
[EXTERNAL] Re: 1427 Edison - Garage demo HDC2025-00650

From Elise DeChard <elise@e-n-d-studio.com>

Date Wed 10/29/2025 3:12 PM

To Jennifer Ross <rossj@detroitmi.gov>

Cc Garrick Landsberg <landsbergg@detroitmi.gov>; Megan Finley <megan@e-n-d-studio.com>; Ryan Hargrave-Thomas <ryanhargravethomas@gmail.com>; Emily Balten <emily.balten@gmail.com>

Hi Jennifer,

Thank you for providing that clarification and imagery. The client and I have reviewed, and can see that the photos show the garage being removed sometime between the 2006 and 2011 photos. Ryan and Emily purchased the house on April 30, 2025, and so the demolition was clearly completed by a previous owner.

As per your request, we would like to submit the already completed garage demolition as part of this application so that we can proceed with the proposed garage.

Let me know if there is any additional information you need from us.

Best,
Elise

On Wed, Oct 29, 2025 at 2:31 PM Jennifer Ross <rossj@detroitmi.gov> wrote:
Hi Elise, Megan, and Ryan.

Just realized that I neglected to attach the info that we have on the demolished garage. Please see the below email and attached PDF document.

Thanks,

Jennifer Ross

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

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

 www.detroitmi.gov/hdc

 rossj@detroitmi.gov

Michael E. Duggan, Mayor

From: Jennifer Ross <rossj@detroitmi.gov>

Sent: Wednesday, October 29, 2025 2:28 PM

To: Garrick Landsberg <landsbergg@detroitmi.gov>; Elise DeChard <elise@e-n-d-studio.com>; Megan Finley <megan@e-n-d-studio.com>; Ryan Hargrave-Thomas <ryanhargravethomas@gmail.com>; Emily Balten <emily.balten@gmail.com>

Subject: Re: 1427 Edison - Garage demo HDC2025-00650

Thanks for that clarification, Garrick.

Hi Elise,

Per the below, my Director has noted that the unapproved garage demolition must be added to the current scope in order for the project to move forward on the November agenda. We will therefore require a statement from you as the applicant that the project includes the demolition of the garage. Please also feel free to provide any additional information which you deem relevant to present to with Commission with respect to the demolition. This statement/additional info can be provided via email. We will need to receive this info by this upcoming Friday, October 31st, 9:00AM so we can post the application information on the meeting website.

See the attached to note the sources our team consulted which indicated that a garage once existed within the rear yard, but was demolished sometime between 2006 and 2011.

Thanks so much and sorry for any confusion my initial statement has caused. Feel free to reach out with any additional questions/concerns.

Sincerely,

Jennifer Ross

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

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Michael E. Duggan, Mayor

From: Garrick Landsberg <landsbergg@detroitmi.gov>

Sent: Wednesday, October 29, 2025 2:16 PM

To: Jennifer Ross <rossj@detroitmi.gov>

Subject: 1427 Edison - Garage demo HDC2025-00650

Jennifer -

Regarding application HDC2025-00650, the scope of work shall be considered incomplete unless demolition of the previously existing garage is included by the applicant. Incomplete applications cannot be reviewed by the Commission.

The reason for this is that a new garage cannot be built in the same location without legal removal of the previous garage. The demolition is a required precedent step that must occur for the existing application to be valid, and therefore must be accounted for in the scope of work. We have no record of approval for removal/demolition of the previous garage. The Commission cannot add scope to applications, only the applicant can do that.

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

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Michael E. Duggan, Mayor

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Elise DeChard, AIA

Owner

she / her / hers



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