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Detroit Historic District Commission
2 Woodward Ave
Suite 808,
Detroit, MI 48226

RE: 701 W Canfield Support

Dear Commissioners and HDC staff,

I'm writing to express my support for the 701 W Canfield project as designed and approved by the SHPO and NPS. The developer, Scott Lowell has been a champion of historic preservation and Detroit development for decades and has always been sensitive to adhering to the NPS and HDC standards.

In my years as a HDC commissioner, I saw many people ignore the rules and procedures and I find this to definitely NOT be such a case. Scott's only error was to assume that SHPO and NPS approval would lead to a straightforward staff or commission approval of a change required to meet code. While this is not how the HDC law is written, it seems to me to be a very understandable misunderstanding by a long-time good actor in our development community.

I also in my service as a commissioner believed in giving great deference to the National Park Service interpretation of what is appropriate and were I still serving would do so here as well. Even more, without regard to the NPS, I find this to be an appropriate way to achieve the code compliance and respect the Secretary of the Interior Standards.

Lastly, I have always been impressed that Scott is willing to apply his skill level, time and capital on the neighborhood enhancing small projects that many developers of his capacity skip over because small projects take as much work as large projects but have less financial reward.

I hope you take all these points into consideration when opining on the 701 Canfield project. I believe supporting good actors, doing good work and achieving SHPO and NPS approval encourages more building to be saved. Thank you for your consideration.

Richard Hosey