

Keep West Village Historic



Amber Cecil started this petition to West Village Detroit Association Leadership, members + neighbors and [7 others](#)

192 have signed. Let's get to 200!



At 200 signatures, this petition is more likely to be featured in recommendations!



Last week, many West Village residents learned about a **huge 58-unit development** that will require **demolishing two historic homes** in our protected Historic District, from signs that suddenly appeared.

The signs, which announced three "community engagement" meetings, were only posted on Wednesday, February 23, **just one day** before the final meeting date, which means that **two meetings had already passed** before residents were informed of the opportunity to share their concerns.

Many neighbors voiced strong concerns about the development, which intends to **tear down historic properties** so it can take over almost an **entire city block**, on Van Dyke Avenue from Coe to St. Paul Streets. However, these legitimate concerns were dismissed and ignored by the developer.

West Villagers want a say in the future of our district:

In listening to dozens of residents, members of the newly formed Historic Parker Street Block Club found that the vast majority strongly opposed the development as planned, and the few who supported it did so only with several caveats.

Among all residents, there was a **strong consensus** that included the following points:

- West Village residents—old and new, and renters and owners alike—largely agree that we are **not opposed to development** that will help advance the well-being of our community and neighborhood.
- However, we **are opposed to *this* development** as currently planned, because it is **too large** in terms of number of units.
- Significantly, residents' various concerns about the proposed development's **negative impact could be ameliorated by reducing the number of units** by half.
- Additionally, a smaller development would **still provide community benefits** cited by the developer, like construction jobs, activation of a partially vacant site, expansion of the city tax base, **without incurring community deficits** identified by residents, including:
 - **Permanently destroying** of historic structures,
 - **Disrupting the historic character** of the neighborhood,
 - **Overwhelming available parking**, not only in the immediate West Village neighborhood, but also in Indian Village, Islandview, and the Van Dyke/Kercheval and Van Dyke/Agnes business corridors,
 - **Insufficient drive/access ways** to accommodate number of units proposed, affecting businesses and residents,
 - **Increasing traffic** beyond the capacity of the roadways,
 - **Safety risks** for pedestrians,
 - Reducing permeable surfaces, significantly **increasing flood risk**,
 - Overtaxing aging **street drains and sewer lines**, and
 - **Displacing** residents.
- There are additional strong concerns about the the building's **design, height and scale dominating** existing historic homes.

- Neighbors have pointed to examples of both old and new properties, like the many townhouse blocks, which **still increase density while respecting the historic district's style and character**.
- Residents are further upset that the developer is able to use a loophole to **sidestep existing historic district rules**, including demolishing two historic homes, while current homeowners are having **difficulty getting approval** to improve their homes.
- Further, homeowners are having **difficulty with essential infrastructure maintenance**, such as addressing the **flooding storm drains and sewer line backups**, while the developer is able to accomplish this costly and resource-heavy project.
- Finally, the “engagement efforts” led by the developers have been **rife with late and misleading information**, and concerns and suggestions raised by residents have been dismissed.
- As indicated by comments residents have shared, other major concerns include the following:
 - **Affordability** for low- and middle-income Detroiters,
 - **Lifespan** of the development,
 - **Quality** of construction materials,
 - Negative affect on **property values** of neighboring homeowners, and
 - Disruption of daily life due to the estimated **two years of construction**.

Here are reactions and comments shared, verbatim, by West Village residents:

- *“I don't think the historic society should be allowing this big of a project. It really will have a huge impact on the "historic neighborhood". It's one of the incentives moving to a historic district not to have stuff like this”* - West Village homeowner of 3 years
- *“I hate it. It's clearly not what west village looks like.”* - Owner of multiple properties and current West Village resident of 30+ years
- *“I don't fully disagree with the development but do think it should be a lot smaller and have a lot more attention put to match the historic aesthetic of the neighborhood.”* - West Village resident and recent homeowner
- *“They need to figure out the parking situation. It impacts all the neighborhoods What's being developed here.”* - West Village resident of 3 years

Therefore, the Historic Parker Street Block Club, on behalf of all the residents of West Village, request the following:

- The City of Detroit's Planning and Development Department and the Historic District Commission should:
 - Ensure the development delivers *net* community benefits by only approving a revised proposal that effectively addresses deficits identified by residents.
 - Ensure protection of West Village's historic character by only approving a revised proposal that allows for the retention of historic properties.
 - Protect the style and character of the historic district by only approving a revised proposal that complements the existing historic properties in size, scale and aesthetics.
- The Detroit Land Bank Authority should:
 - Ensure protection of West Village's historic character by only entering into purchase agreements that prohibits demolition of buildings in protected in Historic Districts.
- The developer should enter into a Community Benefits Agreement with West Village residents that:
 - Delivers *net* community benefits by effectively addressing community deficits identified by residents.
 - Commits to a reduction in the number of units installed by half.
 - Ensures the building respects the historic neighborhood in terms of appearance, size, scale and building quality.
 - Retracts requests to demolish historic properties.
 - Ensures the residents of the building have adequate parking without impacting current resident parking or relying on the creation of additional surface lots.
 - Provides dedicated driveways and/or access methods that do not overwhelm current residential and commercial access to alleyways and property access points.
 - Mitigates safety risks and disruptions caused by increased traffic.

- Mitigates effects of the development and the influx of residents to aging infrastructure, including overtaxed street drainage and fragile sewer lines.
- Requires a clear commitment to implementing solutions in response to the concerns and requests of the neighborhood.
- Requires timely and transparent information about building plans be widely disseminated to residents.
- Provides redress to residents for negative impact to property values and disruptions caused by the estimated 24 months of construction.

Sincerely,

Alex Wilson, Nick Wilson, Aleen Hudson, Bob Lundgoot and Amber Cecil, founding members of the Historic Parker Street Block Club

Name	City	State	Postal Code	Country	Signed On
Amber Cecil				US	3/2/2022
Nicky Cucinella	Detroit	MI	48214	US	3/2/2022
Shiva Yazdan	Irvine		92602	US	3/2/2022
Stranger 123	Costa Mesa		92626	US	3/3/2022
Dalia Reyes	Detroit	MI	48235	US	3/3/2022
Lauren Cecil	Novi	MI	48375	US	3/3/2022
Heath Moerland	Detroit	MI	48209	US	3/3/2022
James Collins	Detroit	MI	48216	US	3/3/2022
Nicholas Wilson	Detroit	MI	48214	US	3/3/2022
Kevin Hanson	Detroit	MI	48223	US	3/3/2022
Mary Beth Romak	Oxford	MI	48371	US	3/3/2022
janice scholl	milan	MI	48160	US	3/3/2022
Thomas Childers	Ishpeming	MI	49849	US	3/3/2022
Joanne Troup	Rochester	MI	48363	US	3/3/2022
Carla Bobrowicz	Los Angeles	CA	90065	US	3/3/2022
vanessa beard	Royal Oak	MI	48073	US	3/3/2022
Marianna Vermiglio	Detroit	MI	48215	US	3/3/2022
Lily Paterson	Detroit	MI	48203	US	3/3/2022
Josephine McQuiston				US	3/3/2022
Juliet Paterson	Ann Arbor	MI		US	3/3/2022

	New				
Duane Pitre	Orleans	LA	70115	US	3/3/2022
Vincent Troia	Livonia	MI	48154	US	3/3/2022
Anna Formicola	Oakland	CA	94603	US	3/3/2022
Scott Zacharias	Detroit	MI	48207	US	3/3/2022
Emily Bright	providence	RI	2909	US	3/3/2022
Megan Major	Detroit	MI	48207	US	3/3/2022
	Hermosa				
Nima Bararsani	Beach	CA	90254	US	3/3/2022
	Pleasant				
Michael Geiger	Ridge	MI	48069	US	3/3/2022
Sharon Mullins	Detroit	MI	48214	US	3/3/2022
Dion Fischer	Detroit	MI	48234	US	3/3/2022
Jeffrey Tranchell	Detroit	MI	48202	US	3/3/2022
Tenley Lark	Detroit	MI	48211	US	3/3/2022
	Harbor				
Amy Bem	Springs	MI	49740	US	3/3/2022
Christina Peratsakis	Northville	MI	48167	US	3/3/2022
Caleb Lynch	Detroit	MI	48228	US	3/3/2022
Olivia Litterell	Detroit	MI	48228	US	3/3/2022
Sarah Stawski	Detroit	MI	48202	US	3/3/2022
	St Clair				
Jonathan Thomas	shores	MI	48047	US	3/3/2022
	Grosse				
Stephany Sowards	Pointe	MI	48236	US	3/3/2022
Karen Ikola Marin	Ypsilanti	MI	48198	US	3/3/2022
Justin Clark	Detroit	MI	48201	US	3/3/2022
Alex Wilson	Detroit	MI	48214	US	3/3/2022
Thomas Ferrera	Hamtramck	MI	48212	US	3/3/2022
Emily Trupiano	Detroit	MI	48214	US	3/4/2022
	New				
Eleni Hellmers	Orleans	LA	70115	US	3/4/2022
Sara Aldridge	Detroit	MI	48224	US	3/4/2022
Katie Osullivan	Brooklyn	NY	11226	US	3/4/2022
Jacob Alvarez	Fort Worth		76133	US	3/4/2022
Dina Bee	Hamtramck	MI	48212	US	3/4/2022
	New				
Helen Hellmers	Orleans	LA	70115	US	3/4/2022
	Yucca				
Nusrat Ganberg	Valley	CA	92284	US	3/4/2022
OLEH STEFANIV	Chicago		60622	US	3/4/2022
Michael Jeryc	Canton	MI	48187	US	3/4/2022
meghan lee	Lansing		48910	US	3/4/2022
Zed Trick	Brooklyn	NY		US	3/4/2022
John Cecil	Detroit	MI	48224	US	3/4/2022
Michelle Potter	Detroit	MI	48214	US	3/5/2022

Nova Zorok	Hamtramck	MI	48212	US	3/5/2022
Adam Kaluba	Burleson		76028	US	3/5/2022
Алексей Крутиков	Buffalo Grove		60089	US	3/6/2022
DESIREe Gullett	White Hall		71602	US	3/7/2022
Edward Klimecke	Mays Landing		8330	US	3/7/2022
Janet christian	Dayton		45430	US	3/7/2022
Laura Navarrete	Indianapolis		60620	US	3/7/2022
Jeffrey White	Wyandotte	MI	48192	US	3/7/2022
Oaten Cathy	Wixom	MI	48393	US	3/8/2022
Amy Buczek	Livonia	MI	48152	US	3/8/2022
Devyn Thomson	Mississauga		L5C	Canada	3/8/2022
Richard Hartman	La Veta	CO	81055	US	3/8/2022
Lucas McGrail	Livonia	MI	48150	US	3/8/2022
Lindsay MacLachlan	Livonia	MI	48154	US	3/8/2022
jaynie mottinger	Omaha		68104	US	3/8/2022
Jennifer					
Matuszewski	Detroit	MI	48235	US	3/8/2022
Juan Carrion	Detroit	MI	48210	US	3/8/2022
Isaiah Archuleta	Salt Lake City		84102	US	3/8/2022
John Krautner	Detroit	MI	48214	US	3/8/2022
Incoronata DAngela	Detroit	MI	48214	US	3/8/2022
Emily Lerner	Brighton	MA	2135	US	3/8/2022
Nancy Paterra	Pontiac	MI	48341	US	3/8/2022
	West				
Chris Peters	Bloomfield	MI	48324	US	3/8/2022
David Millis	Detroit	MI	48238	US	3/8/2022
Darren Cutlip	Chicago	IL	60613	US	3/8/2022
Amy Sacka	Detroit	MI	48214	US	3/8/2022
Megan White	Detroit	MI	48214	US	3/8/2022
Lorraine Sabatini	Detroit	MI	48214	US	3/8/2022
	Sterling				
Sarah OBrien	Heights	MI	48310	US	3/8/2022
Edie Lerner	Ann Arbor	MI	48104	US	3/8/2022
Charles Woods	Detroit	MI	48228	US	3/8/2022
MaryBeth Beaudry	Detroit	MI	48209	US	3/8/2022
Bubba Morris	Delray Beach		33445	US	3/8/2022
Cinnamon T	Detroit	MI	48214	US	3/8/2022
	Grosse				
Monique Lachance	Pointe	MI	48236	US	3/8/2022
Victoria Bosanko	Lincoln Park	MI	48146	US	3/8/2022
Phil Cassise	Detroit	MI	48214	US	3/8/2022
Becky Schutter	Oak Park	MI	48237	US	3/8/2022
Anna Topping	Birmingham	AL	35207	US	3/8/2022
	Grosse				
Stephen Malbouef	Pointe	MI	48230	US	3/8/2022

Alexa Zion	Detroit	MI	48235	US	3/8/2022
Karyn Brown	Detroit	MI	48215	US	3/8/2022
Aisha Sloan	Ypsilanti	MI	48197	US	3/8/2022
E Uppleger	Big Rapids	MI	49307	US	3/8/2022
Malik Wilson	Pontiac	MI	48341	US	3/8/2022
Nancy Koziatek	Farmington	MI	48336	US	3/8/2022
Katie Edmunds	Detroit	MI	48204	US	3/8/2022
James Edmunds	Detroit	MI	48202	US	3/8/2022
Leslie Pattera	Ferndale	MI	48220	US	3/8/2022
Jesse Smith	New York	NY	10024	US	3/8/2022
相澤 俊幸			2700028	Japan	3/8/2022
	Grosse				
Elizabeth Kroha	Pointe	MI	48230	US	3/8/2022
Damon morse	Redford	MI	48239	US	3/8/2022
Daniel Kroha	Detroit	MI	48227	US	3/8/2022
Mark Reynolds	Detroit	MI	48214	US	3/8/2022
Katherine Cannon	Nashville		37214	US	3/8/2022
Cory Buttermore	Detroit	MI	48202	US	3/8/2022
Greg Bauer	Waterford	MI	48327	US	3/8/2022
Rachel Pontious	Detroit	MI	48209	US	3/8/2022
Cathy Lee	Detroit	MI	48224	US	3/8/2022
Janna Silversmith	Detroit	MI	48224	US	3/8/2022
Kendall Babl	Southfield	MI	48034	US	3/8/2022
Joe linden	Hamtramck	MI	48212	US	3/8/2022
Kevin Boyd	Detroit	MI	48214	US	3/8/2022
Donald Stahl	Brooklyn	NY	11216	US	3/8/2022
Katrina Wojtan	Detroit	MI	48230	US	3/8/2022
Sheri Campbell	Detroit	MI	48214	US	3/8/2022
	Grand				
James Baljo	Rapids	MI	49546	US	3/8/2022
Blake Mallat	Windsor		N8X	Canada	3/8/2022
Matthew Billings	Ypsilanti	MI	48197	US	3/8/2022
Joseph Jagos	Brooklyn	NY	11249	US	3/8/2022
Eric Allen	Southfield	MI	48076	US	3/8/2022
Savannah					
Grammatico	Detroit	MI	48209	US	3/8/2022
regina boyd	Detroit	MI	48226	US	3/8/2022
Caroline Coburn	Hamtramck	MI	48212	US	3/8/2022
Suki Gershenhorn	Los Angeles	CA	90026	US	3/8/2022
Jonathan Chezick	Detroit	MI	48216	US	3/8/2022
Holly Johnson	Hamtramck	MI	48212	US	3/8/2022
Stephen Nawara	Detroit	MI	48224	US	3/8/2022
Daniel Tomczak	Detroit	MI	48211	US	3/8/2022
Colin Tury	Southfield	MI	48076	US	3/8/2022

	Sterling				
Juliane Bednarz	Heights	MI	48313	US	3/8/2022
Hector Galvan	Detroit	MI	48209	US	3/8/2022
Joshua Anzano	Los Angeles	CA	90026	US	3/8/2022
	New				
Steve Kenney	Orleans	LA	70117	US	3/8/2022
becca keating	Brooklyn	NY	11222	US	3/8/2022
Brent Forrest	Lansing	MI	48906	US	3/8/2022
	Grosse				
Nick Dumas	Pointe	MI	48236	US	3/8/2022
Rachel C	Hamtramck	MI	48212	US	3/8/2022
Joe Nimby	Detroit	MI	48227	US	3/8/2022
Jenna James	Detroit	MI	48214	US	3/8/2022
Brian Bilicki	Detroit	MI	48202	US	3/8/2022
Natalie Laginess	Hamtramck	MI	48212	US	3/8/2022
Caleb Moss	Detroit	MI	48202	US	3/8/2022
Sandra Zielinski	Flat Rock	MI	48134	US	3/8/2022
Sarah Waldrop	Detroit	MI	48202	US	3/8/2022
Kiarra Rich	Detroit	MI	48226	US	3/8/2022
Kenneth Whiting	Detroit	MI	48202	US	3/8/2022
Monica Gyorke	Ecorse	MI	48229	US	3/8/2022
Kuzak Madeline	Hamtramck	MI	48212	US	3/8/2022
John Garcia	Hamtramck	MI	48212	US	3/8/2022
Craig Brown	Hamtramck	MI	48212	US	3/8/2022
Aaron Bobzien	Ann Arbor	MI	48103	US	3/8/2022
Colin Simon	royal oak	MI	48067	US	3/8/2022
Kristy Sager	Detroit	MI	48214	US	3/8/2022
Sarah Vaughn	Royal Oak	MI	48067	US	3/8/2022
Glenn Brown	Detroit	MI	48207	US	3/8/2022
Gregory Holm	Detroit	MI	48207	US	3/8/2022
Rachel Bertolini	Detroit	MI	48202	US	3/8/2022
Jason Eggert	Oak Park	MI	48237	US	3/8/2022
Klair Urbin	Detroit	MI	48228	US	3/8/2022
Lilith Salens	Detroit	MI	48201	US	3/8/2022
Katarina Garcia	Oak Creek		53154	US	3/8/2022
Heather Troup	New York	NY	10013	US	3/8/2022
Rita Sayegh	Detroit	MI	48207	US	3/8/2022
Penn Greene	Detroit	MI	48207	US	3/9/2022
Craig Kuper	Detroit	MI	48214	US	3/9/2022
Marc Mathews	Detroit	MI	48214	US	3/9/2022
Danielle Zito	Detroit	MI	48201	US	3/9/2022
Tim Blumberg	Detroit	MI	48234	US	3/9/2022
Brittany Chaudoin	Waterford	MI	48329	US	3/9/2022
	Farmington				
Erik Powers	Hills	MI	48336	US	3/9/2022

Faith Stephens	Cleveland		44109	US	3/9/2022
Lynn Robertson	Kalamazoo	MI	49006	US	3/9/2022
Jed Robertson	Kalamazoo	MI	49006	US	3/9/2022
Ashley Winn	Seminole		74868	US	3/9/2022
William Haska	Detroit	MI	48219	US	3/9/2022
Aleen Hudson - Snavely	Detroit	MI	48214	US	3/9/2022
Tom Forrest	Caledonia	MI	49316	US	3/9/2022
Norman Anderson	Detroit	MI	48214	US	3/9/2022
	West Village				
Scott C	Detroit	MI	48214	US	3/9/2022
	Grosse				
Don Behm	Pointe	MI	48230	US	3/9/2022
Zach Weedon	Royal Oak	MI	48073	US	3/9/2022

Name	City	State	Postal Code	Commented Date	Comment
janice scholl	milan	MI	48160	3/3/2022	"Do not destroy a HISTORIC neighborhood!"
Christina Peratsakis	Los Angeles	CA	91352	3/3/2022	"I believe in preservation. New construction can never come close to the aesthetic of historical architecture."
Lucas McGrail	Livonia	MI	48150	3/8/2022	"because the houses in question could be picked up and moved, which is a far better idea than demolition." "Van Dyke can hardly accommodate the current traffic through west village. The neighborhood doesn't need a large cookie cutter development cheaply made for some developer to make a bunch of money at the cost of the neighborhood."
Charles Woods Inncoronata	Detroit	MI	48228	3/8/2022	
D'Angela	Detroit	MI	48214	3/8/2022	"YUCK!"
Stephen Malbouef	Grosse Pointe	MI	48230	3/8/2022	"The new building should be scaled down in size from the current proposal."
Karyn Brown	Detroit	MI	48215	3/8/2022	"STOP tearing down what makes Detroit DETROIT!!!" "Detroits beauty and history is in the architecture of the city and we've lost so much these past few years we don't need more modern buildings fix the ones that are already standing."
Damon morse	Redford	MI	48239	3/8/2022	"I'm tired of government officials bending the rules or ignoring them."
Greg Bauer	Waterford	MI	48327	3/8/2022	

Trina Fennell	Detroit	MI	48214	3/9/2022	"I cherish historic homes"
Joanne Troup	Rochester Grosse	MI	48363	3/9/2022	"Please keep the character of the neighborhood as is...."
Don Behm	Pointe	MI	48230	3/9/2022	"We already have a Royal Oak, thanks."