

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: May 12, 2021

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

[Actual Time] /
Audio
Recording
Time Stamp

AGENDA

[05:37 pm]
00:48:10

I CALL TO ORDER

Vice-Chair Commissioner Franklin called the meeting to order at 5:42 p.m.

[05:43 pm]
00:48:30

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson	Chair		X
Tiffany Franklin	Vice-Chair	X	
Jim Hamilton	Commissioner	X	
Richard Hosey	Commissioner		X
Alease Johnson	Commissioner	X	
Dennis Miriani	Commissioner	X	
STAFF			
Brendan Cagney	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg	PDD	X	
Ann Phillips	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	
Katy Trudeau	PDD	X	
Amanda Elias	Mayor's Office	X	
Rebecca Savage	HDAB	X	

[05:44 pm]
00:50:20

III APPROVAL OF THE AGENDA

Commissioner J. Hamilton asked the following projects be moved to the Consent Agenda:

- #21-7215 for 1670 Bagley – with conditions
- #21-7225 for 2857 E. Grand Blvd – no conditions
- #21-7222 for 1920 Atkinson – with conditions

Commissioner Miriani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:47 pm]
00:52:00

IV APPROVAL OF MEETING MINUTES

Commissioner J. Hamilton made a motion to APPROVE the May 5, 2021 Special meeting minutes.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner A. Johnson made a motion to APPROVE the December 15, 2020 Special meeting minutes.

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:49 pm]
00:54:37

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

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

#21-7215 for 1670 Bagley

Applicants Agreed to conditions of Staff Report

#21-7225 for 2857 E. Grand Blvd

#21-7222 for 1920 Atkinson

Applicants Agreed to conditions of Staff Report

Commissioner J. Hamilton – SUPPORT

Ayes – 4 Nay - 0

MOTION CARRIED

- MEETING FALLS OUT OF SEQUENCE OF ORIGINAL AGENDA-

[05:51 pm]
00:55:32

V REPORTS

Director Landsberg reported on the following staff reports:

- Administrative Approvals Report, for the previous month
- Violations & Enforcement Report, for the previous month

[05:52 pm]
00:56:00

VII POSTPONED APPLICATION

None

[05:53 pm]
00:57:56

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

- **APPLICATION/STAFF REPORT NUMBER: #21-7270**
ADDRESS: 1401 Rivard
HISTORIC DISTRICT: Lafayette Park HD
APPLICANT: Alex Ivanikiw (Constructure Manager), Matt Christie, Michael Lubers (Ghafari Design Team)
OWNER: Mark Bennette (Lafayette Park Ownership Entity)
SCOPE OF WORK: Substantial revision to previously reviewed new construction project. **Section 21-2-5, Effects of projects on districts**
PROPOSED SCOPE: Erect new residential development to include apartment buildings, condominiums, and a clubhouse (advisory opinion per section 21-2-5).

[06:00 pm]
01:00:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Moved parking below units instead of at grade, increasing 4 story to 5 story building. The street-facing apartments have walk-up apartments. Exterior detailing has removed the same.
- Developer met with PDD to work to focused retail on the corners of the site, with store-front glazing. Includes a park amenity.
- This project is adjacent to but not in a historic district, so this is an advisory discussion.
- Parking and retail are improvements from previous versions

[06:07 pm]
01:07:00

ACTION

Commissioner Miriani moved that:

I move that the Commission find that the proposed project at 1401 Rivard will have a demonstrable effect on the Lafayette Park Historic District, and; That such demonstrable effect is likely to be beneficial/, due to activating currently vacant space and community gathering space as a benefit to the neighborhood, and that the determination of the Commission be reported to the Mayor and City Council for their consideration

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Additional Commissioner Hamilton Comments

[06:08 pm]
01:08:00

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

• **APPLICATION/STAFF REPORT NUMBER: #21-7211**

ADDRESS: 14854 Ashton

HISTORIC DISTRICT: Rosedale Park HD

APPLICANT: David Cuvney and Jason Trudgeon, Sunglo Services

OWNER: Thomas Kemp

SCOPE OF WORK: Demolish existing garage, erect new garage

PROPOSAL: The applicant is seeking the Commission’s approval for the demolition of the existing garage, as well as for the construction of a new garage. Specific work items, as supplied by the applicant, are supplied in the staff report.

PUBLIC COMMENT: START (AUDIO)

No comments

END (AUDIO)

[06:15 pm]
01:15:00

[06:15 pm]
01:15:00

[06:15 pm]
01:15:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant requests to change in material from Cementous siding on the gables to use aluminum siding to match the house.
- All eaves/overhangs of the garage are currently wood. White paint to match the house.
- Attempts are for new garage to match the house rather than the existing garage.
- Shingles on house are brown, garage will be brown to match the house.
- Aluminum siding okay? Yes it matches the house.

[06:17 pm]
01:17:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7211 for 14854 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 determines the proposed application **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 existing (stone) sills present within intact window openings (west elevation) will be removed and reused. A new stone sill, matching the existing sills in material, dimension, color and surface pattern, will be installed in the window opening on the north elevation.
- Allowed to use aluminum siding to match existing house.
- The finish of the garage trim, and wood entry door will be submitted to staff for review.

Commissioner J. Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:19 pm]
01:19:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7212**

ADDRESS: 2108 Burns

HISTORIC DISTRICT: Indian Village HD

APPLICANT: Gary Brownell

OWNERS: Gary Brownell

SCOPE OF WORK: Erect two (2) new accessory buildings, in-ground pool, landscaping and site improvements

PROPOSAL: The proposed project includes no work to the existing residence. Removal of an existing two car garage, previously approved, is shown as already removed this application. To the east of the existing residence, a new one story, 693 SF, conservatory (aka, “Four Season Room”) is proposed. Near the east property line, a new one story, 1,144 SF, Carriage House is proposed which consists of a two car garage nearest Kercheval Avenue, and an in-law suite on the rear yard side. Near the center of the rear yard, a new 270 SF open-air Cabana is proposed adjacent to a new in-ground pool.

PUBLIC COMMENT: START (AUDIO)

- Gabby Brownell – Maria, her next door neighbor, wasn’t able to sign in on the Zoom call. She was tuning in to voice her support.

END (AUDIO)

[06:27 pm]
01:27:00

[06:30 pm]
01:30:00
[06:30 pm]
01:30:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant agrees to the staff report’s conditions with regards to the landscape and has verified the use of the C-4 yellowish white color for the new constructed buildings.

- Cmr. Miriani found no issues other than those raised by staff.
- Cmr. A. Johnson a very nice job, a nice vision.

[06:30 pm]
01:30:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-71212 for 2108 Burns**, 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 determines the proposed application **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 existing paint color violation of the house will be addressed with a proposed plan, approvable by HDC Staff, to include final color choices for the new buildings that complement the main house, other than white.
- A landscape plan that achieves Historic District and code guidelines, planting variety and maintains sightlines, particularly along Burns and Kercheval, subject to HDC Staff approval.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:32 pm]
01:32:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7213**

ADDRESS: 5716 Michigan

HISTORIC DISTRICT: San Telmo Cigar Company HD

APPLICANT: Dan Loacano and Steve Pariseau, 5716 Partners, LLC / Southwest Housing Solutions

OWNERS: 5716 Partners, LLC / Southwest Housing Solutions

SCOPE OF WORK: Erect a new entry vestibule and porte-cochere structure; install new landscape island and enlarge drop-off lane.

PROPOSAL: With the current proposal, the applicant is seeking the Commission's approval to erect a new entry vestibule and porte-cochere structure; install new landscape island and enlarge drop-off lane per the attached drawings and application. Included in the proposal are the following scope items:

• Entry Vestibule

- Erect new, enclosed and conditioned vestibule located at the building entrance at the northernmost end of the west elevation.
- Footprint of the vestibule to be approximately 19' W x 9' D x 10' H and will not interfere with the existing open steel canopy which is to remain.
- Vestibule to include red brick veneer (color and size to match brick at existing building) atop a cast stone sill (Color/Finish: Pearl White, Smooth Finish) at the base with an aluminum storefront system (Color: Dark Bronze) on all sides which includes a sliding door at the north end.

• Porte-Cochere

- Erect new, permanent porte-cochere structure located adjacent to the new entry vestibule proposed at the northernmost end of the west elevation.

- Porte-cochere to be constructed of four (4) 24” x 24” brick columns finished in a brick veneer (color and size of brick to match existing) with cast stone (Color/Finish: Pearl White, Smooth Finish) details at the top of the columns and topped with a canopy structure including painted composite fascia and membrane roofing. The canopy footprint of the porte-cochere is to be approximately 47’ W x 27’ D with a height of 12’-6” to the top of the columns/underside of the fascia.
- Porte-cochere will cover the proposed widened drive aisle/drop-off lane, providing shelter from the elements between the drive aisle/drop-off lane and the entry vestibule proposed.
- Sitework (Landscape Island & Drive Aisle/Drop-off Lane)
 - Demolish existing landscape island with parking and existing concrete curb and pedestrian walkway adjacent to the building at the northwest corner of the building in their entirety (see drawings for locations)
 - Install new, reconfigured, landscape island in approximately the same location as the existing landscape island.
 - Install new, widened asphalt drive aisle/drop-off lane – to be 22’-0’ wide.
 - Install new, reconfigured concrete curb and pedestrian walkway in the same location as the existing curb and pedestrian walkway.

[06:37 pm]
01:37:00

PUBLIC COMMENT: START (AUDIO)

No Comments

END (AUDIO)

[06:37 pm]
01:37:00
[06:37 pm]
01:37:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant takes no objections to staff recommendations.
- No Commission discussion.

[06:38 pm]
01:38:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7213 for 5716 Michigan**, 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 determines that the proposed application 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 cast stone cross detail proposed at the top of the brick columns at the porte-cochere is to be removed from the proposal.
- Brick color at both the entrance vestibule and the porte-cochere is to complement the building but not match it.
- Applicant to submit revised cut sheets for the items listed above to HDC staff for review and approval prior to pulling the permit.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:40 pm]
01:40:00

- **APPLICATION/STAFF REPORT NUMBER: #21-7253, 21-7254, 21-7255, 21-7256, 21-7257, 21-7258, 21-7259, 21-7260, 21-7261**

ADDRESS: 1501-1567 Church, 1606-1622 Church

HISTORIC DISTRICT: Corktown HD

APPLICANT: Joel Smith, Seth Herkowitz (Hunter Pasteur), and Mike Kirk (Neumann/Smith Architecture)

OWNERS: Oxford Perennial Corktown Prop LLC

SCOPE OF WORK: Erect new parking structure with ground-floor retail on vacant lots at 1501-1541 Church, erect new townhouses on vacant lots at 1606-1622 Church.

PROPOSAL: The proposed project includes development at two distinct locations outlined below. The design of the project is as depicted in the applicant’s accompanying submission materials, which include blockfront elevation studies of surrounding neighborhood buildings, architectural site plans, schematic-level drawings including floor plans, elevations, and building sections, material sample boards, project narrative, and 3D renderings. The project has also been revised in conjunction with community input received during the project’s Community Benefits Ordinance (CBO) process, comments provided by this Commission as part of its advisory review at the March 2021 Regular Meeting, and per discussions with PDD, HDC, and other city staff.

1501, 1525, 1533, 1537, 1541, and 1567 Church (Parking Structure):

- A 3-story, 35’ high parking structure, including 3000 SF of retail and 400 216 parking spaces, will be constructed on 1501-1541 Church per the attached submission drawings and renderings. Please note that the proposed design for the Commission’s consideration has been revised per the presentation deck to exclude work at the adjacent building (i.e, 1567 Church), excepting nominal landscape improvements; the present architectural drawings for the parking structure, per the applicant, should be referenced for detail drawings only, as they have not yet been revised. Staff is satisfied that the application is complete enough for proper review.
- The parking structure will be constructed of precast concrete panels embedded with a dark reddish face brick and a precast parapet wall on the upper level to serve as a cornice. The facades of the deck are delineated by brick pilasters at structural bays, and intermediate pilasters between openings. Per the applicant, these vertically oriented openings are intended to be compatible with the Victorian window geometries throughout the neighborhood.
- The first floor openings are proportioned to resemble retail display windows and infilled with decorative metal grilles. The northwest and southeast corners are reinforced by masonry towers with large glazed openings for stair/elevator enclosures.
- The northeast corner of the structure will house a retail business with large display windows on the north and east facades with canopies above. East façade openings on Trumbull have open aluminum window frames to (per the applicant) further the appearance of a warehouse type structure. Vehicle ingress/egress openings occur on the Trumbull and Church Street facades.
- The applicant, in their submitted “request for a Certificate of Appropriateness,” has provided an element-by-element narrative of how they believe their parking structure proposal aligns with the Corktown Historic District’s Elements of Design.

- Staff was provided with material and glass samples for the proposed building.
- **1606, 1610, 1614, and 1622 Church (Townhouses):**
- Seven attached townhouse dwellings will be erected, each three stories (35') in height, with 17 parking spaces and garage door openings at the rear.
- The townhouses will be a three-story masonry structure. Primary material will be a medium gray brick with some gray metal accent details and entrance canopies; the applicant states that these choices are derived from the historical palette of materials in the neighborhood.
- The siting of the building will step back to the northeast to follow the angled property lines on Church Street as it approaches 10th Street. Per the applicant, this “stepping” will also serve to break up the massing of the residences and give them individual identity.
- The applicant, in their submitted “request for a Certificate of Appropriateness,” has provided an element-by-element narrative of how they believe their townhouse proposal aligns with the Corktown Historic District’s Elements of Design.
- Staff was provided with material and glass samples for the proposed building.

[07:00 pm]
02:00:00

PUBLIC COMMENT: START (AUDIO)

- PDD Director Katy Trudeau: Support
- Mayor’s Office, Amanda Elias: Support
- Joel Peterson: Doesn’t support
- Melanie Markowitz: Support
- Giles Simmer: Support
- Owen Ash: Support
- Blake Almstead: Support

END (AUDIO)

[07:14 pm]
02:14:00
[07:14 pm]
02:14:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant had 5 public meetings with a 6th one scheduled tomorrow.
- Neighborhood Advisory Council (NAC) prioritized saving the storage building.
- Reduced size of the garage, height stayed the same, but massing was reduced.
- Storage building will be kept.
- Applicant lists benefits for the community such as site benefits of sidewalks and trees.
- Applicant did a slide presentation, points out conflict building code requirement for window frame % and asks for Staff requirement to be waved.
- Commissioners’ comments:
 - The changes meet the requests made by the community and the HDC Commission
 - Agreement among HDC.
 - What’s the plan for the storage building use? Developer will ask the community as part of the Tier 1 agreement with the community.
 - Discussion on technical issues regarding air circulation and coverage of window openings. Only second level is the problem with air circulation.
 - Windows are not an issue to hold up this work.

[07:20 pm]
02:20:00

ACTION ONE: Parking Structure

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7253, 21-7254, 21-7255, 21-7256, 21-7257 for 1501 – 1541 Church**, 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 determines the proposal for a parking structure as outlined in the submitted application 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 as submitted.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:21 pm]
02:21:00

ACTION TWO: Townhouses

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7258, 21-7259, 21-7260, 21-7261, for 1606 – 1622 Church**, 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 determines the proposal for the attached townhouses as outlined in the submitted application 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.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:23 pm]
02:23:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7178**

ADDRESS: 2061 Longfellow

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: William Wroblewski

OWNERS: ASM Realty Holdings LLC

SCOPE OF WORK: Construct New Garage and Driveway

PROPOSAL: The applicant provided an incomplete application initially for a broader range of work that included windows and a general rehab of the house. However, a complete application was received for the proposed new construction of a garage. Staff received a narrative, site photos, construction documents and material details for the following proposed work: construct a 18' x 18' two-car garage, with a 10" x 42" deep concrete trench footing foundation, 4" concrete slab set back 2 feet 6 inches from the side (east) property line and no setback from the rear (south) property line. This proposal also includes a 9 feet 7 inch wide driveway from the front property line to the rear of the house, flaring out to 18' at approximately 18' from the front of the proposed garage.

[07:27 pm]
02:27:00

PUBLIC COMMENT: START (AUDIO)

- No Comments

[07:27 pm]
02:27:00
[07:27 pm]
02:27:00

END (AUDIO)

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant states lap siding will be Hardie plank, light brick/dark brick color, shingles to match the house and described some details for the garage door and lights.
- Commission agrees with staff report.
- Clarified that hardie plank will be smooth.
- Clarified that soffit and trim material will be wood, not aluminum.

[07:29 pm]
02:29:00

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7178 for 2061 Longfellow**, 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 determines the proposed application 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 applicant will provide manufacturer specifications on the following for HDC staff review and approval prior to an issued permit:
 - Color of garage shingles, Hardie cladding, soffit/trim material, side and main garage doors.
 - Spec sheets for the windows, doors, with material make-up, dimensions, color and finish.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:31 pm]
02:31:00

- **APPLICATION/STAFF REPORT NUMBER: #21-7214, 21-7248, 21-7249**

ADDRESS: 1468-1496 Randolph

HISTORIC DISTRICT: Madison-Harmonie HD

APPLICANT: Michael Poris, Ross Hoekstra (Mcintosh Poris Associates)

OWNERS: Hiram Jackson, Hastings Place, LLC

SCOPE OF WORK: Erect a new 8-story mixed-use building with residential units and structured parking above ground-floor retail.

PROPOSAL: With the current proposal, the applicant is seeking the Commission's approval to erect a new 8-story mixed-use building with residential units and structured parking above ground floor retail per applicant drawings:

- Construct a new 8-story, mixed-use building spanning the width of the three lots located at 1468, 1480, and 1496 Randolph with 2,700 square feet of ground floor retail, 3 levels of parking (127 spaces), and 5 upper floors of residential units (89 units total).

- Plant five (5) new Pyramidal European Hornbeam street trees along Randolph Street – see locations on attached site plan
- Replace five (5) existing streetlights with new streetlights to match existing in design and location

[07:40 pm]
02:40:00

PUBLIC COMMENT: START (AUDIO)

- Jerry White (Hilton Garden Inn): Supports this project

END (AUDIO)

[07:41 pm]
02:41:00
[07:41 pm]
02:41:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant states that UPVC (vinyl) windows presented that this is a higher quality vinyl and have been used in other historic districts over the last 4 years.
- The applicant states that there's a requirement for 20% openness on all four sides of the garage, and the design attempts to mimic the 40-45% window openings in upper stories. Adding screening causes the openings to be larger, which makes the garage look more like a garage.
- Commissioner Miriani states that there are two points of concern:
 - Two concerns before us: one is the windows. There are broader levels of acceptability on new construction projects and vinyl has been acceptable in past projects. Because of remote access, it is hard to see from a cut sheet what these windows look like. But sympathetic for this project that an alternative window product might be appropriate.
 - No comment on the parking screens.
- Discussion on a deeper description of the vinyl window material: metal tubing, thermo-foil applique, and 50-year warrantee. They're used currently on the buildings at Midtown West, Sugar Hill and 64 Watson. HDC Staff was not able to confirm at this time, but acknowledges that is possible.
- Commissioner Miriani claims these windows are high quality, he saw samples used for the 64 Watson project. These are not the vinyl windows of past quality. They seem very high quality.
- HDC Staff has seen this product before. Clarified that vinyl material concern is about the durability of vinyl products.
- Commissioners state that there's some latitude for high quality vinyl windows for new construction. Asks if there is another product, what would the applicant use? Applicant would use aluminum.
- Commissioner also brought up the concern of the building's massing: is it too large for this site? Discussion on scale and design of the building, its color and the relationship with the neighboring buildings. Mitigating factors such as the color, setback/stepping of the building doesn't compete with adjacent buildings.
- Commissioner states that landscape has softens the massing/scale.
- Vinyl window supplier has been in business for 12 years.
- Discussion on parking openings. Commissioners agree with applicant's assessment and design. Contemporary building is appropriate use of these openings.

[07:58 pm]
02:58:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7214, 21-7248, 21-7249 for 1468 – 1496 Randolph**, 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 determines the proposed application 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 **without conditions.**

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:01 pm]
03:01:00

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

[08:01 pm]
03:01:00

XI PUBLIC COMMENT

- None
- Director Landsberg: “Wish, Vice-Chairperson Franklin, Happy Birthday!”

[08:03 pm]
03:03:00

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER: #21-7217**

ADDRESS: 4217 Lincoln

HISTORIC DISTRICT: Woodbridge Farm HD

APPLICANT: Elise DeChard (End Studio)

PROPERTY OWNER: Jodi Trombly and Dan Polovina

SCOPE OF WORK: Remove stoops and one (1) existing front porch; erect new front porch spanning width of front façade.

PROPOSAL: The applicant is seeking the Commission’s approval to remove stoops and one (1) existing front porch and erect a new front porch spanning the width of the front facade per the attached drawings and application. Included in the proposal are the following scope items:

- Demolish existing front porch and stairs at both entrances in their entirety.
- Remove existing concrete sidewalks leading up to the steps at both entries.
- Remove existing wood shake roof over projecting bay windows as the new proposed porch roof will serve as the new roof for the projecting bay.
- Erect new front porch extending 7’ – 0” from the front façade and spanning the width of the front façade including:
 - Hipped roof covered in asphalt shingles to match the existing asphalt shingles at the main roof and supported by new painted wood columns
 - One new entry stair with new small gable over the entry stair at approximately the same location as the existing stair at the south (left) end of the front façade.
 - New painted wood guardrails
 - Painted paneling/doors at the base of the porch
 - Details at the new porch include painted wood arches between columns, a cornice and corbels to match those at the main roof structure of the house
 - Cedar decking (finish: clear coat) and stair treads

- Paint new porch as described in the diagram in the application
- Paint existing windows and trim to match the color scheme for the new porch
 - Existing windows and their trim – color: dark off-black gray
 - Existing cornice and corbels – color: dark off-black gray
 - Existing trim on the frieze board – color: blue green

[08:03 pm]
03:03:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Applicant has provided a letter of support from the Woodbridge community.
- HDC Staff stated that they did not approve the porch design from years ago, there is a bay window that was of initial concern that was raised by HDC Staff.
- Applicant states that this house was a duplex although Sanborn maps show it as a single house.
- Commissioners stated that they understand the need for a porch, but this design is hiding the characteristics of the house. Commissioners discussed how the center bay window is a character-defining feature of the house and how the proposed porch distracts from this original design. Appreciate the growing family and need/want to have a bigger house, but this distracts from the bay window and its unique characteristics.
- Commissioner also pointed out the asymmetry of the arched front door is also character-defining feature of the house. There might be an opportunity to expand the deck without covering these character-defining features, but Commissioners stated that they cannot provide a design solution.
- Commissioner states that it hides too much of the house, which totally changes the historic characteristics of the house.

[08:20 pm]
03:20:00

ACTION ONE- Demolition of Porch/Erection of New Porch

Commissioner Hamilton move that:

Having duly reviewed the complete proposed scope of **Application #21-7217 for 4217 Lincoln**, 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 determines that the removal of the existing front porches and stoops as well as the removal of the cedar shake roof of the projecting bay **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's reasons for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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 historic 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.

And Woodbridge Farms Elements of Design 6 and 8

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:22 pm]
03:22:00

ACTION TWO- Painting

Commissioner Hamilton move that:

Having duly reviewed the complete proposed scope of **Application #21-7217 for 4217 Lincoln**, 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 determines the painting of the existing windows and trim 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.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:24 pm]
03:24:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7219**

ADDRESS: 1700 Seyburn

HISTORIC DISTRICT: West Village HD

APPLICANT: Shanley Pearl

PROPERTY OWNER: Shanley Pearl And Matthew Histed

SCOPE OF WORK: Replace vinyl windows at rear bay with new vinyl windows; infill one window opening at rear elevation

PROPOSAL: As per the submitted application, the property owners are seeking to pull a permit for an extensive rehab of the home, to include the removal of three

existing vinyl windows and associated trim at the rear elevation. However, the applicants have initiated this work. They are therefore seeking a retroactive approval of the following work items, which are near complete as of the completion of this staff report.

Rear Elevation Bay Window

- At the rear elevation, rectangular bay window, remove two existing vinyl windows and associated aluminum trim in whole/to the rough opening•
- Within the remaining opening, install three 1/1, 24”x46” vinyl windows with 2”-wide wood mullions and 5”-wide wood trim (vertical members)•
- Below the windows and mullions, install a 10’-high panel. It is unclear the manner in which this panel will be finished

Rear Elevation First-Story Window

- Remove one 28x46” vinyl window and associated aluminum trim and infill with brick

[08:27 pm]
03:27:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Pick an appropriate window that is style and material for replacement of all the windows of the house eventually. Commissioner clarified that this is not a timeline stipulation, but that material is chosen with future material in mind.
- Applicant states that it would take 5-10 years to replace all the windows.
- Staff clarified to replace vinyl windows with wood or wood aluminum clad.

[08:29 pm]
03:29:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7219 for 1700 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 determines the proposed application 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:

- None of the historic wood and stucco trim located within the bay window shall be removed. Rather, areas of deteriorated shall be repaired in kind where necessary.
- The existing three vinyl windows which were installed without HDC approval shall be removed and replaced with three new 24”x36” wood or wood, aluminum-clad windows.
- The applicant’s final permit documents shall be revised to accurately reflect the manner in which the new 24”-high vertical trim elements and the 10” high wood element beneath the new windows and trim will be finished.
- The applicant’s final permit documents shall be revised to accurately reflect the Commission’s approval. The documents shall be submitted to HDC staff for review and approval prior to the issuance of the permit.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:30 pm]
03:30:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7218**

ADDRESS: 14838 Rosemont

HISTORIC DISTRICT: Rosedale Park HD

APPLICANT: Trajan Centers

PROPERTY OWNER: Trajan Centers

SCOPE OF WORK: Install wooden arched arbor at front walkway, landscaping

PROPOSAL: The owner provided an application, project narrative, site photos, and construction detail for the following proposed work: construct a wooden arbor (4'x2'x7') over the front entrance walkway that leads from the public sidewalk to the front door. No footings will be installed with the arbor; each post will be buried 12" in the ground. The arbor is proposed to be painted white to match the front awning of the house. Landscape installation is to plant 2 trees: one magnolia and one cherry tree in the front yard on either side of the entrance walkway.

[08:31 pm]
03:31:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Commissioner points out that this is not a permanent structure, buried in the ground.
- Staff clarified that the footings are not concrete, buried 12" into the ground.
- Staff states that the pattern language of the neighborhood is one of a broad open front lawn, which is a character-defining feature this neighborhood. This proposal is in conflict with this character-defining feature. Staff points out view corridors along the street where this proposal would introduce a new vertical feature to the neighborhood.
- Commissioners agrees with the staff report's assessment and agrees that it does introduce a new structure to the neighborhood.
- Tree locations were clarified by Staff. Staff pointed out impact of roses closing in on the public walkway.
- Commissioner point out that this is about the overall look of the neighborhood and the Elements of Design points this out. This is not just about this location or about the arbor, but its about the context of the front yard and its location that is objectionable in the context of the character-defining features of this neighborhood.
- Commissioner points out that this was a tree-lined street, so there was change in the neighborhood that was enclosed. Discussion about the location of the trees on berm, not in the front yard.

[08:39 pm]
03:39:00

ACTION ONE- Arbor

Commissioner A. Johnson moved that:

Having duly reviewed the complete proposed scope of **Application #21-7218 for 14838 Rosemont**, 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 determines that introduction of a white-painted wood arbor **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's reasons for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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.

Commissioner Hamilton – SUPPORT

Ayes – 3 Nay – 0 Abstain – 1 (Commissioner Miriani)

MOTION DOES NOT CARRY- (Denial requires 4 votes)

ACTION TWO- Table application

Commissioner Hamilton moved to table this application until next HDC hearing.

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:43 pm]
03:43:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7223**

ADDRESS: 1791 Burns

HISTORIC DISTRICT: Indian Village HD

APPLICANT: Sebastian Jackson

PROPERTY OWNER: Sebastian Jackson

SCOPE OF WORK: remove building-integrated decorative cast-stone flower boxes; sandblast paint off existing stucco – work completed without approval; paint stucco exterior

PROPOSAL: With the current proposal, the applicant is seeking the Commission’s approval to paint the exterior and to retain work completed without approval including the removal of building-integrated cast-stone flower boxes and sandblasting paint off existing stucco per the attached application. Included in the proposal are the following scope items:

- Paint Exterior (work not yet started)
 - Body (Stucco) – C:4
 - Body (Half Timbering) – B:14
 - Body (Shingles) – B:6
 - Trim – B:14
 - Sash – B:14
- Retain Work Completed without Approval

- Remove all existing flower boxes and steel supports located at first floor of the front façade and at the small exterior balcony at the second floor of the front facade in their entirety, repair the areas once removed. Finish face of repairs to be flush with the existing stucco façade.
- Repair cracks in stucco. The materials used for the repairs included sand, lime, Portland cement, and a bonding agent. According to the applicant, the contractor “used a barrel and drill mixer and applied materials to our home by spackling.”
- Sandblast existing paint off of the exterior stucco surface.

[08:46 pm]
03:46:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Original concrete flower boxes were not retained by the applicant.
- Staff clarified that the application includes a proposal to paint and a proposal to keep the work that was done in violation. There’s no proposal in the application for rectifying the work that was done in violation.
- Commissioners clarified that work that was done in violation would be denied and request a correction in a future application.
- Commissioners pointed to a material is used in downtown Detroit that could be considered to replace the concrete flowerboxes: FRP (fiber-reinforced plastic).
- There were 3 flowerboxes in total on the front elevation, the one on the 2nd story was of concern. The second story flowerbox is original, according to the HDC staff.

[08:50 pm]
03:50:00

ACTION ONE- Removal of flower boxes and sandblasting

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7223 for 1791 Burns**, 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 determines the removal of all three (3) existing building-integrated decorative cast-stone flower boxes. **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's reasons for denial is that the proposed work fails to meet the Secretary of the Interior’s 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 the 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.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate shall be undertaken using the gentles means possible.

(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 Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:52 pm]
03:52:00

ACTION TWO- Painting and repair of cracks in stucco

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7223 for 1791 Burns**, 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 determines the proposed painting and stucco repair 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 condition:

- The areas where the cracks in the stucco have been repaired are to be monitored by the property owner for any future deterioration caused by the potentially incompatible repairs and return to the HDC if additional repair measures are considered.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:54 pm]
03:54:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7245**

ADDRESS: 19505 Canterbury

HISTORIC DISTRICT: Sherwood Forest HD

APPLICANT: Jamey Snell

PROPERTY OWNER: Jamey Snell

SCOPE OF WORK: Install front yard walkway and steps.

PROPOSAL: The owner provided an application, project narrative, site photos, and construction layout for the following proposed work: construct a four-foot wide paver walkway from the front entrance to the public sidewalk and from the driveway to the proposed paver walkway (400 SF) with multiple single steps as shown in attached drawings. No lighting will be included in the walkway. Pavers will be made from

Unilock Classic Brussels Block pavers in sandstone color with distressed, timeworn finish. Copthorne 3-color blend will form the accent border of the walkway to resemble the brick of the house.

[08:55 pm]
03:55:00

COMMISSION (AND DEVELOPER) COMMENTS:

- Commissioner Franklin has a conflict with this application and recused herself from this point of the meeting.
- Commissioners have no quorum to handle this application. A motion was made to table the application, but due to loss of quorum any motions with regards to this application cannot be made. Staff clarified that this would cause the application to be able to be sent to the next HDC meeting without a motion.
- Staff clarified that April 19, 2021 is the date of provisionally completeness, and that the next month's meeting is still in the range of the 60 day deadline.
- Commissioners asked if the applicant would be amendable to the Staff conditions as listed in the report. Staff stated that the applicant wanted to discuss a particular aspect of the conditions recommended by staff, and is the reason for their coming before the HDC.

[08:59 pm]
03:59:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7228**

ADDRESS: 719 Griswold

HISTORIC DISTRICT: Detroit Financial HD

APPLICANT: Peggy Chang, Jake Chidester

PROPERTY OWNER: Gage Minkley, 719 Griswold Associates LLC (Bedrock)

SCOPE OF WORK: Install a new 60'h X 25'w, stretched mesh vinyl banner sign at west elevation

PROPOSAL: Per the submission, the applicant is seeking this body's approval for the following:

- At the rear/west elevation, stories 4-10, install anew60'H X 25'W, stretched mesh vinyl bannersign which shall includethe addition of 28, 3" to4" L X 3/8" anchor points/holes at mortar joints. The sign will cover 1500 sq. ft.
- Install three light fixtures and associated conduit with anchor points/holes at mortar joints

[09:02 pm]
04:02:00

COMMISSION (AND DEVELOPER) COMMENTS:

- HDC Staff received information that this building is listed in the national register. The author of national register listing supports the recommendation of the Staff Report.
- Applicant expressed that they have potential solutions after consideration of the Staff Report that they would like to present. The 28 anchors would only occur in mortar joints. They stated the need to make this area more cheerful and that they would not destroy any of the historic material and character of the plaza. They proposed to change the material to a see-through mesh. They're open to change the scale and design of the sign to make this proposal work.
- Commissioners discussed how there's no modification of this sign that would help make this sign work with this space. This entire space is part of this plaza, signage would destroy this. No support of any signage on any part of the wall. Yamasaki plaza has already had allowances made.
- Applicant has pointed out that this proposal is not destroying any material of the plaza.

[09:10 pm]
04:10:00

ACTION

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of **Application #21-7228 for 719 Griswold**, 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 determines the proposed application **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's reasons for denial is that the proposed work fails to meet the Secretary of the Interior's 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 the 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 Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[09:12 pm]
04:12:00

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

[09:12 pm]
04:12:00

XIV OLD BUSINESS

None

[09:13 pm]
04:13:00

XV NEW BUSINESS

- None

[09:13 pm]
04:13:00

XVI ADJOURNMENT

Commissioner Miriani motioned to adjourn the meeting at 9:13 pm.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

MEETING ADJOURNED