

**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

Date: July 12, 2023

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

**AGENDA** (Actual time [audio recording time stamp])

**I CALL TO ORDER** (5:39 p.m. [00:07:00])

Chairperson Franklin called the meeting to order at 5:39 p.m.

**II ROLL CALL** (5:37 p.m. [00:07:30])

<b>HISTORIC DISTRICT COMMISSION</b>		<b>PRESENT</b>	<b>ABSENT</b>
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	
<b>STAFF</b>			
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** (05:42 p.m. [00:10:00])

**ACTION** (5:42 p.m. [00:10:15])

Commissioner Hamilton moved that the agenda be approved with 308 Eliot, 4217 Lincoln, and 2495 W. Boston being moved to the consent agenda.

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**

**IV APPROVAL OF MEETING MINUTES** (5:39 p.m. [00:09:00])

**ACTION** (5:44 p.m. [00:11:30])

Commissioner Machielse moved that June meeting minutes be approved.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: abstain

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4          Nays: 0

**MOTION CARRIED**

**V REPORTS** (5:45 p.m. [00:13:00])

Director Landsberg said that there are no staff reports.

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA** (5:45 p.m. [00:13:30])

**ACTION** (5:45 p.m. [00:13:45])

Commissioner Hamilton moved that applications on the consent agenda 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**

**Commissioner Chinchilla arrived.**

**VII POSTPONED APPLICATIONS** (5:46 p.m. [00:14:15])

None

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

(5:46 p.m. [00:14:30])

None

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING** (7:47 p.m. [00:15:00])

**APPLICATION/STAFF REPORT NUMBER:** 23-8432 (7:47 p.m. [00:15:30])

**ADDRESS:** 7938–7960 Kerchival and 1819–1823 Van Dyke  
**HISTORIC DISTRICT:** West Village  
**APPLICANT:** Andrew Rudnycky, Stucky Vitale Architects  
**OWNER:** Aamir Farooqi  
**SCOPE OF WORK:** Establish outdoor dog park

Staff summarized the proposal.

Andrew Rudnycky, the applicant, elaborated regarding specifications.

## **PUBLIC COMMENT**

None

## **COMMISSION AND APPLICANT DISCUSSION**

Several commissioners agreed with the staff recommendation.

### **ACTION** (5:55 p.m. [00:23:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application 23-8432 for 7938–7960 & 1819 – 1823 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 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 shall provide HDC staff the opportunity to review and approve the final details for the wood wall proposed for installation at the northwestern stepped wood seating prior to the issuance of the project’s permit.
- The applicant shall provide HDC staff the opportunity to review and approve the final details for the west elevation canopy tarp enclosure prior to its installation.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6        Nays: 0

## **MOTION CARRIED**

### **APPLICATION/STAFF REPORT NUMBER:** 23-8389 (5:57 p.m. [00:25:00])

**ADDRESS:** 477 W. Alexandrine

**HISTORIC DISTRICT:** Willis-Selden

**APPLICANT:** Robert Slattery, 477 West Alexandrine LLC

**OWNER:** 477 West Alexandrine LLC

**SCOPE OF WORK:** Construct parking lot

Staff summarized prior applications and approvals for the property and described the current proposal.

Robert Slattery described the proposal, intended as a parking lot for the nearby business, Mad Nice.

Director Landsberg noted that three letters in opposition to the proposal have been received and posted on the website.

**PUBLIC COMMENT**

Ryan Fanselow, a neighborhood resident, spoke in opposition, stating that a parking lot two blocks away is never full.

David Graf, a Detroit resident, spoke in opposition to the proposal.

Francis Grunow, representing Detroiters for Parking Reform, spoke in opposition to the proposal.

Stephen Caladaio, a resident of the historic district, spoke in opposition to the proposal.

Robert Slattery, a resident of the neighborhood in addition to being the applicant, spoke in support of the proposal.

**COMMISSION AND APPLICANT DISCUSSION**

Robert Slattery provided additional background regarding the property.

Commissioner Chinchilla expressed agreement with one written comment that had been received stating that the proposal was contrary to the Secretary of the Interior's Standards.

Commissioner Hamilton pointed out that the Commission's task is not to determine if parking is needed, but to determine if the proposed parking lot meets the Secretary of Interior's Standards.

**ACTION** (6:23 p.m. [00:51:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application 23-8433 for 477 W. Alexandrine** 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 are that:

- The new use is incompatible with the massing, size, and scale characteristics of the district, alters features and spaces that historically characterize this urban block, does not retain the historic character of the block and/or district, and is incompatible with the historic integrity of the Willis-Selden Historic District.

and therefore, 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.*
- 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 Elements of Design 5, 12, 14, and 17.*

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8434 (6:25 p.m. [00:53:00])

**ADDRESS:** 1120 Seminole

**HISTORIC DISTRICT:** Indian Village

**APPLICANT:** Keith Martin

**OWNER:** Keith Martin

**SCOPE OF WORK:** Erect greenhouse

Staff summarized the proposal.

The applicant, Keith Martin, expressed agreement with the staff recommendation.

#### **PUBLIC COMMENT**

Gary Brownell, an Indian Village resident, spoke in opposition to the proposal.

Alex Grabowski, an Indian Village resident, spoke in opposition to the proposal.

Jeff Stevens, an Indian Village resident, encouraged the Commission to be guided by the facts and the legislation.

#### **COMMISSION AND APPLICANT DISCUSSION**

Several commissioners discussed what might be an appropriate duration for a temporary structure.

**Commissioner Hosey arrived at 6:38 p.m.**

**ACTION** (6:43 p.m. [01:11:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 23-8434 for 1120 Seminole** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019

Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission 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 hoophouse may remain as a temporary structure within the subject parcel, until August 30, 2024.
- The applicant shall remove the hoophouse and restore the property to an appropriate condition, per staff review, upon the expiration of the Commission’s defined temporary period.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: abstain

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6      Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8419 (6:45 p.m. [01:13:00])

**ADDRESS:** 14551 Warwick

**HISTORIC DISTRICT:** Rosedale Park

**APPLICANT:** Steven Mitchell

**OWNER:** Steven Mitchell

**SCOPE OF WORK:** Erect second garage

Staff summarized the proposal.

Steven Mitchell, the applicant, expressed a willingness to make changes to the proposed materials, and asked what an acceptable scale for a garage addition would be.

Commissioner Hamilton expressed concerns about the design and orientation.

#### **PUBLIC COMMENT**

None

#### **COMMISSION AND APPLICANT DISCUSSION**

Commissioners Hardamon and Chinchilla suggested a two-bay addition to the current garage would be acceptable as long as green space around the building was maximized.

Several Commissioners expressed that scale, materiality and green space are the three key factors to consider in a future application.

The applicant withdrew the application.

**APPLICATION/STAFF REPORT NUMBER:** 23-8397 (7:03 p.m. [01:31:45])

**ADDRESS:** 14860 Piedmont

**HISTORIC DISTRICT:** Rosedale Park

**APPLICANT:** Hector Ivan Arriaga Medina

**OWNER:** Gigi Investments LLC

**SCOPE OF WORK:** Demolish garage, replace railing, replace original windows with vinyl windows, replace wood windows with vinyl windows

Staff summarized the proposal.

The applicant, Hector Arriaga, stated that the work was done before they acquired the house.

## **PUBLIC COMMENT**

None

## **COMMISSION AND APPLICANT DISCUSSION**

Commissioner Hamilton expressed the opinion that the leaded glass windows on the front of the house were very important defining features, but that the other windows were less important. Several other commissioners agreed that a Certificate of Appropriateness could be issued if the missing historic windows on the front of the house were replicated.

Several Commissioners noted that some leaded glass windows already seem to have been missing at the time the historic district was established.

Several commissioners suggested that the railing was appropriate.

## **ACTION (ONE)** (7:32 p.m. [02:00:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-8397 for 14860 Piedmont** 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 and replacement of the front porch railing **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 five front façade windows be replicated as wood windows with leaded glass patterns replicating the original windows.
- The replacement of those five windows be accomplished within three years from today.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7        Nays: 0

**MOTION CARRIED**

**ACTION (TWO) (7:39 p.m. [02:06:30])**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8397 for 14860 Piedmont**, 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 demolition of the garage 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 Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7        Nays: 0

**MOTION CARRIED**

**X      CITY PROJECTS SUBJECT TO PUBLIC HEARING** 7:40 p.m. [02:08:00])

None

**XI     PUBLIC COMMENT** (7:40 p.m. [02:08:30])

None

**Commissioner Franklin left the room, assigning Commissioner Machielse to chair the meeting.**

**XII    APPLICATIONS NOT SUBJECT TO PUBLIC HEARING** (7:41 p.m. [2:09:00])

**APPLICATION/STAFF REPORT NUMBER:** 23-8404 (7:41 p.m. [02:09:00])

**ADDRESS:** 8022 Kercheval

**HISTORIC DISTRICT:** West Village

**APPLICANT:** Michael Sklenka, Subject Studio

**OWNER:** David Spencer, National Solutions, Inc.

**SCOPE OF WORK:** Masonry replacement, window replacement

**COMMISSION AND APPLICANT DISCUSSION**

Michael Sklenka, the applicant, described deterioration of the brick veneer, noted that a similar window replacement on an adjacent building has been approved several years ago, described deterioration to the brick mould, and described deterioration to the windows, referencing statements from two window repair contractors. The applicant also described the proposed new windows and frames.



Commissioner Chinchilla pointed out that window trim on the adjacent building is different the applicant's building; therefore, the work seen on the adjacent building might not be appropriate for the applicant's building.

Commissioners Hamilton and Machielse suggested that the windows looked to be repairable. The applicant stated that two windows are missing entirely. Commissioner Chinchilla suggested it might be possible to repair some windows and replace others, depending on the level of deterioration.

Director Landsberg suggested that a Commission site visit might be able to determine which windows were repairable.

**Commissioner Franklin returned.**

**ACTION (ONE)** (8:23 p.m. [02:51:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application #23-8404 for 8022 Kercheval** 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 wood windows **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 have a review on site with staff and commissioners to review conditions of existing windows proposed for replacement and identify the quantity and locations of replacement windows versus repaired windows.
- The replacement windows will be the aluminum-clad windows with the brick moldings that match the existing condition, and that staff has the opportunity to review sash details prior to order and installation.
- A written proposal or estimate is provided for any repair work that is identified.

Director Landsberg suggested that the first condition be modified to allow the committee of commissioners the ability to make a decision regarding the windows.

Commissioner Chinchilla so amended the motion.

Commissioner Hosey: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: abstain

Commissioner Hamilton: NAY

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5      Nays: 1

**MOTION CARRIED**

**ACTION (TWO)** (8:27 p.m. [02:54:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8404 for 8022 Kercheval**, 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:*

- Historic brick will be used at both flat walls at the front elevation. Written confirmation that all brick and mortar details that exist at the front elevation as discussed in the HDC Analysis document, including “mortar finger joints at the intersection of the front bay faces”, will be listed in detail on the elevation drawings submitted for permit.
- A dimensioned section of the new brick mould, adjacent a photo of the existing brick mould, will be submitted for staff review.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6          Nays: 0

**MOTION CARRIED**

**Commissioner Franklin resumed chairing the meeting.**

**APPLICATION/STAFF REPORT NUMBER:** 23-8435 (8:29 p.m. [02:57:00])

**ADDRESS:** 19540 Shrewsbury

**HISTORIC DISTRICT:** Sherwood Forest

**APPLICANT:** Linda Hirbar, Weathergard Windows

**OWNER:** Brenda Bell

**SCOPE OF WORK:** Replace steel windows with vinyl windows

## **COMMISSION AND APPLICANT DISCUSSION**

Staff noted that the applicant is not present.

**ACTION (ONE)** (8:32 p.m. [03:00:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8435 for 19540 Shrewsbury** 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 windows #1 and windows #3 through 8 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 existing windows proposed for removal are historic and distinctive materials and features that contribute to the character of the property that have not been shown to be deteriorated beyond repair.

- The proposed new windows are not appropriate as they do not match the existing windows in design (they are slider windows rather than casement), visual qualities (the proposed flat grids do not provide the same textural depth as the existing windows), or materials (they are vinyl rather than metal).

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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7        Nays: 0

**MOTION CARRIED**

Commissioners Hamilton and Machielse discussed the difficulty and expense of finding metal replacement windows, suggesting that another material may be more feasible.

**ACTION (TWO)** (8:40 p.m. [03:07:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8435 for 19540**

**Shrewsbury**, 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 window #2 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 window will be a metal casement window matching the visual qualities of the old window, subject to approval by staff.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7      Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8436 (8:42 p.m. [03:10:00])

**ADDRESS:** 1901 Chicago

**HISTORIC DISTRICT:** East Boston-Edison

**APPLICANT:** Bradley Nash

**OWNER:** Bradley Nash

**SCOPE OF WORK:** Install air-conditioning condensers on roof and side wall

### COMMISSION AND APPLICANT DISCUSSION

Bradley Nash, the homeowner and applicant, expressed that moving the unit would be expensive and labor intensive, and asked if it could be screened or painted instead.

Several commissioners asked about the prior unit. Staff stated that the dimensions of the prior unit were not known and that it has not been approved by the Historic District Commission.

Several commissioners said that screening would not be appropriate as it would be even more visible than the current configuration.

**ACTION** (8:52 p.m. [03:19:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8436 for 1901 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 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 rooftop air conditioning unit will be moved to the south and west to the maximum extent practicable, as determined in consultation with staff; the yellow label will be removed.
- The ground-level air conditioning unit will be further camouflaged by field painting it brown or by planting evergreen plant species to conceal it from view.

Commissioner Hardamon: SUPPORT

Commissioner Hamilton suggested amending the second condition to replace “or” with “and.”

Commissioners Simmons and Hardamon concurred.

Commissioner Chinchilla: NAY

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6      Nays: 1

## MOTION CARRIED

**APPLICATION/STAFF REPORT NUMBER:** 23-8437 (8:54 p.m. [01:22:30])

**ADDRESS:** 19435 Canterbury

**HISTORIC DISTRICT:** Sherwood Forest

**APPLICANT:** William Lewnau

**OWNER:** William Lewnau

**SCOPE OF WORK:** Install security cameras on pole in front yard

## COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

Commissioner Hamilton suggested that the pole-mounted camera alters the look of the historic streetscape. Commissioner Machielse said that a building-mounted, concealed camera would be appropriate.

**ACTION** (8:56 p.m. [01:20:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8437 for 19435 Canterbury** 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:

- The area visible from the public right-of-way within the vicinity of 19435 Cambridge (street bed, berm area, and front yards) is devoid of modern, utilitarian intrusions such as stoplights, utility poles, pole mounted security cameras, utilitarian-style light poles, etc. The current/proposed pole-mounted security camera installation is an anomaly within the neighborhood and presents an appearance that is highly incompatible with the historic character of 19345 Canterbury and its surrounds due to its location, scale, and utilitarian appearance.
- The Commission's *Security and Lighting Guidelines* emphasize the installation of security cameras "within the site/yard in a manner that will not call undue attention to itself." The current installation is highly visible due to its scale, location, and utilitarian nature.

And therefore, 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.*
- 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: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7            Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8439 (8:58 p.m. [03:26:00])

**ADDRESS:** 14910 Stahelin

**HISTORIC DISTRICT:** Rosedale Park

**APPLICANT:** Albert Benezra, Weathergard Windows

**OWNER:** Corwanda and Algetter Black

**SCOPE OF WORK:** Remove wood patio door, install vinyl patio door

### COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

Commissioner Machielse expressed agreement with the staff recommendation.

**ACTION** (9:00 p.m. [03:27:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8439 for 14910 Stahelin**, 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:

- The existing double door is a historic feature; the Standards say that it should not be removed unless it is deteriorated beyond repair. It has not been shown to be beyond repair.
- The proposed double door is not compatible. A compatible door would be either wood, steel, or aluminum, with the same light pattern as the historic door, and have true muntins or simulated muntins matching the three-dimensional profile of the historic door.

and therefore, 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 Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 7        Nays: 0  
**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8440 (9:01 p.m. [03:29:00])  
**ADDRESS:** 2021 Chicago  
**HISTORIC DISTRICT:** Boston-Edison  
**APPLICANT:** Michele Shiftar, HP Foreclosure Solution, LLC  
**OWNER:** HP Foreclosure Solution  
**SCOPE OF WORK:** Replace wood windows with vinyl-clad wood windows

**COMMISSION AND APPLICANT DISCUSSION**

Michele Shiftar, the applicant, described a revision to the proposal, with aluminum-clad wood windows, exterior simulated muntins, and a divided light pattern matching the lost historic windows.

Director Landsberg expressed that staff has not had the opportunity to review the revised scope of work.

**ACTION** (9:11 p.m. [03:39:30])  
Commissioner Chinchilla moved that:  
Having duly reviewed the complete proposed scope of **Application #23-8440 for 2021 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 item **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 windows, molding, and brick details will be reviewed and approved by staff.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: AYE  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 7        Nays: 0  
**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8441 (9:13 p.m. [03:41:00])  
**ADDRESS:** 729 Seward  
**HISTORIC DISTRICT:** New Center Area  
**APPLICANT:** Sarah Garrity Guenther  
**OWNER:** 700 Seward Detroit LLC  
**SCOPE OF WORK:** Replace wood windows with aluminum-clad windows, paint porch

**Commissioner Hosey stated that he had a financial relationship with the owner and recused himself, leaving the room.**

### **COMMISSION AND APPLICANT DISCUSSION**

Garrity Guenther, representing the applicant, described the ownership history of the property and recent work completed without approval.

Several commissioners and staff discussed the current owner's proposal to recess the existing windows three inches.

**ACTION** (9:21 p.m. [03:49:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8441 for 729 Seward** 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, installation of aluminum-clad wood windows, and painting the wood porch black 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 asked about the white brick sills. Staff responded that the white paint color had been previously approved.

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6          Nays: 0

**MOTION CARRIED**

**Commissioner Hosey returned.**

**APPLICATION/STAFF REPORT NUMBER:** 23-8442 (10:54 p.m. [03:52:00])

**ADDRESS:** 1419 Seyburn

**HISTORIC DISTRICT:** West Village

**APPLICANT:** Ashley Davidson

**OWNER:** Ashley Davidson

**SCOPE OF WORK:** Rehabilitate dwelling, replace windows

### **COMMISSION AND APPLICANT DISCUSSION**

Ashley Davidson, the applicant, elaborated on the proposed work; the proposed windows are Fibrex, a recycled composite material.



Several commissioners asked questions about the windows and window openings and opined that the existing windows were not beyond repair.

**ACTION (ONE)** (9:45 p.m. [04:13:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application #23-8442 for 1419 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 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:*

- Catalog cut of the selected storm windows will be submitted for staff review.
- Specifications for stabilizing the front porch will be submitted for staff review.
- Color selection for French door will be submitted for staff review.
- A measured drawing of the rear and north-side elevation walls where the window and door alterations are to occur will be submitted for staff review. Where new stucco will be applied, a specification stating the material shall match the existing stucco in composition, application and finish pattern will be stated on drawings.
- A dimensioned window order showing design/window operation of new large window at rear will be submitted to staff for review.
- Dimensions of existing double-hung window for comparison with proposed replacement window to be installed at empty window openings will be submitted. The two rear elevation paired window openings, where one opening is empty, can receive replacement windows so the paired openings match.
- Dimensioned drawing of rear upper porch railing, using narrow balusters and corner posts will be submitted for staff review. The railing will be painted light olive gray.

Commissioner Hamilton: SUPPORT

Commissioner Hamilton asked if the motion was intended to allow paired windows to be replaced together. Commissioner Chinchilla responded that it was.

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6          Nays: 0

**MOTION CARRIED**

Commissioner Hamilton suggested that the window restoration quote was too high. It should be possible to have the windows repaired or restored for less.

**ACTION (TWO)** (9:51 p.m. [04:18:45])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8442 for 1419 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 replacement of the wood windows **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 windows on the dwelling are distinctive character-defining features; the uniformity and relationship between the window openings on each floor and elevation is an important architectural component of the structure.
- The restoration estimate confirms the existing windows are not deteriorated beyond repair.
- The proposed replacement window is not an adequate match to the historic sash.
- A dimensioned drawing and visual of the glass specification for the single fiberglass unit for the bathroom location was not submitted.

and therefore, 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 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.*

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: abstain

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6        Nays: 0

**MOTION CARRIED**

## **XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING** (9:56 p.m. [04:24:00])

None

## **XIV OLD BUSINESS** (9:56 p.m. [4:24:00])

**APPLICATION/STAFF REPORT NUMBER:** 23-8393 (8:03 p.m. [02:33:00])

**ADDRESS:** 1322–1366 Broadway

**HISTORIC DISTRICT:** Broadway Avenue Local

**APPLICANT:** Robert J. Kraemer, Kraemer Design Group

**OWNER:** Broadway Detroit Development II, LLC

**SCOPE OF WORK:** Commission review of final design, per approval condition for suspended Notice to Proceed as approved on June 14, 2023

## **COMMISSION AND APPLICANT DISCUSSION**

Theresa Shore, representing the applicant, expressed agreement with the staff report.

Staff noted that the first condition in the prior approval has already been satisfied; the second condition involves outstanding design issues.

### **ACTION (10:00 p.m. [04:27:30])**

Commissioner Hardamon moved that:

In agreement with staff's recommendation that the Condition 1 of the suspended Notice to Proceed has been met, the Commission agrees that the staff will issue the Notice to Proceed upon the satisfaction of Condition 2.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 7        Nays: 0

**MOTION CARRIED**

## **XV    NEW BUSINESS (10:01 p.m. [04:29:00])**

### **INDIAN VILLAGE GAS LAMPS/DTE UPDATE 3 (10:01 p.m. [04:29:00])**

Director Landsberg described a draft resolution, similar to one passed by the Commission in 2013, regarding gas work by DTE in historic districts. Requirements regarding Indian Village gas lamps, replacement of tree species, and painting of gas meters are revised in the draft resolution.

Commissioner Franklin and Director Landsberg expressed the opinion that the gas lamps were erected during the 1970s and are not a contributing feature of the historic district.

Julie Jozwiak of DTE explained the rationale for ending service to the Indian Village gas lamps.

Director Landsburg suggested several textual changes to the draft resolution.

Commissioner Franklin invited members of the public to speak.

Jeff Stevens, an Indian Village resident, expressed support of the draft resolution.

Commissioner Chinchilla asked if the gas lamps would stay in place. Julie Joswiak said that they would.

### **ACTION (10:15 p.m. [04:43:00])**

Commissioner Hardamon moved that:  
The draft resolution be adopted as Resolution 23-03, with the amendments as outlined during the discussion.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: AYE  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 7          Nays: 0

**MOTION CARRIED**

## **XVI ADJOURNEMENT**

Commissioner Machielse moved to adjourn.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: AYE  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 7          Nays: 0

**MOTION CARRIED**

The Commission adjourned at 10:17 p.m.