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**[EXTERNAL] RE: Your application for work at 100 Temple--a few questions below**

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**From** Allan Machielse <amachielse@hamilton-anderson.com>

**Date** Tue 5/26/2026 3:15 PM

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

 3 attachments (20 MB)

Alhambra Cut Sheets 2026-05-06.pdf; HDC Review Set 2026-05-06.pdf; 00 Application & Project Introduction Rev 2026\_05-26.pdf;

Hi Ellen,

Please see the responses below in red and attached.

**Allan Machielse** RA, Historic Architect  
Architect III

313 887 6313 direct

810 252 4197 mobile

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

**Sent:** Monday, May 25, 2026 8:00 AM

**To:** Allan Machielse <amachielse@hamilton-anderson.com>

**Subject:** Your application for work at 100 Temple--a few questions below

Hello.

Your application for work at 100 Temple is scheduled to be heard at the Detroit Historic District Commission meeting on 6/10/26 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, 6/10/26 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 conducted 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 Wednesday at 5:00 PM:


- **How will the fire escapes be removed and what will be done to repair the underlying masonry?** The fire escapes will be removed in their entirety including the embedded connections to the façade. The embedments of the fire escapes will be removed and the brick will be replaced in kind at the embed locations.
- **Please provide product specs for the proposed new entry door on the Park Ave side.** The Owner has decided to delay the Park Avenue entry scope until the future plans for the building are finalized.
- **Have bricks and stone for the cracked masonry unit replacements been identified or will they be identified after paint removal?** The specific brick used to repair the building will be identified once the paint removal testing has occurred. It is currently unclear and unknown what the original colors of the building's masonry were. The paint is potentially hiding masonry condition issues and the true condition of the masonry will not be fully known until the paint is removed.
- **What material will the new cornice be?** The new cornice will be constructed of fiberglass.
- **What color will the new membrane roof be?** Final color is not determined and will be a neutral color.
- **Please provide product specs for the proposed replacement downspouts.** Please see attached for gutter and downspout specifications.
- **The new roof access and elevator penthouse are visible on the drawings. Please provide materials, including any door specs.** Please refer to the attached revised drawings and cut sheets. The penthouses will be a pigmented CMU in a complementary color to match the predominant building colors and differentiate these elements as not being original to the building's construction. Final color to be submitted to staff for approval once building masonry colors are determined.
- **On pages 18-21 of the application PDF, there appear to be some typos in the Elevation Legend, and one could be confusing ("Stone masonry: Remove, clean and reset existing stop cap. Replace missing sections with new to machine existing." Machine or match?). It should say "match" Also, in the Elevation Repair Notes, Note 10 states that paint is to be removed on the "entire south and east facade." Note 11 states that "after paint removal, clean the south and west facade..." Should they both be "south and east"? Yes – south and east elevations.**

All application materials and the summary staff report will be posted Friday 5/29 on the HDC website at <https://detroitmi.gov/events/regular-historic-district-commission-hdc-meeting-06102026> . The advisory staff report is typically available the Monday prior to the meeting and will contain a staff recommendation to the Commission. It too will be posted to the HDC website. I will notify you by email when that staff report is available. It is imperative you read the staff reports 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)

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Mary Sheffield, Mayor

