

Dear Historic District Commission,

I am writing in regards to “2221 Wabash – Corktown HD – revision of previously approved application, demolish and rebuild house, reproducing historic front façade.” I am the owner of 2231-2233 Wabash, which is immediately adjacent to this property. I have owned my duplex for over 15 years and lived there for 13 years.

Corktown is an amazing neighborhood, and Wabash Street derives a significant amount of its value from the historic homes with their particular architectural style and building methods. In my time on Wabash, I have known all of the residents who lived in 2221 Wabash, and they all loved living there. Authenticity is a key driver of value, and the character of historic homes cannot be replaced. Changing this property for another structure would detract from the community and would impact me directly as a long-term property owner and resident in the neighborhood.

I would not support the demolition of this property, even with the reproduction of the historic façade. The property is small, which makes it ideal for a single individual or a couple. It has significant character which adds to the neighborhood. And the current owner committed to maintaining it and restoring it in place with their initial petition for construction of the property that is current under development. I see no compelling reason to change that plan at this time, and I am disappointed that their approach to redevelopment of this site has changed so quickly.

I encourage the HDC to reject this petition.

Sincerely,

Mark Wallace
Owner, 2231-2233 Wabash
Current residence, 2501 Burns, Detroit, MI 48214