

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Date: December 16, 2020

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

I CALL TO ORDER

Commissioner Katie Johnson 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 joined the meeting at 5:48 p.m.		
Commissioner Franklin joined the meeting at 5:58 p.m.					
Staff					
Brendan Cagney, PDD		X	Taylor Leonard, Law Dept.	X	X
Audra Dye, PDD		X	Pamela Parrish, Law Dept.	X	X
Garrick Landsberg, PDD		X	Logan Patmon, Law Dept.		X
Ann Phillips, PDD		X	Jennifer Reinhardt, HDAB	X	
Jennifer Ross, PDD		X	Rebecca Savage, HDAB		X

III APPROVAL OF THE AGENDA

Commissioner Hosey made a motion to APPROVE the agenda.

Commissioner Alease Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

None

V REPORTS

None

VI APPROVAL OF THE CONSENT AGENDA

None

VII POSTPONED APPLICATION

None

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

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6956

ADDRESS: 14805 FAUST

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: ALESIA & AARON STOWERS; MICHAEL MASTRIANI, ITALY AMERICAN CONSTRUCTION

OWNER: ALESIA & AARON STOWERS

SCOPE OF WORK: DEMOLISH EXISTING GARAGE; ERECT NEW GARAGE

PROPOSAL

- Demolish existing garage; retain concrete pad and concrete driveway.
- Erect 20' x 21' detached wood frame garage (southwest corner of property)
 - Hip roof with 4/12 pitch
 - Pour 3' x 20' new concrete floor at the north end of existing concrete floor. Pin new floor to existing floor. Install new 6" x 24" concrete ratwall on perimeter of new concrete floor.
 - South elevation: Install Amarr-Stratford 16' x 7' overhead short panel garage door, color: Sandtone.
 - East elevation: Install 36" x 80" six-panel steel service door.
 - Materials
 - Roof: CertainTeed – Landmark - Color: Match House
 - Siding: Encore –Double 4" Vinyl Siding - Color: Natural Clay
 - Perforated vinyl soffit, color: Natural Clay
 - Aluminum trim: Terratone

PUBLIC COMMENT:

None

Commissioner Miriani joined the meeting.

ACTION

Commissioner Hosey moved:

Having duly reviewed the complete proposed scope of **Application #20-6956 for 14805 Faust**, 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 scope of 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 or cementitious clapboard siding (smooth finish) will be installed.
- The drawings will be revised to capture the above conditions and submitted for staff review. Additional details to be submitted are:
 - Confirmation of exterior siding (material and color)
 - Color of the pedestrian door
 - Catalog cuts of the new overhead doors confirming material, design and color
- Should exterior garage light fixtures be requested by the property owner, their design (catalog cut) and proposed placement will also be submitted.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner Franklin joined the meeting.

IX CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

Commissioner Hosey recused himself from the following review and left the meeting.

X APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6988

ADDRESS: 701 WEST CANFIELD

HISTORIC DISTRICT: WEST CANFIELD

APPLICANT: SCOTT LOWELL; MARC GRASSI, PUSH DESIGN

PROPERTY OWNER: SCOTT LOWELL

SCOPE OF WORK: NEW REAR BALCONY, POOL, PARKING, DOORS, FENCE AND GENERAL REHAB

PROPOSAL

The applicant is looking for permission to replace existing vinyl and wood windows with aluminum clad wood windows as outlined in the attached drawings and detailed scope of work listed below:

Detailed Scope of Work

A. Site:

- Install 5"x10" non-permeable concrete pavers by Unilock in running bond pattern at typical walks- see H25 for specifications
- Install 14'x20' in-ground swimming pool, maximum depth 5 feet.
- Remove existing fence at rear lot line.
- Install 6' tall wood fence in rear and sides as indicated on sheet H27.
- Add (5) parking spaces with rear access with concrete edge, pavers and asphalt, See Sheet H27.

B. Roof Elevation:

- Replace existing asphalt shingle roofing GAF Slateline shingles, antique slate color
- Install (24) roof vents to accommodate furnace intake, combustion and exhaust – visible elements to be metal or painted to match roof color – see sheet H26 for types.
- Add (2) 46" w x 56" h operable skylights by Velux GGU series operable center pivot. See sheet H25 for specifications.

C. North Elevation (Front):

- Remove existing 8'tall wood fence
- Replace existing asphalt singles at 2 dormers with slate shingles to match existing

D. East Elevation:

- Repair & Clean existing slate shingles at gable.
- Add (11) 8"x8" brick vent penetrations similar to Greenheck BVE series frameless grill. Proposed brick vents to serve toilet & kitchen exhaust venting. (See sheet H26)
- Add (3) Metal dryer exhaust hoods 5"x5"

E. West Elevation:

- Repair & Clean existing slate shingles at gable.
- Add (9) 8"x8" brick vent penetrations similar to Greenheck BVE series frameless grill. Proposed brick vents to serve toilet & kitchen exhaust venting. (See sheet H26)
- Add (1) 12"x16" brick vent penetrations similar to Greenheck BVE series frameless grill
- Add (2) Metal dryer exhaust hoods 5"x5"

F. South (Rear) Elevation:

- Add 3-level deck with composite decking (See sheet H24) and 42" guardrails, typical at all sides.
- Extend (4) existing window openings to floor to accommodate proposed Marvin ultimate clad French doors. Brick patching to be toothed-in to match existing masonry pattern.

- Widen (4) existing window openings and extend to floor to accommodate proposed Marvin ultimate clad French doors. Rebuild arch-header to match proposed opening width. Brick patching to be toothed-in to match existing masonry pattern.
- Modify (2) dormers to accommodate door openings at existing windows. Install Marvin DBL inswing ultimate clad French doors
- Install (2) Marvin ultimate clad French doors at existing masonry door openings.
- Replace existing asphalt shingles at (2) dormers with slate shingles to match existing
- Repair existing brick deck support walls to match original condition.
- Add 3-level wood deck structure and stair to accommodate second mean of egress.
- Infill (2) existing door openings with matching brick recessed 1” from face of wall.
- Add (6) exterior wall-mounted light fixtures. (See sheet H30)

ACTION

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of **Application #20-6988 for 701 W. Canfield**, 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 scope of 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:

- The brick mold identified in the drawings be retained. If areas of the brick mold have deteriorated beyond repair, the applicant may replace with in-kind material, per staff review of replacement confirming match in material, profile, and dimension
- The wood mullions at the windows are retained.

Commissioner Alease Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner Hosey rejoined the meeting.

XI OLD BUSINESS

None

XII NEW BUSINESS

Staff to Request Commission authority to assess window condition

Commissioner Miriani moved to remove the requirement for contractor estimates.

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

ADJOURNMENT

Commissioner Hamilton motioned to adjourn the meeting at 6:26 p.m.

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

MEETING ADJOURNED