

**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

**Date: July 8, 2020**

**Due to COVID-19 restrictions, this meeting was held electronically via Zoom Meeting Link**

**I. Commissioner Hamilton called the meeting to order at 5:45 p.m.**

**II. ROLL CALL**

	ABSENT	PRESENT		ABSENT	PRESENT
Dennis Miriani, Vice Chair	_____	<u>  X  </u>	Katie Johnson	_____	<u>  X  </u>
James Hamilton, Chair	_____	<u>  X  </u>	Richard Hosey	_____	<u>  X  </u>
Alease Johnson	_____	<u>  X  </u>	Jessica McCall	<u>  X  </u>	_____
Tiffany Franklin	_____	<u>  X  </u>			
 Staff					
Jennifer Ross, PDD	_____	<u>  X  </u>	Taylor Leonard, Law Dept.	<u>  X  </u>	_____
Brendan Cagney, PDD	_____	<u>  X  </u>	Pamela Parrish, Law Dept.	_____	<u>  X  </u>
Ann Phillips, PDD	_____	<u>  X  </u>			
Garrick Landsberg, PDD	_____	<u>  X  </u>	Jennifer Reinhardt, HDAB	_____	<u>  X  </u>
Audra Dye, PDD	_____	<u>  X  </u>	Rebecca Savage, HDAB	<u>  X  </u>	_____

*Commissioner Franklin, due to audio problems, did not participate in the beginning of the meeting. Commissioner McCall joined the meeting when the Commission arrived at XIII – Old Business.*

**III. APPROVAL OF THE AGENDA**

Commissioner Katie Johnson asked the following projects to be moved to the Consent Agenda:

- #20-6758 1439 Van Dyke – West Village HD Paint Body of Home different than Color Chart, Add Trim Details
- #20-6759 19505 Canterbury – Sherwood Forest HD Remove Trees, Erect New Fence
- #20-6770 1225 Woodward – Lower Woodward HD Replace Storefronts, Install new HVAC, Replace Windows
- #20-6772 2929 E. Grand – Jam Handy HD Rehab Building, Repaint Building
- #20-6777 1441 Brooklyn (Kaul Glove Bldg.) Corktown HD Rehab Building, Install New Windows
- #20-6773 4125 Second – Willis-Selden Install Stairs at Rear Elevation

Commissioner Johnson - SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

**IV. APPROVAL OF MEETING MINUTES**

Commissioner Hosey made a motion to APPROVE the June 10, 2020 meeting minutes.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

*Commissioner Franklin joined the meeting*

**V. APPROVAL OF THE CONSENT AGENDA**

Commissioner Hosey made a motion to APPROVE the following projects, with staff recommendations and conditions (if present):

#20-6758	1439 Van Dyke – West Village HD	Paint Body of Home different than Color Chart, Add Trim Details
#20-6759	19505 Canterbury – Sherwood Forest HD	Remove Trees, Erect New Fence
#20-6770	1225 Woodward – Lower Woodward HD	Replace Storefronts, Install new HVAC, Replace Windows
#20-6772	2929 E. Grand – Jam Handy HD	Rehab Building, Repaint Building
#20-6773	4125 Second – Willis-Selden	Install Stairs at Rear Elevation
Commissioner Alease Johnson – SUPPORT		

Commissioner Katie Johnson requested the following project also be added to the Consent Agenda:

#20-6777	1441 Brooklyn (Kaul Glove Bldg.) Corktown HD	Rehab Building, Install New Windows
Commissioner Franklin – SUPPORT		

19505 Canterbury

*Commissioner Franklin recused herself from voting on this project due to a conflict of interest*

Ayes – 5            Nay - 0

1439 Van Dyke, 1225 Woodward, 2929 E. Grand, 4125 Second, 1441 Brooklyn

Ayes – 6            Nay – 0

**MOTION CARRIED**

**VI. POSTPONED APPLICATION**

None

**XII. EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)**

None

**VIII. APPLICATIONS SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6757

**ADDRESS:** 867 EDISON

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** GEORGE BOGAERT, TUFF SHED INC.

**OWNER:** KERRY PALMER

**SCOPE OF WORK:** ERECT NEW GARAGE

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval to construct a new 16’ x 20’ x 11’ detached garage (2x4 wood frame construction) on existing concrete pad per the attached drawings and application. Garage materials to include:

- 3/8 SmartSide Exterior Vertical Groove Siding with a “cedar texture”. First coat of paint on the body of the garage to be “Tundra Frost” (white in color) and trim to be “Delicate White” (white in color).
- 8’ x 7’ white raised panel overhead garage door located on alley (south) façade and accessed via the alley (color: white).
- 3’-0” x 6’-8” steel pedestrian door located on the north end of the west façade off of the rear yard. The door will be a white/gray primed door which will be painted by the property owner (color unknown).
- Gable roof to be 4:12 in pitch and covered in 3 tab asphalt shingles (color: Charcoal). A small vent is to be centered in the peak of the north and south roof gables. The vents are to be 12” x 12” white plastic louvered vents with screens.

- (1) 3' W x 2' H vinyl slider window to be centered on the north elevation at 4'-2" above grade.
- No electrical work or exterior lighting is included in this application.

**PUBLIC COMMENT:**

None

**COMMISSIONER COMMENT:**

None

**ACTION**

Commissioner Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6757 for 867 Edison Street, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The cladding of the garage is to be a horizontal true lapped siding (not panelized) with a 4" – 6" reveal and smooth in finish.
- The window is to be wood, aluminum-clad wood, or aluminum, rather than vinyl, and the operation of the window is to be 1/1 double-hung rather than a slider.
- Paint color selections are to complement the existing house.
- The applicant shall revise the submission to reflect the updated siding, window, and paint selections and submit to HDC staff for review and approval prior to pulling the building permit for the project.

Commissioner Hosey – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6771

**ADDRESS:** 1411 IROQUOIS

**HISTORIC DISTRICT:** INDIAN VILLAGE

**APPLICANT:** ED RUSSELL (ARCHITECT), GRETCHEN VALADE AND KEVIN STEEN

**OWNERS:** GRETCHEN VALADE AND KEVIN STEEN

**SCOPE:** DEMOLISH EXISTING REAR ADDITION AND REPLACE WITH NEW ADDITION

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to demolish the rear two-story projecting wing in its entirety and replace it with a new two-story, gabled-roof wing which shall be clad with brick at the first story and stucco at the second story. As per the submitted drawings, the windows will be wood, aluminum-clad, double-hung, fixed, and casement units. Grids/muntins will be simulated divided lite/will be affixed to the exterior surface of the glass. A hipped-roof entry porch with a brick base and steps will shelter a single, multiple lite door. Note that the drawings indicate that the door will be fiberglass while the shop drawings state that the door will be wood.

**COMMISSIONER COMMENT:**

- Commissioner Miriani replied to the issue raised by staff regarding the use of different brick (so that the new construction reads as a product of its time) by saying as the new construction is replacing an existing structure, he doesn't believe it is necessary to require a different brick.
- Commissioner Katie Johnson concurred, and said she understands staff's comment about using different brick, but doesn't believe it would benefit the project to add it as a condition.
- Commissioner Hamilton said it may be difficult to find matching brick so it is likely the brick used will be slightly different.

**PUBLIC COMMENT:**

None

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6771 for 1411 Iroquois Street, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Franklin – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**IX. CITY PROJECTS SUBJECT TO PUBLIC HEARING**

None

**X. APPLICATIONS NOT SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6758

**ADDRESS:** 1439 VAN DYKE

**HISTORIC DISTRICT:** WEST VILLAGE

**APPLICANT:** KRISTY KEEN

**PROPERTY OWNER:** KRISTY KEEN

**SCOPE:** PAINT BODY OF HOME DIFFERENT THAN COLOR CHART, INSTALL TRIM DETAILS

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

**Repairs**

- At the front elevation, remove 2 rows of horizontal clapboard directly below the fish-scale shingles and replace with 2 rows of fish scale shingles (materiality not specified) •
- Repair or replace any other water damaged areas of siding new wood siding to match existing for a seamless appearance • Skirt board at foundation is missing or badly water damaged in several areas around the house. Replace deteriorated areas of skirt board with new wood skirting to match and blend seamlessly with original sections that are still in good condition
- Where window sills are missing, install new wood at exterior wall surface (cosmetic application) so that it replicates appearance of existing sills

**Porch and window bracket replacement**

- At front porch, replace existing railing and columns with new wood picket balustrade, turned porch posts and spindlework detailing as per the attached
- At front bay window, install new jigsawn wood sunburst brackets

**Windows**

- Replace all storm windows. New storm windows will be Allied "Invisible" Operable Historic One Lite aluminum units at the sides and back of house, in black color to blend with window sashes. The new front storm windows will be wood storms, painted black.
- Original windows on the first floor are in need of reglazing, some broken pane replacements, which will be done with wavy glass to match, and will be repainted black to correspond with the new paint scheme.

**Paint**

- Paint the home as per the attached. Note, that the proposed colors correspond with HDC Color System B, with the exception of that selected for the body color.

**COMMISSIONER COMMENTS**

None

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6758 for 1439 Van Dyke Street, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**APPROVED PER CONSENT AGENDA**

*Application #20-6691 - 14909 Greenview was skipped as the applicant was not yet present at the meeting.*

**APPLICATION NUMBER:** 20-6662

**ADDRESS:** 677 W. CANFIELD

**HISTORIC DISTRICT:** WEST CANFIELD

**APPLICANT:** CHRIS LAMPHEAR, LLC CUSTOM CONTRACTING

**PROPERTY OWNER:** MATT FLESZAR & KELLIE ROGGE

**SCOPE:** REPAIR EXTERIOR OF HOUSE, REPLACE WOOD TRIM DETAILS WITH NEW MATERIAL

**PROPOSAL**

With the current proposal, the applicant proposes to replace much of the wood siding and trim, paint the home and rehabilitate the front and rear porches as detailed below:

**Front Door Rehabilitation**

- Apply refinishing clear coat to existing front door

**Windows**

- Wood window sashes to be painted D-18 dark reddish brown to match existing aluminum clad windows

**Dormers**

- Remove and replace existing shingle molding / trim (3.25" x 1.5") with new pine smooth molding (Home Depot WG 210 5/8" x 1-5/8" Primed Finger –Jointed pine shingle molding) and paint B:19 Black
- Replace existing asphalt shingles with new Hardie scalloped siding
- Remove and replace flat stock window surround with new 5/4 thick flat stock smooth wood and paint B:19 Black
- Remove and replace wood sill with new smooth cut cedar to match original profile and paint B:19 Black

**Front Porch Rehabilitation**

- Rebuild trim at gutter line
  - Remove and replace Approx. 7LF of trim to match existing (smooth painted wood, existing dimensions and profile not provided)
- Repair and rebuild columns
  - Remove and replace damaged wood at corner column with Rebuild trim at gutter line
  - Remove and replace Approx. 7LF of trim to match existing (smooth painted wood, existing dimensions and profile not provided) •
- Repair and rebuild columns

- Remove and replace damaged wood at corner column with new smooth painted wood products to match existing (existing dimensions not provided)
- Remove and replace railing and balusters with cedar to match existing profiles and dimensions (not specified)
  - Update balusters to 4” minimum spacing to satisfy current building codes
  - Paint B:18 Dark Reddish Brown
- Remove and rebuild stairs with 1x4 cedar to match existing to be painted B:16 – Light Greyish Olive
- Rebuild porch surface with 1x4 cedar deck boards to be painted B:16 – Light Greyish Olive
- Rebuild base of porch and lattice work where damaged to match existing dimensions using 1x materials (not specified) and paint B:16 – Light Greyish Olive
- Roof remove and replace existing bead board with matching bead board (smooth sheet material) and paint B:16 – Light Greyish Olive
- Prep and paint existing porch ceiling

**Siding and Trim replacement**

North / Front Elevation:

- Remove all existing scalloped and bevel cutsiding on second floor and replace with James Hardie scalloped siding product
  - Applicant notes that siding will retain mitered corner and “flare out” details
- Remove siding in Front gable and replace with James Hardie scalloped siding product
- Remove and replace gable trim to match molding profile as proposed: •
- Repair and replace window moldings (specific areas to be repaired and replaced not distinguished)
- Remove and replace window trim at front gable and second floor as proposed, including the removal and replacement of the existing ¾” cap, crown, 5/4”x6” beaded edge
  - Plinth blocks to be removed stripped, reinstalled and painted B:19 Black
  - Sills to be repaired or replaced with new smooth cedar with profile to match existing, and painted B:19 Black
- Repair wood surround and trim around first floor Stained glass windows, paint B:19 Black

South / Rear Elevation

- Remove and replace deteriorated gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding
- Remove and replace existing window trim as proposed

West Side Elevation

- Remove and replace deteriorated gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding
- Applicant notes that siding will retain mitered corner and “flare out” details

East Side Elevation

- Remove and replace existing gable trim and fascia trim as proposed
- Remove and replace existing scalloped wood siding with Hardie scalloped siding

Door replacement (Rear Elevation)

- Remove and replace four (4) existing rear doors with new solid wood doors as proposed
  - Material of existing doors not specified
  - Proposed doors to match color / stain of front door

Porch / deck replacement (Rear Elevation)

- Remove stairs and railings on both rear decks and rebuild to code
  - Railing to match front porch and built from smooth cedar and painted
  - New deck surfaces to match front porch, using 1”x4” smooth cedar and painted
  - Deteriorated structural members shall be repaired or replaced to match existing dimensions and materials

**COMMISSIONER COMMENTS**

- Commissioner Miriani stated there is a shelf life to materials. What they are proposing and the current constraints for lead abatement, replacing with an in-kind material is appropriate.
  - Applicant stated they are ok with replacing the existing wood with new wood materials to

match the shape, dimension and pattern. They also will need to replicate the existing gables to accommodate the current roofing.

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6662 for 677 Canfield, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work for the siding and trim replacement will be appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore issues a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The applicant will revise the submission to reflect the updated siding selection, and will submit it to staff for review.

Commissioner Alease Johnson – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6673

**ADDRESS:** 308 ELIOT

**HISTORIC DISTRICT:** BRUSH PARK

**APPLICANT:** MARC GRASSI, PUSH DESIGN

**PROPERTY OWNER:** THOMAS, RENEE & ERIC TOFT

**SCOPE:** REHAB BUILDING, REPLACE WINDOWS, BUILD REAR 3-STORY DECK, INSTALL COMPOSITE SIDING ON GARAGE

**PROPOSAL**

The current owners purchased the house in June 2019 and have compiled the following scope of work. The list was copied from the architect's cover letter and regrouped by project. The architect's letter is grouped by elevation.

**Window and Door Replacement**

**Windows** - Pella Architect Series Traditional, Hunter Green. All windows will be wood, aluminum-clad with clear glass and no muntins.

**Front/North Elevation**

- Ten aluminum-clad wood double-hung windows within 1<sup>st</sup> and 2<sup>nd</sup> floor bay window to be replaced with double-hung windows
- Two basement openings will receive fixed windows (one opening has a wood aluminum-clad unit; the other opening was infilled with brick)
- Replace two mullied aluminum clad, wood double-hung windows in the gable with three mullied double-hung windows – *overall window opening dimensions will change from 4'-8" x 4'-8" to 8'-0" x 5'-4"*.

**Side/East Elevation**

- Replace two glass block windows; one opening will have a casement exit window, the other a fixed window
- Five double-hung windows will be installed within existing window openings (four openings are currently covered with plywood; one opening has a wood aluminum-clad unit)

**South/Rear Elevation**

- Four double-hung windows will be installed within existing window openings (covered with plywood)
- Install one fixed window in basement window opening
- Add Velux roof access window for third floor living space.

Side/West Elevation

- Remove glass block from two basement openings and install fixed windows
- Remove brick infill from three basement openings and install casement exit windows
- Install ten double-hung windows at existing wall openings

**Doors** – Pella Steel Entry Doors, Style: Craftsman Light, Black.

- Front Entry Doors (2) to include two embossed bottom panels, a top glass panel and dentil shelf trim
- Rear Entry Doors (2) to include two embossed bottom panels and a top tempered glass panel
- Side Entry Door (1) to include two embossed bottom panels and an embossed top panel
- Rear Entry Door (1 – 2<sup>nd</sup> floor) to include full tempered glass panel

**Exterior Alterations: New Gable Design, Color Scheme, Gutters/Downspouts, HVAC**

**Gables (all elevations)**

- Replace existing stucco and half-timbering with engineered wood 8” smooth finish lap-board siding (LP Smartside Lap Siding)
- Replace corbel trim with painted wood. Spaced approximately 16” on-center to match original trim (estimated from markings on existing fascia trim).

**Color Scheme**

- The architect submitted a mock-up of the front elevation with the proposed color scheme. The selected colors fall within Color System D – English Revival and Arts and Crafts Styles.

**Gutters/Downspouts**

- New K-style 5” gutters and 4” rectangular downspouts
- Roof access window – rear elevation, west side of gable

**HVAC**

- Install two condenser units at the rear wall, southeast corner of the house

**Rear Three-Story Deck**

- A three level deck will be constructed on the rear elevation.
- Composite decking will be used; the 42-inch guardrail will be metal, black finish
- First and second floor deck dimensions: 9’-0” deep x 19’-0” wide
- Third floor deck dimensions: 4’6” deep x 19’-0” wide
- Stairs will lead from the first floor deck to grade; the other decks are not connected by stairs.

**Exterior lighting**

- Two wall mounted lights on front entry porch piers
- Add one lamp post to front yard
- Add three wall-mounted lights by rear entrances

**Masonry cleaning and Tuck-pointing**

- The masonry cleaning will comply with the Historic District Commission’s Guidelines on Masonry Cleaning.
- New mortar shall match the old in color, composition, profile and dimension.

**Garage Renovation**

- Paint existing CMU on east elevation to match existing brick
- Install engineered wood lapped siding at entire north elevation (7” exposure, smooth finish). Edge trim and door/window casings to be 5/4” x 4” wood, painted dark green.

**Site**

**Fence**

- Erect 54” tall ornamental metal (black) fence with three matching metal gates.
  - West fence to extend from NW corner of the garage to the SW corner of the house
    - One gate will be located at the SW corner of the house.
  - East fence to extend from NE corner of the garage to the SE corner of the house.



- One gate will be located at each corner

**Pavers**

- Unilock 5” x 10” permeable (Eco-priora, Granite Blend finish, running bond pattern) and non-permeable (Westport Classic, Granite finish, running bond pattern) concrete pavers will be placed at the sides and rear of the property, per the site plan.

**COMMISSIONER COMMENTS**

- Commissioner Miriani commented the Commission doesn’t allow the raising of sills as there are internal ways to mitigate safety concerns with windows. He agreed the half-timbering is a feature that should remain, as should the two-window opening, but the color change is ok.
  - The applicant replied the cement behind the timbers is deteriorated, and if the windows are removed the wall may disintegrate. Therefore, if the half-timbering is to stay they would like to retain the existing window opening (two units).

**ACTION**

**Window/Door Replacement, Gutters/Downspouts, HVAC, Three-story rear deck, Exterior Lighting, Masonry Cleaning, Tuck-pointing, Garage Renovation, Installation of Fence and Pavers, Revised Gable Design, Color Scheme**

Commissioner Franklin moved:

Having duly reviewed the complete proposed scope of Application #20-6673 for 308 Eliot, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The additional information for the window replacement will be submitted for staff review, which includes: photographs confirming the existing conditions/windows openings for the east and west elevations, additional details on the existing and proposed rear elevation openings, as well as the final detailed window order.
- Two window units in the front gable will remain, as will the sizes of the existing window openings.
- The stucco and half-timber detail will remain in place.

Commissioner Miriani – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6691

**ADDRESS:** 14909 GREENVIEW

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** MATIOS SIMONIAN

**SCOPE:** REPLACE ORIGINAL PATIO DOORS AT REAR ELEVATION WITH SLIDER DOOR

**PROPOSAL**

The work proposed by the applicant is located on the rear elevation of the house. They are requesting to remove a set of painted, true-divided light, wood French patio doors and install an Anderson (400 series) wood with vinyl exterior, clear glass, gliding door.

Listed below are the applicant’s reasons for the door alteration, in their own words:

- The current French doors are literally about to rip out of the wall any minute by the hinges. Because of that, we aren’t able to use the doors.

- We've removed the hinges before and used a few methods of reinforcing the wood. For example, inserting the skinny portion of golf tees with wood glue to create new "meat" for the hinge screws to bite in to. And it hasn't worked. The weight of these extremely old doors is pulling on them more and more every day. You can also see from some of the close ups, the level of rotting and deterioration on the molding and "weather stripping", if you can call it that.
- Each door has 10 panes of glass. It is very old, non-tempered glass. It's very unsafe for anyone let alone having two small children in the house.
- We opted to go with a sliding door as opposed to French doors because of the energy efficiency that the sliding door will offer. And again, less moving pieces and parts with kids running around.

**COMMISSIONER COMMENTS**

- Commissioner Katie Johnson said the staff recommendation for denial is consistent with the Secretary of the Interiors Standards which state when a component needs to be replaced, it should be done with a component that is similar to the existing.

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6729 for 14909 Greenview, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL NOT be appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore DENIES a Certificate of Appropriateness for the proposed work.

Commissioner Hosey – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6761

**ADDRESS:** 221 E. BOSTON BOULEVARD

**HISTORIC DISTRICT:** ARDEN PARK-EAST BOSTON

**APPLICANT:** MATIOS SIMONIAN

**OWNER:** MATIOS SIMONIAN

**SCOPE:** REPLACE COPPER ROOF WITH EUROSIELD RUBBER ROOFING

**PROPOSAL**

Due to multiple leaks, the applicant proposes to remove the copper roof and install a Euroshield rubber roofing shingle system (Beaumont Shake style, Gray). Per the contractor's estimate, copper flashing will be installed on the valleys and chimneys and the existing internal gutter system will be retained. Where there is an exposed gutter, a copper gutter will be installed.

Additionally, the asphalt shingle roof on the garage will be removed and Euroshield shingles installed. The external gutter system will be retained.

**COMMISSIONER COMMENTS**

- Commissioner Miriani agreed this copper roof is rare, and most copper roofs these days are standing seam. He further stated a replacement product in line with the copper shingle dimension is a better match than that of the shape, which is more like a three-tab shingle.

**ACTION**

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6761 for 221 E. Boston Boulevard, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the

proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The Euroshield shingle, Rundle Slate (10-inch exposure), color: Grey, will be installed.
- The existing copper on the roof dormers shall be retained and repaired. If replacement is needed, new copper will be used on all dormers.
- A segment of the existing copper roof will be saved and will remain in the house as an archival document of this unique roofing material.

Commissioner Alease Johnson – SUPPORT

Ayes – 5      Nay – 1, Commissioner Katie Johnson

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6759

**ADDRESS:** 19505 CANTERBURY

**HISTORIC DISTRICT:** SHERWOOD FOREST

**APPLICANT:** JAMEY SNELL

**OWNER:** JAMEY SNELL

**SCOPE:** REMOVE TREES TO ERECT NEW FENCE

### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to remove (2) trees and replace existing fence per the attached drawings and application. Included in the proposal are the following scope items:

- Remove (2) trees along current fence line running along the eastern property line.
- Remove existing chain-link fence in its entirety.
- Erect new posts and board for 6' high treated/stained cedar wood fence in same location as existing chain-link fence.
- New wood fence to be of "shadowbox style" with "concave effect" and include a single gate on the east side entrance to the back yard and a double-gate on the west side entrance to the back yard.

### **ACTION**

Having duly reviewed the complete proposed scope of Application #20-6758 for 1439 Van Dyke Street, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The profile of the fence is to be straight rather than the proposed shadowbox style with concave effect to minimize the impact to the historic fabric of the property and district.
- Two (2) new large shade trees are to be planted to replace those removed to return to the tree canopy of the property and district.
- The fence be stained to complement the existing house.

**APPROVED PER CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6770

**ADDRESS:** 1225 WOODWARD AVENUE

**HISTORIC DISTRICT:** LOWER WOODWARD

**APPLICANT:** CASSANDRA TALLEY, KRAEMER DESIGN GROUP

**OWNER:** BEDROCK

**SCOPE:** REPLACE STOREFRONTS, INSTALL NEW HVAC, REPLACE WINDOWS

## **PROPOSAL**

The applicant proposes to rehabilitate the building using photographic documentation of Raymond Loewy's 1940's era design.

### Façade Rehabilitation Work:

- Replace damaged or missing terra cotta and brick units as necessary
  1. Loose or displaced units to be reset
  2. Salvaged brick and terra cotta will be reused where possible
  3. New units will be created to match the existing in size profile, color and finish
- Clean existing Terra cotta, brick and caps using gentlest means necessary (all sides)
- Repoint terra cotta and brick as needed, reset loose units
  1. Mortar to match existing color, texture, compressive strength, joint width and joint profile of existing historic terra cotta.
- Clean granite and repair, where possible using gentlest means necessary
- Replace deteriorated granite directly beneath store front windows with new granite to match as closely as possible
- Remove plywood coving and install new matching granite at the location of the former display cases
  1. Granite to be recessed from primary face 1" to represent original masonry opening

### Storefronts Restoration Work:

- Remove current storefront window and door units
- Install new butt-glazed insulated glass units to replicate the original "monolithic" glazing on the two main storefront windows
  1. Storefront windows to utilize structural silicone glazing as a dividing "mullion to achieve the look of the original glass
  2. Storefront frames will be edged in brass with a "champagne brass finish"
- Remove travertine cladding at each side of entrance and replace with curved brass panels

### Canopy Rehabilitation Work:

- Rehab based on historic photos:
  1. Install new blackened steel hanger rods with new anodized escutcheon over existing tieback anchors where rods meet building, painted to match canopy
  2. Bronze canopy fascia cladding will be repaired, cleaned and paint removed
    - Paint to be removed by gentlest means possible to avoid damaging bronze
    - Where bronze is damaged beyond repair, new pieces will be used to patch the canopy
    - All salvaged bronzed will be utilized before new bronze is installed
  3. Roof of canopy to be replaced with new EPDM roofing material and drainage system
  4. Curved "secondary" plaster canopy will be repaired with new skim coat and painted white
    - Existing curved bronze bracket will be cleaned and repaired
    - New concealed lighting will be added to illuminate behind the curvilinear piece
    - Recessed lighting will be added to underside of canopy

### Window Replacement – East Facade

- Mezzanine level – Retain and repair existing patterned glass block windows
  1. Mortar to be cleaned and repointed as necessary
    - The applicant also notes as an alternate option: Provide new glass block designed to match the character and appearance of the existing assembly

2. Perimeter metal frame to be repaired, prepped, primed and finished to match storefront finish
- Second floor - Repair casements, transom sashes and master frames
  1. Restoration includes remove deteriorated finishes, prep, prime and paint all exposed surfaces.
  2. Flanking casement windows and transoms to be fixed in place
  3. Replace large, central glass pane with (2) insulated glass units installed with a structural silicone butt-glazed joint
- Third through eighth floor – Clean and Repair window frames and trim
  1. Remove deteriorated finishes, clean, prep, prime, and paint existing spandrels, mullions and surrounds. Damaged elements to be repaired, where elements are missing or beyond repair, element will be replaced with a compatible material and finished to match existing
  2. Replace sash with metal clad windows with fixed operation

#### Window Replacement – West Facade

- First Floor –Remove all window units and infill with brick for “back of house tenant areas”
  1. Brick to be inset 1” and sills to remain
- Second through eighth floor: Replace all windows with Blackberry aluminum replica window units as proposed

#### Cornice Replacement

- A new cornice will be constructed from glass-fiber reinforced plastic
  1. The proposed cornice will be recreated based on historic photos and will be similar in proportion and design to the original based on historic photos
- Existing “Fowler Building” Sign to remain
- Repair brick parapet

#### Fire Escape Replacement

- Replace existing steel fire escape in-kind with new fire escape, painted black
  1. Provide new counterbalanced fire escape stairway
  2. Repair connections to building
  3. Repair concrete spandrels

#### Façade Lighting

- New exterior lighting is proposed to highlight building features
  1. Lighting locations *may* include:
    - Uplighting on canopy roof
    - Concealed lighting on small shelf under canopy
    - water table lighting
    - cornice lighting

#### Future Signage Locations

- New signage for a future tenant (undetermined) to be placed in the locations as was existing in historic photograph
  1. Mounted to building facade, center between second and third floor
  2. Hanging from canopy, at sides and center

#### Door Replacement

- Replace all exterior doors on west façade with new metal doors
  1. First floor door (non-historic) to be removed, the opening expanded to accommodate new metal double door
  2. Second through eighth floors to be replaced with new metal doors

#### Roof

- Remove existing black rubber roof membrane and replace with new EPDM roofing material in black
- Add new HVAC and mechanical units behind existing penthouses at NW corner of roof
  1. A sightline study was provided

2. Final rooftop equipment cut sheets and layouts were not available at this time

Penthouse rehabilitation

- Penthouses to be inspected, repaired and repointed
- Water tower on top of southern penthouse to be painted (color unspecified)

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6758 for 1439 Van Dyke Street, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The applicant shall provide a final lighting plan.
- The applicant shall provide a final rooftop plan and specs for all new equipment installed on the roof.
- All future signage (independent of location) be reviewed by HDC staff as a separate application.
- Applicant submit specs for fire escape, replacement doors.
- Applicant submit samples of proposed brass paneling and replacement granite.
- Applicant will expand on masonry cleaning techniques and will submit test patches of masonry

**APPROVED PER CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6772  
**ADDRESS:** 2929 E. GRAND BOULEVARD  
**HISTORIC DISTRICT:** JAM HANDY  
**APPLICANT:** JOEL SCHMIDT  
**OWNER:** HEWITT & LEVINE HOLDING, LLC  
**SCOPE:** REHAB BUILDING; REPAINT BUILDING

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

**Front/North Elevation**

- Replace existing non-historic age gooseneck light fixtures with new black gooseneck light fixtures
- Install new downlight fixtures at underside of existing canopy
- Paint canopy as per submitted renderings
- Paint limestone base (which is currently painted) as per submitted renderings
- At primary entrance, remove existing non-historic overhead security gate and establish a new entrance in opening to include a hinged single door (aluminum frame with full-light vision panel) and painted plywood panels. New concrete steps with metal handrails will lead from the sidewalk to the entrance.

**Side/West Elevation**

- Establish new entrance by removing one window/existing glass block and extending current opening to grade. New doorway/entrance will consist of a single include a hinged single door (aluminum frame with full-light vision panel) with a wide aluminum frame and painted plywood panels. Note, that the current window opening will not be widened. A new single concrete step will lead to the entrance's interior space.

**Rear/South Elevation**

- As per the submitted, add a concrete ADA/accessible ramp with metal handrails
- Remove the existing single metal door, overhead security gate, and brick infill which is directly adjacent to the existing doorway to accommodate the installation of a new entrance which includes a single include a hinged single door (aluminum frame with full-light vision panel) with a wide frame and painted plywood panels.
- Install a new metal ladder port at the building's southeast corner

**Site/Parking Lot**

- Erect a new masonry (concrete masonry units) dumpster enclosure at southeast corner of the parking lot
- Re-stripe existing asphalt parking spaces

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6772 for 2929 E. Grand Boulevard, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- The applicant shall provide a final lighting plan.
- The applicant shall provide a final rooftop plan and specs for all new equipment installed on the roof.
- All future signage (independent of location) be reviewed by HDC staff as a separate application.
- Applicant submit specs for fire escape, replacement doors.
- Applicant submit samples of proposed brass paneling and replacement granite.
- Applicant will expand on masonry cleaning techniques and will submit test patches of masonry and terra cotta.

**APPROVED PER CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6777

**ADDRESS:** 1441 BROOKLYN

**HISTORIC DISTRICT:** CORKTOWN

**APPLICANT:** JOHN P. BIGGAR, INTEGRITY BUILDING GROUP

**PROPERTY OWNER:** CM BROOKLYN, LLC

**SCOPE:** REHAB BUILDING, INSTALL NEW WINDOWS

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to perform a general rehabilitation of the building including new windows throughout per the attached drawings and application. Included in the proposal are the following scope items:

- Remove existing glass block and brick infill and any existing windows at original openings and replace with new aluminum storefront window systems (color: brown anodized) in the majority of the structural frame openings. See drawings for locations. Storefront systems will be fixed with no operable windows. Mullion and muntin (externally applied) pattern to match the configuration of the original windows.
- Repair and repoint existing masonry, cornice, and concrete structural frame as necessary.
- Repaint building in light "battleship" gray to match existing.
- Replace existing roofing surface with new EPDM roof membrane.
- Install (15) new mechanical condenser units centered on the east half of the roof. Existing parapet wall to hide condenser units.
- Signage on Brooklyn Street (east) elevation which reads "ON HAND SINCE 1912" and "KAUL GLOVE CO." is to remain.
- Remove existing awning and door at northernmost bay of Brooklyn Street (east) elevation and replace with new aluminum storefront entry door (color: brown anodized) and frame with clear safety glass and new structural steel canopy. Canopy to attach to face of existing masonry with 10" x 10" steel plates and 3/4" rods. It is to be 15'-2" wide by 4'-0" deep and painted to match brown anodized color of storefront system. (3) Recessed downlights are included in the canopy.
- Install (3) new roll-up steel doors at alley (south) elevation.

- Install new hollow metal door and frame, painted to match brown anodized color of storefronts, at alley (south) elevation.
- Repair existing doors at freight elevator/loading dock at alley (south) elevation.
- Remove existing metal canopy over loading dock at alley (south) elevation.
- This application does not include any landscaping or site work.

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6777 for 1441 Brooklyn, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

With the following conditions:

- Any cleaning of the masonry is to be done using the gentlest means possible. In the areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling. If replacement of masonry is required due to severe deterioration, the replacement masonry is to match the existing in material, size, color, and texture.
- All masonry surfaces to be repainted should be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint).
- The applicant shall provide HDC staff with the final paint specifications prior to initiating the work and staff shall be affording the opportunity to review and approve this submission prior to the issuance of the permit.

**APPROVED PER CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6773  
**ADDRESS:** 4125 SECOND AVENUE  
**HISTORIC DISTRICT:** WILLIS SELDEN  
**APPLICANT:** JOE GALLAGHER, THE GREEN GARAGE, LLC  
**OWNER:** THOMAS BRENNAN, THE GREEN GARAGE, LLC  
**SCOPE:** INSTALL EXTERIOR STAIRS AT REAR ELEVATION

**PROPOSAL**

- The applicant proposes a new exterior staircase at the rear of the building. The intent of this staircase is to allow egress access from the second floor deck to the ground level.
  - The proposed stairs will be constructed of steel c-channel stringers, with steel tubing and rod railings, painted black to match the exterior color of the second floor. The treads will be aluminum grate.
  - A 44" opening will be cut in the existing brick parapet wall.
  - The existing pergola will be modified by removing the center of rafters to provide headroom for stairs.

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6773 for 4125 Second Avenue, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**APPROVED PER CONSENT AGENDA**



**XII. APPLICATIONS FOR WORK INITIATED /COMPLETED WITHOUT HDC APPROVAL (VIOLATIONS)**

None

**XIII. OLD BUSINESS**

**OFFICER ELECTIONS**

Elections for the positions of Chair and Vice Chair, which will run from now until February 2021 were held. A Commissioner can put forth a name.

Commissioner Franklin made a motion to open the election of officers, specifically for the position of Chair.

Commissioner Alease Johnson – SUPPORT

Ayes – 6            Nays – 0

**MOTION CARRIED**

Commissioner Katie Johnson nominated Commissioner McCall for Chair.

Commissioner Hosey – SUPPORT

Commissioner Miriani nominated Commissioner Hamilton for Chair

Commissioner Franklin – SUPPORT

*Commissioner McCall joined the meeting.*

Commissioner McCall discussed her background, her interests, and views on the Commission.

Commissioner Franklin moved to end the discussion of Chair.

Commissioner Katie Johnson – SUPPORT

Ayes – 7            Nays – 0

**MOTION CARRIED**

Roll Call for vote for Commission Chair:

Commissioner Hosey – McCall

Commissioner Alease Johnson – McCall

Commissioner Katie Johnson – McCall

Commissioner Franklin – McCall

Commissioner Miriani – Hamilton

Commissioner McCall – McCall

Commissioner Hamilton – Hamilton

Commissioner McCall – 5            Commissioner Hamilton – 2

**COMMISSIONER McCALL ELECTED CHAIR**

Commissioner McCall now presided over the meeting.

Commissioner Franklin made a motion to open the election of officers for the position of Vice Chair.

Commissioner Hosey – SUPPORT

Ayes – 7            Nays – 0

**MOTION CARRIED**

Commissioner Miriani nominated Commissioner Katie Johnson.

Commissioner Hosey nominated Commissioner Miriani. Commissioner Miriani did not accept the nomination.

Commissioner Franklin moved to vote Commissioner Katie Johnson as Vice Chair.

Commissioner Hosey – SUPPORT

Ayes – 7            Nays – 0

**MOTION CARRIED**

**XIV. NEW BUSINESS**

None

**ADJOURNMENT**

Commissioner Katie Johnson motioned to adjourn the meeting at 8:51 p.m.

Commissioner Alease Johnson – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**MEETING ADJOURNED**