

Staff email to applicant, 2/20/26; applicant's responses in red 2/24/26

From: Ellen Thackery <ellen.thackery@detroitmi.gov>
Sent: Friday, February 20, 2026 5:37 PM
To: Brendan Britt <BBritt@DulDesign.com>; JJG@disinherit-irs.com
Subject: 892 W Boston, Detroit: some questions and an update

Good afternoon.

Your application for 892 W Boston Blvd in Detroit is scheduled to be reviewed at the Detroit Historic District Commission meeting on **March 11, 2026 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 which 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, March 11 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, March 24 at 5:00 PM:**

- The front yard's flatwork, walls, and curb and the rear yard's upper terrace are to be washed. Please describe method and any products to be used. **Power wash, apply Klentzone masonry cleaner, brush, power wash to remove cleaner**
- Please describe why the existing lanterns on poles cannot be repaired and restored. **The fixtures and metal piping is corroded and cannot be repair/restored in a safe/workable condition.**
- Please confirm or correct: it appears to me that the driveway is proposed to remain the same width at the street but is to widen by 3'4" up the drive, but the porte-cochere will remain untouched. Do I understand correctly? **That is correct!** Does the porte-cochere currently have gates? If not, please provide those product cut sheets. **Yes, the porte-cochere currently has gates.**
- For the front yard's side porch, please describe how the side porch's concrete will be repaired and how the existing rail will look once repaired. **The porch will be repaired by removing the concrete cap along the porch and the steps and replacing with new concrete.**
- For the rear yard service court wall, will it be completely taken down and rebuilt? **Yes.**

- In the rear yard, where the rounded alcove with statue is, will the statue remain? **Yes.**
- In the rear yard, can you confirm that the fence referred to on the site plan as "Pool fence" is the current existing metal fence? **Yes, it is the current existing metal fence.**
- In the rear yard, for the fountain with the lion base, will the lion base be reused and the fountain will receive a new bowl? **Yes, our intent is to remove & reinstall, assuming it is structurally in shape.**
- For the south end water feature, please provide more detailed photos of the existing sculpture and bowl in the fountain. **Images will come tomorrow.**
- Will any parts of the metal fence be replaced, or will it all be repair- work? **All repair work except in a few areas where trees fell and damaged the steel. In those areas, the individual pieces will be replaced to match the existing.**
- Is the existing outdoor kitchen in the same location as proposed? **No – see site plan.**

Lastly, and it might be most helpful to discuss this instead of emailing, at the rear of the house, some of the historical photos you provided show that the wing near the greenhouse was bigger than it is currently, and a historical photo you provided show an even longer structure that I think connects the house to the garage. (The Sanborn map available in the Planning and Development Office from the 1990s shows a long connector between the house and garage.) Do you know the dates of these historical photos you provided in your proposal and do you have more information about the changes that occurred on the rear of the house? Because at least one addition and some demolition back there appears to have happened at some point, we'll need to include this work in the application in order for it to be considered complete. Again, I'm happy to discuss this further. **All historical information provided is all the information we have. We do not know the dates on the images, and we are not aware of any changes that occurred in the rear of the house. The property owner recently purchased the property as is and hired us to help restore the exterior.**

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These are the questions I've identified thus far, but as I begin compiling the staff report, I may have a few more. 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 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, and please let me know if you'd like to discuss any of these questions. Thank you very much.

Ellen

Ellen Thackery

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Mary Sheffield, Mayor

