

December 20, 2024

Garrick Landsberg

Detroit Historic District Council

I reside at 662 West Canfield just up the block from 701. I received notice of a hearing for the work at 701 West Canfield. The work that has been done has been greatly appreciated as that building was vacant for decades and was not only an eyesore but dangerous. Underhoused people often slept on the porches and there was great concern that a collapse would kill someone.

The rear porch is hardly out of place and fits the existing dormer proportions. In light of other seemingly approved projects in the neighborhood, I ask that you approve the design in question, which I understand has already been approved by the State Historic Preservation Office and the National Park Service. As former Chair of the Detroit Historical Neighborhoods Coalition, I am aware of the need for historic standards and don't take these issues lightly.

What Scott Lowell and his skilled team have done has greatly improved the stability of our neighborhood, raised the values of our homes, and rehabbed a building that was land-locked. The challenges were huge and I ask that you continue to work with him.

I am happy to discuss,

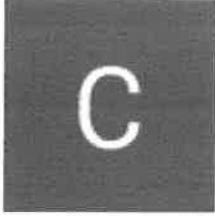
A handwritten signature in black ink, appearing to read "Kim Schroeder", written in a cursive style.

Kim Schroeder

Resident

West Canfield Historic District

313-520-4302



Carly Strachan

12:55 PM (4 hours ago)

to me

To whom it may concern:

As the owners of 640 W. Canfield, We are writing to express our support for the 701 W. Canfield Project. The amount of work, attention to detail, materials used and extent to which the developer has gone to revitalize this long vacant property is second to none. The rear covered stairwell in question is not even visible from West Canfield and essentially unseen from 3rd. Once completed with matching roof materials, the structure will not diminish or detract from the overall beauty of the historic architecture. We ask that HDC approve of this design.

Carly & Jason

Carly Strachan
carlystrachan@gmail.com
313-460-8100

December 19, 2024

To: Garrick Landsberg, Historic District Commission

From: Paul Howard

Re: 701 W. Canfield

Dear Mr. Landsberg,

I am writing in support of the restoration project taking place at 701 W. Canfield. I am a long time owner of an adjacent property and am very pleased with the work that's been done, especially as it relates to historic preservation. Many have tried and failed to revive that property over the past 40 years. Only Mr. Lowell, at great effort, expense and personal sacrifice has managed to do so. I've had first-hand knowledge of the travails that Mr. Lowell has faced during this five year process and he has maintained a steadfast commitment to historical detail throughout, making a financial investment beyond that which can be justified by market considerations. It is in this light that I encourage you approve at staff level the roof structure on the stair at the rear of the building, thereby saving Mr. Lowell another HDC hearing. I assure you that the time and money saved will benefit historic preservation.

Thank you for your consideration,



Paul Howard
(313) 598-2319

18-December-2024

Mr. Garrick Landsberg
City of Detroit, Historic District Commission

Reference: 701 West Canfield

Dear Mr. Landsberg,

I appreciate the opportunity to provide a resident impact statement regarding the renovation and refurbishment work being done at the above referenced historic building.

For the past several years my wife and I have been watching the transformation of the previously dilapidated and long vacant property in our neighborhood. The progress is remarkable. The attention to detail has been unmatched. It is truly a blessing to have a project team so dedicated to bringing this glorious house back to life. My wife and I are both engineers and are well aware of the challenges faced when redeveloping a property like this.

While socializing with our neighbors in the district on Noel Night, I heard that there was a hearing scheduled to discuss the rear porch design. Given that you cannot see the back porch from the street or sidewalk I decided to go for a walk and assess the situation for myself.

In my opinion, the current constructed configuration, including the size, scale, location, shape, and pitch fits perfectly. The architectural features compliment and protect the historic integrity of the property. I feel it meets the 'Standards for Rehabilitation #9' as required. For that reason, I fully support continued CoA and ask that you do the same.

I appreciate you and the commissions efforts toward protecting the historical integrity of our neighborhood. Thank you for also considering the voice of the people who are living there. We are also very committed to preserving our historic buildings and bringing them back to life for us and for future generations to admire.

Thank you once more for taking my input into consideration.

Sincerely,

CJ Ellswood
West Canfield Historic District Resident

The Charles Condominium Association
4202 Second Avenue
Detroit, MI 48201

12-15-24

To: Mr. Garrick Lansberg, Detroit Historic District Commission
Re: Support for Renovation and Rear Staircase at 701 W. Canfield

Dear Mr. Lansberg,

On behalf of The Charles Condominium Association, I am writing to express our full support for the ongoing renovations at 701 W. Canfield. The restoration of this historic property, led by 701 West Canfield LLC, has been carried out with exceptional care, preserving its historic charm while bringing the structure up to modern standards.

We specifically support the addition of the rear wood staircase and covered structure. This addition was clearly designed to address safety and building code requirements while providing necessary access to the rear of the property. From our perspective as neighbors in the immediate area, the staircase addition is thoughtfully constructed and visually appropriate.

We respectfully urge the Detroit Historic District Commission to approve this rear staircase addition and continue supporting projects that thoughtfully balance historic preservation with modern needs.

Best Regards,
Ronald E Nordin, Member
The Charles Condominium Association

To: Garrick Landsberg
Detroit Historic District Council

From: Terry Fadina
Homeowner, 674 W. Canfield

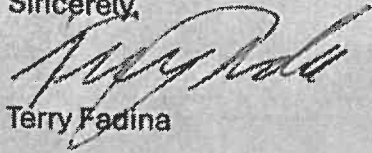
Date: December 16, 2024

Re: 701 W. Canfield

In response to a notice of a hearing for the work at 701 W. Canfield, the work that has been done is truly impressive. As a neighbor, I am happy and supportive of the work that has been done as it has been empty and derelict for at least 35 years.

The rear porch design is appropriately designed to complement the existing structure and the existing roof lines. Please approve the design in question, which I understand has already been approved by the State Historic Preservation Office as well as the National Park Service.

Sincerely,



Terry Fadina

From: Amy Szarafinski <amyfinski@yahoo.com>
To: scott@trafficjam.com <scott@trafficjam.com>
Sent: Wednesday, December 18, 2024 at 10:29:21 AM EST
Subject: 701 W. Canfield

Detroit Historic District Commission
Mr. Garrick Landsberg;

I reach out to the Commission in support of the project at 701 W. Canfield. I have owned on the street since 1997. In that time this building has changed hands several times with its future uncertain at best. Scott Lowell bought it some time ago and has done a great job renovating it. The level of detail to meet historic standards here has exceeded expectations for me and most of my neighbors that I have talked to about it.

I understand there is an issue concerning the back porch with its roof. I went back to look at it and have no problem with what has been done. In fact, I find having a roof on it very practical for those who would be using it and like the idea. I would hope that the Commission would approve it as is and move forward.

I believe because of Mr. Lowell's efforts this building will outlast us all and be enjoyed by generations to come!

John S.
659 W. Canfield

To: Historic District Commission

From: Michael Baloh and Catherine Lebieczik
650 West Canfield Street
Detroit MI, 48201
313 378 4556

Date: 12/18/2024

Re: 703 & 701 W. Canfield
Rear back stairs

Dear Commissioners,

We recently received a notice from the Historic Commission about a hearing regarding the rear exterior stairs of the duplex 703/701 down the street.

As neighbors, we have watched this property transform from a neglected, dangerous building into one that is thoughtfully restored. The work has been extensive, including the front stonework, slate roofing, and historic windows. While the rear stairs are still under construction, they already seem to fit the overall design and should blend in nicely when finished.

Having spent two decades restoring our own home, we believe the work being done on this property goes beyond the typical standard of restoration. It's a clear benefit to the neighborhood and, once finished as projected, this careful restoration will fit beautifully into the character of our historic street.

For these reasons, we fully support the stairs as they are being built.

Regards,



Michael Baloh



Catherine Lebieczik

**Detroit Design Center
4225 Third Street
Detroit, MI 48201**

December 12, 2024

TO: **Garrick Lansberg**
Detroit Historic District Commission

Re: Support for 701 W. Canfield Renovation and Rear Staircase

Dear Mr. Lansberg,

On behalf of the Detroit Design Center, I am writing to express our strong support for the recent renovations at 701 W. Canfield, carried out by 701 West Canfield LLC. The meticulous restoration of this historic property has been exemplary, maintaining the architectural integrity and bringing renewed life to this cherished piece of Detroit history.

We specifically wish to express support for the addition of the rear wood staircase with a covered structure. The staircase design blends and is complimentary and is not out of place for our area. From our direct visual vantage point at 4225 Third Street, we believe the staircase is both appropriate and well-executed, complementing the overall character of the home.

As neighbors, we appreciate the thoughtful care that has gone into this restoration and commend 701 West Canfield LLC for their commitment to balancing historical preservation with modern safety requirements.

We respectfully urge the Detroit Historic District Commission to approve this rear staircase addition, as it contributes to the property's functionality without compromising its visual appeal.

Sincerely,
Erik Nordin
Partner
Detroit Design Center

To: Garrick Lansberg
Detroit Historic District Commission

December 16, 2024

Re: 701 W. Canfield, Stairway

Dear Mr. Lansberg,

We are the owners of the carriage house in the historic district at 681 W. Canfield and the joining lot at 4230 Third Street from which the stairway is directly in line of sight. We understand there is a discussion concerning the back of building stairway on Scott Lowell's property at 701 W. Canfield. We appreciate the improvements that Mr. Lowell is making on his property at that address. He is renovating the dilapidated building to updated standards.

We think that the back stairway is great and is a fitting addition to the building. It actually gives a touch of artistry that we find interesting and goes well with the back of the property. It is not out of scale at all and we approve of the addition.

Thank you.

Sincerely,

G. Mark and Judith Kernodle

517-375-3839

**The Owl and the Raven Gallery
4219 Third Street
Detroit, MI 48201**

December 15th, 2024

To Mr. Garrick Lansberg, Detroit Historic Commission
Re: Renovation and Rear Staircase at 701 W. Canfield

Dear Mr. Lansberg,

As a neighbor located nearby at 4219 Third Street, I would like to extend my wholehearted support for the exceptional renovation at 701 W. Canfield, overseen by 701 West Canfield LLC. The attention to detail in restoring this historic property is truly commendable, and the home now stands as a shining example of thoughtful preservation within our community.

I also wish to voice my support for the rear wood staircase with a covered structure that has been added to the property. This addition serves a critical role in achieving current safety standards and code compliance while offering functional access to the rear of the home. The architecture is complimentary to the home and neighborhood.

The Owl and the Raven Gallery believe it is well-designed and appropriate for the property. It integrates seamlessly with the home's character while ensuring modern safety measures are met.

We hope the Historic District Commission will recognize the care and consideration that went into both the renovation and this staircase addition and approve it accordingly.

Sincerely,

Israel Nordin, Partner

The Owl and the Raven Gallery

December 20, 2024

Detroit Historic District Council
Garrick Landsberg

Re: West Canfield Historic District, 701 W Canfield

Mr. Landsberg:

This letter is written in support of the restoration of 701 West Canfield. The exterior work thus far has been of exceptional quality, the interior is likely the same.

As I understand, the renovation project has its necessary permits from BSEED, Michigan SHPO and the National Park Service. If the stairs in question are required by code and have been approved by the relevant agencies, then they should be approved by this council as well. We have every confidence the quality and aesthetic of the stairs and its roof will have the same exceptional quality of the rest of the restoration.

Respectfully,

Michael Martin
649 W Canfield

Peter Van Dyke <peter@vvkagency.com>

9:13 AM (1 minute ago)

to me

TO: Garrick Landsberg
Detroit Historic District Council

I have owned a condo on the historic block of West Canfield for 16 years and very happy to see the work being conducted at 701 West Canfield. The construction and attention to detail is above and beyond what we could have expected as neighbors, and I am thrilled this stunning, long vacant structure, is being restored so beautifully. In my opinion, the rear porch design fits the overall building both in size and shape. I particularly appreciate the effort matching the existing roof lines.

The building, once completed, will help improve the safety of our block, and be another marker of the growth and strength of the real estate market in Detroit. In light of other approved projects in the neighborhood, I ask that you approve the design in question, which I understand has already been approved by the State Historic Preservation Office as well as the National Park Service.

Sincerely,

Peter Van Dyke
CEO
313-530-7882
VVK PR + Creative
www.vvkagency.com