne** |
| City: | **Detroit** |
| Mailing City: | **Detroit** |
| Side of Str: | |
| School Dist: | **Detroit** |
| Location: | **N of 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**

| | |
|---|---|
| Sqft 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: | |

### 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** | BMK Date: | | Contingency Date: | |
| Land DWP: | | Land Int Rate: | **%** | Land Payment: | | Land Cntrt Term: | |
| Protect Period: | **120** | Restrictions: | | Exclusions: | **No** | Possession: | At Close |
| Terms Offered: | **Cash, Conventional, FHA, VA** | | | MLS Source: | **REALCOMP** | Originating MLS# | **218117858** |
| Listing Exemptions: | | | | | | | |

### Features

| | | | |
|---|---|---|---|
| Pets Allowed: | **Yes** | Entry Location: | |
| Foundation: | **Basement** | Fndtn Material: | **Block** |
| Basement: | **Partially Finished** | | |
| Exterior Feat: | **Lighting, Security Patrol** | | |
| Exterior: | **Brick** | Cnstrct Feat: | |
| Fireplc Fuel: | **Natural** | Fireplace Loc: | **Great Room** |
| 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** | Cooling: | **Attic Fan, Ceiling Fan(s), Central Air** |
| Wtr Htr Fuel: | **Natural Gas** | Road: | **Paved** |
| Water Source: | **Public (Municipal)** | Sewer: | **Sewer (Sewer-Sanitary)** |

### Room Information

| Room | Level | Dimen | Flooring | Room | Level | Dimen | Flooring |
|---|---|---|---|---|---|---|---|
| **Bath - Full** | **Upper** | **9 x 6** | **Ceramic** | **Bath - Full** | **Upper** | **10 x 9** | **Ceramic** |
| **Bath - Lav** | **Lower** | **6 x 6** | **Ceramic** | **Bath - Lav** | **First/Entry** | **8 x 5** | **Ceramic** |
| **Bedroom** | **Upper** | **14 x 10** | **Carpet** | **Bedroom** | **Upper** | **12 x 15** | **Carpet** |
| **Bedroom** | **Upper** | **15 x 17** | **Carpet** | **Bedroom - Primary** | **Upper** | **19 x 15** | **Carpet** |
| **Breakfast Nook/Room** | **First/Entry** | **12 x 7** | **Ceramic** | **Dining Room** | **First/Entry** | **15 x 15** | **Carpet** |
| **Great Room** | **First/Entry** | **24 x 17** | **Carpet** | **Kitchen** | **First/Entry** | **15 x 9** | **Ceramic** |
| **Library (Study)** | **First/Entry** | **14 x 12** | **Carpet** | **Three Season Room** | **First/Entry** | **12 x 14** | **Carpet** |

### Legal/Tax/Financial

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property ID: | **W02I005494S** | | | Subdivision: | **SHERWOOD FOREST (PLATS)** | | |
| Ownership: | **Standard (Private)** | | | Occupant: | | | |
| Tax Summer: | **$5,601** | Tax Winter: | **$807** | Homestead: | **Yes** | Oth/Sp Asmnt: | |
| SEV: | | Taxable Value: | | Existing Lease: | | Home Warranty: | **No** |
| Legal Desc: | **E CANTERBURY 155 SHERWOOD FOREST SUB L39 P11 PLATS, W C R 2/148 75 IRREG** | | | | | | |

### Homeowner Association Information

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

### Agent/Office Information

| | | | |
|---|---|---|---|
| List Office: | **Dwellings by Rudy & Hall** | | List Office Ph: **(844) 393-5564** |
| List Agent: | **ELIZABETH A LITTLE** | | List Agent Ph: **(313) 909-5851** |
| Listing Exemptions: | | Access: **Appointment/LockBox** | 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. Custom crown moulding, birchwood paneling & built-in shelving adorn the generously sized living and family rooms. Classic Jack & Jill en suite upstairs, a full basement that includes a bar, perfect for parties. HOA includes private security & snow removal. You're steps away from the iconic Detroit Golf Club, and plenty of newer shopping & dining options. This is your opportunity to have a front row seat to the incredible**

**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@dwellingsmi.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. SentriLock 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:

## Notices and Disclaimers

*1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.*
*2. Broker commissions are not set by law and are fully negotiable.*
*3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.*
*Copyright© Realcomp II Ltd All Rights Reserved.*

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

Sent Email > Email Sent on 03/10/2026 9:46 AM

# Email Sent on 03/10/2026 9:46 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**

## 19635 Renfrew Road, Detroit 48221-1891

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

1 / 42 19635 Renfrew, Sherwood Forest

Create a SkySlope File

RPR

Report Bad Data

**Location Information**

| | |
|---|---|
| County: | **Wayne** |
| City: | **Detroit** |
| Mailing City: | **Detroit** |
| Side of Str: | |
| 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** |

Stats

### Listing Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Listing Date: | **01/20/2021** | 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: | **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: | | Entry Location: | **Ground Level w/Steps** |
| Foundation: | **Basement** | Fndtn Material: | **Block** |
| Basement: | **Partially Finished** | | |
| Exterior: | **Brick, Wood** | Cnstrct Feat: | |
| Fireplc Fuel: | **Gas, Natural** | Fireplace Loc: | **Family Room, Living Room** |
| 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** | Cooling: | **Central Air** |
| Wtr Htr Fuel: | **Natural Gas** | Road: | **Paved, Pub. Sidewalk** |
| Water Source: | **Public (Municipal)** | Sewer: | **Sewer (Sewer-Sanitary)** |

### Room Information

| Room | Level | Dimen | Flooring | Room | Level | Dimen | Flooring |
|---|---|---|---|---|---|---|---|
| **Bath - Full** | **Basement** | **8 x 6** | **Concrete** | **Bath - Full** | **Second** | **7 x 13** | **Ceramic** |
| **Bath - Lav** | **First/Entry** | **6 x 4** | **Ceramic** | **Bath - Primary** | **Second** | **8 x 10** | **Ceramic** |
| **Bedroom** | **Second** | **17 x 12** | **Carpet** | **Bedroom** | **Second** | **12 x 17** | **Carpet** |
| **Bedroom** | **Second** | **14 x 10** | **Wood** | **Bedroom - Primary** | **Second** | **13 x 19** | **Wood** |
| **Breakfast Nook/Room** | **First/Entry** | **11 x 9** | **Wood** | **Dining Room** | **First/Entry** | **12 x 16** | **Wood** |
| **Family Room** | **First/Entry** | **21 x 17** | **Wood** | **Game Room** | **Basement** | **19 x 19** | **Vinyl** |
| **Kitchen** | **First/Entry** | **15 x 16** | **Wood** | **Laundry Area/Room** | **Basement** | **17 x 21** | **Vinyl** |
| **Living Room** | **First/Entry** | **14 x 19** | **Wood** | | | | |

### Legal/Tax/Financial

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property ID: | **W02I005113S** | | | Subdivision: | **SHERWOOD FOREST MANOR SUB** | | |
| Ownership: | **Standard (Private)** | | | Occupant: | | | |
| Tax Summer: | **$1,384** | Tax Winter: | **$178** | Homestead: | **Yes** | Oth/Sp Asmnt: | **240** |
| SEV: | **$18,800** | Taxable Value: | **$18,800** | Existing Lease: | **No** | Home Warranty: | **No** |

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.**

### 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** | | List Office Ph: **(313) 242-7800** |
| List Agent: | **AUSTIN BLACK II** | | List Agent Ph: **(313) 242-7800** |
| Listing Exemptions: | | Access: **Appointment/LockBox** | LB Location: **Rear Door** |

**SentriKey and SentriConnect ELB Access Instructions**

### 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:

## Notices and Disclaimers

*1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.*
*2. Broker commissions are not set by law and are fully negotiable.*
*3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.*
*Copyright© Realcomp II Ltd All Rights Reserved.*

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

# 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.**