

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: August 12, 2020

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

I CALL TO ORDER

Commissioner McCall called the meeting to order at 5:34 p.m.

II ROLL CALL

	ABSENT	PRESENT		ABSENT	PRESENT
Jessica McCall, Chair ...		X	Richard Hosey	X	
Katie Johnson, Vice-Chair		X	Alease Johnson	X
Tiffany Franklin		X	Dennis Miriani*X	
Jim Hamilton		X			

*Commissioner Miriani, due to technical problems, was visible on the call but did not participate in meeting.

Staff

Brendan Cagney, PDD	X	Jennifer Ross, PDD	X
Audra Dye, PDD	X	Taylor Leonard, Law Dept.	X
Garrick Landsberg, PDD	X	Pamela Parrish, Law Dept.	X
Ann Phillips, PDD	X	Jennifer Reinhardt, HDAB	X
Dan Rieden, PDD	X	Rebecca Savage, HDAB	X

III APPROVAL OF THE AGENDA

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

#20-6781	3495 Burns – Indian Village HD	Construct New Rear Patio and Seating Area
#20-6759	1500 & 1501 Chateaufort – Lafayette Park/ Mies van der Rohe HD	Install a New Roof and Fascia

Commissioner Alease Johnson - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

Commissioner Franklin made a motion to APPROVE the July 8, 2020 meeting minutes.

Commissioner Katie Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

V APPROVAL OF THE CONSENT AGENDA

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

#20-6781	3495 Burns – Indian Village HD	Construct New Rear Patio and Seating Area
#20-6759	1500 & 1501 Chateaufort – Lafayette Park/ Mies van der Rohe HD	Install a New Roof and Fascia

Commissioner Katie Johnson – SUPPORT

Ayes – 5 Nay - 0

MOTION CARRIED

VI POSTPONED APPLICATION

None

VII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)

APPLICATION NUMBER: 20-6805

ADDRESS: 7650 E. JEFFERSON AVENUE

HISTORIC DISTRICT: R. THORNTON BROADHEAD ARMORY

APPLICANT: THE PARADE COMPANY

OWNER: CITY OF DETROIT

SCOPE OF WORK: SALE OF CITY-OWNED RESOURCE, DEMOLISH REAR BUILDING, ERECT NEW TWO-STORY BUILDING

PROPOSAL

The proposal for your body's advisory review, per the DEGC and the prospective applicant's conceptual design, includes the following:

- Sale of that portion of the city-owned parcel generally occupied by the building footprint
- Rehabilitation of the remaining north block (Jefferson Avenue) portion (approximately 31,000 SF), to include the drill hall interior and the north, west, and east sides of the building, including the primary public elevations and landscaped front drive/flagpole area. Windows are proposed to be replaced with aluminum-framed units
- Removal and storage of historic elements from the existing south block
- Removal and salvage of selected limestone panels from the south block for use on the existing north block building and the new addition
- Demolition of the south block, or rear wing, of the existing building, to include everything south of the drill hall
- Erection of a new two-story pre-engineered metal structure high-bay building (approximately 130,000 SF) to the rear (south), appended to the north block portion. New addition will feature salvaged limestone panels, polycarbonate, metal panels, glazing, and exposed concrete foundation walls
- Completion of an exterior riverfront plaza open to the public, extending from the rear of the new portion of the building, to tie into the Riverwalk
- Parking and service drives as necessary, new landscaping Conceptual drawings and narrative describing the proposal, including renderings and its expected contribution to the community, riverfront activation, and local economy, are appended to this report and have been available on the HDC's public website for this review since July 31, 2020.

SECTION 21-2-5, EFFECTS OF PROJECTS ON DISTRICTS

Since the project involves a discretionary action by a city agency, authority, or corporation (i.e., the DEGC) involving a sale of publicly-owned property in or adjacent to a city-owned historic district, the Commission has the obligation to make a finding concerning the "demonstrable effects of the proposed project and report same to the Mayor and City Council." The intent of this section is to provide guidance to city government prior to committing to a particular course of action. From the code:

A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological, engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district.

Generally, adverse effects occur under conditions which include:

- (1) Destruction or alteration of all or part of a resource;*
- (2) Isolation from or alteration of the surrounding environment of a resource;*
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;*
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and*
- (5) Neglect of a resource resulting in its deterioration or destruction.*

The review during this month's meeting is a non-binding advisory review under the Commission's obligation to provide such reviews under Section 21-2-5 of the City Code. If the project goes forward, the Commission will be tasked with another review, at a subsequent meeting, after receiving application for the detailed scope of work for the building prior to the issuing of a building permit. This later review, not yet scheduled, will be for the issuance of a Certificate of Appropriateness (COA) or Notice to Proceed (NTP) for the actual construction and demolition work per Section 21-2-78. This second review will be binding and will include a formal public hearing, with mailed notices to property owners and residents within 500 feet of the parcel.

PUBLIC COMMENT:

Public comment was given.

COMMISSIONER COMMENT:

- Commissioner Katie Johnson said when the application is submitted, a demonstration that it is technically unfeasible (due to deterioration of the existing building) to retain some of the items that are proposed to be demolished. In addition to how the two buildings connect, the applicant should further consider the scale, massing and materiality so that it is compatible, but also differentiating from, the existing structure. There is an opportunity in the design in how the two interface to be contextually sensitive between the old and new. One example is the separation or contraction of the new building's massing, so that the appearance of two separate buildings is noticeable.
- Commissioner Franklin concurred, and requested the Law Department research the building ownership so an official declaration can be made before the Commission renders any decision.
 - Ms. Leonard agreed and said the Law Department will conduct this research prior to the next HDC meeting.
- Commissioner Hamilton informed the applicant the full application will need to include a specific proposal outlining the murals to be removed and where the items will be preserved. He stated it would be ideal to have the murals remain in the building and not be dispersed elsewhere.
- Chair McCall reiterated the importance of preserving the items and that the applicant clearly states how this will be done.
- Commissioner Alease Johnson added the formal application must include the economic information and their community engagement process.

ACTION

Commissioner Katie Johnson moved the Commission find the proposed project at 7650 E. Jefferson to have a demonstrable effect that is beneficial due to the rehabilitation of the majority of the building, with the condition the applicant preserve as many character defining features as possible and provide evidence of the need for demolition where proposed.

Commissioner Franklin – SUPPORT

Ayes – 5 Nay - 0

MOTION CARRIED

VIII APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6760

ADDRESS: 1980 EDISON

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: RANDALL WALKER

OWNER: RANDALL WALKER

SCOPE OF WORK: DEMOLISH EXISTING GARAGE (WDWP), REMOVE GARAGE SLAB, ERECT NEW 22' X 24' GARAGE, REBUILD FRONT PORCH, TRUEGRID PAVERS

PROPOSAL

This review includes the following components and specifications, the below items are direct excerpts from the applicant's submittal:

Garage Demolition

- The roof had a large hole which caused considerable wood rot to the roof joists, wall framing, soffits and exterior siding.
- Three layers of shingles over rotting wood caused collapse of roof sections and leaning of structure.
- Concrete slab was broken in several places due to freeze thaw which caused elevation changes between broken sections of 4 inches or more.
- Garage slab did not have any footings which contributed to the heaving noted above
- Unable to open garage doors (swing) due to heaving during winter
- Currently demolished and removed structure from the site.
- Removed concrete slab and driveway from front line of house to rear property line.

New Garage

- Prep site and pour footers and slab
- Construct 22 x 24 wood frame garage with lap siding, brick face on front, asphalt shingle roof and 2 car garage door.

Driveway

- Prep driveway bed following directions from TrueGrid from front of house to garage slab.
- Install TrueGrid permeable pavers
- Fill with soil and cover with sod
- Remove concrete driveway from front line of house to street and haul away
- Prep and pour concrete driveway using required coloring agents

Sidewalk

- Remove concrete sidewalk and walkway and haul away
- Prep and pour concrete sidewalk and walkways using required coloring agents

Front Porch

- Build support structure for porch roof in order to remove wrought iron posts. (This has been completed in order to preserve integrity of porch roof)
- Remove porch slab, walls, and steps saving any usable bricks and caps.
- Prep and pour new porch slab and steps
- Install brick facing on walls and build new brick pedestals where necessary with caps to match originals
- Install 8" round wood columns with caps and bases
- Repair porch roof to like new condition.
- Remove front entry door and sidelights
- Replace front entry door and sidelights with custom product of similar design and materials to original, with new wood or composite 36-0" door with 12" ½ lite sidelights.
- No railings are required per code as grade is 24" from finished porch elevation

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

None

ACTION

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6760 for 1980 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.

The COA is issued with the following conditions:

- Brick shall be applied to the street-facing elevation of the garage, and shall match the brick on the house in color, dimension, pattern and finish. The mortar joints will also match the joints on the house in dimension, profile, color, and composition if historic brick is used.
- The cementitious lap-siding for the sides and rear elevation of the garage will be smooth finish. The paint color for the siding will be submitted for staff review.
- The roof shall be a hip roof, thereby keeping the historic massing relationship between the house and garage intact.
- The finish color for the garage doors, gutters/downspouts, and associated trim components will be revised to coordinate with Color System C and will be submitted for staff review.
- Catalog cuts for the lighting will be submitted.
- No decorative accessory pieces, such as the super spot parking markers, will be installed within the permeable paving system.
- Should new face brick be needed for the porch, it shall match the historic brick in dimension, color, composition, pattern and profile. A historic mortar mix, matching that of the existing mortar, shall also be used. The existing stone caps, shall be reused, or new stone caps will be specified (no concrete caps).
- The existing front door shall be retained or, if the applicant can substantiate the existing door and surround are beyond repair, all components will be replaced in-kind. The paint color for the front door will be submitted for staff review.
- Square clay tiles or a manufactured product, matching the design, dimension, color and placement of the existing tile platform, will be installed as the walking surface on the entry porch and side extension. A catalog cut confirming the tile details will be submitted to staff for review.

Commissioner Franklin – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6786

ADDRESS: 2484 W BOSTON BOULEVARD

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: THOMAS GOODLEY

OWNERS: THOMAS GOODLEY

SCOPE: DEMOLISH EXISTING REAR ADDITION AND REPLACE WITH NEW ADDITION

PROPOSAL

The applicant proposes a new garage, at the rear of the building and expand the existing concrete slab as proposed:

- Expand the existing concrete slab from 18'-2"x18'9" to 21'x20'
- Erect a new, 18'-9" x 18'-2" garage on concrete slab, the location of previous garage with the following features:
 - 12/4 pitch, front-facing gable roof with a 1' overhang on the front (south) side of the garage
 - Roof to include two (2) air vents, location unspecified.
 - IKO Cambridge, dimensional shingles –dual grey.
 - 16' x 7' steel garage door will be located slightly off center on the front (south) side of the garage – Clopay Classic Collection, in white.
 - 36" x 80" 6-panel fiberglass door will be added to the east side of the garage, Jeld-Wen, in white.
 - Two (2) wall-mounted lantern sconces manufactured by Hampton Bay, in black (exact location unspecified).

- Encore Dutchlap vinyl siding with woodgrain texture, installed with 4-1/2" reveal, color natural clay.
- Aluminum Trim on all fascia and doors – white.

COMMISSIONER COMMENT:

None

PUBLIC COMMENT:

None

ACTION

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6786 for 2484 W. 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.

The COA is issued with the following conditions:

- The siding and trim of the structure be composed of wood (smooth finish) or cement-fiber board (smooth finish) with color selected from HDC Color System C.

Commissioner Franklin – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

IX CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

X APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6620

ADDRESS: 1681/1683 ATKINSON

HISTORIC DISTRICT: ATKINSON

APPLICANT: JOY CRANSHAW & KYLIE BELACHAIKOVSKY

PROPERTY OWNER: JOY CRANSHAW & KYLIE BELACHAIKOVSKY

SCOPE: REPLACE WINDOWS WITH COMPOSITE MATERIAL

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to replace (8) existing vinyl single hung windows and (26) historic wood double hung and casement windows with new composite (reclaimed wood fiber and thermoplastic polymer fused together) windows of single hung and fixed operation per the attached drawings and application. Included in the proposal are the following scope items:

- Remove (8) existing vinyl single hung windows and associated vinyl trim/wrap in their entirety and replace with new Anderson 100 series composite (reclaimed wood fiber and thermoplastic polymer) single hung windows with simulated divided lite upper sashes (3 vertical lites/1). Any existing wood trim remaining beneath aluminum or vinyl trim/wrap to be repaired and retained. If wood is beyond repair, damaged pieces will be replaced in kind with wood.
- Remove (20) existing wood double hung windows and aluminum storms in their entirety and replace with Anderson 100 Series composite single hung windows. Remove (6) existing wood casement windows and aluminum storms in their entirety and replace with Anderson 100 Series composite fixed windows. All existing trim and brick mold to remain unless deteriorated beyond repair in which case the trim/brick mold will be replaced in kind with wood.

- Wood divided lite attic windows are to remain at this time.
- All replacement windows to be finished in “Dark Bronze” color on exterior.

ACTION

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6620 for 1681/1683 Atkinson, 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.

The COA is issued with the following conditions:

- All of the replacement windows will be fabricated with wood, or wood aluminum-clad sash (1/1). The applicant will update the submission and submit the revised proposal for staff review.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6781

ADDRESS: 3495 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: ANNIE RUBEL

PROPERTY OWNER: ANNIE RUBEL

SCOPE: CONSTRUCT NEW REAR PATIO AND SEATING AREA

PROPOSAL

The current owner purchased the house in January 2015 and has compiled the following scope of work, in the applicant's words:

The project consists of laying a patio off the back of the house that extends from the fence-line on the north side of the yard to the driveway, with access from both the porch off the sunroom and the porch off the kitchen. The patio material will be a Unilock paving system (details in an attached document) that looks like flagstone and is harmonious with the house's historic appearance.

(The applicant states that this is consistent with other patios found in Indian Village Historic District, but staff has not conducted a study to confirm this.)

There will be a soldier course of red brick to tie the patio into the brick materials of the house. There will be a seat-wall along the outside perimeter of the patio with an opening for access to the lawn. There will be no built-in features such as fire pit, outdoor kitchen, or pergola.

See attached site plan drawing.

Detailed Scope of Work

A. Flat work: Rear Patio

- Remove approx. 7-8” of topsoil
- Install 6” of 21aa Crushed Limestone Base, compacted every 2”
- Install ½-3/4” Sharp sand
- Install Unilock pavers (see attached brochures for materials specs), approx. 525 sq. ft.
- Install Unilock Copthorne in Old Oaksoldier course around exterior of patio
- Install EV-Evolution polymeric sand in grey to open joints

Vertical work: Seat wall with opening

- Remove approx. 7-8” of topsoil from specified area (approx. 30 linear feet around patio)
- Install 6” of 21aa Crushed Limestone Base, compacted every 2”

- Install ½-¾” Sharp sand-Install Unilock Rivercrest Wall System in Buff, approx. 30 linear feet and 2 feet tall (not including coping).
- Install Unilock Rivercrest copingstone to match wall

ACTION

Having duly reviewed the complete proposed scope of Application #20-6781 for 3495 Burns, 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

Case #20-6726 – 14801 Penrod – Rosedale Park – Install 3-Season Enclosure: was not heard at this time due to technical difficulties in connecting to the applicant.

APPLICATION NUMBER: 20-6792

ADDRESS: 888 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON

APPLICANT: KYLE & YASMIN CHRISTENSEN

PROPERTY OWNER: KYLE & YASMIN CHRISTENSEN

SCOPE: ADD NEW FRONT ENTRY DRIVEWAY

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to construct a new concrete front entry driveway directly east of the house per the attached drawings and application. Included in the proposal are the following scope items:

- Removal of existing lawn and grading of location for proposed driveway
- Removal of existing sidewalk at location of proposed driveway and curb cut.
- Create new curb cut and pour new concrete driveway. Driveway to be 8’ wide and 55’ long, with a 10’ driveway apron and will not extend to the rear yard but will instead stop just shy of the existing tree at the side yard. This strategy is proposed in order to avoid the unnecessary removal of the existing tree. The eastern edge of the proposed driveway will abut neighboring driveway and an approximately 4’-4” swath of grass will remain on the western edge of the driveway between the house and the driveway.

ACTION

Commissioner Alease Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6792 for 888 Chicago, 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 Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6791

ADDRESS: 869 LONGFELLOW

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: ELEANOR OAKES

OWNER: ELEANOR OAKES

SCOPE: REPLACE 10 WOOD 1/1 DOUBLE-HUNG WINDOWS WITH PELLA ARCHITECT SERIES 1/1 DOUBLE-HUNG WINDOWS

PROPOSAL

The owners are currently proposing to replace 10 windows on the house. Eight on the front elevation (all those on the first and second floor) and two on the side/west elevation closest to the front of the house (first and second floor).

Repair

A repair quote from Place Restoration Works is included with this application.

\$14,920.20 Price to repair the windows, sash only (two panes of glass to replace plexiglass also included)
Average cost per window: \$1492

7919.64 Price to fabricate new wood storm windows
Average cost per window: \$791.96

\$22,839.84 Average cost per opening: \$2,284

Replacement

Pella, Architect Series, Traditional Double-Hung Window, Aluminum-Clad Exterior

\$10,750 Average cost per opening: \$1,075

Comparison of Existing vs. Replacement

The applicant did not submit dimensions of the existing and Pella window sash so a precise comparison to the window openings was not completed. The application did include a comparison of glass area per sash for a 33" x 69" window (full frame):

Existing

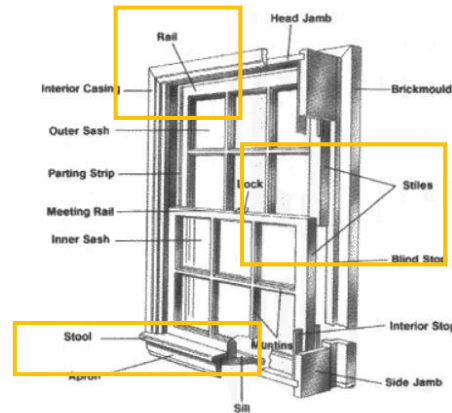
Glass – 29" x 31"
Full glass area – 29" x 62"
Total frame height* – 4 inches
Total frame width** – 7 inches

Replacement

Glass – 28" x 30"
Full glass area – 28" x 60"
Total frame height – 5 inches
Total frame width – 9 inches
*Horizontal frame members contributing to sash height:
Top Rail, Bottom Rail, Meeting Rail

**Vertical frame members contributing to sash width:
Left Stile, Right Stile

Reduction of glass width in replacement window:
1 inch = 3.44% decrease
Reduction of glass height in replacement window:
2 inches = 3.25% decrease



In addition to determining the change in glass area, staff asked the applicant to submit visual comparisons of the existing and proposed sash profiles. Staff compiled the photos on the following page.

ACTION

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6791 for 869 Longfellow, 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 condition:

- The existing brick mould will be retained; it will not be covered with coil stock.

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0 Abstain - 1, Commissioner Hamilton

MOTION CARRIED

APPLICATION NUMBER: 20-6726

ADDRESS: 14801 PENROD

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: FRANK MASTROIANNI, ITALY AMERICAN CONSTRUCTION

PROPERTY OWNER: DONNA WILSON

SCOPE: INSTALL “3-SEASONS” ENCLOSURE AROUND REAR PORCH AND REPAIR FRONT PORCH

PROPOSAL

Rear Porch Repair and Enclosure: The applicant proposes to add a non-insulated enclosure to both sides of the 5’x5’ rear porch on the east side of the building.

1. In-kind replacement of existing deteriorated wood porch structure with pressure treated wood to include porch decking, steps, steps, posts rails and spindles.
2. Install “Three-Season Sunroom,” manufactured product by *Waynecraft*.
 - The proposed product is made of aluminum panels and extruded aluminum frames.
 - The North elevation of the proposed sunroom features a sliding glass window while the west elevation has a ‘self-storing’ window and a screen storm door.
 - No additional information on the windows and door was provided by the applicant or was easily available on the manufacturer’s website.

Front Porch Repair:

- The applicant is proposing to remove and rebuild the brick foundation on the front and sides of the existing 18’-4” x 8’ front porch.
- Existing bricks will be reused when possible and any new bricks will closely match the existing brick.
- Bricks will be acid washed to clean surfaces after work is complete.

ACTION

Commissioner Franklin moved:

Having duly reviewed the complete proposed scope of Application #20-6726 for 14801 Penrod, 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.

The COA is issued with the following conditions:

- Knee walls to align with bottom of window sill of the windows on the west elevation
- The operational window be double-hung instead of a slider.

- The wall panels are painted to match existing siding.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6803

ADDRESS: 1258 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: JAMES FLORA, DETROIT BEER EXCHANGE, LLC, LEONARD ELSE, LEONARD ELSE DESIGN ASSOCIATES, ED ROJO

OWNER: KAMPER & STEVENS LDHA, LLC; THE ROXBURY GROUP

SCOPE: INSTALL NEW INTERNALLY-ILLUMINATED SIGNAGE

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to install a new internally illuminated blade sign per the attached drawings and application. Sign materials and details include:

- Sign to be mounted onto the existing limestone façade at the northwest corner (intersection of Washington Boulevard and Grand River) of the building at a 45° angle with the bottom of the sign located 14’ above grade.
- Sign to be circular in shape – approximately 60” in diameter and 12” thick.
- Sign to be constructed of an aluminum frame (finish color: black) with 3/16” acrylic faces which will have full-color vinyl overlays displaying the Beer Exchange logo.
- Sign will be internally illuminated with LED modules.

ACTION

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6706 for 1258 Washington 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 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.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6801

ADDRESS: 15419 WARWICK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ROBERT KABBANI, CONSULTANT & REALTOR; AND DEIRDRE TOOMEY, OWNER

OWNER: DEIRDRE TOOMEY

SCOPE: REPLACE ORIGINAL WOOD WINDOWS WITH VINYL UNITS (WORK COMPLETED WITHOUT PERMIT)

PROPOSAL

In November 2019, HDC staff was made aware that the original windows at 15419 Warwick had been removed and replaced with the current vinyl windows. Specifically, the project involved the removal of the “cottage-style,” wood-sash windows (which included original decorative leaded glass detailing with a flower motif at the upper sash) and the surrounding wood trim/brickmould to the rough opening. New vinyl units with aluminum coil stock trim were then installed. This work was completed without building permit and HDC approval. As the property was put up for sale soon after the window replacement, staff reached out to the realtor to make him

aware of the fact the window replacement was undertaken in violation of the City’s ordinance. Inspectors with the Detroit Building, Safety, Engineering, and Environmental Department issued a notice of violation for the work in March 2020. The following photos illustrate the home’s appearance prior to the unapproved work. Note, that the all of the visible windows are wood, double-hung units with wood brickmould and mullions. Each sash included decorative leaded upper light/sash which displayed a tulip/floral design. Also, it appears that the upper sash was smaller than the lower sash of each window.

PUBLIC COMMENT

Public comment was made.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6801 for 15419 Warwick, 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 Katie Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6783

ADDRESS: 1225 HUBBARD

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: HEIDI HANLON

OWNER: HEIDI HANLON & LISA ROYER

SCOPE: ERECT NEW FENCE, REMOVE FRONT TWO-STORY PORCH AND CONSTRUCT NEW TWO-STORY PORCH, NEW ENTRY DOORS AND LIGHTING, NEW REAR PORCH

PROPOSAL

Please refer to the detailed narrative submitted by the applicant explaining the full scope of work, their reasons for the porch removal and material and design selections. Staff pulled excerpts from the narrative to identify the individual scope of work within this application:

Porch

- Deteriorated front porch removed. Porch footprint and elevation remain the same.
- Square columns and perimeter railing (with Prairie chevrons and Mission hatches) installed. Columns will be trimmed out. Columns and railings will have a semi-transparent stain, similar to B:18 (dark reddish brown).

Fence / Yard

Fence

- Front: The existing steel posts (anchoring the previous chain link fence) were used; the existing fence height was retained to match the line of fencing on the block. Stained horizontal wood pickets replaced the chain link. The arbor came pre-stained in a redwood tint and can be stained or painted. An Empire decorative metal gate was installed. Chain-link fencing runs along the side property lines and will remain in place.
- Rear: The fence along the back alley was a 7’ raw wood stockade fence and has been removed. The north side is chain-link and the south side is a 6’ or taller stockade wood fence; the applicant believes it was erected by the adjacent property owner. The applicant also reports sections are missing. Two options proposed for the rear yard fence include:
 - installing chain-link to match the majority of existing material, or

- installing a gabion base (2') and a shadow-box wood fence (4'), using 4"x4" wood posts (photos confirming these designs are following this report). The total height would stand 6'; 30' in length; with 2 entrance gates. The wood will be stained (owner's preference).

Yard

- Front: The property owner removed the grass in preparation for additional work planned to reduce flooding in the house. A small fountain and an edible garden, illuminated by at-grade solar lighting, is planned. A landscape plan was submitted and follows this report.
- Rear: Immediately adjacent the alley will be three parking spaces on an existing concrete surface (spanning the width of the rear lot). Between the parking and the house will be landscaped area of raised planting beds. Lighting will consist of at-grade solar lights.

House Exterior

- Siding: The rear elevation and second floor of the front elevation have been clad in vinyl siding that will be removed; the wood cladding or trim repaired as needed. No changes in original form or material are planned.
- Second Floor, Front: An external door from the upper flat to the upper porch was covered with plywood and then vinyl, but the interior frame with trim and exterior threshold remain visible. Once the vinyl is removed, the door will be replaced.
- First Floor Front: Exterior front entry doors and entry lighting were installed; all are Craftsman Mission style in design.
- Paint and Trim: The structure is currently white; the windows and casings are painted black.
 - *Body of house* - The owner states her preference is to use a blue hue or sage consistent with historic paint color wheels. Further explained in the owner's narrative, she says the identified colors coordinate with B:12 Grayish Green and E:4 Grayish Yellow Green.
 - *Trim* - All major wood trim will be a dark reddish brown semi-transparent stain (coordinating with B:18 Dark Reddish Brown); a cedar tint stain was selected as an accent for minor trim and coordinates with E:2 Strong Yellowish Brown. In cases when staining is not possible, a matching paint will be used.
 - *Sash* - Sashes will be in the trim color and there are no shutters.
 - *Gutters/downspouts* - The gutters will be dark brown. The gutter mounted on the underside of the porch roof is dark brown.
- Roof – The applicant said she expects to replace the asphalt shingle roof within a year. The current roof is 3-tab asphalt shingles. Architectural asphalt shingles are planned. *This project is not included in the current application.*

ACTION

1. Removal of Two-Story Front Porch and Construction of New, Two-Story Front Porch; Installation of First Floor Entry Doors

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6783 for 1225 Hubbard, 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, per the following Standards:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Commissioner Katie Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

2. Erection of Wood Fence (Front Lot Line)

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6783 for 1225 Hubbard, 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, per the following Standards:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

3. Exterior Painting; Installation of Front Yard Landscaping; Removal of Vinyl Siding; Second Floor Front Porch Door; Rear Yard Fencing

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6783 for 1225 Hubbard, 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.

Staff recommends the COA be issued with the following conditions:

- The porch railing (regardless of the approved design) will be painted, not stained, to match the trim (B:18, Dark Reddish Brown). This will allow the railing to play a more neutral role against the house.
- A catalog cut of the proposed second story porch door will be submitted for staff review.

Commissioner Franklin – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6801

ADDRESS: 1500 & 1501 CHATEAUFORT PLACE

HISTORIC DISTRICT: LAFAYETTE PARK/MIES VAN DER ROHE

APPLICANT: JULIE JONES, WISS JENEY ELSTNER

PROPERTY OWNER: BETH KMETZ-ARMITAGE

SCOPE: INSTALL A NEW ROOF AND FASCIA

PROPOSAL

As per the submitted proposal, the applicant is proposing to replace the existing flat, built-up roof with a new roof. Specifically, the project seeks to remove and dispose of existing roofing systems, including: gravel surfacing, built-up roof membranes, red rosin paper, and associated base flashings down to the surface of the plywood deck while retaining the existing gutters, downspouts, fascia, and soffit panels where possible. If the removal of any area of gutters, downspouts, fascia, and/or soffit panel is necessary due to poor/deteriorated condition, the new shall be an in-kind match to the existing. As per the attached, a new membrane roof with 1/4 inch per foot tapered polyisocyanurate insulation shall be installed. To accommodate the thicker insulation, a new prefinished aluminum gravel stop flashing which measures approximately seven inches higher than the existing shall be installed. Please see the attached, which depicts the current and proposed dimensions/appearance of the gravel stop.

ACTION

Having duly reviewed the complete proposed scope of Application #20-6801 for 1500 & 1501 Chateaufort, 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

XI OLD BUSINESS

None

XII NEW BUSINESS

Resolution 20-03 – Staff authority to approve the following projects:

- Swing-sets, swimming pools, and play-structures erected in backyards not otherwise requiring a building permit;
- Rear decks, patios, garden structures, benches, hot tubs/spas, and outdoor kitchens not substantially visible from the street;
- New fences no taller than 7 feet in height, if no historic fence is present;
- Walkways, driveways, and concrete hardscape not in the public right-of-way;
- Exterior light fixtures, doorbells, knockers, address numbers, birdhouses, book stations, mailboxes and other similar minor items on the building or in the landscape;
- Landscaping, including minor planter/retaining walls less than 18” high, excepting the removal of healthy trees over 6” DBH;
- Painting of previously painted areas, any color approved by staff;
- Small garden/storage sheds or greenhouses not exceeding 120SF in footprint not otherwise requiring excavation or a building permit;
- Replacement of siding on rooftop dormer walls or rear/side elevation walls, where non-historic synthetic siding, asphalt shingles, or other non-historic materials are present, with new cladding to include stucco, wood shake, horizontal clapboard/lapped wood siding (of 5/8-inch or more thickness in profile) or horizontal lapped composite siding (with a smooth finish and of 5/8-inch or more thickness in profile);
- New painted steel flagpoles not exceeding two-stories in height where no flagpole is already present;
- Replacement of porch flooring.

Commissioner Katie Johnson moved to approve Resolution 20-03.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Resolution 20-04 – DTE projects in historic districts

Julie Jozwiak, DTE

Installation of new exterior gas meters, new underground gas main lines, and new underground gas service lines in those districts, provided that the procedure used to install the new equipment occurs under the following conditions:

1. DTE Gas Company shall ask the property owner for a preferred location for exterior meters that is consistent with this resolution and shall install exterior meters in such location unless technically infeasible, hazardous, or prohibited by law. Nothing in this resolution shall be construed as compelling exterior relocations of gas meters except as required by law;
2. An exterior meter shall be installed on a side (i.e., perpendicular to the main façade) or back elevation of the building if the building is not sited on a corner lot or along a public alley;
3. If installing the meter at a building sited on a corner lot or along a public alley, then locate the equipment at the side elevation (perpendicular to the main façade) opposite to the right-of-way;
4. Utilize directional drilling for gas line installation where feasible to minimize ground disturbance; and
5. Where disturbance to elements within districts (including sidewalks, streets, shrubs, trees, lawn, curbing, etc.) results from the proposed work, then restore the affected area to its pre-construction condition. Historic built/architectural elements disrupted by the work shall be retained, securely stored and properly reinstalled; reproductions shall not be permitted. Any trees, shrubs, perennials, groundcovers or similar permanent plantings (to include underground bulbs, rhizomes, etc.) shall be preserved and protected in situ to the extent feasible. DTE Gas Company shall request that the property owner identify such plantings prior to commencement of the work.

Commissioner Katie Johnson moved to approve Resolution 20-04.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

ADJOURNMENT

Commissioner Katie Johnson motioned to adjourn the meeting at 10:52 p.m.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

MEETING ADJOURNED