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**Re: [EXTERNAL] Re: 6108 28th, St Cyprian's Church**

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**From** Ellen Thackery <ellen.thackery@detroitmi.gov>

**Date** Tue 9/23/2025 1:14 PM

**To** Bryan Cook <Bryan@developarchitecture.com>; Rashard Dobbins <rashard@classactdetroit.org>

**Cc** Hadassah Monkoy <Hadassah@developarchitecture.com>; Carmen <Carmen@developarchitecture.com>;  
Derrick Williams <Derrick@developarchitecture.com>

Hello.

Your application for work in a local historic district is scheduled to be heard at the Detroit Historic District Commission meeting on **October 8, 2025 at 4:30 PM**. This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible.

After 5:00PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting us know what members of your applicant team expect to join via Zoom**, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, 10/8/25 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone): 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).

I am beginning to draft the staff report so if I have any other questions, I'll be in touch very soon. The staff report is typically available the Monday prior to the meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website (<https://detroitmi.gov/events/regular-historic-district-commission-hdc-meeting-10082025>) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting. Please email me should you have any questions or concerns.

Thank you.

## **Ellen Thackery**

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

 [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

 [ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)

**Michael E. Duggan, Mayor**



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**From:** Bryan Cook <Bryan@developarchitecture.com>

**Sent:** Wednesday, September 17, 2025 9:37 AM

**To:** Ellen Thackery <ellen.thackery@detroitmi.gov>; Rashard Dobbins <rashard@classactdetroit.org>

**Cc:** Hadassah Monkoy <Hadassah@developarchitecture.com>; Carmen <Carmen@developarchitecture.com>;  
Derrick Williams <Derrick@developarchitecture.com>

**Subject:** Re: [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Good morning Ellen,

The dimensions are as follows:

5" for the depth of the whole frame of the window

3 11/16" the width of the face of the other frame

7/8" width of the mullions (fyi Pella does have other standard size of the mullion if needed)

Thanks and keep developing,

**Bryan L. Cook** RA, NOMA-Detroit Past-President

*CEO/Architect*

-Architect for the worlds largest Kwanzaa Kinara

-Architect for [first 3D Printed house](#) in the Mid-West

-2014–Present, Michigan Project Pipeline, orchestrator, volunteer, and mentor

-2021–Present, Michigan Architectural Foundation board member

-2021 AIA Detroit – Young Architect of the Year

[www.developARCHITECTURE.com](http://www.developARCHITECTURE.com)

Phone: **313-600-4124**

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>

**Sent:** Monday, September 15, 2025 8:07 PM

**To:** Bryan Cook <Bryan@developarchitecture.com>; Rashard Dobbins <rashard@classactdetroit.org>

**Cc:** Hadassah Monkoy <Hadassah@developarchitecture.com>; Carmen <Carmen@developarchitecture.com>; Derrick Williams <Derrick@developarchitecture.com>

**Subject:** Re: [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Thank you. Can you clarify the two highlighted measurements below from the Pella window order:

Pella Reserve, Traditional Sash Set, Fixed, 47 X 64, Black			Item Price	Qty	Ext'd Price
			\$1,844.71	4	\$7,378.8
<b>1: Non-Standard SizeNon-Standard Size Fixed Sash Set</b>					
Frame Size: 47 X 64					
General Information: Standard, Clad, Pine, 5", 3 11/16", No Certification					
Exterior Color / Finish: Painted, Standard, Black					
Interior Color / Finish: Primed Interior					
Sash / Panel: Putty Glaze, Ogee, Standard					
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude					
Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 45, Calculated Positive DP					
Rating 45, Calculated Negative DP Rating 45, STC 28, OITC 24					
Grille: ILT, No Custom Grille, 7/8", Traditional (1W4H), Putty Glaze, Ogee					
Wrapping In: Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 222"					

It looks to me like the simulated muntins/grille will be 7/8" wide, but what does the 5" and 3 11/16" refer to? I think these two measurements are consistent throughout the order. I appreciate the clarification. Thank you!

Ellen

**Ellen Thackery**

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

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✉️ [ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)

**Michael E. Duggan, Mayor**



**From:** Bryan Cook <Bryan@developarchitecture.com>

**Sent:** Monday, September 15, 2025 4:29 PM

**To:** Ellen Thackery <ellen.thackery@detroitmi.gov>; Rashard Dobbins <rashard@classactdetroit.org>

**Cc:** Hadassah Monkoy <Hadassah@developarchitecture.com>; Carmen <Carmen@developarchitecture.com>; Derrick Williams <Derrick@developarchitecture.com>

**Subject:** Re: [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Ellen,

Attached are the windows with pictures.

1. Tublite has a standard 2 1/8" wide mullions
2. The dimensions in the drawings are the existing window dimensions, and the new windows will as Pella sheet indicate that their dimensions are very close if not the same.
3. I updated the detail on A701 and no matter how wide the window we will maintain the exterior recess dimension of the widow.

We look forward to the hearing on the 8<sup>th</sup>

Thanks and keep developing,

**Bryan L. Cook** RA, NOMA-Detroit Past-President

*CEO/Architect*

-Architect for the worlds largest Kwanzaa Kinara

-Architect for [first 3D Printed house](#) in the Mid-West

-2014–Present, Michigan Project Pipeline, orchestrator, volunteer, and mentor

-2021–Present, Michigan Architectural Foundation board member

-2021 AIA Detroit – Young Architect of the Year

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Phone: **313-600-4124**

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>

**Sent:** Monday, September 15, 2025 10:56 AM

**To:** Rashard Dobbins <rashard@classactdetroit.org>; Bryan Cook <Bryan@developarchitecture.com>

**Cc:** Hadassah Monkoy <Hadassah@developarchitecture.com>; Carmen <Carmen@developarchitecture.com>; Derrick Williams <Derrick@developarchitecture.com>

**Subject:** Re: [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Hello, everyone. Today at 5 pm is the deadline to get agenda items on the October HDC meeting. I wondered if we will be seeing this project? The last email I had sent in August included the following information:

Hello again. I wanted to touch base with you.

I understand that the detailed measurements given in the application are for the existing windows, and that you hope to get the proposed as close to those measurements as possible, but

--does Tubelight have a standard-sized system—the Commission will need to understand how close those window components will be to the existing.

--And for the other windows, will they be custom made or are there some standard measurements you could provide so that the Commission can compare the measurements of the various components of the windows, existing to proposed?

And for all, the recess on the exteriors, both existing and proposed, needs to be understood.

If you could get the missing information to us by **September 15**, we could add your proposal to the **October 8** meeting. Please let me know if there is some way we can support your work. Thank you very much.

Ellen

Please let me know if there's any assistance I can provide, and please disregard if you have already sent the materials and they just haven't yet been processed and assigned to me. Thank you.

Ellen

## Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

✉️ [ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)

**Michael E. Duggan, Mayor**



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**From:** Rashard Dobbins <[rashard@classactdetroit.org](mailto:rashard@classactdetroit.org)>

**Sent:** Thursday, August 21, 2025 9:32 PM

**To:** Bryan Cook <[Bryan@developarchitecture.com](mailto:Bryan@developarchitecture.com)>; Ellen Thackery <[ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)>

**Cc:** hadassah@developarchitecture.com <[hadassah@developarchitecture.com](mailto:hadassah@developarchitecture.com)>; carmen@developarchitecture.com <[carmen@developarchitecture.com](mailto:carmen@developarchitecture.com)>; derrick@developarchitecture.com <[derrick@developarchitecture.com](mailto:derrick@developarchitecture.com)>

**Subject:** [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Ellen, thank you for your excellent communication. Can you CC the following individuals on all future correspondence to ensure Bryan responds and we get everything to you?

We've been working on this project for a while. I'm very much looking forward to making some headway on it, especially regarding the windows, which have been a primary source of entry and vandalism, including our all-glass main entrance/facade on 28th St. We've been at a standstill on these topics and have revisited and tweaked them religiously with Develop Architecture for several years with very little change.

### — In partnership,



**Rashard Dobbins**  
Executive Director  
*CLASS ACT DETROIT*



 Website

 +1 734 985 0673

 rashard@classactdetroit.org

 6108 28th St, Detroit, MI 48210 work

 20501 LIVERNOIS AVE, DETROIT, MI 48221 - mailing  
UNIT 21827





**SAVE CONTACT**

On Aug 21, 2025 at 4:57 PM -0400, Ellen Thackery <ellen.thackery@detroitmi.gov>, wrote:

Hello again. I wanted to touch base with you.

I understand that the detailed measurements given in the application are for the existing windows, and that you hope to get the proposed as close to those measurements as possible, but

--does Tubelight have a standard-sized system—the Commission will need to understand how close those window components will be to the existing.

--And for the other windows, will they be custom made or are there some standard measurements you could provide so that the Commission can compare the measurements of the various components of the windows, existing to proposed?

And for all, the recess on the exteriors, both existing and proposed, needs to be understood.

If you could get the missing information to us by **September 15**, we could add your proposal to the **October 8** meeting. Please let me know if there is some way we can support your work. Thank you very much.

Ellen

### Ellen Thackery

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 ellen.thackery@detroitmi.gov

**Michael E. Duggan, Mayor**

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>  
**Sent:** Tuesday, August 19, 2025 10:45 AM  
**To:** Bryan Cook <Bryan@developarchitecture.com>; rashard@classactdetroit.org  
<rashard@classactdetroit.org>  
**Subject:** Re: 6108 28th, St Cyprian's Church

Hi, Bryan. I've been meaning to follow up with you. Will you be able to get the information we needed last month so we can get you on this month's agenda? Thank you.

Ellen

## Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit  
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226  
 [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)  
 ellen.thackery@detroitmi.gov  
**Michael E. Duggan, Mayor**  
<Outlook-City of De.png>

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>  
**Sent:** Wednesday, July 30, 2025 12:56 PM  
**To:** Bryan Cook <Bryan@developarchitecture.com>; rashard@classactdetroit.org  
<rashard@classactdetroit.org>  
**Subject:** Re: 6108 28th, St Cyprian's Church



Thank you, Bryan. Will the aluminum-clad windows be custom made to your specifications? If so, do you know how closely they can be made to match? How close can Tubelight get to the existing storefront's measurements? I seem to recall their storefront had standard-sized components, but perhaps I am incorrect.

The commission will be interested in the exterior recesses.

Thank you for clarifying the color selection. I appreciate your help with this application! Thanks again!

Ellen

## Ellen Thackery

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Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226  
 [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)  
 ellen.thackery@detroitmi.gov  
**Michael E. Duggan, Mayor**  
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**From:** Bryan Cook <Bryan@developarchitecture.com>  
**Sent:** Wednesday, July 30, 2025 9:47 AM  
**To:** Garrick Landsberg <landsbergg@detroitmi.gov>; rashard@classactdetroit.org <rashard@classactdetroit.org>  
**Cc:** Ellen Thackery <ellen.thackery@detroitmi.gov>; Historic District Commission (Staff) <hdc@detroitmi.gov>  
**Subject:** [EXTERNAL] Re: 6108 28th, St Cyprian's Church

Good morning,

I was out of town from Wednesday to this morning and I am catching up on emails.

1. The dimensions in the drawings are the existing dimensions of the windows. The goal is to match the existing as close as possible.
2. Do you need dimension from the inside, out side, or both for recessed dimensions?
3. Brown is the color choice

Thanks and keep developing,

**Bryan L. Cook** RA, NOMA-Detroit Past-President  
*CEO/Architect*

-Architect for the worlds largest Kwanzaa Kinara  
-Architect for [first 3D Printed house](#) in the Mid-West  
-2014–Present, Michigan Project Pipeline, orchestrator, volunteer, and mentor  
-2021–Present, Michigan Architectural Foundation board member  
-2021 AIA Detroit – Young Architect of the Year  
[www.developARCHITECTURE.com](http://www.developARCHITECTURE.com)

Phone: **313-600-4124**

**Share my information with a friend and they can schedule a call with me [HERE](#)**

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**From:** Garrick Landsberg <landsbergg@detroitmi.gov>  
**Sent:** Wednesday, July 30, 2025 9:13 AM  
**To:** Bryan Cook <Bryan@developarchitecture.com>; rashard@classactdetroit.org <rashard@classactdetroit.org>  
**Cc:** Ellen Thackery <ellen.thackery@detroitmi.gov>; Historic District Commission (Staff) <hdc@detroitmi.gov>  
**Subject:** Fw: 6108 28th, St Cyprian's Church

Dear applicants:

We have not received the additional information required from you to make your application complete, per the highlighted section below in Ms. Thackery's email to you last Thursday. The deadline was end of day yesterday.

As a result, our office is compelled to withdraw your case from the August 13 docket of the Historic District Commission. Your application will not be considered and no approval is possible.

Pending your submission of the required missing information prior to August 18th, you may be considered for redocketing at the subsequent monthly meeting of the Commission, that being Wednesday, September 10th.

The Commission cannot, under the law, review or act upon applications with missing information. No work may commence or continue in historic districts without Commission approval.

Ms. Thackery can answer any additional questions, or review additional submissions prior to the next deadline.

Regards,

**Garrick B. Landsberg, AIA**

Director, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

[landsbergg@detroitmi.gov](mailto:landsbergg@detroitmi.gov)

**Michael E. Duggan, Mayor**

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>

**Sent:** Tuesday, July 29, 2025 11:01 AM

**To:** Garrick Landsberg <landsbergg@detroitmi.gov>

**Subject:** Fw: 6108 28th, St Cyprian's Church

Below is the email I had sent out 7/24 regarding the St Cyprian Church windows.

**Ellen Thackery**

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

[ellen.thackery@detroitmi.gov](mailto:ellen.thackery@detroitmi.gov)

**Michael E. Duggan, Mayor**

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**From:** Ellen Thackery

**Sent:** Thursday, July 24, 2025 5:45 PM

**To:** Bryan@developarchitecture.com <bryan@developarchitecture.com>; rashard@classactdetroit.org <rashard@classactdetroit.org>

**Subject:** 6108 28th, St Cyprian's Church

Good afternoon to you both.

Your application has been scheduled to be heard at the Detroit Historic District Commission meeting on Wednesday, August 13, 2025 at 4:30 PM.

This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if

possible. After 5:00 PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.**

Historic District Commission Meeting Details:

Wednesday, August 13 at 4:30 PM

--(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 Erma Henderson Auditorium, 13th floor

--(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

--By phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. **Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).**

**Also, I will need you to clarify some specific details and/or to supply additional information by Tuesday 7/29 at 5:00 PM:**

- You have provided the measurements of the proposed windows and all of their components (see screenshot below), but the commission will need to understand **the measurements of all the window components (muntins, etc) of the *existing* windows** as well. They need to understand how the new proposed windows would compare visually with the historic windows in place to gauge their compatibility.
- Please provide **measurements as to how deeply recessed the windows are currently and how deeply the new windows will be recessed.** The commission will need the recess measurements for both the *existing* steel windows and the storefront windows, as well as the recess measurements for the new *proposed* steel and storefront windows.
- Please clarify whether the exteriors of the windows will be **brown or black**—I see one color circled in the product specs and the draft window order shows the other.

Additionally, I think it would be helpful to the commission if the quantities of replacement windows listed on the labeled photos were updated to match the full scope of the project (42 windows). (Currently, the photos with labels do not show a total quantity of 42 windows.) If the commission were to approve your project, your drawings would supersede your labeled photos, so this step is not strictly necessary. I was just thinking it might help clarify the scope.

The staff report is typically available the Monday prior to the meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website (<https://detroitmi.gov/government/commissions/historic-district-commission> ; click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting. Please email me should you have any questions or concerns.

Thank you very much.

Ellen

<image.png>

## **Ellen Thackery**

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

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**Michael E. Duggan, Mayor**

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