



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 1965 ORLEANS

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00023

HISTORIC DISTRICT: LAFAYETTE PARK/MIES VAN DER ROHE

APPLICANT: RAYMOND SINCLAIR / THE HOME DEPOT

OWNER: PM SOLID LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01-27-2026

DATE(S) OF STAFF SITE VISIT: 02-24-2026

SCOPE PHRASE FOR AGENDA: REPLACE ALUMINUM WINDOW SYSTEMS WITH FIBREX WINDOW SYSTEMS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- Replace existing aluminum window systems with new Fibrex window systems
 - Andersen 100 Series
 - Exterior wrapping: PVC-coated aluminum
 - Color: Sandstone

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- None

EXISTING CONDITIONS:

- The Parc Lafayette Cooperative, originally known as the Regency Square Apartments, is located on Orleans Street and represents post-war urban renewal and modern residential planning. The complex reflects the Modernist principles evident throughout Lafayette Park, expressed in its three to three-and-a-half-story structures with flat roofs and window walls. The buildings have a minimal palette of materials, primarily brick, aluminum, and glass.



• Staff photo, northeast elevation, 02-24-2026



• Detroit Parcel Viewer

BACKGROUND INFORMATION:

- Units in the same complex, 2011 Orleans (HDC2025-00461) and 2025 Orleans (HDC2025-000464), received a Certificate of Appropriateness (COA) from the Commission at the 10-08-2025 meeting for the same scope of work and product.

DISTRICT INFORMATION/SIGNIFICANCE:

- The Lafayette Park/Mies van der Rohe Historic District was enacted in 02-2003
- [Elements of Design Sec. 21-2-181](#)
- Built in 1964-1967 by Hamilton Construction Company
- Designed by architects Isaac Green and Joseph F. Savin for Central Park North Company
- Contributing resource

REPORT PREPARED BY: LSJ