

**MINUTES**  
**DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING**

April 10, 2024  
Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

**I CALL TO ORDER**

Chairperson Franklin called the meeting to order at 5:32 p.m.

**II ROLL CALL** (5:34 p.m.)

<b>HISTORIC DISTRICT COMMISSION</b>		<b>PRESENT</b>	<b>ABSENT</b>
Najahyia Chinchilla	Commissioner		X
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Alan Machielse	Vice Chair		X
William Marquez	Commissioner	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** (05:35 p.m.)

Director Landsberg noted that 15500 Piedmont and 1766 Oakman have withdrawn. Staff wishes to add an item regarding 1760 Wabash.

**ACTION** (5:39 p.m.)

Commissioner Simmons moved that the agenda be approved with the modifications.

Commissioner Hamilton: SUPPORT

- Commissioner Chinchilla: not present
- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner Machielse: not present
- Commissioner Marquez: AYE
- Commissioner Simmons: AYE

Ayes: 4 Nays: 0

**MOTION CARRIED**

**IV APPROVAL OF MEETING MINUTES**

None

**V REPORTS** (5:36 p.m.)

Director Landsberg welcomed William Marquez to the Historic District Commission.

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA** (5:38 p.m.)

None

**VII POSTPONED APPLICATIONS** (5:38 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00089 (5:38 p.m.)

**ADDRESS:** 477 W. Alexandrine

**HISTORIC DISTRICT:** Willis-Selden Local

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

**OWNER:** 477 West Alexandrine LLC

**SCOPE OF WORK:** Erect multi-family building with rear parking lot

Staff summarized the proposal and provided a written summary of recent prior Historic District Commission approvals of surface parking lots.

Robert Slattery, the applicant, and Steven Flum, the architect, described the proposal.

**Commissioner Machielse arrived at 5:52.**

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Marquez asked if the proposed had gone through site plan review. Director Landsberg responded that the Planning and Development Department design review staff was not in support of the project.

Commissioners Machielse and Hamilton opined that amount of paved area and the presence of the curb cut was inappropriate; historic buildings typically had parking accessed from the alley.

Commissioner Marquez asked about the canopies and porch projections. Director Landsberg responded that this is a revised design; those items were added since the earlier proposal.

**ACTION** (6:12 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00089 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 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:*

- Windows will be standard vision glass, designed either as subdivided casement windows or 1/1 double-hung style windows in mulled sets.
- The site fence will be wood, metal, masonry, or other traditional material instead of PVC, in a design appropriate for the context.

- The parking lot will remain visually subordinate to the building, concealed from view, and shall not exist separately from the building. Permit application will only be approved by staff for a single project (including both the building and the parking lot) constructed in a single phase.

**MOTION FAILS FOR LACK OF SUPPORT**

**ACTION (6:15 p.m.)**

Commissioner Machielse moved that:  
 Having duly reviewed the complete proposed scope of **Application HDC2024-00089 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 **DENIAL**.

*The reasons for the Denial are:*

- The pavement and the surface in the front yard, the addition of the curb cut, and the drive-through or pass-through nature of the building, and the proportion of yard that is covered in pavement are inappropriate

*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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commissioner Hamilton: SUPPORT

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

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00039 (6:19 p.m.)  
**ADDRESS:** 702 W. Canfield  
**HISTORIC DISTRICT:** West Canfield  
**APPLICANT:** Hannah Bailey, Kendall Design Build  
**OWNER:** Ellen R. Straber  
**SCOPE OF WORK:** Replace wood windows with aluminum-clad wood windows

**COMMISSION AND APPLICANT DISCUSSION**

The applicant, Ellen Straber, provided photos and verbal description of the condition of the windows.

Commissioner Franklin asked if there was a written report from the contractor. The applicant responded there was no written report.

Commissioner Machielse said that the windows appear to be in good condition and seem to be repairable. Commissioner Machielse also noted that the distinctive arch-topped windows were proposed to be replaced with flat-topped windows and this would not be appropriate.

**Commissioner Simmons left the room.**

**ACTION** (6:29 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00039 for 702 W. Canfield**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission 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:*

- All thirteen windows are historic elements that have not been shown to be deteriorated beyond repair.
- For the five windows with arched sashes, proposed work replaces distinctive, curved features with non-matching, rectangular features, noticeably changing the appearance of the building from its original design.

*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.
- 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, other visual qualities, and where possible, materials. Replacement of missing features shall be documented by documentary, physical, or pictorial evidence.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

**MOTION CARRIED**

**Commissioner Simmons returned.**

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

(6:32 p.m.)

None

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING** (6:32 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00097 (6:32 p.m.)  
**ADDRESS:** 3669 Lincoln  
**HISTORIC DISTRICT:** Woodbridge Farm  
**APPLICANT:** Tim Loughrin, 3701 Lincoln LLC  
**OWNER:** Annette Covington  
**SCOPE OF WORK:** Remove brick carriage house and brick wall ruins, erect fence

Staff summarized the proposal.

Tim Loughrin, the applicant, described the rationale for removing the resource and adding the fence.

**PUBLIC COMMENT**

Lori Champagne stated that a fence was removed a few days ago and asked that it be replaced.

**COMMISSION AND APPLICANT DISCUSSION**

Allen Machielse suggested the proposed work was appropriate.

**ACTION** (6:40 p.m.)

Commissioner Machielse moved that:  
Having duly reviewed the complete proposed scope of **Application HDC2024-00054 for 3669 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 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.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Machielse: AYE  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00121 (6:41 p.m.)  
**ADDRESS:** 19690 Shrewsbury  
**HISTORIC DISTRICT:** Sherwood Forest  
**APPLICANT:** David Lawson  
**OWNER:** David Lawson  
**SCOPE OF WORK:** Demolish garage, erect garage and deck

Staff summarized the proposal.

**PUBLIC COMMENT**

None.

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Franklin noted that the color scheme had been changed. Staff responded that there was no Certificate of Appropriateness for this work, however, painting according to the pertinent Color System does not require a Certificate of Appropriateness.

David Lawson and Shannon Hibbard, homeowners, described the garage and deck and associated window alteration.

Commissioner Marquez asked about moving the electrical service.

Commissioners Machielse and Simmons suggested the proposed door was acceptable.

**ACTION (7:01 p.m.)**

Commissioner Simmons moved that:  
Having duly reviewed the complete proposed scope of **Application HDC2024-00121 for 19690 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 proposed 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 condition that:*

- The electric line will be moved away from the doorway.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00066 (7:06 p.m.)

**ADDRESS:** 1180 Vinewood

**HISTORIC DISTRICT:** Hubbard Farms

**APPLICANT:** Valeria Lopez

**OWNER:** Valeria Lopez

**SCOPE OF WORK:** Alter dwelling including window and door openings, roof, siding, and porch

Staff summarized the proposal, noting that most of the work has already been completed.

Valeria Lopez and Rito Bueno described the proposal.

## **PUBLIC COMMENT**

Robert Anderson spoke in support of the proposed work, stating the house had been vacant for twenty years and its renovation would bring benefits to the community.

## **COMMISSION AND APPLICANT DISCUSSION**

The applicant stated that the windows removed (without approval) were not historic windows.

Commissioner Machielse opined that the work did not meet the Secretary of the Interior's Standards or the Notice to Proceed criteria.

Commissioners Machielse and Franklin opined that the loss of the tower was the most egregious issue. Commissioner Hamilton added that the groupings of triple windows on the front façade and the shape of the porch roof were important features and these elements of the building should be returned to their prior form.

Commissioner Hamilton added the proposed vinyl siding would not be appropriate (this has not yet been installed).

### **ACTION (7:31 p.m.)**

Commissioner Simmons that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00066 for 1180 Vinewood**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission 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 proposed work removes distinctive and character-defining features from the building (such features must be preserved; if beyond repair, they may be replaced with matching new features). These features include the front porch, decorative trim on bay windows, wood siding, and wood scalloped shingles.
- The proposed work alters historic features and spaces by fundamentally changing the form of the building. Inappropriate spatial alterations include reducing the height of the building, converting the historic roof form with tower, front gable, side gable, and side dormer to a gable roof, increasing the footprint of the building on the north wall, adding a gable top to the west-facing bay window, converting the north-facing bay window from two stories to one, and altering the fenestration pattern.
- The proposed work adds an incompatible new front porch to the building.
- The proposed work adds historically inappropriate vinyl materials to the building.

*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.
- 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 a missing feature shall be substantiated by documentary, physical, or pictorial evidence.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commissioner Hamilton: SUPPORT

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

**MOTION CARRIED**

**XI PUBLIC COMMENT** (7:43 p.m.)

Robert Anderson offered criticism of the Historic District Commission.

Fletcher Daniels of Windows Diverse Services advocated for the importance of restoring historic windows.

**Chairperson Franklin recessed the meeting at 7:49 and resumed the meeting at 7:59.**

**X CITY PROJECTS SUBJECT TO PUBLIC HEARING** (7:59 p.m.)

None

**XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING** (8:00 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00087 (8:00 p.m.)  
**ADDRESS:** 232 W. Grand River (1400 Washington Boulevard)  
**HISTORIC DISTRICT:** Washington Boulevard Local  
**APPLICANT:** Paul Howard, Honey One LLC  
**SCOPE OF WORK:** Alter storefront

**COMMISSION AND APPLICANT DISCUSSION**

Paul Howard, tenant, and the project architect (no name provided) introduced themselves.

Several commissioners expressed that the proposed work was appropriate.

**ACTION** (8:01 p.m.)

Commissioner Machielse moved that:



Having duly reviewed the complete proposed scope of **Application HDC2024-00069 for 3139-3153 Woodward**, 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 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: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00069 (8:02 p.m.)

**ADDRESS:** 3139-3153 Woodward

**HISTORIC DISTRICT:** Peterboro-Charlotte

**APPLICANT:** Maureen Doyle; Johnathan Disbrow, Iannuzzi Architecture

**OWNER:** Landy Land, LLC

**SCOPE OF WORK:** Alter facades of commercial building

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

Johnathan Disbrow described the project and stated that the transom panel is original.

Commissioner Marquez asked about the condition of the prism glass. Staff responded it was restored between 2014 and 2017. Johnathan Disbrow stated that it was in need of repairs.

#### **ACTION (ONE) (8:06 p.m.)**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00069 for 3139-3153 Woodward**, 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 for the replacement of the existing transom glass 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 prism-glass transom dates from the period of the building's original construction and is a distinctive and character-defining feature of the property.
- The application has not indicated that the transom is beyond repair or that it is infeasible to retain the transom and incorporate it into a new storefront.
- The non-historic second story windows, which were installed without HDC approval, are not an adequate replication of the original wood windows because they have muntins and grids between the glass, the operation of the current windows do not match the original, and the profiles dimensions of the current glass do not appear to match the original; therefore, the proposed repair of the existing second-story windows at 3153 Woodward equates to the approval of these

incompatible units.

*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) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using gentlest means possible.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**ACTION (TWO) (8:12 p.m.)**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00069 for 3139-3153 Woodward**, 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 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 shall install a new prism glass transom at the northernmost storefront of 3153 Woodward to replace the unit which was removed without HDC approval in violation of Detroit City Code circa 2017.
- The new transom shall match the prism glass transom which exists at the building's central storefront. Staff shall be afforded an opportunity to review and approve the new proposal for the transom before the permit is pulled for the project.
- The applicant shall retain the existing new prism glass transom at 3153 Woodward's central storefront.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00100 (8:14 p.m.)

**ADDRESS:** 762 Seminole

**HISTORIC DISTRICT:** Indian Village

**APPLICANT:** Mark J. McBride, McBride Studio, Inc.

**OWNER:** Andrew Metry and Javier Perez

**SCOPE OF WORK:** Reconstruct Porch

### **COMMISSION AND APPLICANT DISCUSSION**

Mark McBride, the architect, described the collapse of the porch and the proposed work.

Several commissioners suggested that the proposed Mansard roof was inappropriate.

**ACTION** (8:26 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00100 for 762 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 porch will use a flat roof, similar to what historically existed on the building, rather than the steeply pitched roof parapet depicted in the application drawings. A metal balustrade similar to that seen in the 1978 Historic Designation Advisory Board photograph shall be added.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: abstain

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

**MOTION CARRIED**

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

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00115 (8:29 p.m.)

**ADDRESS:** 4093 Cortland

**HISTORIC DISTRICT:** Russell Woods-Sullivan

**APPLICANT:** Kelvin McCree, Higher Grounds Enterprise LLC

**OWNER:** Kelvin McCree, Higher Grounds Enterprise LLC

**SCOPE OF WORK:** Replace original windows with vinyl windows, replace awnings

## COMMISSION AND APPLICANT DISCUSSION

Commissioners Machielse and Hamilton expressed that the existing windows do not appear to be beyond repair and vinyl windows would not be appropriate.

Commissioner Marquez discussed the vinyl siding.

### **ACTION (ONE)** (8:42 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00115 for 4093**

**Cortland**, 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 windows with vinyl 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:*

- No documentation establishing that the original condition of the original windows were beyond repair was submitted or available.
- The removal of the original double-hung wood windows and replacement with double-hung, white vinyl windows with unknown product detailing placement information, design and dimension detailing will greatly alter the original scale, design, and materiality which are incompatible and inappropriate for this historic property.
- The proposed vinyl windows are not historically appropriate materials as they do not conform to the District's Elements of Design.

*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.
- 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: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

### **ACTION (TWO)** (8:44 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00115 for 4093 Cortland**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of awnings and coil stock 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:*

- All original windows and brickmould remain in place.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00142 (8:45 p.m.)

**ADDRESS:** 3627 Lincoln

**HISTORIC DISTRICT:** Woodbridge Farm

**APPLICANT:** Richard Chase

**OWNER:** Richard Chase

**SCOPE OF WORK:** Erect front porch

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

Michael Sklenka, the architect, said that the finish on the door would not have a fake wood texture. The fiberglass door would have a smooth, six-panel design, and be painted to match the existing paint scheme.

Commissioners Hamilton and Machielse opined that the proposed door would be inappropriate.

**Commissioner Franklin resumed chairing the meeting.**

**ACTION** (8:50 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00142 for 3627 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 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 condition:*

- The new front doors be a wood material in a design that is compatible with a Victorian-era dwelling, to be submitted for review by staff.

Commissioner Hamilton: SUPPORT

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

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-000125 (8:52 p.m.)  
**ADDRESS:** 350 Madison  
**HISTORIC DISTRICT:** Madison-Harmonie  
**APPLICANT:** John P. Biggar, Studiozone LLC  
**OWNER:** Music Hall LLC  
**SCOPE OF WORK:** Alter fire escape

**Commissioner Machielse disclosed that his employer, Hamilton Anderson, is involved in site design for this building, but he does not believe that this creates a conflict of interest.**

**COMMISSION AND APPLICANT DISCUSSION**

John Biggar described the proposal. This is a revision of a submission that was before the Commission in March 2024.

Commissioners Machielse opined that the fire escape is not a character-defining feature and the proposed work is appropriate.

**ACTION** (8:57 p.m.)  
Commissioner Hamilton moved that:  
Having duly reviewed the complete proposed scope of **Application HDC2024-00125 for 350 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.

Commissioner Machielse: SUPPORT

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

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00144 (8:58 p.m.)  
**ADDRESS:** 1942 Grand River  
**HISTORIC DISTRICT:** G.A.R (Grand Army [of the] Republic) Building  
**APPLICANT:** 1942 Grand River LLC  
**OWNER:** 1942 Grand River LLC

**SCOPE OF WORK:** Install wall signs and awnings

**COMMISSION AND APPLICANT DISCUSSION**

Charlene McKinney, Jessica Parker, and an Ali Abdillah summarized the proposal.

Commissioners Hamilton, Machielse, and Marquez suggested that the Grand River entrance was dramatic and significant and that any change to the entrance would not be appropriate. Awnings in other locations would correspond to historical storefront locations and would be appropriate.

Commissioner Marquez asked about the installation and mounting of the sign.

**ACTION (ONE)** (9:16 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00144 for 1942 Grand River**, 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:*

- Anchors and penetrations shall be placed in mortar joints rather than stone.
- Awning and canopy locations and anchor points will be subject to review by staff to ensure they do not obscure or damage historic materials.
- The Grand River canopy will not be installed.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00153 (9:18 p.m.)

**ADDRESS:** Detroit People Mover

**HISTORIC DISTRICT:** David Whitney Building, Grand Circus Park Local, Broadway Avenue Local, Detroit Financial

**APPLICANT:** Detroit Transportation Corporation

**OWNER:** City of Detroit

**SCOPE OF WORK:** Install lighting on concrete columns

Director Landsburg summarized the proposed work.

## **PUBLIC COMMENT**

Kristine Kidorf, representing David DiRita and the Roxbury Group, expressed concerns with the proposed work; the light fixtures should be smaller, fewer in number, be under 3000k, not change color or pulsate, that the columns should be cleaned, and the wires should be concealed.

## **COMMISSION AND APPLICANT DISCUSSION**

Elise Fields of the Downtown Detroit Partnership, and Robert Kraemer of the Detroit Transportation Corporation, expressed agreement with the staff report.

Robert Kraemer expressed that the lights were intended as accent lighting, would be programmable, and could be subdued and usually kept under 3000k. They may occasionally be programmed to other colors.

Commissioner Marquez asked about light pollution. Robert Kraemer stated that they are adjustable and can be directed to avoid spillover.

Several commissioners expressed that flashing or color changing lights would not be appropriate.

## **ACTION (9:38 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00130 for Detroit People Mover**, 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.

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 lights be steady on with no motion.
- A schedule of lighting is provided with criteria of acceptance for additional color ways.
- 3000k max.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

## **MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00131 (9:40 p.m.)

**ADDRESS:** 836 Bates and Cadillac Square Park

**HISTORIC DISTRICT:** Water Board Building, Detroit Financial, John J. Bagley Fountain (adjacent)

**APPLICANT:** James Hanning, City of Detroit Department of Public Works



**OWNER:** City of Detroit

**SCOPE OF WORK:** Rehabilitate sidewalks, install new landscaped median in Randolph Street, remove eastbound traffic lanes at 100 block of Cadillac Square, extend Cadillac Square Park southward

### COMMISSION AND APPLICANT DISCUSSION

Jay Biernat of the Detroit Department of Public Works, summarized the proposal and expressed agreement with the staff report.

#### **ACTION (ONE)** (9:49 p.m.)

Commissioner Hamilton moved that:

I move that the Commission find that the proposed project at 836 Bates (Randolph Steet and sidewalk to the east of 836 Bates) and Cadillac Square Park, between Woodward and Randolph, will not have a demonstrable effect on the Water Board Historic District, Detroit Financial Historic District, or the John J. Bagley Fountain Historic District, and; that the determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

#### **ACTION (TWO)** (9:50 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00131 for 836 Bates** (Randolph Steet and sidewalk to the east of 836 Bates), 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 condition:*

- Revisions/additions to the proposal be submitted to HDC staff for review and approval. If staff determines that the work does not meet the Secretary of the Interior's Standards for Rehabilitation and/or does not meet the threshold for administrative review, staff shall forward the work to the Commission for review at a future regular meeting.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00031 (9:53 p.m.)  
**ADDRESS:** 1760 Wabash  
**HISTORIC DISTRICT:** Corktown  
**APPLICANT:** Gustaf Andreason, @properties  
**OWNER:** Sharif Affas, Detroit Developing Properties, LLC  
**SCOPE OF WORK:** Erect addition, demolish shed.

Director Landsburg asked the Commission for more clarity in interpreting the language of the prior (March 13, 2024) Certificate of Appropriateness for 1760 Wabash. Members of the condition discussed the intent behind the prior approval.

**XIV OLD BUSINESS**

None

**XV NEW BUSINESS**

None

**MOTION CARRIED**

**XVI ADJOURNMENT**

**ACTION** (10:05 p.m.)

**Chairperson Franklin adjourned the meeting at 10:21pm.**