

May 10, 2023

City of Detroit
Historic District Commission
Colman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: 3603-3618 Lincoln & 1352 Brainard, Woodbridge Farm Historic District

Dear HDC Commissioners and Staff:

I have recently become aware of a proposed development directly across the street from my home at 3627 Lincoln. After having reviewed the developer's drawings, I am concerned the proposed construction will not integrate well into the neighborhood.

As you are aware, Lincoln Street is a historic district known as Woodbridge Farms, and has a somewhat unique architecture and style compared to its neighboring Woodbridge, thus specific considerations should be taken into account with new developments.

The street consists of single and multi-family homes. Proportion of all structures, relative to one another, has been incorporated into their design. The apartment complex, in the middle of the street is an outlier, in terms of density and aesthetics, and should not be used as precedent for future designs and variances. Any new developments should adhere to the majority of the buildings on Lincoln Street to maintain the cohesiveness of the street.

Pictured at the end of this letter are all of the single-family and multi-family houses on Lincoln, as well as the apartment building. All buildings have deep setbacks, detailed and dimensional footprints and detailed architecture on the facades.

Approval and development of the proposed buildings on 3606, 3618, and 1352 would deviate from the vernacular of the historic district. The modular design is austere in appearance and does not incorporate appropriate context to the rest of the district.

The attached photos demonstrate the eclectic and diverse architecture reflected on the block. While new styles should be embraced, they also should incorporate details which demonstrate the evolution of the neighborhood. It is also important to note that there is relatively new construction at the north end of the street. The house maintains proportions and features of the adjacent historic buildings. It is a good example of how new construction compliments the neighborhood.

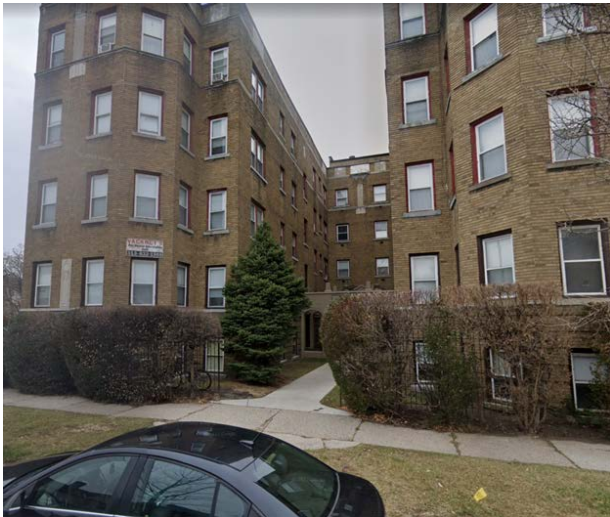
Please consider this letter as formal opposition to the development proposed at 3603-3618 Lincoln & 1352 Brainard.

Respectfully,

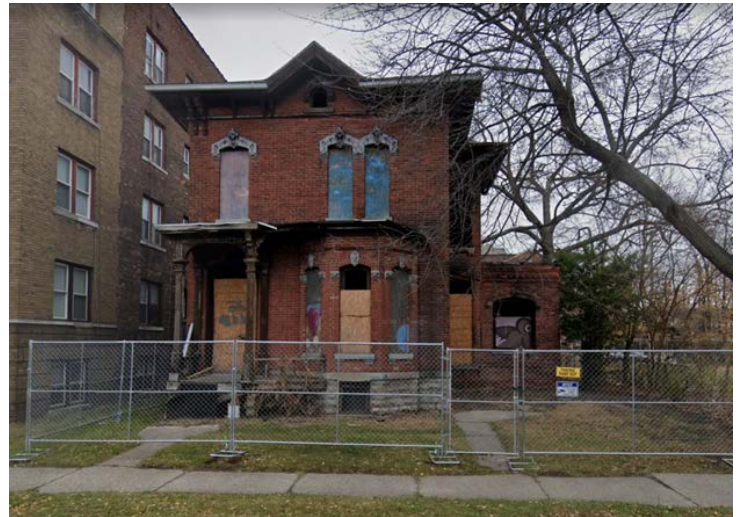
Richard Chase



Buildings directly across from proposed development



Buildings adjacent to proposed development



Proposed facade lacks visual interest, does not incorporate any architectural detail to provide context to the neighborhood

Other buildings on the street demonstrate a variety of architectural styles, yet maintain consistency in scale and detail



Other buildings on the street demonstrate a variety of architectural styles, yet maintain consistency in scale and detail



New Construction

