

To the Detroit Historic District Commission,

I am writing to express the love our West Village community has for the house at 1532 Van Dyke. This house is special because it is small. Humble. It has the potential to really shine.

An October 2021 City of Detroit Staff Report states:

*Removal of the incompatible gray siding, repainting of the original wood finishes, and installation of a period correct set of porch columns would yield a remarkably attractive nineteenth-century frame cottage, as distinctive of any other house in West Village.*

When this house was held by the Land Bank, my family tried to buy 1532 Van Dyke, offering \$65,000. We were not alone, the Land Bank referenced a waiting list for the property. We spoke to other neighbors and members of the Historic West Village Block Club, many others had made significant offers in order to save this house. Nearly 1,000 people (915 as of this writing) signed a petition expressing this. <https://www.change.org/p/let-s-keep-west-village-historic>

Our much larger house had more and bigger holes in the roof, much more sag from the termites that had eaten most of the first floor and some of the second, more smashed and rotten windows, and stunk of urine and dead animals. Because this house was sold to an individual family, we could restore our \$20,000 rotten mess into something we could confidently sell for over \$400,000.

My family chose to invest years of our lives working to restore a historic home. We believe in West Village and the historic designation. Allowing other homes to be destroyed for new construction breaks that trust we had had. It sets a precedent that someone with money can come in and destroy homes to extract as much money as possible from the neighborhood.

Just a few blocks West Michigan's first 3d printed home at 1444 Sheridan St. This house looks to be a direct descendant of 1532 Van Dyke, just 150 years newer. The cottage design stretches across the centuries. They are small, but that doesn't make them any less important in telling the story of Detroit.

We support infill. We support mixed housing. The Coe (1) does exactly that. If Woodborn Partners is looking to build a new building of the proposed size, there are dozens and dozens of lots this size within walking distance of 1532 Van Dyke, none of which have structures. We are in Detroit. We have so much vacant land. Why do we have to bulldoze? Woodborn acquired these homes on the condition that they restore them, as does everyone else purchasing through The Land Bank. Instead, the developer removed the OSB on upper windows and a hole in the roof to allow them to continue to degrade.

I am begging you to please protect 1532 Van Dyke from demolition.

Thank you.

Penn Greene