



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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February 24, 2026

Clifford A. Brown
Coe Van Dyke 2, LLC
2420 Bagley
Detroit, MI 48216

Dear Mr. Brown,

This letter serves to confirm the decision of the Detroit Historic District Commission (hereafter, “Commission”) in the application concerning 8029 Coe, 1500-1532 Van Dyke in the West Village Historic District, Application Number HDC2025-00706, at the February 11, 2026 Commission meeting. The work under review included, but was not limited to, demolition of existing buildings at 1514 Van Dyke and 1532 Van Dyke, and erection of a four-story, multi-family mixed use building with parking lot.

In a 4-0 decision, the Commission approved the issuance of a Notice to Proceed (hereafter, “NTP”) under Section 21-2-75 of the 2019 Detroit City Code, citing condition 2; specifically: “The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances, and the improvement program is otherwise feasible.”

An NTP is a type of work approval, for a specified scope of work, that gives an applicant clearance from the Commission in a subsequent application for a building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) or the Department of Public Works (DPW), per Sections 21-2-78 and 21-2-79. Commission staff is responsible for signing off on BSEED and DPW permit reviews, consistent with the design presented to the Commission, and any additional conditions.

The NTP for this application was issued, but temporarily suspended, until fulfillment of the following three conditions:

- *The applicant submits design development documents (including specifications) addressing design issues identified in Commission discussion, for final review and approval by the Historic District Commission*

- *All other necessary approvals, including planning, zoning, financing, and environmental clearances, are documented and provided to HDC/PDD staff*
- *The applicant will continue to market the buildings for relocation*

Please don't hesitate to contact this office should you have further questions regarding the above conditions or any other aspect of this process. We look forward to your satisfaction of these conditions and subsequent issue of the suspended NTP document.

Good luck with your project.

Regards,



Garrick B. Landsberg, AIA
Director of Historic Preservation
City of Detroit, Planning and Development Department

cc:

Tiffany Franklin, Chairperson, Detroit Historic District Commission
Alexa Bush, Director, Planning and Development Department