

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: October 14, 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		

Staff

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

III APPROVAL OF THE AGENDA

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

- #20-6835 515 Parkview Berry Subdivision HD Replace Existing Front Porch with New Front Porch
- #20-6864 1454 Vinewood Hubbard Farms HD Remove Exterior Rear Stairs; Resize One Window Opening
- #20-6866 1485 Seyburn West Village HD Erect a New Dormer at Roof

Commissioner Katie Johnson made a motion to approve the projects to the Consent Agenda

Commissioner Hamilton – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

Mr. Landsberg informed the Commission Resolution 20-06 has been added under New Business

Commissioner Katie Johnson made a motion to APPROVE the Agenda as modified.

Commissioner Hamilton - SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

Commissioner Hosey made a motion to APPROVE the September 9, 2020 meeting minutes.

Commissioner Franklin – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

V REPORTS

Mr. Landsberg requested Reports be moved to the end of the agenda.

VI APPROVAL OF THE CONSENT AGENDA

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

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#20-6835	515 Parkview	Berry Subdivision HD	Replace Existing Front Porch with New Front Porch
#20-6864	1454 Vinewood	Hubbard Farms HD	Remove Exterior Rear Stairs; Resize One Window Opening
#20-6866	1485 Seyburn	West Village HD	Erect a New Dormer at Roof

Commissioner Hamilton – SUPPORT

Ayes – 7 Nay - 0

MOTION CARRIED

VII POSTPONED APPLICATION

None

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

None

IXI APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6878

ADDRESS: 2415 SEMINOLE

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: LEE ARRINGTON

OWNER: LEE ARRINGTON

SCOPE OF WORK: ERECT NEW GARAGE; INSTALL NEW LANDSCAPING AND PATIO

PROPOSAL

Erect New Garage (Carriage House)

- The owner seeks to erect a new 3- car garage / carriage house with apartment space above located at the southwest corner of the yard with the following features:
 - 40' wide by 26' deep, with a roof height of 24' tall.
 - Cumaru Brazilian hard wood siding painted white (1 1/16" x 5" finished).
 - Black asphalt shingles.
 - *Pella Impervia* fiberglass double-hung windows, to be painted black, as proposed.
 - The west side of the garage will feature (2) two steel overhead garage doors and a steel pedestrian door, all in white:
 - single-car overhead door (9'x8') and a dual-car overhead door
 - dual-car overhead door (16'x8')
 - steel pedestrian door (30"x80")
 - The second floor of west side of the garage features (3) three projecting dormers, with *Pella Impervia* fiberglass double-hung windows, to be painted black.
 - Three (3) lantern style exterior lights will be mounted to the side of the garage between the doors.
 - The east façade features (4) four windows, of various sizes and operations, not specified in the scope of work.
 - The current east elevation drawing does show an overhead door, with a note that says this door will not be implemented.
 - North and South elevation drawings show (2) two double hung windows on the second floor, respectively and (1) one double hung window on the ground floor.
 - The applicant states that he will not be adding windows to the first floor.

Create New Concrete Driveway

- The applicant proposes to create a new, 10' wide concrete driveway to access the property from Seminole.
- Driveway will be concrete with a brick paver border.

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- The driveway is proposed to be located 6' from the home with a 25'x17' parking pad (425sf).

Landscaping

- Remove existing shrubs along north property line in the front yard and replace them with a continuous hedge row of Holly Compact (Ilex crenata). The applicant proposed to maintain the height at 6-8' height.
- Plant (1) one Baby Blue Spruce (evergreen) and (2) two White Dogwood ornamental trees along south property line in the front yard.
- Plant (1) American Red Maple shade tree at the rear of the property
- Establish rain garden along north border of backyard with a plant list including such plants as cardinal flowers, black eyed susans, swamp milkweed, swamp mallow, joe pye weed, sedges, bluestar and turtlehead.

Proposed Patio

- Remove existing concrete slab / patio and replace with Unilock- Brussels pavers in limestone (at grade).
- Install Unilock- Brussels paver walkway in backyard from patio leading to a 3' diameter concrete fire pit
- Install wooden pergola kit

Exterior Lighting

- Remove existing pole-mounted lamps in front yard and replace with new pole-mounted lamps (84"), in flat black color.
- Add (1) one new hanging porch lamp, mounted from ceiling, centered on porch of home, in flat black color.
- Add (2) two new wall-mounted lanterns mounted on each side of front door of home, in flat black.

Replace basement windows with glass block

- Remove and replace the basement windows along the Vernor side of the home and the Charlevoix side of home and replace them with glass blocks windows.
 - Applicant will install black window screens on each window

Demolition of Garage (work completed without permit)

- The garage accessible from Maxwell was likely the original garage constructed with the home, as seen on 1915 Sanborn Maps.
- The homeowner has provided a letter stating that their general contractor removed the garage without their knowledge.
- The homeowner states in the provided letter that the condition of the garage was in "very bad shape and practically falling down." The homeowner lists the conditions to have rotted wood, missing roof joists, wood panels and shingles, and that it was open and unsafe to children.
- The applicant provided a letter from the contractor indicating that the demolition of the garage was "included in the scope of work provided by AFR, the finance company." The statement acknowledges that the contractor did demolish and remove the structure and was "not aware that permission from the historical society was required to demo the garage."
- Exterior photos of the garage were provided, documenting the condition of the garage before demolition.

Tree Removal (work completed without permit)

- The applicant removed several trees and overgrown foliage at the rear and south side of the property
- The applicant states in his letter to the HDC that some of the removed foliage was large weeds that resembled trees and some of the trees were dead, dropping limbs on Vernor Ave. and damaging windows and roof of the home.
- The applicant has provided a letter from the landscaper who removed trees that states several trees were diseased and dying and acknowledging the danger of dropping branches. It also states that several large weeds were removed.
- Staff observation and Google street view show a substantial canopy along East Vernor prior to its non-permitted removal.

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PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

- Commissioner Hamilton asked whether front yard light poles are appropriate and whether a COA had been issued for the current pole.
- Commissioner Miriani asked if there is documentation showing the pole was in place at time of designation.
- Commissioner Katie Johnson asked about the scale of the carriage house and if it is consistent with other carriage house's size and massing within the district.
 - Commissioner Miriani said due to the size of the property and the house, this proposal doesn't seem out of scale as seen elsewhere in the historic district.

ACTION

Commissioner Hosey moved:

Having duly reviewed the complete proposed scope of Application #20-6878 for 2415 Seminole, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Wood windows, instead of fiberglass windows, be installed on the garage.
- At least (2) additional shade trees (bringing total to three) are planted to re-establish a tree canopy along E. Vernor.
- The hedge row on the side property line is maintained at a max of 6' high to conform with HDC fence and hedge guidelines.
- An updated site plan is presented to accurately reflect final landscape, driveway and garage proposal.
- The glass block windows are installed according to all of the HDC guidelines.
- Existing pole lights will not be reinstalled.

Commissioner Alease Johnson – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6879

ADDRESS: 287 – 301 WATSON

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: CECILY C. KING/KIPLING DEVELOPMENT; KATE HUMPHREY/CITY OF DETROIT, HOUSE REVITALIZATION DEPARTMENT; AMY BAKER/ARCHITECT, CARL BOLOFOR; BURKE JENKINS

OWNERS: CITY OF DETROIT (PENDING SALE TO APPLICANT)

SCOPE OF WORK: ERECT TWO MULTIPLE-FAMILY BUILDINGS AND DETACHED CARPORT

PROPOSAL

Twelve (12) terraced townhomes and four (4) carriage houses, per the submitted drawings, are proposed for the site. The twelve townhomes are evenly divided among a single building formed into six distinct masses at the front of the parcel, variously exhibiting flat or mansard-style roofs. The blocks are cleanly articulated and vary slightly in their setbacks while keeping a consistent and readable street wall. Traditional materials, forms, stoops, and opening sizes are employed to relate to the nearby historic fabric, especially 311 Watson. Modern

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elements, including metal panels and contemporary windows, complement the historic cues. The carriage homes, also combined into a single articulated mass, are at the rear of the parcel and are more aggressively modern, exhibiting raking roof planes and a corrugated metal exterior. Covered parking and internal vehicular circulation is provided at the center of the site, generally hidden from view.

COMMISSIONER COMMENT:

- Commissioner Katie Johnson commented on the articulation on the façade. This proposal succeeds in having the depth of the front façade and different materials that connects to the setbacks of the mansard roofs of the historic mansions.
- Commissioner Franklin concurred; it complements the Brush Park area and ties together with the adjacent properties.

PUBLIC COMMENT:

Public comment was given.

ACTION

Commissioner Franklin moved:

Having duly reviewed the complete proposed scope of Application #20-6879 for 287 – 301 Watson, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a Certificate of Appropriateness for the two new multi-family buildings and detached carport as the project meets the Secretary of the Interior’s Standards and the Brush Park Historic District’s Elements of Design.

Commissioner Miriani – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

Commissioner Alease Johnson moved:

The Commission finds the proposed project at 287 – 301 Watson will have a demonstrable effect on the Brush Park Historic District, and;

That such demonstrable effect is likely to be beneficial.

The determination of the Commission shall be reported to the Mayor and City Council for their consideration.

Commissioner Franklin – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6854

ADDRESS: 14597 ARTESIAN

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: MIKE ELHAJE, ITALY AMERICAN CONSTRUCTION

OWNERS: NICOLE STOWERS; JOHNNIE STOWERS

SCOPE OF WORK: ERECT NEW GARAGE

PROPOSAL

According to the applicant’s narrative, the project consists of the following components:

- Replace existing ribbon driveway with new full driveway
 - Install new concrete driveway from (but not including) city walk to new garage
- Erect 20’ x 20’ detached wood frame garage (southwest corner of property)

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- Install new 4” x 24” poured concrete ratwalls.
- Install new concrete 20’ x 20’ garage floor.
- Install 16’ x 7’ overhead short panel garage door in the color Sandtone.
Overhead garage door includes ½ H.P. Door Opener with 2 remotes.
- Install 36” x 80” Panel steel service door.
- Materials
 - Roof: CertainTeed – Landmark - Color: Burnt Sienna
 - Siding: CertainTeed – Wolverine American Legend – 4-1/2” Vinyl Dutchlap with Woodgrain - Color: Herringbone
 - Garage Door: Amaar – Startford - Color: Sandtone

COMMISSIONER COMMENT:

- Commissioner Miriani said vinyl siding is not a historic material and is not typically approved. Additionally, the Dutch lap siding proposed for the garage is not a profile found on the house.

PUBLIC COMMENT:

None

ACTION

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6854 for 14597 Artesian, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the new garage.

The Certificate of Appropriateness is issued with the following conditions:

- The garage will have a reverse gable roof.
- Wood or cementitious clapboard siding (smooth finish) will be installed on the garage. The finish color will be submitted to HDC staff for review.
- Should exterior garage light fixtures be requested by the property owner, their design and proposed placement will be submitted to HDC staff for review.

Commissioner Franklin – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6867

ADDRESS: 858 EDISON

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: CHARLES MCCRARY, MCCRARY GROUP LLC (DESIGNER)

OWNERS: ISATOU AND CALLISLE WHITFIELD

SCOPE OF WORK: SUBSTANTIAL DEMOLITION ABOVE 1ST STORY, VERTICAL/HORIZONTAL ADDITION/ALTERAIONS TO MODIFY 2ND STORY, AND NEW 3RD STORY, WITH ATTIC STORY ABOVE

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to perform substantial demolition above the 1st story, vertical and horizontal additions/alterations to modify the 2nd story and construct a new full 3rd story with attic story above per the attached drawings and application. Included in the proposal are the following scope items:

- **Existing House – Exterior Modifications:**
 - Demolish select existing foundation walls located at the northeast corner (rear) of the house.

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- Demolish all masses at the rear elevation of the house in their entirety.
- Demolish all rear walls of the main massing of the house in their entirety.
- Demolish existing roof plane to the north (rear) of the main ridge.
- Front (south) façade to remain unchanged including existing windows, front door, stucco and painted cedar shake siding, and existing roof form. The front portions of the side elevations (east and west) will remain unchanged including the first floor windows flanking the chimney and the southern-most (street-side of the chimney) window on the east elevation and the four existing first floor porch windows on the west elevation
- Existing asphalt shingles, gutters and downspouts will be removed and replaced to match the proposed new rear addition. Per the applicant, “Character and style of these materials will not change.” Color and material of gutters unknown.
- Restoration of 3 living room windows on front façade. All other windows on the front façade, as well as those proposed to remain on the side elevations will remain as is (no repair, restoration, or replacement proposed).
- Repair and restoration of concrete deck and steps at front porch
- **Proposed Rear Addition:**
 - Install new 12” concrete foundation to match existing in the footprint of the proposed new addition
 - Erect new 3-story addition (plus attic) at the rear, projecting back from the main east-west roof ridge. The width of the addition is to match the width of the existing house and the first and second floors and overhang the width of the existing house at the third floor. The addition is to extend into the rear yard approximately 23’ 12”-3” (correction) from the northwestern corner of the existing house and 33’ 27’ (correction) from the northeastern corner of the existing house.
 - New roof to tie into the existing roof using 2”x8” roof rafters 16” o.c.
 - Building products and materials proposed for the rear addition include:
 - Cladding – Stucco plaster at the first floor to match existing with Hardie “Straight Edge Panel” siding (appearance similar to cedar shake with straight bottom edge). Color of both to match existing color.
 - Windows and Doors – Pella 450 Series -- wood windows and doors
 - Roofing/Gutters/Downspouts – Applicant requests HDC recommendation for the roofing material, gutters and downspouts.

COMMISSIONER COMMENT:

- Commissioner Hamilton mentioned the Elements of Design for Boston Edison says the houses are 2 ½ stories and this character is dominant throughout the district. The proposed third story, plus a roof structure, changes the character of this house. Additionally, the Elements says new construction cannot be taller than any other house within a group of houses around the house requesting work, and will disrupt the continuity of the eave height that travels down the street.

PUBLIC COMMENT:

Public comment was given.

ACTION

Rear Addition

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6867 for 858 Edison, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed rear addition and all associated work at the rear elevation WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore DOES NOT ISSUE a Certificate of Appropriateness for the proposed work.

The Certificate of Appropriateness is DENIED for the proposed rear addition and all associated work at the rear elevation it does not meet the Secretary of the Interior’s Standards, specifically Standard(s):

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- 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.*
- 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.*
- 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Commissioner Miriani amended his motion to say the proposal also does not meet the Elements of Design for Boston Edison.

Commissioner Hamilton – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

Roof, Gutters, Window Repair, Concrete Steps/Deck Repair

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6867 for 858 Edison, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the new asphalt roof, new gutters/downspouts, restoration of three living room windows, and repair of the front porch concrete deck and steps.

The Certificate of Appropriateness is issued with the following conditions:

- The replacement asphalt shingles and gutters and downspouts must match existing or complement the existing house, subject to staff approval.

Commissioner Hamilton – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6886

ADDRESS: 515 PARKVIEW

HISTORIC DISTRICT: BERRY SUBDIVISION

APPLICANT: GREG TITTLE, TITTLE BROTHERS CONSTRUCTION

PROPERTY OWNER: CYNTHIA BRADFORD

SCOPE OF WORK: REPLACE THE EXISTING FRONT PORCH WITH A NEW FRONT PORCH

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to replace the existing 8’W x 3’D front porch with a new 9’-6”W x 5’-0”D front porch per the attached drawings and application. Included in the proposal are the following scope items:

- New porch base is to be constructed of brick to match existing brick size of the house with 4” concrete slab deck. (3) new steps to have brick risers with limestone treads.

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ACTION

Having duly reviewed the complete proposed scope of Application #20-6886 for 515 Parkview and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the new front porch.

APPROVED BY CONSENT AGENDA

APPLICATION NUMBER: 20-6657
ADDRESS: 15024 ASHTON
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: DANNY MATTHEWS (CONTRACTOR)
PROPERTY OWNER: DWIGHT BLAKEY
SCOPE OF WORK: INSTALL SOLAR PANELS

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to install two new, multi-panel solar arrays at the building’s side and rear roofs. Both roof planes proposed for alteration face south. Specifically, the new installations are proposed as per the submitted documents and the following description:

- At the south-facing/side elevation roof plane of the hipped roof, install a 20’x18’-4” panel array which is pushed 4’-6” east from the building’s front elevation
- At rear projecting wing, south-facing roof plane, install a 7’-1”x36’-2” panel array

ACTION

Rear, South-facing Solar Panels

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6657 for 15024 Ashton, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the installation of a multi-panel solar array at the rear projecting wing, south-facing roof plane, as per the submitted proposal proposed work, WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation.

Additionally, regarding the side, south-facing solar panels, the Commission will allow the five rear-most panels to be located on the south facing roof, with any additional panels be required to be located on the east rear of the house, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 2 – Commissioner Hamilton, Commissioner Katie Johnson

MOTION CARRIED

APPLICATION NUMBER: 20-6864
ADDRESS: 1454 VINEWOOD
HISTORIC DISTRICT: HUBBARD FARMS
APPLICANT: ROBERT TERRANCE SWAFFORD
PROPERTY OWNER: NAJAHYIA CHINCHILLA & CHRISTOPHER WRIGHT
SCOPE OF WORK: REMOVE REAR STIRS; RESIZE ONE WINDOW OPENING

PROPOSAL

- Resize window opening on the North façade:
 - The existing sill height on the 6’-6” from grade.

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- The proposed sill to align with adjacent windows on North façade is 7'-3" from grade.
- The applicant proposes to replace the existing 1/1 double-hung, vinyl window with a new 1/1 double-hung, aluminum clad wood window, *Marvin Signature Ultimate Clad*.
- The existing window trim is to be salvaged, stripped and repainted. If trim is damaged beyond repair, it will be replaced to match the existing profile and painted to match existing.
- The area will be infilled with new brick to match existing from *Brick Tech*.
- Replace existing asphalt shingle roof with new dimensional asphalt shingles by Owens Corning in light grey.
 - Install with proper flashing.
- Replace flat roof on single story addition with new modified bitumen roof membrane in medium grey color.
- Demolish exterior stair at rear
 - Remove existing non-historic egress stairway.
 - Secure existing door with "Juliette" railing in a textured bronze color.
- Demolish concrete pads on west elevation and north elevation that are sloping towards house causing water infiltration in basement walls.
 - Install underground drainage around perimeter of house.
 - Install gravel around the perimeter with new soil to be graded as such to facilitate drainage away from foundation.
 - Replace concrete walkway along west elevation with brick pavers.
 - Install planting to flank porch in place of concrete pads on front elevation.

ACTION

Having duly reviewed the complete proposed scope of Application #20-6864 for 1454 Vinewood, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

The COA is issued with the following conditions:

1. HDC staff is able to review a sample of the proposed brick used to the infill window opening on the north façade.

APPROVED BY CONSENT AGENDA

APPLICATION NUMBER: 20-6863

ADDRESS: 7949 E. LAFAYETTE

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: JOSH MADDUX / 4545 ARCHITECTURE

OWNER: JONATHAN KUNG

SCOPE OF WORK: REHABILITATE BUILDING

PROPOSAL

Exterior Work:

- Repair existing wood detailing on the south elevation bay windows and cornice.
 - Where wood trim elements must be replaced, contractor is to use like materials and matching profiles.
- Repair existing wood paneling in south elevation entrance alcoves.
 - Where replacement of missing or deteriorated paneling is required, detailing is to match areas of paneling that remain intact.
 - Repair and tuckpoint masonry as necessary, to match existing.

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- Restore existing wood entry doors.
- All wood elements are to be painted in accordance with appropriate Detroit Historic Commission Color System C (colors not specified).

North and South Porch Structures:

- Replace existing wood entry doors at the vestibule on both east (non-historic) and west elevations (historic-age).
 - Proposed replacement is a wooden (Hemlock) 9-lite, 2-panel door by *Jeldwen*, color unspecified.
- Repair detailing and trim to match existing, replace in-kind as required.
- Repair wood canopy.
 - Remove and replace roofing with new black asphalt shingle roof. All new trim fascia, and soffit elements to match existing.
 - Install new metal K-Style gutters and downspouts at existing locations, paint to match wood trim.
- Install new wood guardrails/handrails at exterior entry porches. Paint to match porch.
- Demolish exterior historic-age basement stair enclosures on both porches
 - Install limestone cap on existing brick foundation wall at basement stair shaft
 - Remove existing double-hung windows and replace with new aluminum-clad wood windows.

Window Replacement:

- Remove all existing double-hung windows and replace with new aluminum-clad wood windows.
- The applicant states that only the sash will be installed and that the existing brick mold / trim will be retained when possible, and has deteriorated beyond repair, replace the trim in-kind.
 - The existing wood double hung windows feature a 3-3/8” lower sash and a 2-3/8” upper sash.
 - The proposed wood double hung windows feature a 2-5/8” aluminum clad wood lower sash (approx. 3/4” smaller) and a 1-7/8” upper sash (approx. 1/2” smaller).
- Existing fixed windows with decorative leaded diamond are to remain and be repaired.
- Install new glass block windows at basement window openings.
- Partially infill existing window opening at north (rear) elevation (refer to exterior repair work documents).
 - Contractor is to use brick that matches existing. Existing stone sill is to be removed and re-located at new sill height.

Tree Removal:

- Remove (3) trees along the rear property line.
 - As stated by the applicant, “Two trees are located at the Northeast and Northwest corners of the building, close to the foundations, between the building and the north property line. Since the building sits so close to the rear property line, these trees inhibit access to the rear of the building and to the exterior stairwells that provide access to the basement.”
 - “A third tree is a small Ohio Buckeye tree to the East of the building. This tree is behind, and dwarfed by the large, character defining Oak tree that is planted in the center of the yard to the East of the building.”

ACTION

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of Application #20-6863 for 7949 E. Lafayette, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE

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APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the rehabilitation of the building.

The Certificate of Appropriateness is issued with the following conditions:

- The windows can be replaced with new windows to match existing operation and dimensions.
- Applicant retains, restores and secures existing porch enclosure leading to basement.
- Glass block windows adhere to HDC standards for installation.
- Applicant submits full details of painting proposal to conform to Color Chart C.
- Staff to review revised proposal prior to issuance of COA.

Commissioner Hamilton – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6866

ADDRESS: 1485 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: ELISE DECHARD, E-N-D STUDIO

PROPERTY OWNER: KATE AND ZAK TOOMEY

SCOPE OF WORK: ERECT A NEW DORMER AT ROOF

PROPOSAL

Per the applicant’s narrative:

“The renovation will transform the existing attic into a functional guest bedroom with sleeping area and full bathroom. In order to provide appropriate head clearance for access to the space, a dormer will be constructed above the existing stair.

The interior ceiling of the dormer sits at 6’-8” above the nosing of the top stair. Two double hung wood windows painted to match the existing will be located in the dormer. The windows are sized to provide the code required emergency escape and rescue openings for the habitable attic.

The exterior massing of the dormer draws from the existing dormers on the front and rear facades, with a hip roof matching the style of the other secondary dormers. The eave and trim details will match those on the existing secondary dormer on the front façade in material, scale, and color.”

ACTION

Having duly reviewed the complete proposed scope of Application #20-6866 for 1485 Seyburn, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the new dormer.

APPROVED BY CONSENT AGENDA

APPLICATION NUMBER: 20-6880

ADDRESS: 1991 CHICAGO

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: JAMES FRANK

OWNER: NORMANDY PROPERTIES, LTD.

SCOPE OF WORK: REPLACE EXISTING FRONT PORCH WITH NEW FRONT PORCH (WORK COMPLETED)

PROPOSAL

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The current owner purchased the house in February 2017 and has compiled the following scope of work, in the applicant's words:

Attached you will find our completed application for approval from the HDC, as it relates to 1991 W Chicago. Based on the poor condition of the front porch, we were forced to demolish portions of it, to make it safe, as required by the Detroit Land Bank. We do understand that we did not received HDC approval, prior to the demo, however, it is our intention to work with the HDC to resolve any concerns that they may have. The Building Department has currently ticketed us for removal of the porch without HDC and the Building Department approval, if possible, we would like to receive approval from the HDC for the demolition work (since it's completed), so that we can clear up that item, while we work to a resolution on the balance of the approval by the HDC.

Specifically, the applicant is seeking the Commission's approval of the following work items, which were completed without permit and/or COA:

Detailed Scope of Work

A. Front Elevation Repairs (2017)

- All windows were restored throughout the home. Each window was taken apart, resized, new historic chain and hardware installed and glass replaced where needed.
- Shutters are original to the home. All were restored back to the original color that existed under the painted-over white color.
- Porch roof/balcony was in good condition and did not require repairs.
- Upper railing repairs included removing rust and repainting the railings from white to black, their original color.
- Light fixture on underside of porch roof was repaired and reinstalled.
- Limestone edge of front porch slab was salvaged and reset in place
- Replaced damaged concrete in front porch surface

B. Front Porch- Demolition/Alterations (2017)

- Removed iron railings of front porch. Vintage of metal was undetermined.
- Demolition of entire porch deck, to include the outer wings of front porch: old, failed footings of porch wings were removed.
- Grading of soil: soil was added in porch footprint to accommodate landscape plantings.
- Removed all four columns supporting porch roof and replaced 2 columns with composite material columns
- Built current partial-width porch deck at front porch using brick/ mortar: reclaimed brick from Belding Masonry was used to best match the original bricks. Color matched original mortar of the house.
- Front porch painting: Behr Premium white paint was used to color-match existing white paint.
- Porch-wing foundation painting: remaining exposed block of front porch wings painted with effort to color match existing brick.

C. Front Porch- Proposed/Not Yet Completed Alterations (2020)

- Add 2 additional composite columns so that the configuration of the porch supports matches the appearance prior to the 2017 unapproved work (as shown in plan)

ACTION

Removal of Porch Wings and Railings and Front Elevation Wall Treatment

Commissioner Hamilton:

Having duly reviewed the complete proposed scope of Application #20-6880 for 1991 Chicago, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore DOES NOT ISSUE a Certificate of Appropriateness for the removal of the porch side wings and

DRAFT

railings, and the related treatment to cover the front elevation wall where the porches were removed, with the following stipulations:

1. Rebuild porch to its original dimensions using matching materials, including wings with iron railings to match original, and including wood columns to match originals.
2. Correction work must receive a COA in order to receive a Building Permit, prior to beginning work.
3. Correction should be completed by June 2021.

Commissioner Franklin – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

ACTION

At the conclusion of the meeting, Commissioner Hamilton moved to amend the above-motion for application #20-6880 for 1991 Chicago.

Commissioner Hamilton moved to amend the motion for application #20-6880 for 1991 Chicago.

A Certificate of Appropriateness was denied as the project as proposed did not meet the Secretary of the Interiors Standards, specifically 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.

3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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 Miriani – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

Windows and Shutters, Upper Porch Railings, Light Fixture, Limestone Porch Edge, New Concrete Porch Surface

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6880 for 1991 Chicago, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the restoration of the windows and shutters, upper porch railing, porch light fixture, the resetting of the limestone porch edge, and new concrete front porch surface.

Commissioner Miriani – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

DRAFT

APPLICATION NUMBER: 20-6881
ADDRESS: 14646 ARTESIAN
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: GLEN MCCOY
OWNER: GLEN MCCOY
SCOPE OF WORK: INSTALL A NEW VINYL FENCE (WORK COMPLETED)

PROPOSAL

The current owner purchased the house in December 2019 and has compiled the following scope of work. The following is a summation of their narrative:

We replaced the four-foot chain-link fence with a six-foot white vinyl fence,... we built a dog-run enclosure in the backyard with chain-link fence... We are new to the area as of December 2019 and were not aware a permit was needed. The inspector visited in June 2020 after the fence was installed. He explained, due to the pandemic COVID-19, that he would allow time to resolve this matter because the office was closed before issuing us a ticket. We are reaching out to resolve this issue and hoping for a proper resolution.

Detailed Scope of Work - Fence Installation: Rear Yard

- 6' ft high white vinyl panel privacy fence and gate installed from rear-enclosed porch to garage. Approx 20 ft in length.

ACTION

Commissioner Hosey moved:

Having duly reviewed the complete proposed scope of Application #20-6881 for 14646 Artesian, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the completed work IS NOT APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore DOES NOT ISSUE a Certificate of Appropriateness for the installed vinyl fence.

The Certificate of Appropriateness was DENIED as the project as installed does not meet the Secretary of the Interior's Standards, specifically Standard(s):

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.

The Commission will allow up to one year to correct the violation and to install a fence conforming to the HDC's fence guidelines.

Commissioner Franklin – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

Commissioner Katie Johnson recused herself from reviewing 1055 Clark, 1041 Clark and 1035 Clark due to a professional conflict.

DRAFT

APPLICATION NUMBER: 20-6882

ADDRESS: 1055 CLARK

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: LOGESH RAJENDRAN, DMC CONSULTANTS; CITY OF DETROIT BRIDGING NEIGHBORHOODS PROGRAM

OWNER: MONICA VEGA GRANADAS

SCOPE OF WORK: REPLACE EXISTING VINYL WINDOWS WITH NEW WOOD WINDOWS

PROPOSAL

The applicant proposes to remove all of the existing windows within the house and install replacement windows as allowed by the Bridging Neighborhoods 1-75 Mitigation Program. Specifically, the applicant is seeking the Commission's approval to remove all existing window sash and window jambs and replace with new wood, aluminum-clad window sash as per the submitted window quote. The applicant confirmed with HDC staff the existing casings, inner stop, and brick mould will be retained/will remain in their current condition.

The dominant window style is double-hung, one-over-one, vinyl sash. The one exception is a first floor, rear elevation, sliding window.

According to the applicant's window replacement order, all the vinyl double-hung windows will be replaced with one-over-one wood, aluminum-clad double-hung windows. A new wood, aluminum-clad sliding window is proposed to replace the existing sliding vinyl window.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6882 for 1055 Clark Avenue, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a Certificate of Appropriateness for the removal of the existing vinyl windows and installation of wood, or wood-aluminum clad windows.

The Certificate of Appropriateness was issued with the following conditions:

- The existing windows will remain in place until the replacement windows are approved by Commission staff.
- The new window frame dimensions shall not increase more than ¼-inch (from the existing frame dimensions at 1041 and 1035 Clark).
- The operation and glass within each new window unit will match the existing window.
- Existing wood mullions, if present, will remain in place. New, single window units will be inserted into existing window openings.
- The new windows will be solid wood (exterior to be painted) **or** solid wood, aluminum-clad units. The exterior frame color will be submitted for review.
- The existing exterior wood brick mould will be retained and will remain covered with aluminum.

If any of the above conditions not be met, HDC staff will require the applicant to submit a revised proposal for the Commission's review at an upcoming meeting.

Commissioner Alease Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

DRAFT

APPLICATION NUMBER: 20-6883

ADDRESS: 1041 CLARK

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: LOGESH RAJENDRAN, DMC CONSULTANTS; CITY OF DETROIT BRIDGING NEIGHBORHOODS PROGRAM

PROPERTY OWNER: RUDY GARCIA

SCOPE OF WORK: REPLACE EXISTING WOOD WINDOWS WITH NEW WOOD WINDOWS

PROPOSAL

The applicant proposes to remove all of the existing windows within the house and install replacement windows as allowed by the Bridging Neighborhoods 1-75 Mitigation Program. Specifically, the applicant is seeking the Commission's approval to remove all existing window sash and window jambs and replace with new wood, aluminum-clad window sash as per the submitted window quote. The applicant confirmed with HDC staff the existing casings, inner stop, and brick mould will be retained/will remain in their current condition.

The dominant window style is double-hung, with one-over-one wood sash. Two exceptions to this condition include:

- A first floor, front elevation, center bay window, which is a large fixed window and leaded glass transom above.
- A first floor, rear elevation, sliding window.

According to the applicant's window replacement order, the leaded glass transom would be replaced with a clear glass transom that would be factory mullied to the new fixed window. A new sliding window is proposed to replace the existing sliding window.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6883 for 1041 Clark Avenue, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **DOES NOT ISSUE** a Certificate of Appropriateness for the removal of the existing wood windows and installation of new wood windows.

The Certificate of Appropriateness is **DENIED** as the project as proposed does not meet the Secretary of the Interior's Standards, specifically Standard(s):

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 Alease Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

DRAFT

Commissioner Hamilton moved:

The Commission ISSUES a NOTICE TO PROCEED as the property falls within the service area of the Bridging Neighborhoods I-75 Environmental Mitigation Program and the property owners have been offered home mitigations to address noise and air quality impacts from increased truck traffic related to the Gordie Howe International Bridge Project. Therefore, the removal of the existing wood windows and installation of new wood windows meets Condition #2:

The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible.

The Notice to Proceed is issued with the following conditions:

- The existing windows will remain in place until the replacement windows are approved by Commission staff.
- The new window frame dimensions shall not increase more than ¼-inch (from the existing frame dimensions).
- The operation and glass within each new window unit will match the existing window.
- The leaded glass transom window will remain in place and be repaired as needed. A storm window may be installed to mitigate noise.
- Existing wood mullions, if present, will remain in place. New, single window units will be inserted into existing window openings.
- The new windows will be solid wood (exterior to be painted) **or** solid wood, aluminum-clad units. The exterior frame color will be submitted for review.
- The existing exterior wood brick mould will be retained and will remain covered with aluminum.

If any of the above conditions not be met, HDC staff will require the applicant to submit a revised proposal for the Commission's review at an upcoming meeting.

Commissioner Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6884

ADDRESS: 1035 CLARK

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: LOGESH RAJENDRAN, DMC CONSULTANTS; CITY OF DETROIT BRIDGING NEIGHBORHOODS PROGRAM

PROPERTY OWNER: LEOPOLDO HERNANDEZ

SCOPE OF WORK: REPLACE EXISTING WOOD WINDOWS WITH NEW WOOD WINDOWS

PROPOSAL

The applicant proposes to remove all of the existing windows within the house and install replacement windows as allowed by the Bridging Neighborhoods 1-75 Mitigation Program. Specifically, the applicant is seeking the Commission's approval to remove all existing window sash and window jambs and replace with new wood, aluminum-clad window sash as per the submitted window quote. The applicant confirmed with HDC staff the existing casings, inner stop, and brick mould will be retained/will remain in their current condition.

The dominant window style is double-hung, with one-over-one wood sash. Exceptions to this condition include:

- First floor, front elevation, center bay fixed wood frame window with transom above.
- First floor, side elevation, fixed wood frame window and leaded glass transom above.
- First floor, sides and rear, four replacement wood double-hung (one-over-one) vinyl clad windows (three on addition, one on south elevation of house).
- Second floor, rear elevation, vinyl frame sliding window.

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- Third floor, rear elevation, two square casements (each with a two-over-two muntin pattern) and wood mullion

According to the applicant's window replacement order, the leaded glass transom would be replaced with a clear glass transom that would be factory mullied to the new fixed window. A fixed (or casement) clear glass window will replace the existing slider. The square casements will be replaced with square casements but would have between-the-glass grids.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6884 for 1035 Clark Avenue, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **DOES NOT ISSUE** a Certificate of Appropriateness for the removal of the existing wood windows and installation of new wood windows.

The Certificate of Appropriateness is **DENIED** as the project as proposed does not meet the Secretary of the Interior's Standards, specifically Standard(s):

- 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 Miriani – **SUPPORT**

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner Hamilton moved:

The Commission **ISSUE** a **NOTICE TO PROCEED** as the property falls within the service area of the Bridging Neighborhoods I-75 Environmental Mitigation Program and the property owners have been offered home mitigations to address noise and air quality impacts from increased truck traffic related to the Gordie Howe International Bridge Project. Therefore, the removal of the existing wood windows and installation of new wood windows meets Condition #2:

The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible.

The Notice to Proceed is issued with the following conditions:

- The existing windows will remain in place until the replacement windows are approved by Commission staff.
- The new window frame dimensions shall not increase more than ¼-inch (from the existing frame dimensions).

DRAFT

- The operation and glass within each new window unit will match the existing window.
- The leaded glass transom window will remain in place and be repaired as needed. A storm window may be installed to mitigate noise.
- Existing wood mullions, if present, will remain in place. New, single window units will be inserted into existing window openings.
- The casement windows will have a simulated divided light muntin pattern.
- The new windows will be solid wood (exterior to be painted) or solid wood, aluminum-clad units. The exterior frame color will be submitted for review.
- The existing exterior wood brick mould will be retained and will remain covered with aluminum.

If any of the above conditions not be met, HDC staff will require the applicant to submit a revised proposal for the Commission’s review at an upcoming meeting.

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner Katie Johnson returned to the meeting.

XIII OLD BUSINESS

None

XIV NEW BUSINESS

Draft Resolution 20-06: Extension of Approvals for Temporary Work in Response to COVID-19 Pandemic

Mr. Landsberg read the proposed resolution into the public record. The following revisions were made:

WHEREAS, the Detroit Historic District Commission Seeks to provide property owners in the city’s historic Districts with continuity; therefore,...

BE IT RESOLVED that the Detroit Historic District Commission hereby extends the effective date of Resolution 20-02 from November 30, 2020 to June 30, 2021,...

Commissioner Franklin introduced the resolution to the Commission and opened the floor to discussion.

- Commissioner Miriani asked for rationale on nine. Dated: October 14, 2020
Mr. Landsberg said it is in line with other COVID-19 responses. It is a speculative date, however working from home is likely being extended until that time and a vaccine may not be available until mid-summer.
Ms. Ross informed the Commission that all applicants are informed that approvals (including COAs) under this resolution is temporary. Once the resolution expires, all applicants would need to resubmit their project for a COA or NTP.

Commissioner Hamilton made a motion to approve Resolution 20-06

Commissioner Alease Johnson – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

Detroit Historic District Commission

RESOLUTION 20-06

BY COMMISSIONER _____

WHEREAS, the Michigan Local Historic District Act, Being MCL 399.205(10), authorizes the Detroit Historic District Commission to “delegate the issuance of certificates of appropriateness for the specified minor classes of work to its staff or another delegated authority,” and “the commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness”; and,

WHEREAS, the 2019 Detroit City Code, being Section 21-2-57(b), authorizes the Detroit Historic District Commission to delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff; and,

WHEREAS, the Detroit Historic District Commission continues to recognize the emergency conditions represented by the COVID-19 pandemic, and the present urgency of making immediate temporary alterations to certain existing conditions in exterior physical environments within Historic Districts in the interest of physical distancing or other measures critical to a successful response to the COVID-19 pandemic; including but not limited to reasons of public health, community stability, economic activity; and feasible reopening of businesses, schools, houses of worship, and other community facilities; and,

WHEREAS, the Detroit Historic District Commission, at its June 10, 2020 Regular Meeting, approved Resolution 20-02, creating a process for staff approval of such temporary work in response to the pandemic; and,

WHEREAS, the Detroit Historic District Commission finds that the conditions necessitating Resolution 20-02 have not materially changed, nor are likely to change in the immediate future; and,

WHEREAS, the Detroit Historic District Commission seeks to provide property owners in the city’s historic districts with; therefore,

BE IT RESOLVED that the Detroit Historic District Commission hereby extends the effective date of Resolution 20-02 through June 30, 2021, and makes no further modification to Resolution 20-02.

DRAFT

Discussion of Template Motions

Mr. Landsberg said Commissioner Hamilton requested a review of the HDC's motion language. Ms. Leonard, Law Department, sent the HDC revised motion language that was used this evening.

ADJOURNMENT

Commissioner Miriani motioned to adjourn the meeting at 9:51 p.m.

Commissioner Katie Johnson – SUPPORT

Ayes – 7 Nay – 0

MOTION CARRIED

MEETING ADJOURNED