



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (03-27-2026) REVISED 04-02-2026

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: 264 WATSON

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-00106

HISTORIC DISTRICT: BRUSH PARK

APPLICANT/ARCHITECT: JOHN BIGGAR/ STUDIOZONE DETROIT

OWNER: ELIZABETH SOMMERS AND PETER BASILE

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03-16-2026

DATE(S) OF STAFF SITE VISIT: 03-26-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS

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 wood windows ~~and trim/brickmould~~ with new aluminum-clad wood windows

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

- None

EXISTING CONDITIONS:

- The house located at 264 Watson was erected ca. 1880 as a single-family, Queen Anne style dwelling. The house features a central 2 ½-story high, hipped-roof mass with a 2 ½-story high, projecting gabled roof wing at the front. A two-story, flat-roof rear addition had been constructed by 1887.
- Exterior walls are primarily clad with brick that has been painted red, however wood appears in the front gable end. The building has wood, vinyl, and aluminum windows. Despite the replacement of some of the building's wood windows, the original wood brickmould appears intact throughout. A partial width wood porch, added in 2021, is located at the building's front façade.
- A second, historic-age, wood porch with decorative jigsaw details and turned wood posts, is located at the east side wall.
- New rooftop dormers/additions have recently been installed at the building's west side and rear



- **264 Watson, facing south. HDC staff, 03/25/2026**



- **Detroit parcel viewer, 264 Watson, in yellow**

BACKGROUND INFORMATION:

- The building includes wood, vinyl, and aluminum windows
- Staff was unable to locate a COA for the vinyl or aluminum windows
- The applicant presented a proposal to rehabilitate the property (HDC2024-00666) to the Commission for review at their 12/11/2024 regular meeting [264 Watson \(12/11/2024\) | City of Detroit](#), which included a proposal to retain the vinyl windows which had been installed by a previous owner without HDC approval. The Commission denied this scope item. The application did not speak to the wood windows and trim which remained at the building’s exterior walls.
- On 10/8/2025, HDC staff signed off on the permit documents (BLD2025-0162) for the rehabilitation of the building which were related the Commission approved rehabilitation under COA #HDC2024-00666. The proposal as outlined in the approved permit documents included the replacement of the vinyl and aluminum window sashes with new aluminum-clad wood sashes. The existing wood windows and trim were to remain and be repaired in kind where necessary
- The applicant submitted a proposal (#HDC2025-00592) to the Commission for review at the 10/8/2025 regular meeting [264 Watson \(10/08/2025\) Withdrawn,10/8/25 | City of Detroit](#) which included the following work items:
 - Remove all existing historic wood windows. Specifically, remove the entirety of the existing window down to the masonry opening. The existing historic wood arch infill above the windows and any of the decorative elements found in the entablature on the front of the house will be retained.
 - At non-historic windows, remove existing wood trim/brickmould. Replace with aluminum brickmould

- However, note that the applicant withdrew the above-referenced application #HDC2025-00592 from the Commission’s consideration at the 10/8/2026 regular meeting. Therefore, no decision was made re: the proposed wood windows and trim replacement

DISTRICT INFORMATION/SIGNIFICANCE:

- Brush Park was designated as a local historic district in 1980. The HDAB designation report associated with the district does not provide a list of contributing and noncontributing properties within the boundaries, However, note that the Woodward East Historic District, which included 264 Watson, was listed in the National Register of Historic Places (NRHP) in 1975. The National Park Service determined that 264 Watson was a contributing property to the NRHP-listed district at that time.
- The building at 264 Watson contributes to the district.

REPORT PREPARED BY: JR