

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: September 13, 2023

Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:38 p.m.)

Chairperson Franklin called the meeting to order at 5:38 p.m.

II ROLL CALL (5:38 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner		X
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Roderick Hardamon	Commissioner	X	
Richard Hosey	Commissioner		X
Alan Machielse	Vice Chair	X	
Adrea Simmons	Commissioner	X	
STAFF			
Timothy Boscarino	PDD	X	
Benjamin Buckley	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA (05:39 p.m. [00:1:30])

ACTION (5:39 p.m. [00:03:30])

Commissioner Hardamon moved that the agenda be approved.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (5:40 p.m. [00:02:15])

ACTION (5:40 p.m. [00:02:15])

Commissioner Hamilton moved that the August meeting minutes be approved.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

V REPORTS (5:41 p.m. [00:03:30])

Director Landsberg said that the online application process is now active. Applications submitted online have a different numbering format.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (5:42 p.m. [00:4:45])

None

VII POSTPONED APPLICATIONS (5:43 p.m. [00:05:30])

None

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

(5:43 p.m. [00:06:00])

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:43 p.m. [00:06:00])

APPLICATION/STAFF REPORT NUMBER: 23-8514 (5:44 p.m. [00:08:30])

ADDRESS: 1815 Church

HISTORIC DISTRICT: Corktown

APPLICANT: Benjamin Newman

OWNER: Benjamin Newman

SCOPE OF WORK: Erect carriage house, replace siding on dwelling

Staff summarized the proposal with a recommendation for approval with conditions.

Roger [inaudible], the designer, described the rationale for the proposed siding and detail.

Staff noted that there were two letters of support for the proposal.

PUBLIC COMMENT

David Esparza, a resident of the neighborhood, expressed support of the proposal.

Giles Simmer, a resident of the neighborhood, expressed support of the proposal.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners discussed the dimensions of the siding.

Commissioner Hamilton, Machielse, and Hardamon suggested that if the profile and exposure of the new siding were to match the old siding, the material itself would be of a lesser concern and it would be appropriate to use a substitute material.

ACTION (6:03 p.m. [00:25:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8514 for 1815 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 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:

- Should new siding, trim, fascia, and/or frieze need to be installed, the elements should match the dimension of the original material. Any new siding or trim have a profile/thickness of 3/4" and the exposure should be the same as the original lap siding. It can be either wood or smooth composite material. Also, the sunburst detailing proposed for the front gable end and porch shall not be installed. Rather, lapped or fish scale wood siding shall be installed at these locations. The applicant shall provide a new proposal for the siding to staff for review and approval prior to undertaking the work.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00024 (6:12 p.m. [00:29:00])

ADDRESS: 2241 (2245) Wabash

HISTORIC DISTRICT: Corktown

APPLICANT: Marc Grassi, Push Design

OWNER: Courtney Jensen

SCOPE OF WORK: Erect rear addition and side porch

Staff summarized the proposal with a recommendation for approval with a condition.

Marc Grassi, the applicant, expressed agreement with the staff report.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioners Hardamon and Simmons expressed agreement with the staff recommendation.

ACTION (6:11 p.m. [00:33:15])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00024 for 2241 Wabash** 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 double-hung windows and rear entry door within the new construction will have clear glass.

Commissioner Simmons: SUPPORT

Commissioner Hamilton opined that four-over-four windows are appropriate for the new construction.

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

Several commissioners clarified that the motion is intended to allow four-over-four windows on the new construction.

APPLICATION/STAFF REPORT NUMBER: 23-8515 (5:44 p.m. [00:08:30])

ADDRESS: 300 Madison

HISTORIC DISTRICT: Madison-Harmonie

APPLICANT: John P. Biggar, Studiozone, LLC

OWNER: Music Hall Center for the PE et. al

SCOPE OF WORK: Erect building

Commissioner Machielse recused himself, citing a conflict of interest, and left the room.

Director Landsberg summarized the proposal and the recommendation for approval. Director Landsberg noted that a screen that occupies a substantial portion of the façade has not yet been designed.

Vince Paul, artistic director of the Music Hall Center for the Performing Arts, Todd Williams, lead architect, John Skillern, project manager, Olin Milholland, architect, Savannah Ben, architect, Alex Parrish, chairman of the board of trustees, Larry Lip of Arden Advisors, John Biggar, responsible for permitting, and Rainy Hamilton, architect, introduced themselves as the applicant team.

Todd Williams discussed the design of the proposed building.

PUBLIC COMMENT

Yanika Tinsley expressed concern about blocking an adjacent mural.

COMMISSION AND APPLICANT DISCUSSION

The applicant team clarified that the mural faces south and would not be obscured by the proposed new construction.

Commissioner Hardamon asked about the transparency of the mesh screen.

Todd Williams responded that it was yet to be finalized, but the underlying building would be visible in the daytime. In the night, the screen would be backlit so the face of the building would be illuminated.

Commissioner Hardamon asked about the pitch of the roof.

Todd Williams explained that the pitch of the roof was to screen mechanical equipment.

Commissioner Hamilton expressed that the proposed building would overpower the Art Deco architecture of the adjacent Music Hall and that a sloped roof was not appropriate for the district.

Vince Paul responded that the contrast between the two buildings would draw attention to the Music Hall.

Commissioners Hardamon, Hamilton, and Simmons said that the mesh screen and roof pitch should be subject to further review.

ACTION (6:43 p.m. [01:05:15])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application 23-8515 for 300 Madison** 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 final design of the screen for the building will be presented to staff and the Historic District Commission
- A feasibility study on the roof pitch subject to mechanical constraints and other building constraints will come back to the Historic District Commission

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: not present

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Machielse returned.

APPLICATION/STAFF REPORT NUMBER: 23-8516 (6:44 p.m. [01:06:53])

ADDRESS: 3515 Sherbourne

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: Sterling Howard

OWNER: Sterling Howard

SCOPE OF WORK: Demolish addition, erect rear deck, replace windows, repair driveway, paint trim

Staff summarized the proposal with a mixed recommendation for denial and approval with conditions.

Sterling Howard, the applicant and owner, stated that the tuckpointing was done prior to the purchase of the property this year, and suggested that landscaping could be used to conceal the pergola. Sterling Howard stated that 28 of 41 windows has been replaced prior to the establishment of the historic district.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hardamon asked what the building looked like before the addition had been removed.

Staff referenced images in the staff report indicating the addition was present at the time of designation of the historic district.

Commissioner Hamilton said that it would be most appropriate for new windows to match the existing aluminum windows.

Commissioner Hardamon asked if vinyl windows were present at the time of designation. Staff responded that this is not clear. A recent real estate listing shows a mix of windows: glass block, vinyl, aluminum, and steel casement.

Commissioner Machielse suggested that the pergola was not appropriate in its current condition, but could be acceptable if the architecture better matched the house.

ACTION (ONE) (7:06 p.m. [01:28:45])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8515 for 3515 Sherbourne** 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 construction of the pergola, replacement of the 13 steel casement windows, removal of foundation plantings, and the manner by which the tuckpointing was executed (all work completed without approval) **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 reason for denial is that:

- The construction of the new pergola creates a new element that is not compatible with the historic features, scale, massing, and proportion to the English Revival architecture of the house.
- No documentation establishing that the original condition of the casement windows were beyond repair was submitted or available.
- The replacement of the casement windows with vinyl, double-hung windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original remaining windows, particularly the true-divided lights and steel casement detailing,
 - introduce a new operation, configuration, design, and scale, and
 - introduces a new material, vinyl, which is not an appropriate material for windows in historic buildings.
- Removing the foundation plantings drastically alters the appearance and features of the historic property, and exposes and other features that were previously screened.
- The execution of the tuckpointing was completed in a way that fails to preserve the historic craftsmanship that characterizes the distinctive character-defining features of the brick detailing of English Revival architecture.

The Commission's reason 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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:09 p.m. [01:31:15])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8515 for 3515 Sherbourne** 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 remaining work items 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 provides HDC staff with a paint or solid stain color for the rear deck and railing.
- The applicant provides HDC staff with a review of the above items before execution.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00023 (7:10 p.m. [01:32:30])

ADDRESS: 13320 Broadstreet

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Luis Rajnar

OWNER: Luis Rajnar

SCOPE OF WORK: Alter house and garage

Staff summarized the proposal with a recommendation for denial.

Jacqueline Perez, architect and general contractor, stated that the work was done in response to fire damage.

PUBLIC COMMENT

Mrs. Richards, a resident of the neighborhood, expressed opposition to the proposal, and stated that the house was one of the oldest in the neighborhood and was in a prominent location.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners expressed agreement with the staff report.

ACTION (7:26 p.m. [01:49:15])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00023 for 13320 Broadstreet** 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 reason for denial is that:

- Distinctive, historic character-defining features have been destroyed, including but not limited to the following:
 - Brick chimney
 - Cedar shake siding
 - Wood brackets and wood fascia/soffits with detailing
 - Brick cladding
 - Brick wall extension at the front facade
 - Front arched doorway with brick and stone detailing
 - Front bay windows
 - All original windows
 - All original doors
 - Balcony metal railing (former owner)
 - Front brick-walled porch and brick piers and stone details
 - Rear porch
 - Garage brick or wood siding
- The above features were critical to the building and district's historic character, and their removal and replacement with the proposed vinyl siding, aluminum soffits and fascia and vinyl windows will drastically alter the appearance and features of the structure and district.
- The introduction of new window openings, decks, and other features, further erases the historic features of this home. The apparent result of the proposed work is an entirely new building of no architectural character, which is substantially at odds with the intent and purpose of historic designation.

The Commission's reason 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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING 7:29 p.m. [1:51:45])

None

XI PUBLIC COMMENT (7:29 p.m. [1:52:00])

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:30 p.m. [1:53:00])

APPLICATION/STAFF REPORT NUMBER: 23-8519 (7:30 p.m. [1:53:00])

ADDRESS: 1405 Chicago Boulevard

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Francisco Javier Parico

OWNER: Francisco Javier Parico

SCOPE OF WORK: Replace windows, fence, landscaping

Commissioner Franklin left the room, assigning Commissioner Machielse to chair the meeting in her absence.

COMMISSION AND APPLICANT DISCUSSION

Javier Parico stated that much of the work done without approval was by a prior owner.

Commissioner Hamilton stated that the original windows were very important defining features of the building and that the Detroit Land Bank placed them in storage after they were removed.

Javier Parico stated that he believed the historic windows were later reinstalled but then a prior owner removed them and installed the current vinyl windows.

Several commissioners discussed the possibility of a denial for the windows on the Byron and Chicago facades, encouraging the applicant to submit a new application for appropriate windows.

ACTION (ONE) (7:46 p.m. [2:09:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8519 for 1405 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 determines the replacement of original distinctive character-defining wood windows with vinyl units on the Bryon

and Chicago facades 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 reason for denial is that:

- The original wood windows did not appear to be deteriorated beyond repair.
- The current vinyl units include muntins between the glass which is not an adequate replication for the former true divide lite windows.
- The current vinyl windows and wrapped brickmould offer a plasticity and flat appearance that does not adequately match the profile/dimensionality and appearance of the original historic wood windows and associated trim and brickmould.

The Commission's reason 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 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.*

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:50 p.m. [2:09:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8519 for 1405 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 determines the replacement of wood windows with vinyl windows on the non-primary facades of the house are issued a CERTIFICATE OF APPROPRIATENESS and, secondly, the Commission approves the replacement of vinyl windows on the Byron and Chicago facades subject to approval by HDC staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Franklin returned and resumed chairing the meeting.

APPLICATION/STAFF REPORT NUMBER: 23-7665 (7:54 p.m. [2:16:30])

ADDRESS: 715 Van Dyke

HISTORIC DISTRICT: West Village

APPLICANT: Nick Assenmacher

OWNER: Ellen Barrett and Nick Assenmacher

SCOPE OF WORK: Alterations to previously approved porch design

COMMISSION AND APPLICANT DISCUSSION

Nick Assenmacher, the applicant, described the condition of the porch and the proposed work.

Commissioner Machielse expressed agreement with the staff report and recommendation.

ACTION (ONE) (7:59 p.m. [2:22:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 22-7665 for 715 Van Dyke** 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 installation of the composite columns on the face of the porch skirting **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 reason for denial is that:

- The historic wood pilasters were distinctive character-defining features in design, materiality and placement (i.e. attached to the house's exterior walls).
 - Documentation was not submitted to staff showing significant deterioration or the inability for reinstallation.
 - The minimally detailed columns do not closely emulate the Tuscan styling of the historic half-round pilasters, and no confirmation was submitted to staff to show that the previously approved column was not commercially available.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, 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.*
- 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.*

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:01 p.m. [2:23:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 22-7665 for 715 Van Dyke** 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 remaining work items 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:

- All porch components will be painted Sherwin Williams SW2833, Roycroft Vellum, to match the trim on the remainder of the house.
- The medallions applied to the porch skirting will be approved by staff and mimic historic decorative openings allowed for ventilation to the underside of the porch.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8519 (8:06 p.m. [2:28:30])

ADDRESS: 1405 Chicago Boulevard

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Francisco Javier Parico

OWNER: Francisco Javier Parico

SCOPE OF WORK: Replace windows, fence, landscaping

ACTION (THREE) (8:06 p.m. [2:28:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application 23-8519 for 1405 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 determines

the remaining work items 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:

- A new shade tree shall be planted in the side/south yard to replace the shade tree that was removed from the southeast corner of the parcel. Also new shrubs shall be planted along the western edge of the property (at the side yard along Chicago Blvd.), and at the northeastern corner of the property (at the side yard along Chicago Blvd.) to replace the landscaping that was removed without HDC approval. The applicant shall submit a landscape plan to HDC staff for review and approval prior to initiating the work.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8520 (8:08 p.m. [2:30:00])

ADDRESS: 1490 Iroquois

HISTORIC DISTRICT: Indian Village

APPLICANT: Kristy Thornton

OWNER: Tammy Soto and Mike Wong

SCOPE OF WORK: Replace clay tile on carriage house roof with asphalt shingles, remove evergreen tree

COMMISSION AND APPLICANT DISCUSSION

Director Landsberg presented two pieces of clay tile found in the public alley.

Kristy Thornton, Tammy Soto, and Mike Wong stated that the roof is leaking and causing damage to the interior. Kristy Thornton provided quotes for a clay tile roof and a shingle roof.

Commissioner Simmons recused herself, leaving the room.

Commissioner Hardmon suggested that it was unreasonable to expect the carriage house to have clay tile as the Commission has already approved asphalt shingles for the main house.

Commissioner Franklin asked why the shingle roof was approved for the main house. Staff responded that there was a fire in 1983 and the Commission issued a Certificate of Appropriateness for asphalt shingles in 1986.

Commissioners Hamilton and Machielse suggested that replacing the roof is reasonable as it is an ancillary building and the roof on the main house is already lost.

Director Landsberg suggested that “matching” is at odds with historic appropriateness in this case.

ACTION (ONE) (8:23 p.m. [2:45:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application 23-8520 for 1490 Iroquois** 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 replacement of the clay tile on the carriage house with asphalt shingles and all remaining work items 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 provides HDC staff with a paint or solid stain color for the railing.
- The applicant provides HDC staff with a replacement tree species and location for the property.
- The applicant provides HDC staff with a review of the above items before installation.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: NAY

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 3 Nays: 1

MOTION CARRIED

Commissioner Simmons returned.

APPLICATION/STAFF REPORT NUMBER: 23-8521 (8:27 p.m. [2:49:30])

ADDRESS: 401 W. Grand Blvd.

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Zac Cruse, Cruse Construction

OWNER: Rachel Pershetz

SCOPE OF WORK: Alter front porch, replace rear awning

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton opined that the dentils and bracket were not appropriate; a larger porch would be more appropriate but the scale of the proposed porch is minimally appropriate.

The property owner, Rachel Pershetz, said it would be possible to change the size, scale, and brackets from what is shown in the proposal.

ACTION (8:41 p.m. [3:03:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8521 for 401 W. Grand** 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 proposed front porch alterations shall be designed in a manner that appropriately provides details reflecting a Classical architectural vocabulary, as determined by staff review.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 21-7584 (8:42 p.m. [3:04:45])

ADDRESS: 1315 Broadway

HISTORIC DISTRICT: Broadway Avenue Local

APPLICANT: Corissa Leveille, Amy Baker Architect

OWNER: Rocky Lala, Map Broadway LLC

SCOPE OF WORK: Revision to previously approved design

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant provided additional information yesterday regarding windows.

Peter Rena of Blackberry Window and Door stated that the sashes are non-removeable due to their method of construction, so they can not be readily restored or repaired.

Director Landsberg suggested that the entire frame could be removed even if the sash is not removeable.

Commissioner Hamilton asked if the windows would be operable. Amy Baker, the architect, responded that they would be fixed.

ACTION (8:54 p.m. [3:16:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #21-7584 for 1315 Broadway**, 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 replacement of the historic steel windows at the alley elevation 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 color of the replacement windows be subject to staff approval.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: NAY

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 1

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8523 (8:56 p.m. [3:19:00])

ADDRESS: 4325 Fullerton

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Lee and Erin Ehlers

OWNER: Lee and Erin Ehlers

SCOPE OF WORK: Remove windows, install aluminum-clad wood windows

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin noted that there was a staff recommendation for approval.

ACTION (8:57 p.m. [3:20:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8523 for 4325 Fullerton** 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 provide HDC staff with the dimensions and description of method to install the windows and restore the brick moulding of the window openings.
- The applicant provide 6/1 simulated divided lites, 4/1 for the two smaller bathrooms.
- The east elevation vinyl windows be removed and replaced with an appropriate curved top rail design with double-hung, aluminum clad wood or wood windows and a 6/1 configuration.
- The applicant provide a window trim color selected from Color System D of the HDC color chart guidelines.
- HDC staff shall review and approve these submissions before their application/installation.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8524 (9:00 p.m. [3:22:00])

ADDRESS: 4138 Lincoln

HISTORIC DISTRICT: Woodbridge Farm

APPLICANT: Eric Jones and Pamela Castillo

OWNER: Eric Jones and Pamela Castillo

SCOPE OF WORK: Replace windows, install new doors and deck at south side wall, rehabilitate building

COMMISSION AND APPLICANT DISCUSSION

Eric Jones, the owner, Michael Sklenka, architect, and Mollie Decker, architect, described the history of the property and described a 2021 Certificate of Appropriateness for work that was never completed. They stated that the house has recently been damaged by vandalism and weather infiltration and the windows were falling apart.

ACTION (ONE) (9:16 p.m. [3:38:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8524 for 4138 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 new south side deck and window treatments for the north/side wall and front/west facade **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 reason for denial is that:

- The south side wall is highly visible from the public right-of-way and the adjacent parcel is vacant.
- Historically, wood porches typically included a roof overhand of some kind in order to protect the floor from deterioration due to exposure to weather.
- The scale/ footprint of the deck is too large/wide as it extends into the adjacent lot at 4132 Lincoln. A porch at that location would have been designed to fit within the boundaries of the parcel which the house sits.
- As the window conditions were not documented throughout at the time of the unapproved removal, it is not clear that they were deteriorated beyond repair. Also, the current documents do not provide the level of detail necessary in order for staff to ascertain that the proposed new windows are an adequate replication for the windows at the front façade first-story bay and the second story which included transoms that were removed without HDC approval.

The Commission's reason 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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:18 p.m. [3:40:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application 23-8524 for 4138 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 remaining work items 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 new doors proposed for the south side wall shall only be installed if an HDC approved porch is installed at that location. Also, the new doors and trim shall be wood at the exterior/not clad with metal, fiberglass, vinyl, etc., and the finish color/paint color palette of the new doors and associated trim match that proposed for the front door/primary entrance. The applicant shall submit a revised proposal for this door reflecting this condition to HDC staff for review and approval prior to the issuance of the project permit.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

APPLICATION/STAFF REPORT NUMBER: 23-8525 (9:21 p.m. [3:43:00])

ADDRESS: 12632 (12638) Dexter

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Bryan Cook, developARCHITECTURE

OWNER: Vinayak Properties LLC

SCOPE OF WORK: Install stone and stucco veneer

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin recused herself and left the room, assigning Commissioner Machielse to chair the meeting.

Bryan Cook, architect, Diallo Smith, project manager of Life Remodeled, and Gabrielle Sherrer, of the Planning and Development Department, explained that this is a public-private façade improvement project intended to stimulate economic development. The design was prepared based on the wishes of the property owner.

Commissioners Hardamon and Machielse discussed the Dexter corridor in general.

Commissioner Machielse asked if there was information on the prior appearance of the roof. Staff responded that there were no photos or other information showing if the building changed over time.

Commissioner Hamilton observed that prior mortar repairs were of poor quality and mismatched. The appearance of the façade could be improved with proper repointing. Hamilton also suggested that painting the rear CMU portion darker to match the front portion would be appropriate.

Commissioner Machielse suggested that the cladding around the front entrance was not original and may conceal original features.

Several commissioners also suggested that landscaping would enhance the appearance of the building and would be appropriate.

ACTION (ONE) (9:47 p.m. [4:09:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8525 for 12632 Dexter**, 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 plaster and stone veneer installation **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 reason for denial is that:

- The proposed work would alter the character of the building by obscuring character-defining features including textured and patterned brick, mortar joints, and concrete block.
- The proposed stone cladding, specifically, introduces a novel texture and finish that is not compatible with the Art Moderne style of the building, not compatible with the period of significance of the Russell Woods-Sullivan Historic District, and not compatible with other historic buildings found within the district. The proposed plaster finish is also incompatible

with the district.

The Commission's reason 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 a property shall be avoided.*
- 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.*

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:49 p.m. [4:11:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8525 for 12632 Dexter** 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 remaining work items 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 proposed fence material and finish shall be subject to approval by staff.
- The proposed sign will be subject to approval by staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8536 (9:51 p.m. [4:13:00])

ADDRESS: 13201 Dexter

HISTORIC DISTRICT: Russell Woods-Sullivan
APPLICANT: Kimberly Dokes, Dokes Design LLC
OWNER: Malik Wilson, Dexter Quality Cleaners
SCOPE OF WORK: Install synthetic cladding, replace storefront

COMMISSION AND APPLICANT DISCUSSION

Diallo Smith, project manager of Life Remodeled, and Kimberly Dokes, architect, introduced the project.

Commissioner Simmons asked about the design philosophy of the façade program, suggesting that the historic character of the existing buildings be honored as the Dexter area experiences new development.

Kimberly Dokes says that the design team provided several options to Malik Wilson, the owner who selected this as the preferred option.

Several commissioners suggested that replacing the door would be appropriate.

ACTION (ONE) (10:02 p.m. [4:24:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8536 for 13201 Dexter**, 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 synthetic deck-board cladding **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 reason for denial is that:

- The proposed work would alter the character of the building by covering character-defining smooth rectangular hardboard siding with new material.
- The existing rectangular hardboard siding constitutes a distinctive construction technique and example of craftsmanship that would be obscured and damaged by the proposed work.
- The proposed composite deck board cladding is not compatible with the building or the Russell Woods-Sullivan Historic District in that it introduces characteristics which are not historically found therein, including an unpainted woodgrain appearance and a butt-joint installation.
- The proposed composite deck board cladding, providing a stark contrast with the other storefronts on the same building and the other buildings on the block, would disrupt the “repetitive flow of storefronts” described in the Elements of Design.

The Commission's reason 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 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.*

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:04 p.m. [4:26:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application 23-8536 for 13201 Dexter** 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 remaining work items 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 Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

XVI ADJOURNEMENT

Commissioner Hardamon moved to adjourn.

Commissioner Hamilton: SUPPORT

MOTION CARRIED

The Commission adjourned at 10:08 p.m.