MINUTES
DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING
August 12, 2026
Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Vice Chair Machielse called the meeting to order at 4:50 p.m.

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair		X
James Hamilton	Commissioner		X
Marques 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	

III APPROVAL OF THE AGENDA

Staff Jennifer Ross requested that Minutes approval be removed from the agenda.

ACTION
Commissioner Simmons moved to remove the approval of minutes from the agenda
Commissioner King: SUPPORTED

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

Commissioner King moved to approve the modified agenda.
Commissioner Simmons: SUPPORTED

ROLL CALL

Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

IV APPROVAL OF MEETING MINUTES

Removed from agenda

V REPORTS

None

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)

347-355 W. Grand Boulevard – SPR2026-00043 – Hubbard Farms HD – Construct parking lot, rehabilitate building

Brief staff report presented.

ACTION
Commissioner King moved that no comments be returned in response to HDC involvement in Site Plan Review for **347 – 355 W. Grand Blvd. – SPR2026-0043**.
Commissioner Marquez : Supported.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

4454 Woodward – SPR2026-00024 – adjacent to Garfield Building HD & Sugar Hill/John R Music & Art HD – Construct parking lot and trash enclosure

Brief staff report presented.

ACTION
Commissioner Simmons moved that no comments be returned in response to HDC involvement in Site Plan Review for **4454 Woodward – SPR2026-0024**.

Commissioner Marquez: Supported.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

X APPLICATIONS SUBJECT TO PUBLIC HEARING

2260 Wabash – HDC2026-00212 – Corktown HD – JR – Construct parking lot

Staff report.

Applicant Ron Muir and owner Sam Zammit attended in person and were sworn in.

Public Hearing opened and closed without comment. Chair noted that there was one comment submitted and posted in support of the project. Applicant shared one comment they received in support of the project with the Commission.

ACTION:
Commissioner King moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00212 for 2260 Wabash**, 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 Simmons supported.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE

Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

264 Watson – HDC2026-00408 – Brush Park HD – JR – Erect carriage house
Staff report presented.

Homeowner Pete Basile and architect Mike Yager attended in person and were sworn in.

Public hearing opened at 5:12 and closed at 5:13 PM without comment.

ACTION:
Commissioner Simmons moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00408 for 264 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 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 Marquez supported.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

1000 St. Anne & 2635 W. Lafayette – HDC2026-00385 & HDC2026-00387 – Ste. Anne's Parish Complex HD – JR – Demolish garage, replace windows, rehabilitate interior

Staff report presented and summarized proposed work and reminded that the historic district designation included some interior spaces as well.

Architects Eugene Hopkins and Jessica Quijano, both present and sworn in.

Public hearing opened and closed at 5:32 PM without comment.

Commissioner discussion of mosaic and murals and paint analysis in the Chapel. Because the mural and tile work were not final concepts, the Commission agreed they can't approve those scope items now but that there are other scope items they can approve.

Commission discussed the proposed garage demolition. Discussed its relationship to the rectory's porch, period of significance, how it relates (and doesn't relate) to the nearby buildings of the complex, the handicapped access that is needed, a perception that the garage is not as grandiose as the other buildings and that this is a secondary or tertiary façade. Commission clarified the proposed lift and the proposed stair rebuild. Architect stated that these stairs are unsafe now.

ACTION:
Commissioner Simmons moved, supported by Commissioner King:

Having duly reviewed the complete proposed scope of **Applications HDC2026-00385 and HDC2026-387 for 1000 St. Anne & 2635 W. Lafayette,** 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 installation of a mosaic tile mural, four murals, and painted ceiling at the interior space of the Chapel 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:

Standard 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.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken

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

Standard 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.

For the following reasons;

1. Because the application is not complete.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

ACTION:
Commissioner Simmons, supported by Commissioner King, moved:

Having duly reviewed the complete proposed scope of **Applications HDC2026-00385 and HDC2026-387 for 1000 St. Anne & 2635 W. Lafayette,** 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. Any new electrical conduit associated with the proposed new exterior and interior light fixtures shall be minimally visible and be installed in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The applicant shall submit final drawings to HDC staff for review and approval which outline details for the new conduit prior to the issuance of the permit for the item.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

[Commission took a break from 6:38 to 6:45 PM.]

2012 Wabash – HDC2026-00393 – Corktown HD – AD – Erect single-family house

Staff report presented.

Architect Brian Halprin and property owner Brett Babin present in person and sworn in.

Public hearing opened and closed at 6:53 PM without comment.

ACTION:
Commissioner King, supported by Commissioner Marquez, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00393 for 2012 Wabash,** 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 condition:

That the front fence line be relocated to be in line with the front face of the house.

ROLL CALL
Commissioner Marquez: AYE

Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

47 Watson (3100 Woodward) – HDC2026-00410 – Brush Park HD – AD **–** Erect outdoor dining structure

Staff report presented.

Applicants Robert Creager and Brian Riggenbach attended online and were sworn in. They described the project and dimensions.
The public hearing opened at 7:06 PM and closed at 7:07 PM without comment.

ACTION:
Commissioner Marquez, supported by Commissioner King, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00410 for 47 Watson (3100 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 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:

That all documents be revised and resubmitted to reflect accurate dimensions and planter box location to staff for review and approval.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

3418-3426 John R – HDC2026-00381 – Brush Park – ET – Demolish rear walls, erect addition, rehabilitate three units

Staff report presented.

Architect Steven C. Flum and owner Ramiz Almass both present and sworn in. Mr. Flum described that when he received the staff report, he revised the design to reflect staff comments: (1) the windows will continue to be cottage-style, (2) they have simplified their design to remove limestone veneer, removed cornices, removed plastic columns and replaced them with limestone columns, simplified railings, and (3) he provided the cleaning specifications. He distributed the information to the Commission.

The public hearing opened and closed at 7:19 PM without comment. There was a clarification about height of the rooftop addition.

ACTION:
Commissioner Marquez, supported by Commissioner Simmons, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00381 for 3418 – 3426 John R,** 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 applicant will propose an alternate cladding material and color to more closely reflect the district's Elements of Design and the nearby context in terms of architectural features, materials, and color; the applicant will revise the detailing at the parapet line of the rooftop addition to de-emphasize the addition's height; the applicant will propose simpler balcony posts (in a material other than polyurethane); and the applicant will propose a simpler balcony guardrail, all for staff review and approval, with the goal that the rear addition/rooftop addition will be simplified and more deferential to the historic primary facades.
2. Where historic windows had a cottage-style configuration, that configuration and those proportions will be preserved in any replacements.
3. For masonry cleaning, the cleaning agent (if any), rinse specifications, and proposed pressure will be shared with staff for review and approval. Photos of proposed replacement bricks next to historic bricks will be provided for staff review and approval. Mortar composition, color, joints, and tooling will match historic.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

808 Virginia Park – HDC2026-00383 – New Center Area HD – GL **–** Erect two attached duplex buildings

Staff report presented.

Jason Friedmann, Director of Public-Private Partnerships for the City, representing administration today, spoke in support of this project because it aligns with the neighborhood framework plan and supports housing diversity in the neighborhood.

Architect Steven Flum and developer Shahin Mustafa, both present and sworn in. Architect described how the team has responded to the comments made last year related to the denial and how they revised the design accordingly.

The public hearing opened at 7:33 PM and closed at 7:49 PM.

Public Comments:

1. Hyvert McGrady, opposed to the project. It has not been substantially revised. The design is incompatible with the historic district.
2. Andy and Cordula Ditz: The design is still not compatible with the historic district and the vacant lot is not a hazard.
3. Steve Waldrop, owner of several properties in the district, including 63, 83, 97, and 109 Virginia Park, opposed to design. It has not been corrected based on the feedback from the last review and the contamination is four to 16 feet below the surface.
4. Donna McGrady, Hyvert's spouse, finished his statement and stated that whatever was mentioned at past meetings as conditions for future approval, including roof changes, should be incorporated into the new design. Not opposed to development but want to see the revisions you requested last time incorporated.
5. Linda Sueta, opposed and stated that the design is incompatible.
6. Jeff Cowin, opposed. The proposal has improved substantially, but the design is not where it needs to be yet. He feels that Virginia Park deserves architectural ambition he has seen elsewhere and he believes this falls short—it is not the best that could be achieved, especially on such an important lot.
7. Jeffrey Stamm, opposed. The design is improved but it still has large white panels, brick should be increased, and it should have stone sills, gables, and brick-pier porches like on a nearby historic townhome development at 8032-8050 Third. There should be details borrowed from nearby historic townhomes.

Commissioners asked about public engagement—there had been meetings before the October HDC meeting and after the meeting, when the design was revised, the developer sent the revised design via email. They received one comment, similar to what was heard tonight. They incorporated community feedback and HDC staff feedback.

Commissioner King looked at Standard 9 and stated that he thought the scale was reduced, the massing was broken up, the materiality is brick, the roof has been revised, and the stoops have been incorporated. Standard 9 is clear that there must be compatibility but also differentiation. Commissioner Marquez stated that maybe the stark white could be changed to a different color so the contrast wouldn't be as great and maybe that change would help it blend in. A commissioner agrees that the white components, including fascia and all trim could be more of a beige or tan instead of white. It appears that the rendering is not quite accurate as compared to the technical drawings.

ACTION:
Commissioner Marquez, supported by Commissioner Simmons, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00383 for 808 Virginia Park,** 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 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. That the developer work with staff on a suitable color combination that is not bright white.
2. That the developer will update the renderings to reflect the reality that the technical drawings show, including doors, stairs, the new color application, and stone sills.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

1531 Parker – HDC2026-00414 – West Village HD – GL **–** Construct new dormers at roof

Staff report presented.

Brandon Dziuda and Megan Anderluh present in person and sworn in. Looking for more room so they can stay. Looking for a wider dormer for closet—wanted to hide it from streetview. Could look at a wider dormer like others in neighborhood instead of asymmetrical element proposed. Clarified that there would be a rooftop skylight out of the view of the sidewalk. Discussion about dormers proposed and mixed types—gables and hipped roofs. Discussed that the Commission doesn't have enough information to approve window replacement.

The public hearing opened and closed at 8:10 PM without comment.

ACTION:
Commissioner King moved, with support from Commissioner Simmons, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00414 for 1531 Parker,** 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 replacement of two (2) existing windows at the front façade roof dormer WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL, as that proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

Standard 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.
Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship

that characterize a historic property shall be preserved.

Standard 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.

For the following reasons;

1. As the windows at the front dormer are a distinctive, historic character-defining feature of the house, they should be retained and repaired if possible or replaced to match if demonstrated to be deteriorated beyond repair, according to the Standards. However, the current application does not provide documentation of the windows' condition and therefore does not fully establish that windows are deteriorated to an extent that merits their replacement

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

ACTION:
Commissioner King, supported by Commissioner Simmons, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00414 for 1531 Parker,** 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 new south-side dormer design shall be revised to include a simple gable roof which is located below the ridge of the house's main roofline.
2. The new south-side dormer shall not reach a height higher than the west dormer, which shall also be a gable.
3. The south dormer will be a regular dormer with two 90-degree angles and its ridgeline will be in alignment with the main ridge of the house.
4. HDC staff shall be afforded the opportunity to review and approve the dormer's final design prior to the issuance of the project's permit

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

[Commission took a five-minute break.]

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

None.

XII PUBLIC COMMENT

None. Public comment opened and closed at 8:30 PM without comment.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

1459 Atkinson – HDC2026-00334 – Atkinson Avenue HD – BS – Replace garage doors

Applicant Patricia Lundy, present and sworn in. Explained why she wanted to replace the doors.

Commissioners discussed condition and operation and how to apply the Standards to new garage doors on historic garage.

ACTION:
Commissioner Marquez moved, with support from Commissioner Simmons:

Having duly reviewed the complete proposed scope of **Application HDC2026-00334 for 1459 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 replacement of both garage doors 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:
the replacement garage doors shall match each other and will be of a standard flat-panel design in a color compatible with the house, per staff review and approval.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: ABSTAIN
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 3 Nays: 0 Abstention: 1
MOTION PASSED 3-0 with one abstention

1628 Leverette – HDC2026-00345 – Corktown HD – LSJ – Install wood lattice and aluminum fences

Architect Holly Kaiser and homeowner Theresa Spiro were present and sworn in. Discussion of compatibility, height, and intention. Clarification of varying heights.

ACTION:
Commissioner King, with support from Commissioner Marquez, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00345 for 1628 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 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:
the fence will be a consistent height around the rear yard between 6 and 7 feet tall and the final design will be submitted to staff for review and approval.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

15355 Piedmont – HDC2026-00270 – Rosedale Park HD – JR **–** Install vinyl doors and windows at sunroom
Gabrielle Ragland, present. Clarified the scope of work to be just one wall of the sunroom, not the entire sunroom.

Discussion of materials and dimensionality. Staff clarified that in 1951, the rear wall of the sunroom (the subject wall) was a solid wall according to Sanborn maps. So the current window wall system is after 1951. The period of significance for this district ends at 1955.

ACTION:
Commissioner King, with support from Commissioner Marquez, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00270 for 15355 Piedmont,** 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.

The Certificate of Appropriateness is issued with the following conditions:

1. Only the southern window-wall of the side sunroom will be replaced.
2. The material for the replacement will be wood, aluminum-clad wood, metal, or composite.

3. The configuration will be submitted to staff for review and approval.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

15014 Piedmont – HDC2026-00341 – Rosedale Park HD – BS – Install entry door system

Applicants Jason Rabbits, Window Pro Partners, and John LaCroix, homeowner, were present online and sworn in.

Door opening is deteriorated and rot has been covered with PVC boards. Door is a steel replacement door. Because of Standard 6, commissioner stated that he'd like to see the PVC board pried to see the deterioration and assess its repairability. Window Pro says that the entry door alone cannot be replaced because the entire thing is a system. The sidelights will be damaged if just the door is attempted to be replaced; the door and sidelights share framing and trim. Commissioner asks whether a finish carpenter could repair and hang a door that is compatible. The system being proposed doesn't match in kind and what is being proposed is not compatible.

ACTION:
Commissioner King moved, with support from Commissioner Simmons:
Having duly reviewed the complete proposed scope of **Application HDC2026-00341 for 15014 Piedmont,** 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 wood mullions, door surround, and sidelight windows
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:

Standard 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.
Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Standard 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 #7

For the following reasons:

1. The original wood mullions, door surrounds, and sidelights are distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The proposal, which seeks to replace the original front entry system, does not demonstrate that the historically distinctive, character-defining wood mullions, door surrounds, or sidelights are beyond reasonable repair.
3. The proposed door and sidelights do not match the old in design, color, texture, or other visual qualities.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

ACTION:
Commissioner King, supported by Commissioner Simmons, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00341 for 15014 Piedmont,** 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 replacement of the front door only 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:
the style of the door to be replaced shall be compatible with the architectural style of the house and reviewed and approved by staff.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0
The commission urged the homeowner to work with staff to try to find a contractor who can restore the wood or assess the condition.

323 W. Grand Blvd. – HDC2026-00209 – Hubbard Farms HD – LSJ – Replace roof, remove internal gutter system and molding, install gutters and downspouts

Steve Machlay, owner, and Gethin Jones, contractor, attended the meeting and were sworn in. Discussion of existing system and proposal. Chair asked whether repair of the gutter system has been considered. Discussion of flat-roof contractors who could possibly pull out the existing layers lining the gutters and then install an EPDM lining perhaps. If it's a repair of the integral gutter system, staff would be able to approve that administratively.

ACTION:
Commissioner Marquez, supported by Commissioner Simmons, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00209 for 323 W. Grand Blvd.**, 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 internal gutter system and moulding, and installation of gutters and downspouts 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:

Standard 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.
Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Standard 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 #7 & 10

For the following reasons:

1. The roof's eaves, with its internal gutter system and decorative moulding, are distinctive, character-defining features of the house. The removal of the moulding and addition of hanging K-Style gutters to the new, flat fascia will alter the appearance of the house's eaves, and will therefore detract from the building's historic character.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

ACTION:
Commissioner Marquez, supported by Commissioner Simmons, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00209 for 323 W. Grand Blvd.**, 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.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

***4328 Tyler – HDC2026-00377 – Russell Woods-Sulivan HD –** LSJ – Replace wood windows with vinyl windows*
Homeowner Corey Wingo present and sworn in; distributed to the Commissioners an appraisal and a deed. The windows and roof were replaced before he purchased the property. He believes the former owner was fined and they sold the property to him. Commissioner notes that none of the visual qualities of the replacements match the original—the replacements are different in operation, material, design/configuration, etc. Chair explained that the usual order of operations for window applications like this is to deny them so that the applicant can bring a new proposal that attempts to restore the building to its original appearance prior to the violations occurring, and the primary emphasis is typically on the front façade more than the sides. Chair encouraged applicant to work with staff and to bring a new application that more closely replicates what was present on this house at time of designation, likely prioritizing the primary façade. The Commission would likely need to see wood or aluminum-clad wood and will need window configurations and muntin information.

ACTION:
Commissioner King, with support from Commissioner Simmons, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00377 for 4328 Tyler,** 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:

Standard 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.
Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
Standard 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 & 7

For the following reasons:

1. The historic wood windows are distinctive, character-defining features that were not proven to be beyond repair.
2. The proposed windows do not match the old in design, texture, materials, 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 window of the same type and period, as required by National Park Service Guidance.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

14529 Glastonbury – HDC2026-00358 – Rosedale Park HD – ET **–** Replace steel windows with aluminum-clad wood windows
Homeowner Grant Steins, present and sworn in.
He stated that if there were storms, they are no longer on site/there's no evidence of them. He tried to get as close to the historic windows as possible. He has looked into steel—one company declined to provide an estimate and he was meeting with another steel window company the day after the Commission meeting. He believes that storm windows detract and do not provide thermal efficiency. He doesn't want to keep the single-pane windows for energy efficiency.

Chair explained that the Commission operates within the Secretary of the Interior's Standards, which prioritize repair over replacement and retaining historic materials and features. The Commission would need some evidence that the windows are beyond repair. Chair explained that storm windows can help, and storms can be exterior or interior.

ACTION:
Commissioner Simmons, with support from Commissioner King, moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00358 for 14529 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 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:

Standard 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.

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

Standard 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, 7, 8, & 15

For the following reasons:

1. The extant steel windows are distinctive and historic, character-defining features of the building. The submitted application materials do not substantiate that these windows are deteriorated beyond repair. Storm window installation, subject to staff review, should be considered as an option.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

2445 W. Boston – HDC2026-00365 – Boston-Edison HD – AD – Replace wood windows and vinyl windows with aluminum-clad wood windows

Contractor Marvin Boless, with McGlinch and Sons, present online and sworn in. These windows are vinyl, in bad condition, and on the rear. There are three wood windows on the side of the rear room and there is a lot of rot on those three windows.

Commission discussed conditions and the fact that the side, wood windows are side by side and at least one is in poor condition.

ACTION:
Commissioner King, supported by Commissioner Simmons, moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00365 for 2445 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 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. All of the windows match in operation except Windows 1, 6, and 7.
2. All of the operational windows will be casements.
3. The light pattern will be 4 over 1 for windows 1 through 6 and 8 through 10, and the light pattern for Window 7 will be 6 over 1.
4. Once the aluminum cladding is removed from the wood trim and sills, the wood is repaired as needed, caulked and painted to match existing trim on the house and not recovered with new aluminum cladding.

Staff asked a question about the new sill below the side windows. Commissioner King clarified that on the side windows, the entire system will be replaced.

ROLL CALL
Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE

Ayes: 4 Nays: 0
MOTION PASSED 4-0

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XV OLD BUSINESS

None

XVI NEW BUSINESS

Citywide Historic Preservation Plan Presentation—This presentation was scheduled but the vice chair requested that the presentation be postponed since members are missing and it was a long meeting. Deputy director Jennifer Ross agreed to postpone and offered to give a very brief two-minute overview of the project. A citywide historic preservation plan is underway, aligned with the master plan effort currently underway, as well as the rewriting of the zoning ordinance that's also underway. Planning to have the final report complete in late November. Currently, the community engagement aspect of the effort is underway. There will be a series of workshops to reach out to the community to get more information and guide the effort and recommendations. Ultimately, City Council would decide to adopt the recommendations. A draft won't be available until after the public has had the opportunity for input.

XVII ADJOURNMENT

ACTION
Commissioner Simmons, supported by Commissioner Marquez, moved to adjourn, followed by a voice vote.
Vice Chair Machielse adjourned the meeting at 11:00 PM.

FOR MINUTES 8/12/26

August 11, 2026

STEVEN C. FLUM, INC.
architecture • urban planning

City of Detroit
Historic District Commission

RE: Alternate Rear Elevation and Materials
PROJECT: 3418,3422, 3426 John R, Detroit

In response to Historic District Commission staff request, we are submitting the following alternate elevations and materials

Attached are the alternate rear and alley elevations, highlighting the changes made. The elevations reflect a more simplified and more deferential to the historic primary facades.

The following is an outline of the changes:

1. The roof top addition has been lowered from 16'-7" to 14'-11". The rooftop addition will not be seen from the John R right-of-away.
2. We have removed the east parapet of the roof top addition and show gutter and downspouts.
3. We have replaced all the limestone wall veneers with brick veneers. The color was selected to contrast the original red brick. See the attached picture of the proposed brick.
4. We have replaced the balcony columns from a polyurethane cast column to square limestone columns.
5. We have removed the cornices from the top of the parapets.
6. We have removed all the cornices above the balconies except for the cornice above the third floor. The first and third floors will have simply built-up board trims.
7. The proposed aluminum balcony railings are simpler and not decorative. See the attached image of the proposed railing.

HANDOUT DISTRIBUTED TO COMMISSIONERS, 8/12/26 RE 3418-3426 JOHN R.

3105 Hobrook Street Hamtramck, Michigan 48212
phone: 313.831.2844 email: sflum@stevencflum.com

August 11, 2026

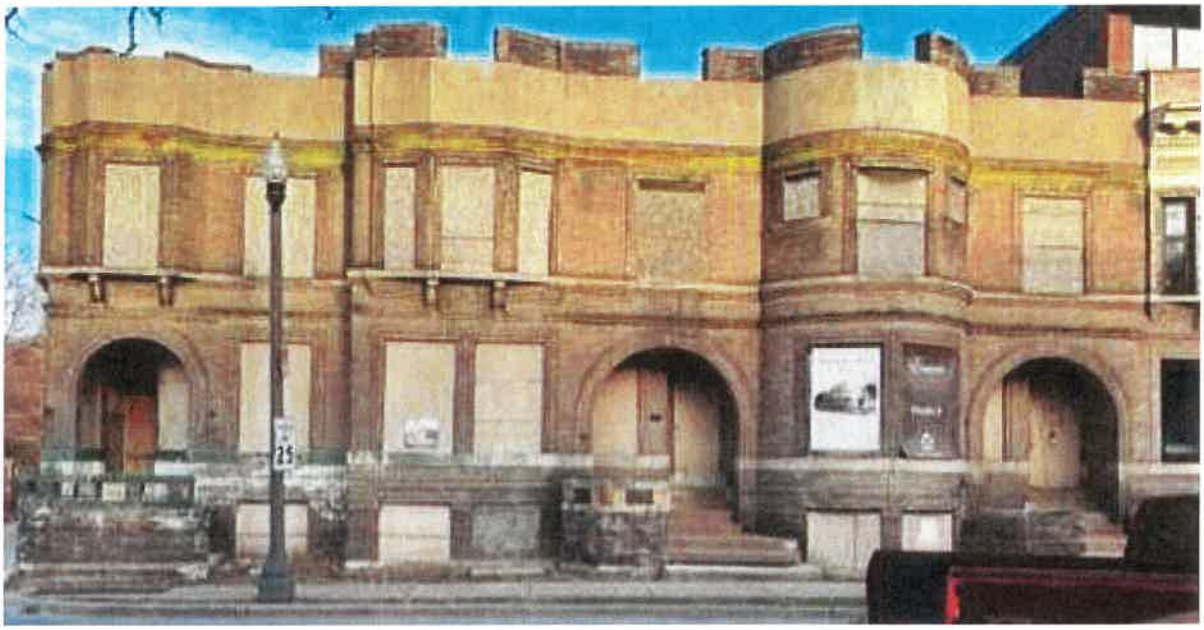
STEVEN C. FLUM, INC.
architecture • urban planning

City of Detroit
Historic District Commission

RE: Masonry Cleaning Specifications
PROJECT: 3418,3422, 3426 John R, Detroit

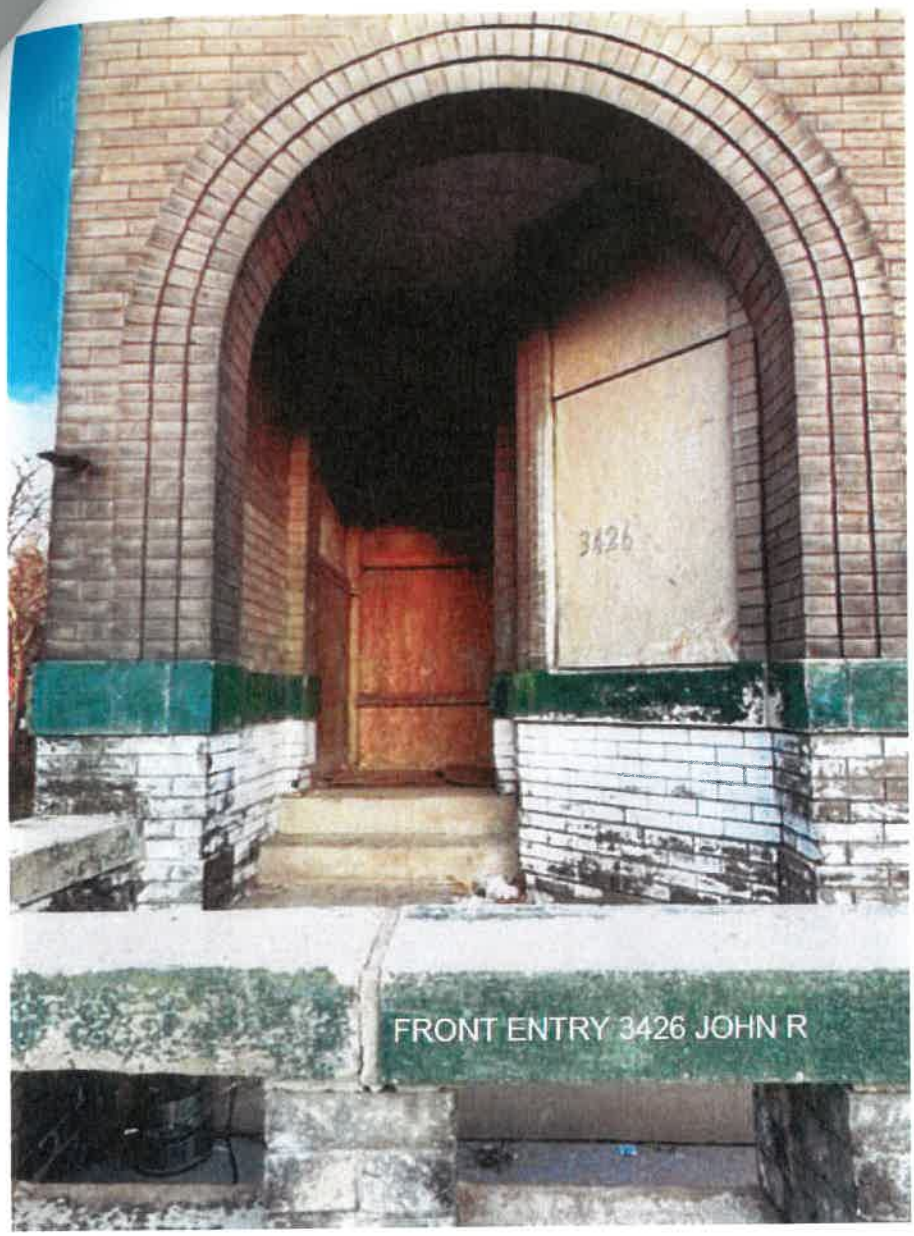
In response to Historic District Commission staff request, the following is the masonry cleaning specification for the project.

The primary facade facing John R is in relatively good shape. Both brick and stone are dirty with small areas that have been painted. See material and specifications on the detergent and application below.



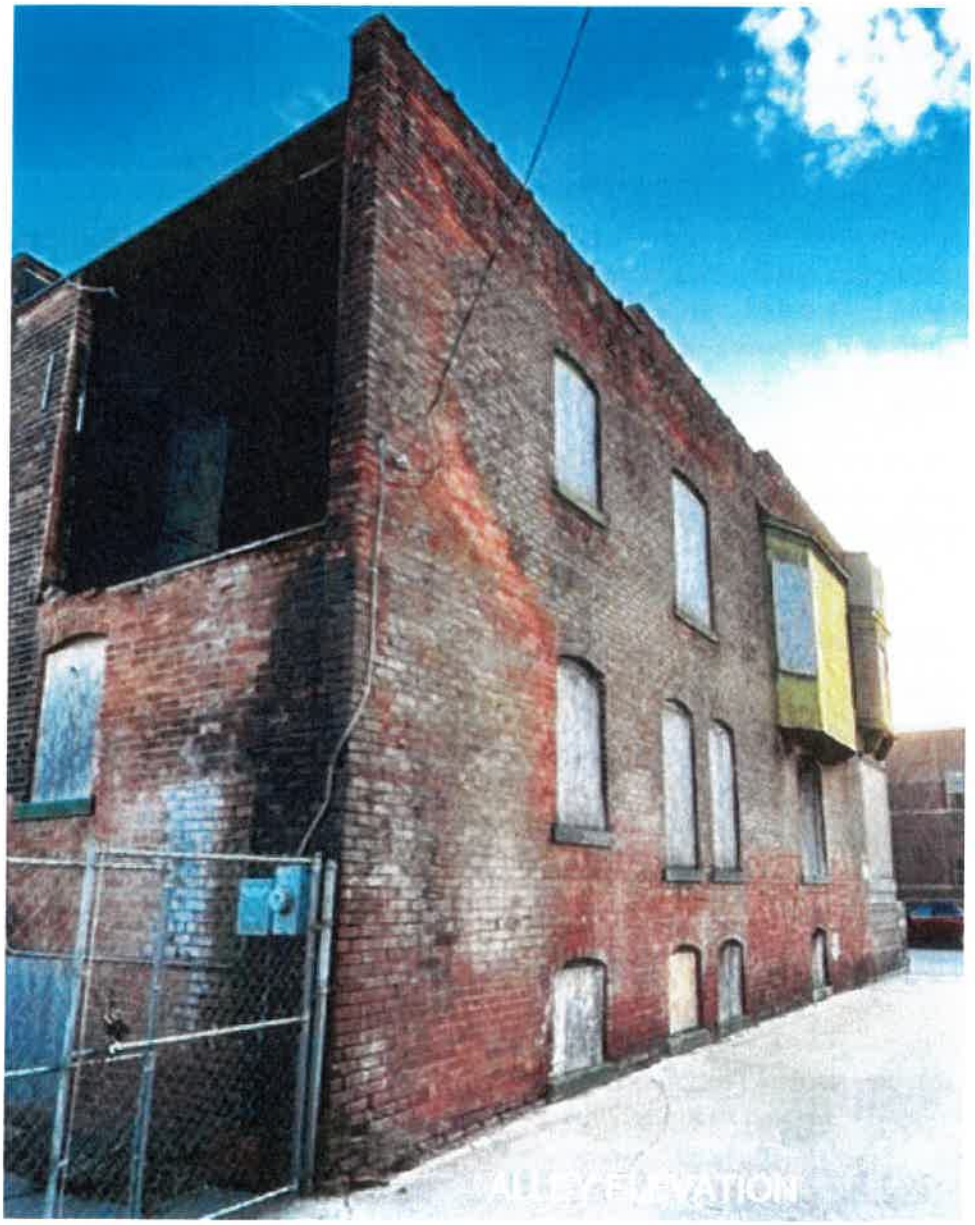
3426,3422 and 3418 John R Facade

3105 Hobrook Street Hamtramck, Michigan 48212
phone: 313.831.2844 email: sflum@stevencflum.com



Painted brick and stone

The secondary facades facing the alley and rear facade are dirtier than the primary facade. The red brick is softer than the beige brick, and care must be taken when pressure washing. Many of the limestone sills have been painted. See material and specifications on the detergent and application below.



Alley and rear elevation

Detergent
EaCo Chem, Inc.
EaCo Chem OneRestoration Detergent

This detergent was used on brick and stone in the first phase of development.

Chemicals: Use only pH-neutral or specialized alkaline stone cleaners. Avoid acidic cleaners (like vinegar or harsh masonry acid washes) as acid permanently etches calcium carbonate

Dilution: Use undiluted (straight)

Application: Pre-wet (do not soak). Apply using a low-pressure sprayer. One application with a five minute dwell time removes many stains. For deep stain removal from porous surfaces, pre wet (do not soak) the surface with water. Use a double undiluted application, spaced three to five minutes apart without rinsing in between the applications. Additional applications may be necessary.

Rinsing: Always rinse thoroughly, before product dries. Rinse pressure is determined by the skill set of the washer and sensitivity of the surface. Use lower rinse pressure when cleaning sensitive substrates (limestone, sandstone, etc...) When in doubt, consult substrate manufacturer for recommended PSI.

Precautions: Do not allow product to dry. Always rinse thoroughly. Cover landscape or water wet before and after application.

Pressure Wash: low water pressure between 400 and 1,000 PSI.

Nozzle Choice: Use a wide-fan nozzle (40 to 60 degrees, such as a 45-degree tip) to spread the force of the water. Avoid narrow pin-point tips (like 0-degree or 15-degree), which cut and scar the stone

Distance: Keep the spray tip at least 12 inches to 3 feet away from the face of the masonry and limestone depending on your exact pressure level.

Test Patch: Before cleaning and pressure washing the facades, provide a test patch on the beige brick, red brick and limestone for the architect to review.

Home / **Chemicals & Cleaners**

EaCo Chem OneRestore Restoration Detergent

$49.99

OneRestore cleans anodized aluminum, glass, masonry, precast, stone, uncoated stainless steel, EIFS, etc... Removes vanadium, manganese, atmospheric staining, sealer overspray, concrete leaching, rust, paint wash, mineral stains, etc... Always read the product data sheet, SDS, and test prior to project. Test area must be dry after rinsing and before evaluating final results.

- online orders are for 1 gallon containers

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MORE INFO

EaCo Chem

ONERESTORE®
RESTORATION DETERGENT

FOR PROFESSIONAL USE ONLY

PRODUCT DATA SHEET

OneRestore® provides remarkable versatility, cleaning power, and safety all in one. It is appropriate for single or multiple surface restoration. OneRestore® is capable of removing the deepest stains. It can also be used to safely remove deposits on glass and anodized aluminum. OneRestore® is a great choice for cleaning and restoring college campuses, government facilities, hospitals, and office buildings.

Advantages

- Excellent for removing virtually all stains, including mineral oxide stains, environmental pollution stains, and rust.
- Spray-on / rinse-off application process improves productivity. No scrubbing required.
- Restoration using one product simplifies the process and reduces protection requirements.
- No harm to plants from rinsed product when used as directed.
- Safe on glass and anodized aluminum when used as directed.
- Ideal for deep stain removal from porous substrates.
- Safe for non-colored horizontal concrete, such as driveways and sidewalks.
- Biodegradable

Limitations

- Do not allow product to dry on the surface. Always rinse thoroughly.
- Do not use on polished stone or oxide films used for tinting glass or self cleaning glass.
- Not suitable for certain low-fire tiles when using extended dwell times.
- Not recommended for colored horizontal surfaces.
- Do not allow to puddle and dwell on horizontal surfaces.
- Do not use on galvanized metal.

**For information about soft metals, please see our soft metal Issue Statements at our website, www.eacochem.com, for more complete guidance.*

Technical Data

Appearance:	Amber color
Odor:	Pleasant scent
Physical State:	Liquid
pH:	>1.0
Boiling Point:	>212° F
Specific Gravity (water=1):	1.117 @ 77° F
Evaporation Rate:	N/D
Solubility in Water:	Complete
Flash Point:	N/D
Viscosity	Water thin
Decomposition Temp:	N/D
Oxidizing Properties:	N/D

Preparation

Protect adjacent surfaces and surrounding building hardware not intended to be cleaned from exposure to the cleaning solution. Avoid direct contact with foliage. Cover landscape using plastic or wet the foliage with water before and after cleaning. *Do not leave plastic on foliage for extened periods of time.* Avoid wind drift on surrounding surfaces as well as auto and pedestrian traffic.

Surface & Air Temperatures

Excessively high or low temperatures will produce poor results and possible harm. Best cleaning results are obtained when air and surface temperatures are above 40° Fahrenheit and less than 90° Fahrenheit. Do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist, allow adequate time for the surface to thaw. If air temperatures exceed 90° Fahrenheit, flash cool the surface with water before applying product. Do not allow products to dry on the surface. Always rinse thoroughly while still wet.

Pre-Testing

Always test prior to beginning full-scale cleaning operations. Pre-testing will determine suitability and effectiveness on each type of surface and stain designated to be cleaned. Pre-testing will also determine dwell times and number of applications required to achieve desired results. Pre-testing will show any potential or adverse reactions to adjacent surfaces. Allow test areas to dry thoroughly before evaluating final appearance and results.

765 Commerce Ave. New Castle, PA 16101 | 724-656-1055 | www.eacochem.com | info@eacochem.com

EaCo Chem

ONERESTORE®
RESTORATION DETERGENT

FOR PROFESSIONAL USE ONLY

PRODUCT DATA SHEET

Pre-Testing - Windows, Window Frames, Door Frames

The best way to test windows, window frames, and door frames is to apply the suggested product to the end of a pencil eraser and place a small dot on each of the surfaces in question. Allow the product to dry on the surface (10 to 15 min). Rinse completely and check the results. If this produces any type of discoloration, do not allow the product to come in contact with these surfaces. They must be covered prior to cleaning.

Suitable Substrates

The following substrates have been tested on and are deemed suitable under standard conditions. Pre-testing is always recommended prior to full-scale cleaning.

- ✓ Brick
- ✓ Limestone
- ✓ Concrete
- ✓ Precast
- ✓ Exposed Aggregate
- ✓ Granite
- ✓ Unpolished Marble
- ✓ Synthetic Stone
- ✓ Terrazzo
- ✓ Anodized Aluminum
- ✓ EIFS
- ✓ Uncoated Stainless Steel
- ✓ Stucco
- ✓ Glass

While this list is extensive, there are other substrates that OneRestore® may be suitable for that are not listed. Every cleaning situation is unique in its own way, so please follow all precaution, pre-testing and application instructions included in this Product Data Sheet.

Stain Removal

OneRestore® can remove a multitude of stains including:

- ✓ Vanadium
- ✓ Manganese
- ✓ Mineral Oxide Stains
- ✓ Pollution Stains
- ✓ Concrete Leaching
- ✓ Sealant Stains
- ✓ Caulk Bleed
- ✓ Hard Water Stains on Glass
- ✓ Sealer Overspray on Glass
- ✓ Fresh Tar Stains

Safety Information

Always wear goggles and chemical resistant gloves when handling this product. Read the Safety Data Sheet for additional safety and health hazard information prior to use. Do not get in eyes, on skin, or on clothing. Do not wear contact lenses when using this product. If material comes in contact with clothing, wash before re-use. Keep container closed when not in use. Use with adequate ventilation. Use NIOSH/MSHA approved respiration devices when adequate ventilation is not available. Though the potential for fuming is minimal, take precautions to avoid exposing building occupants to fumes. Do not remove the label from the container. Dispose of empty containers in accordance with federal, state, and local requirements.

CAUTION: KEEP AWAY FROM CHILDREN

VELOCITY EHS 24 HOUR EMERGENCY RESPONSE SERVICE NUMBER - 1-800-255-3924

Dilutions

OneRestore® is always used undiluted.

Coverage Rates

Coverage rates with OneRestore® will vary from 75-250 sq. ft. per gallon depending on the surface porosity, texture, ambient temperature, craftsmanship, and severity of staining.

Application Instructions

1. Pre-wet the surface (do not saturate) with water before applying OneRestore®.
2. For best results, apply OneRestore® with a low-pressure sprayer (brushing is not necessary).
3. For the majority of instances, a single application with a 5 to 10 minute dwell time will remove many of the stains.
4. For deeper stains or very porous surface, a double application with 5 to 10 minutes in between applications will provide the best results. Do not rinse between applications.

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EaCo Chem

ONERESTORE®
RESTORATION DETERGENT

FOR PROFESSIONAL USE ONLY

PRODUCT DATA SHEET

Rinsing

Proper rinsing techniques determine the final look and quality of the job. A thorough rinse job is always recommended; however, our chemistry never requires flooding the surface. OneRestore® can be rinsed using cold water. Pressures that mark the surface should be avoided. When in doubt, follow the manufacturers recommended P.S.I. for the substrates. **Do not use a zero-degree nozzle**

Caution: Do not allow the product to dry on a surface.

Spill or Leak Procedures

Check with state, local, or federal regulation for waste disposal methods in the area. Wear proper protective equipment while doing clean-up. For large spills, dike and contain for intended use. For residual, use a chemical absorbent material. For small spills, use a chemical absorbent material and place in an approved container for disposal.

Container Handling/Storage

Store product in a cool, dry place away from caustic-based materials. Vent the bung cap before opening. Keep container tightly closed when not in use. Wash thoroughly after handling. For best results, liquid should be 32°F or higher prior to use.

Instructions in Case of Contact or Exposure

Eyes: Flood with water for 15 minutes. If irritation develops, seek medical attention.
Skin: Wash off with soap and water. Follow with a good emollient. If irritation develops, seek medical attention.
Ingestion: Drink lots of water to dilute. Do not induce vomiting. Seek immediate medical attention.
Inhalation: Move to fresh air. If irritation develops, seek medical attention.

Notice

This product has been classified in accordance with the hazard criteria of the CFR.

Disclaimer

The information herein is given in good faith, but no warranty, either expressed or implied is made. Final determination of the suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot be sure or guarantee these are the only hazards which exist.

Customer Service

Factory personnel are available for assistance Monday through Friday from 8am to 5pm EST at (724) 656-1055. Questions can also be sent to info@eacochem.com. A reply can be expected by the following business day. FaceTime and Call from the Wall are available while on jobsite.

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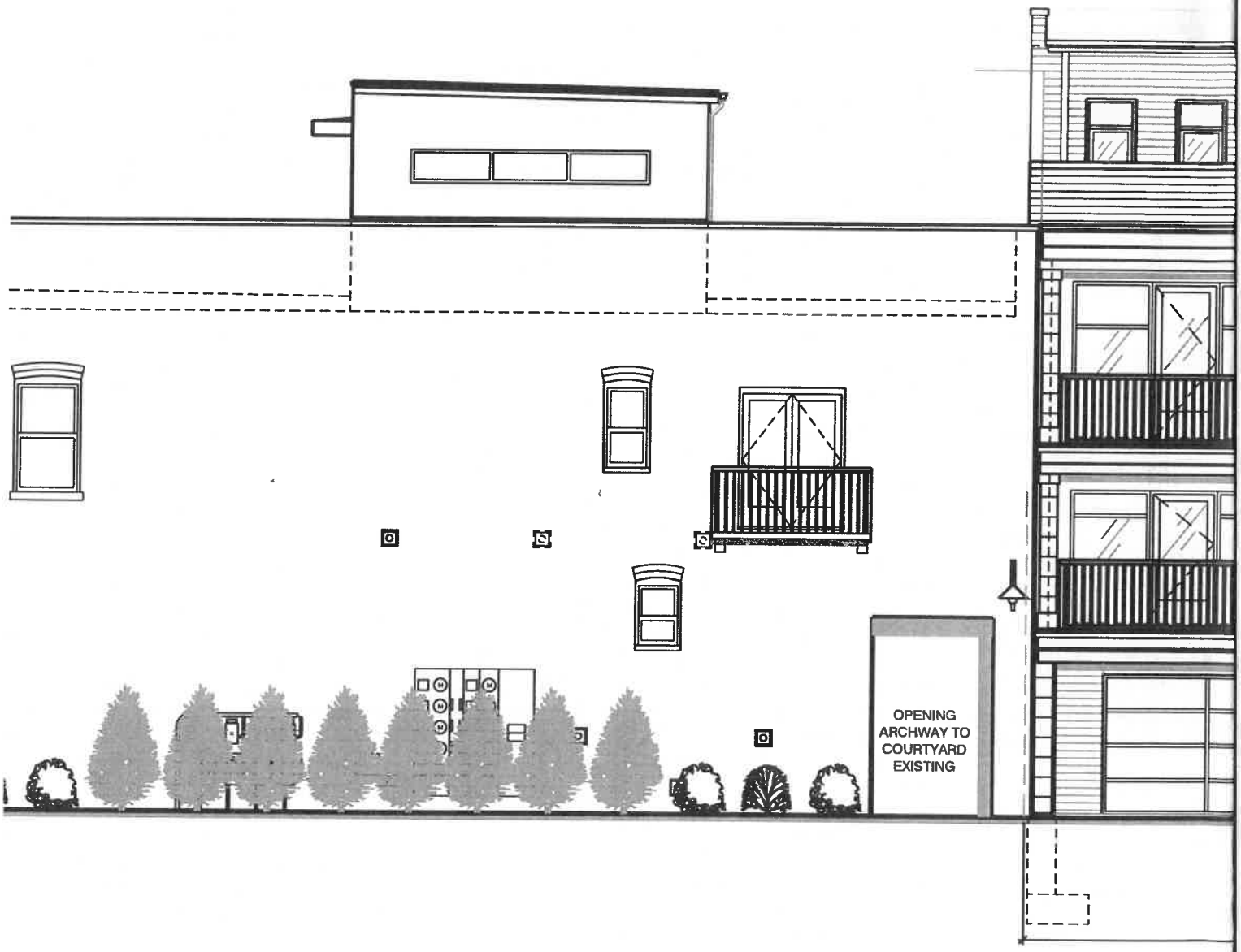
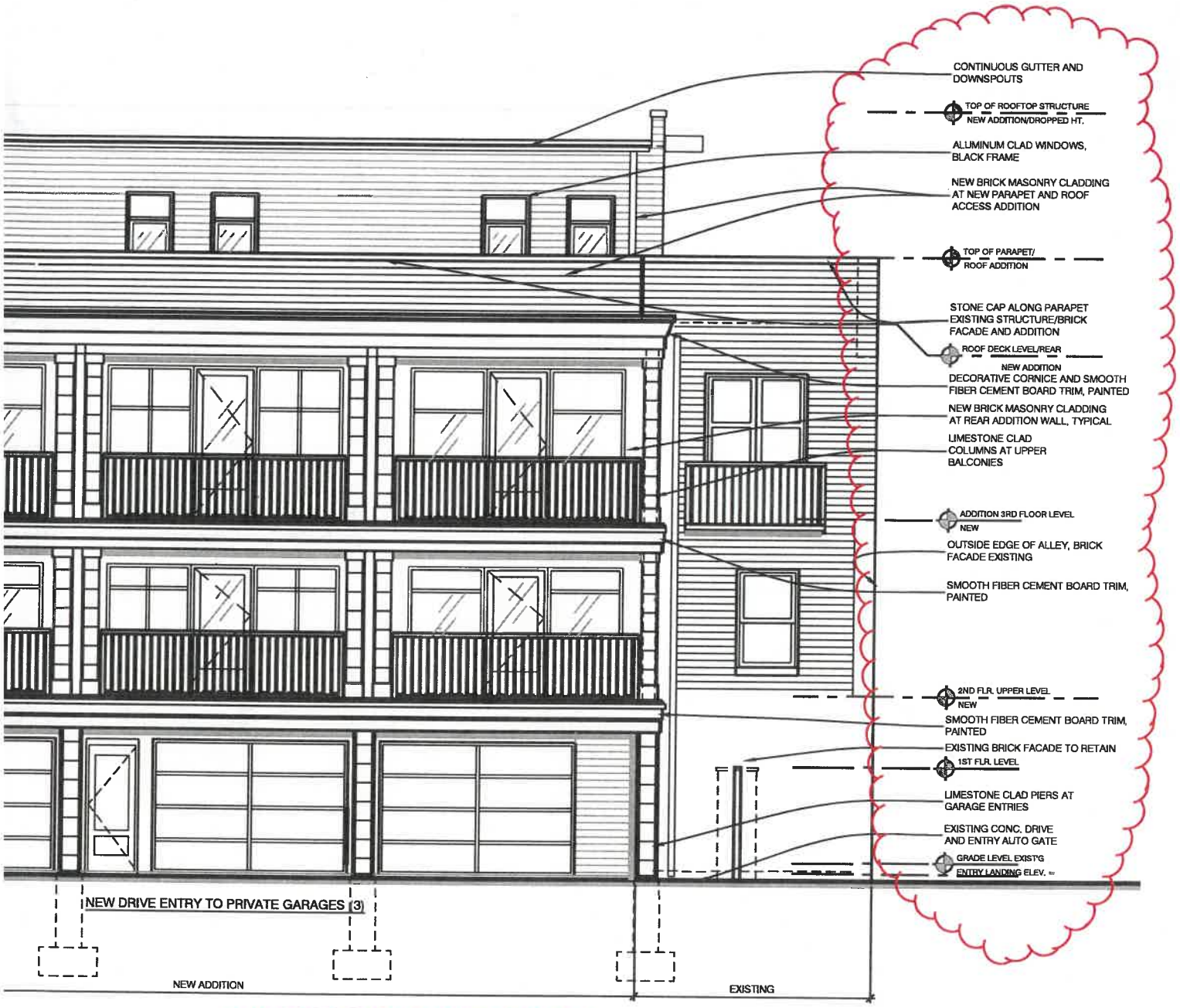

OPENING
ARCHWAY TO
COURTYARD
EXISTING

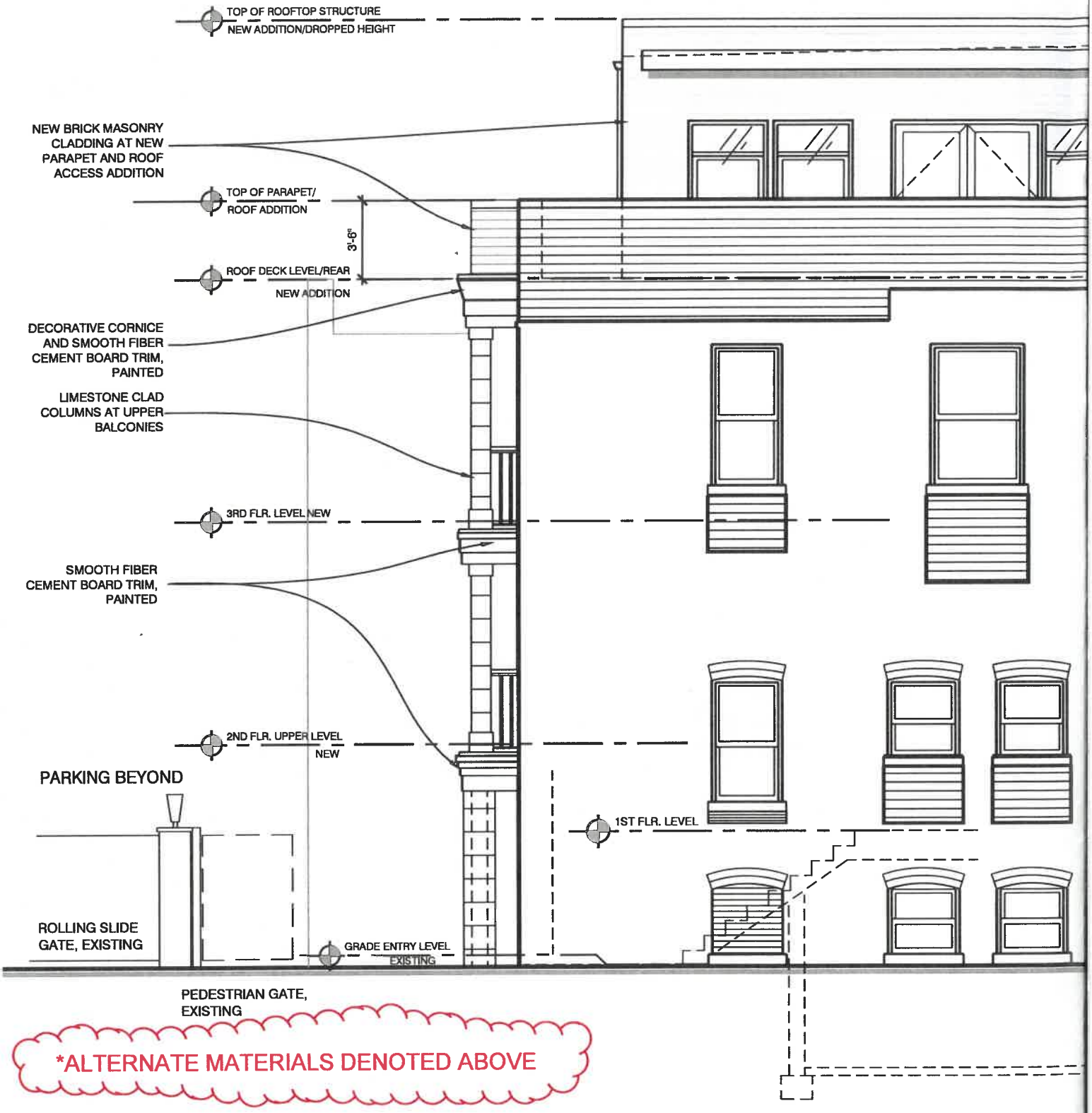


1 A2-5 **PROPOSED ADDITION -EAST ELEVATION**

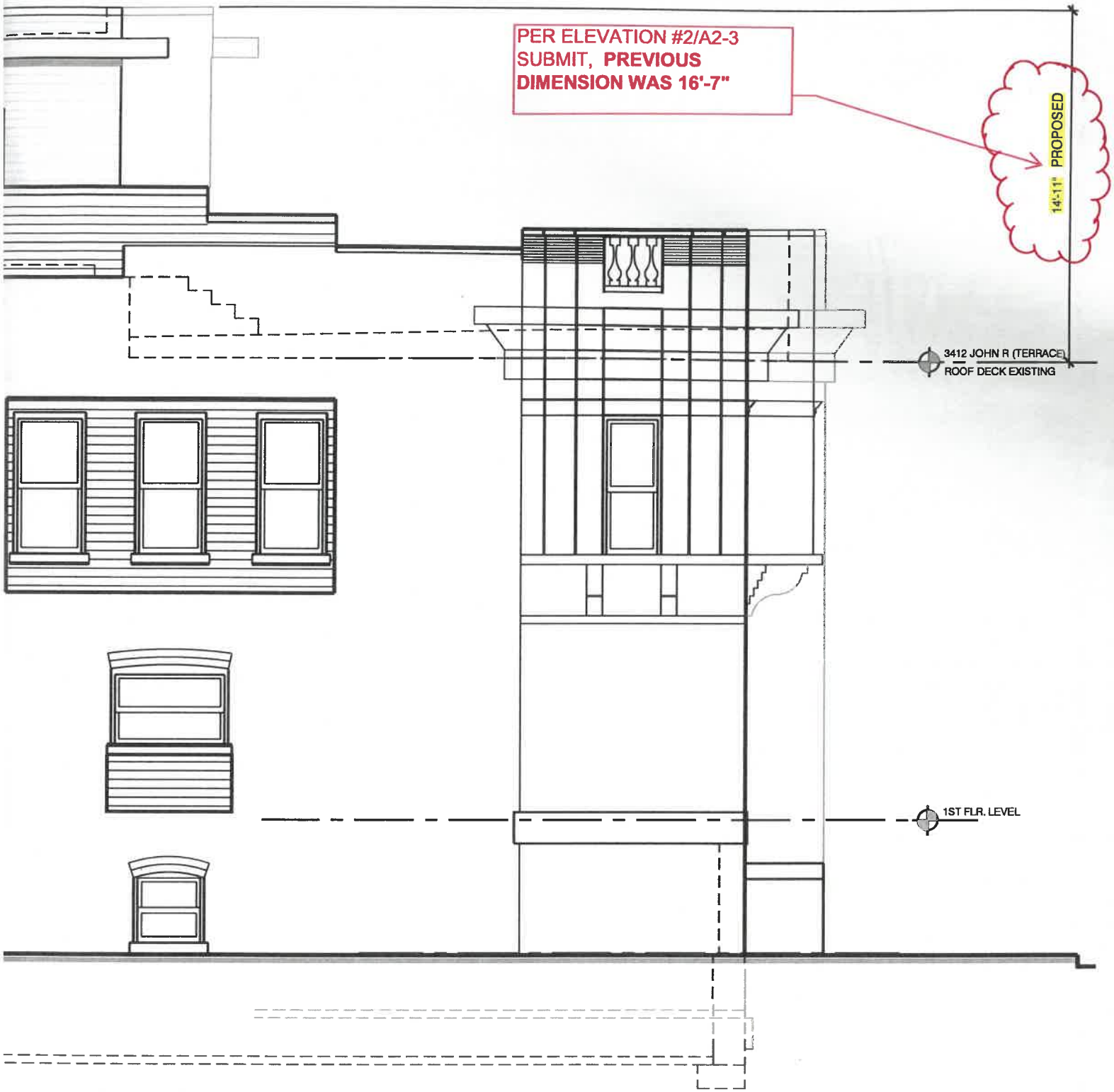
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION-
REAR ADDITION

STAFF ADVISORY REPORT RESPONSE
- AUGUST 12, 2026



*ALTERNATE MATERIALS DENOTED ABOVE



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A2-3

ALLEY JOHN R ELEVATION- NORTH

SCALE: 1/4" = 1'-0"

STAFF ADVISORY REPORT
RESPONSE -AUGUST 12, 2026

HANDOUT – Key Points on 808–816 Virginia Park Proposal
Submitted by: Hyvert – Virginia Park Resident
HDC Meeting: August 12, 2026

Project History
- 5th appearance before the HDC
- 3 prior denials
- 1 withdrawal the day before hearing
- Current submission lacks a staff advisory report

Core Issues (Unresolved Since 2025)
- **Height & Massing:** Three-story block-scale massing incompatible with district's single-family scale
- **Roof Forms:** Added pitched caps and hipped elements are cosmetic; flat roof remains dominant
- **Façade Rhythm:** Repeating duplex bays create a modern townhouse rhythm, not historic proportions
- **Setbacks:** Third Street alignment relies on non-historic structures outside the district
- **Historic Context:** Original structure was a single residence, not multi-unit; proposed massing sets precedent for block-scale infill

Ordinance Basis (Chapter 21, Sec. 21-2-129)
The Commission may deny work that is incompatible with the historic district's character and may require that any future resubmittal be based on a **substantially different design**.

Requested Action
I respectfully request a **Denial**, with direction that any future resubmittal must be a **substantial redesign**, not incremental cosmetic changes.

Thank you for your consideration and for protecting the character of the New Center Area Historic District.

PUBLIC COMMENT READ INTO RECORD
RE: 808 VIRGINIA PARK, 8/12/26

The Design is still not appropriate for the historic district. It does not fit in

We don't see the vacant property as a hazard

730 Virginia Park

Audi & Cordula Ditz

PUBLIC COMMENT READ INTO RECORD
RE: 808 VIRGINIA PARK, 8/12/26

6:49 5G

VALUATION NETWORK,INC.

File No. 186039

HANDOUT DISTRIBUTED TO COMMISSIONERS RE 4328 TYLER, 8/12/26, 6 PAGES

APPRAISAL OF

LOCATED AT:

4328 Tyler St.
Detroit, MI 48238

FOR:

MINO Lending Solutions

BORROWER:

Court 12 LLC

AS OF:

March 16, 2026

BY:

Frank D. Fortuna

1/6

6:52 5G+

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Court 12 LLC	File No.: 186039
Property Address: 4328 Tyler St.	Case No.:
City: Detroit	State: MI Zip: 48238
Lender: MINO Lending Solutions	

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 16, 2026
Appraised Value: $ 265,000

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE

VALUATION NETWORK, INC.

Borrower: Court 12 LLC	File No.: 186039
Property Address: 4328 Tyler St.	Case No.:
City: Detroit	State: MI Zip: 48238
Lender: MINO Lending Solutions	

Roof

2026162154 L:60237 P:704 WD
04/23/2026 10:12 AM Total Pages: 3
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp# 00755128
04/23/2026 10:12 AM
Receipt# 20260423000209 L:60237 P:704
State Transfer Tax $712.50 County Transfer Tax $104.50

WARRANTY DEED

JM-26-68828

THIS DEED executed this 17th day of April, 20 26, Grantor(s), **AGA PROPERTIES UNLIMITED, LLC,** whose mailing address is 4169 AUGUSTINE DRIVE, STERLING HEIGHTS, MI 48310, conveys and warrants to Grantee(s), **COURT 12 LLC,** whose mailing address is 168 REVOLUTIONARY BLVD., DOVER, DE 19901, for the sum of ~~Ten and 00/100 Dollars ($10.00)~~ and other valuable consideration, the following described land in the City of DETROIT, County of WAYNE, State of Michigan, to wit:

consideration: $95,000.00

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

ninety five thousand dollars ($95,000)

APN: 14005292.
Property Address: 4328 TYLER STREET, DETROIT, MI 48238
This instrument was prepared without the benefit of a title examination.

Conditions of Transfer. The real property described above is conveyed subject to the following: (1) all easements, covenants, conditions, and restrictions of record; all legal highways; (2) zoning, building and other laws, ordinances, and regulations; (3) real estate taxes and assessments not yet due and payable; and (4) the rights of tenants in possession.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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Executed by the undersigned on 17th April 2026:

AGA PROPERTIES UNLIMITED, LLC

By: _____

Name: Durim Godaj

Title: member of AGA Properties

STATE OF MI }
COUNTY OF MACOMB }

The foregoing instrument was acknowledged before me this 17th day of April, 20 26, by DURIM GODAJ the MEMBER of **AGA PROPERTIES UNLIMITED, LLC.**

_____
PAULA BURIN, Notary Public
MACOMB, County, Michigan
My commission expires: 06/08/2026
My Commission Expires_____

PAULA BURIN
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jun 8, 2026
Acting in the County of MACOMB

Recordation Requested By/Return to:
EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787
File No. JM-26-68828

Send Tax Notices to:
COURT 12 LLC
168 REVOLUTIONARY BLVD.
DOVER, DE 19901

This Instrument Prepared By:
REGINALD HARRION, MI Bar No. P85820
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

JM-26-68828

EXHIBIT "A"

The following described premises situated in the City of Detroit, County of Wayne and State of Michigan to wit:

Lot 82, Russel Woods Subdivision of parts of Sections 11 and 12, 10,000 Acre Tract, Greenfield Township, Wayne County, Michigan as recorded in Liber 34, Page 3 of Plats, Wayne County Records.

The improvements thereon being commonly known as 4328 Tyler Street, Detroit, MI 48238.

Being the same lot or parcel of ground which by Deed dated December 31, 2024 and recorded January 14, 2025 among the Land Records of Wayne County, State of Michigan, in Book: 59291 Page: 836, was granted and conveyed/assigned by and between Benetta D. Hood, Personal Representative of the Estate of Charles E. Hood, decedent (see letters: 59280/477), unto AGA Properties Unlimited, LLC.