

MINUTES
DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

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

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 5:34 p.m.

II ROLL CALL (5:36 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner		X
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Alan Machielse	Vice Chair	X	
William Marquez	Commissioner	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 (05:37 p.m.)

ACTION (5:37 p.m.)

Commissioner Machielse moved that 1730 Edison and 677 W. Canfield be added to the consent agenda.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

Staff noted that June 2024 meeting minutes are not ready; that item should be removed from the agenda.

ACTION (5:40 p.m.)

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0
MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

ACTION (5:40 p.m.)

Commissioner Hamilton moved that the May 2024 minutes be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: abstain
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0
MOTION CARRIED

V REPORTS (5:41 p.m.)

Director Landsburg welcomed Marques King to the Commission.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

Commissioner Hamilton moved that the consent agenda items be approved.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0
MOTION CARRIED

VII POSTPONED APPLICATIONS (5:42 p.m.)

None

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

APPLICATION/STAFF REPORT NUMBER: Ambassador Bridge Plaza Expansion (5:42 p.m.)

HISTORIC DISTRICT: Adjacent to the Ste. Anne’s Parish Complex

Commissioner Chinchilla arrived at 5:43.

Director Landsberg summarized the project; the Mayor’s Office intends to bring this matter to the City Council prior to its scheduled summer recess. A buffer wall is to be built outside of the historic district. Director Landsberg opined that the wall would have no effect on the district.

Commissioner Machielse suggested that the wall would have no impact since the church faces the other direction.

ACTION (5:49 p.m.)

Commissioner Hamilton moved that the Commission find that the proposed **Ambassador Bridge Plaza Expansion** WILL NOT have a demonstrable effect on the Ste. Anne’s Parish Complex 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: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:49 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00324 (5:49 p.m.)

ADDRESS: 3434 Burns

HISTORIC DISTRICT: Indian Village

APPLICANT: Alvin Alonzo Sims

OWNER: Alvin Alonzo Sims

SCOPE OF WORK: Erect garage

Commissioner King recused from this application and left the room.

Staff summarized the proposal and recommendation for approval.

Alvin Sims, the applicant, spoke briefly.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton noted that the proposed shingles matched those on the house.

ACTION (5:54 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00324 for 3434 Burns**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

Commissioner King returned.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00086 (5:55 p.m.)

ADDRESS: 1480 Shipherd

HISTORIC DISTRICT: West Village

APPLICANT: Dorrine Urrunuga, RD Investment Group LLC

OWNER: Dorrine Urrunuga, RD Investment Group LLC

SCOPE OF WORK: Erect new addition, alter exterior of building

Staff summarized the proposal and the recommendation for denial.

Jonas Urdaneta, representing the owner, summarized the proposal and the work that has already been performed. Dorrine Urrunuga, the property owner, also spoke.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse described the severity of the violation; almost every character-defining element has been removed. Commissioners Hamilton and Chinchilla agreed; the removed features should be replaced or replicated as guided by the staff report or a qualified architect.

Commissioner King suggested there might be more flexibility on the rear addition. Commissioners Hamilton and Chinchilla emphasized that the new addition should be differentiated from the historic building.

Jonas Urdaneta stated that the addition was built by a previous owner without approval or permit. Commissioner Hamilton suggested that its removal was appropriate.

Commissioners also discussed the windows.

ACTION (6:26 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00086 for 1480 Shepherd**, 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 application does not seek to replicate all of the distinctive character-defining elements that were removed without HDC approval to include the following:
 - The fascia/soffits profile and detailing at the side walls and porch roof
 - The two, 1/1 wood windows that were located at the north wall dormers
 - The dentil detail that was present at the front façade gable end's soffit
 - The sunburst pattern panel siding that was in the east gable end
 - The exposure dimensions of the original lapped siding (both narrow and standard)
- The current application does not include enlarged drawings depicting dimensions and details of the proposed porch conditions and the replicated elements which will be installed at the front façade. It is therefore unclear how closely the new conditions will match the historic
- The proposed and existing window conditions are not fully outlined in the application as it did not include clear photos of all windows. Also, an inventory and the current application's drawings appear to have some inaccuracies
- The newly erected rear wing has been directly appended to the rear of the building, resulting in the removal of the entire east wall and its distinctive character-defining elements and the extrusion/extension of the original roofline.

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.
- 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.

- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00355 (6:30 p.m.)

ADDRESS: 1108 Van Dyke

HISTORIC DISTRICT: West Village

APPLICANT: Josh Maddox, 4545 Architecture

OWNER: Josh Maddox, 4545 Architecture

SCOPE OF WORK: Demolish garage, erect garage rehabilitate dwelling

Staff described the proposal and the mixed recommendations for denial and approval.

Josh Maddox and Tim Flintoff, architects, and Aamir Farooqi, the owner, summarized the proposed work.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin asked about the tree. The applicant noted that the arborist’s report suggests it be removed, but they would be willing to remove only one limb and leave the rest of the tree in place. Staff noted that the arborist’s recommendation is based on age, but the tree is not diseased or dying. However, staff also noted that removing only one limb would harm the tree.

Several commissioners suggested that the proposed garage height was appropriate.

Several commissioners said that the hedge around the patio should not be too tall.

ACTION (ONE) (7:00 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00355 for 1108 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 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 wood shutters which were originally located at the building’s west side shall be replicated according to the house’s appearance in the designation slides.
- Prior to cleaning/removing the paint from any of the existing brick elements at the home and the issuance of the permit, the applicant shall afford HDC staff the opportunity to review the method they shall employ to do the work. Should staff determine that the work will damage the brick, it will be forwarded to the Commission for review at a regular meeting.
- The above-grade portion of the rebuilt projecting sun porch bay’s new concrete base shall be clad with stucco and painted so that it has an appearance that is consistent with the rest of the home.
- All remaining shutter dogs/tie backs at all walls and the existing planter box platforms/shelves at the shall be retained.
- The primary entry porch rebuild/repair shall be in kind/match the existing in material, dimension, and design to include the current brick elements.
- The sloping terrace is a distinctive and character-defining feature of the property and landscape. The new patio should be the revised submission that includes the smaller patio footprint and retains shrubbery along the wall of the house as much as possible with the new openings.
- The graded area would be consistent with the current sloping raising up to the patio area.
- The patio will be smaller and have sloping in front of it.
- The historic age honey locust tree on the west side of the house is a distinctive character-defining feature of the property and the landscape. It will be evaluated to be trimmed and cut back to preserve and protect the structure and an arborist will confirm if this is not possible for approval for removal and can be reviewed by staff.
- If the tree is removed, it will be replaced with a large shade tree.
- If the tree is kept, the construction drawings shall show tree protection around the drip line of the tree.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00338 (7:06 p.m.)

ADDRESS: 1376–1378 Michigan

HISTORIC DISTRICT: Corktown

APPLICANT: Brian Hurttienne, Christian Hurttienne Architects

OWNER: Nemos Realty Co LLC

SCOPE OF WORK: Erect rear addition

Staff summarized the proposal and recommendation for approval.

Brian Hurttienne, the applicant, noted that both the existing building and proposed addition would be painted.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Marquez asked about lighting. Brian Hurttienne responded that lighting was subject of a prior application.

ACTION (7:09 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00338 for 1376 – 1378 Michigan**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines 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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT (7:12 p.m.)

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:13 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00227 (7:13 p.m.)

ADDRESS: 2285 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Lauren Kalman

OWNER: Lauren Kalman

SCOPE OF WORK: Replace siding and soffit with synthetic products

COMMISSION AND APPLICANT DISCUSSION

Lauren Kalman, the applicant, stated that some wood fascia and soffits have been removed by a prior owner. The applicant intends to retain wood elements that remain in good condition.

Commissioners Hamilton and Frankin suggested that the applicant should confirm what material is under the aluminum siding before the Commission can reach a conclusion about appropriate new siding.

ACTION (ONE) (7:22 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00227 for 2285 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 aluminum which current exists is not compatible with the building's historic appearance as it does not adequately approximate historic wood siding, fascia, window/door trim, and/or soffits. Specifically, aluminum is prone to scratching and dents, has a tendency to fade, and presents a regular, machined appearance versus the appearance of traditional wood siding. Therefore, any proposed installation of new aluminum to replace the existing would not meet the Standards. Similarly, the installation of vinyl at these locations would be incompatible with the house's historic character.
- The original wood eaves and fascia likely remain beneath the current aluminum wrapping. If the current aluminum wrapping is to be removed, any remaining historic wood soffits, fascia, brackets, and window/door trim should be retained and repaired with new wood to match the existing where deteriorated. If these original elements do not remain beneath the existing aluminum wrapping or are deteriorated beyond repair, new wood soffits, fascia, and window/door trim which are compatible to the building's historic appearance should be installed. The addition of new vinyl or aluminum to these areas as these materials would be incompatible with the building's historic character.
- The proposed installation of vinyl or fiber cement shake siding products to the rear dormer, rear enclosed porch walls, and dormer sidewalls is inappropriate because the materials:
 - Present a regular, machined/modern appearance, versus the irregular, naturally varied appearance which cedar shake offers.
 - Present an unnatural wood grain versus the smooth surface that painted wood shake displays are thinner than a typical wood shake and therefore do not provide the profile, shadow, and depth of a typical cedar shake.
 - Typically wall corners are finished with trim boards/are not mitered as is common for wood shake installations.

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 Machielse: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:28 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00227 for 2285 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that certain scope 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 removal of aluminum from dormers, repairing rear-facing gable end, rear enclosed porch windows, fascia soffit and window door trim, and repair of the porch.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00229 (7:32 p.m.)

ADDRESS: 2310 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Jonathan Taylor

OWNER: Jonathan Taylor

SCOPE OF WORK: Replace windows

Oriel Taylor and Jonathan Taylor, applicants, and Anthony Green, attorney, described the expense of restoring and replacing the windows.

Commissioner Franklin noted that the historic windows appeared to be in repairable condition and they had been removed without approval.

Commissioner Franklin asked if the windows still existed. The applicants responded that the sashes were stored on site but the “frames” were missing. The applicants also described deterioration of the windows.

Commissioner Marquez encouraged the applicants to store the removed windows for future installation.

The applicant asked if any other kind of replacement window would be appropriate. Commissioner Simmons responded that the original windows should be used unless they are beyond repair. If they are beyond repair, non-vinyl replacements may be appropriate.

Ty, the contractor, stated that the historic windows were not repairable. Commissioner Hamilton noted that the contractor does not have experience repairing wood windows, and that other contractors exist who have that experience.

ACTION (8:08 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00229 for 2310 Edison**, 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 Standards require that historic windows be repaired; and only when they are deteriorated beyond repair, can replacement windows be considered. The wood windows that were removed are repairable and could be reinstalled within their respective window openings.
- Regarding the installed replacement windows, it is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts as they do not match the details of historic windows.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
 - Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
 - The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not "consistent with the general characteristics of a historic window of the type and period", are not "compatible with the overall historic character of 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 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: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00113 (8:12 p.m.)

ADDRESS: 1628 Leverette

HISTORIC DISTRICT: Corktown

APPLICANT: Alexander Belilovski

OWNER: Alexander Belilovski

SCOPE OF WORK: Rehabilitate exterior

Staff noted that the applicant is not present.

COMMISSION AND APPLICANT DISCUSSION

Director Landsberg stated that the scope of work is unclear and the owner was not aware of the application having been submitted; this is not a complete application.

ACTION (ONE) (8:12 p.m.)

Commissioner Machielse moved that:

In regards to **Application HDC2024-00113 for 1628 Leverette**, there is confusion as to who is the current owner and the application materials lack clarity and detail; therefore we determine that this application is not complete. and MCL 399.205 of the Local Historic Districts Act, the Commission determines all work items, with the exception of the front porch, **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.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

Commissioner Chinchilla left the room.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00326 (8:23 p.m.)

ADDRESS: 19511 Shrewsbury

HISTORIC DISTRICT: Sherwood Forest
APPLICANT: John Johnson
OWNER: John Johnson
SCOPE OF WORK: Replace porch tiles

John Johnson and Izetta Bright, homeowners and applicants, described the proposed work, stating that the deterioration of the porch tiles is caused by water and ice. The applicants stated they were unable to find a professional to repair the tiles.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin opined that the porch was character-defining.

Commissioner Hamilton argued that replacing the tiles with a different material, such as quarry tile, would potentially be appropriate.

Commissioner King noted that the portion of the tile under the porch is still in good condition.

ACTION (ONE) (8:51 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00326 for 19511 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 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:

- Materiality and finish (that is, stone, unglazed fired, non-porous clay tile)
 - The current tiles have a matte finish, whereas the pavers have a polished sheen.
 - The pavers have beveled edges and the symmetry block has a stamped adjoining square block, all of which does not mimic the clean edges and uniform four-sided mortar joints of stone and brick.
 - The use of sand between the blocks, rather than mortar, creates a monolithic appearance to the proposed flooring/pavement system.
- Uniform geometric pattern close in size to the existing 12-inch octagon
 - The proposed product is twice the size (24-inch octagon, compared to existing 12-inch).
 - This increased size will drastically change the proportion of the pattern and increase the visual dominance of the porch floor. The proposed paving pattern may work well with a large expanse, such as a driveway and patio, but will likely overpower the small dimensions of this porch and its proportional relationship with the other building materials (slate tiles and brick) used on the house.
- A consistently designed border (emulating the formality of the Tudor Revival design) are the features to be matched.
 - The applicant must submit a plan view that identifies the material, dimension, pattern and color of the bordering material.

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 King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:54 p.m.)

Commissioner Hamilton moved that:

The Commission authorizes staff to approve quarry tile installation on the deteriorated portion of the porch at **19511 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 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:

- Exterior color palette will be submitted for staff review and shall include: paint color for wood components on house, including side door; finish color(s) for the entry and rear doors; gutters/downspouts; and paint color for rear yard fence.

Bricks needed for masonry repair and replacement must have a similar vertical cut texture, color, finish and dimension. New mortar joints will match the existing mortar composition (no pre-mixed off the shelf mortar shall be used), dimension, and

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

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

Commissioner Chinchilla returned.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00266 (8:56 p.m.)

ADDRESS: 1651 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Merisa Lewis

OWNER: Merisa Lewis

SCOPE OF WORK: Replace windows, alter exterior

Merisa Lewis and Jamison Harris, homeowners and applicants, described the proposal and expressed a preference for stucco in the area that seems to have been stucco in the past.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners discussed the missing windows and the rear cladding materials.

Chairperson Franklin returned.

ACTION (ONE) (9:09 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00266 for 1651 Edison**, 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 wood windows, replacement of the wood soffit, retention of the existing porch roof as-is and erection of one masonry column, installation of aluminum wrap applied to window and door brickmould and porch fascia, replacement of historic-age wood door with proposed fiberglass door, installation of Hardie siding to the historic rear extension walls, and erection of the proposed vinyl perimeter railing at upper and lower rear porches **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 as distinctive character-defining features and determined that the windows are in repairable condition, as the deterioration is mostly comprised of broken/missing glass, missing ropes and other hardware, and generalized aging/peeling paint. It appears there are only a handful of openings out of the 45 openings (excluding basement window openings) within the house that are entirely missing or missing a top or bottom sash. New wood windows and upper or lower frames can be fabricated to address the missing or partially missing units and would allow the new windows to closely match the historic windows in operation, dimension, profile, material and finish, as well as placement within the window openings.
- The existing wooden beadboard eaves and soffits are character-defining features and in repairable condition, with peeling paint and the occasional deteriorated/missing board. The installation of a manufactured product such as the proposed Hardie Soffit, would alter the profile and surface texture of the soffits, altering the appearance and architectural design of the house.
- The front porch is a distinctive character-defining feature. The shallow-pitch roof and overhanging eaves allow the tall, profiled fascia to be a dominate detail and accentuates the wide expanse between the corner columns, creating a strong horizontal massing to the porch. The historic front porch roof structure was removed between June 2019 and July 2022. The Standards require that this component be rebuilt to match the historic feature that was removed without HDC approval. The massing and profile of the newly built roof structure is similar to the historic design, but it appears to be sagging. Installing a wood post (current condition) or

erecting a masonry column (proposed condition) is not an appropriate solution.

- The applicant must submit a detailed scope of work and dimensioned drawings to staff for review that rectify the following front porch conditions: the sagging roof, to show how the fascia will be modified (or rebuilt) to match the historic condition, and that the existing wingwalls will be repaired to their historic height by adding courses of brick that were lost as well as cast concrete caps.
- The profiles of the brickmould at the window and door openings and porch fascia are character-defining features of the house and must be retained and repaired. Wrapping and therefore covering these areas is not appropriate as the detailed profiles will be lost.
- True wood siding or stucco will be specified for the walls of the historic-age extension as an artificial cementitious finish nor raised grain finish are appropriate for this historic location.
- The submitted vinyl railing for the rear porches is not compatible with an early 20th century dwelling.

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.
- 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 King: SUPPORT

Commissioner Chinchilla: abstain

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:13 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00266 for 1651 Edison**, 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:

- Exterior color palette will be submitted for staff review and shall include: paint color for wood components on house, including side door; finish color(s) for the entry and rear doors; gutters/downspouts; and paint color for rear yard fence.
- Bricks needed for masonry repair and replacement must have a similar vertical cut texture, color, finish and dimension. New mortar joints will match the existing mortar composition (no pre-mixed off the shelf mortar shall be used), dimension, and joint profile. The front porch wing walls will be rebuilt to match the historic height and cast stone caps will be used to top the rebuilt wing walls.
- A wood railing that is compatible with the overall historic character of the building and era of construction will be selected. A dimensioned drawing of a new railing design that includes specification of wood and painted finish (incl. color) material and finishes, must be submitted for staff review.
- The new door proposed at the side entrance will have a horizontal panel pattern. A cut-sheet will be submitted for staff review.
- The rear extension will have an applied stucco finish, per the recently submitted drawing. Finish pattern and color must match the stucco on the existing historic extensions on the east and west sides of the house.
- All future drawings must accurately reflect existing conditions, the applicant’s proposed scope of work and selected materials and drawn correctly at a larger scale so applied details and trim can be included and clearly delineated.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: abstain

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

Chairperson Franklin resumed chairing the meeting.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00289 (9:17 p.m.)

ADDRESS: 627 W. Canfield

HISTORIC DISTRICT: West Canfield

APPLICANT: Paul and Meredith Steih Haddad

OWNER: Paul and Meredith Steih Haddad

SCOPE OF WORK: Replace windows, tuckpoint brick cladding

Paul Steih summarized the proposed work, some of which has already been completed.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton suggested that the lost windows should be replicated.

Staff noted that the exact dimensions of the historic windows are not known as the windows no longer exist.

The applicant stated that the new windows were installed last week; staff stated that this was new information.

ACTION (ONE) (9:34 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00289 for 627 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 replacement of original wood windows with aluminum-clad 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 subject windows were apparently original to the house, 150 years old, and distinctive, character-defining features important to the property’s historic character.
- No documentation establishing that the original condition of the windows is beyond repair was submitted or available.
- Therefore, the replacement of the original wood windows with aluminum-clad wood windows is not compatible with historic architecture in the house in that they destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights surrounding wood trim detailing.

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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:37 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00289 for 627 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 tuckpointing 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: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

Commissioner Hamilton left the room.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00301 (9:38 p.m.)

ADDRESS: 708 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Emma Borngesser, Bruttell Roofing, Inc.

OWNER: Yuri Lopes

SCOPE OF WORK: Replace tile roof on garage with asphalt roof

Alanna Condren and Yuri Lopes, owners and applicants, described the deterioration to the roof.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners inquired as to whether a more appropriate material than the proposed grey asphalt would be available. Commissioner Machielse suggested that the green color was an important feature.

Matt Smith of Bruttell Roofing provided additional information on the deterioration.

ACTION (9:58 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00301 for 708 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the vinyl window installation and window infill 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 work would replace the existing feature with a new feature of a noticeably different material, color, and dimensionality, while the possibility of replacement with either a matching material or a closer match, as directed by the Standards, had not been explored.

and therefore, the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standard:

- 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.

MOTION FAILED FOR LACK OF SUPPORT

ACTION (10:00 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00301 for 708 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 condition:

- The new asphalt roofing material be green in color to match the historic tile proposed for removal.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: NAY

Commissioner Hamilton: not present

Commissioner King: abstain

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 1

MOTION CARRIED

Commissioner Hamilton returned.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00322 (10:07 p.m.)

ADDRESS: 4340 Glendale

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Peter Bernard

OWNER: Peter Bernard, Afiwi LLC

SCOPE OF WORK: Replace windows, install fence, paint dwelling

Peter Bernard and [inaudible, wife of Peter Bernard], applicants and owners, described the proposal and the work that has been completed without approval. The applicants stated that the historic windows had been removed by a previous owner.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla opined that the size of the new windows was the most inappropriate aspect.

ACTION (ONE) (10:18 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00322 for 4340 Glendale**, 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 vinyl window installation and window infill 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:

- Vinyl windows are not an appropriate replacement for the wood sash windows
- And that the revised window opening sizes have not been previously approved and original window sizing and four-over-four configuration should be retained.

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 Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:20 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00322 for 4340 Glendale**, 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 condition:

- The installed fence and gates are to be painted a complimentary color to the dwelling or stained with an opaque wood stain; staff is able to approve that color prior to installation.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00333 (10:23 p.m.)

ADDRESS: 630 Virginia Park

HISTORIC DISTRICT: New Center Area

APPLICANT: Joe Guadagnino

OWNER: Joe Guadagnino

SCOPE OF WORK: Enlarge driveway

Joe Guadagnino, owner and applicant, stated that the increased driveway width would accommodate the average vehicle and provide a safe parking and loading area.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners opined that the additional twelve inches was not egregious enough to impact the historic character.

ACTION (10:35 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00333 for 630 Virginia Park**, 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 walkway leading to the door shall not be altered from its existing footprint.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: abstain
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: NAY
Commissioner Marquez: AYE
Commissioner Simmons: AYE

Ayes: 5 Nays: 1

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00329 (10:22 p.m.)

ADDRESS: 1450 Seyburn

HISTORIC DISTRICT: West Village

APPLICANT: Voytek Mardula

OWNER: Vadella LLC

SCOPE OF WORK: Alter porch, paint trim and porch posts, retain front door surround

Voytek Mardula, the applicant, discussed the proposed porch and colors.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners discussed non-historic changes that have been made to the porch.

ACTION (ONE) (10:48 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00329 for 1450 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 retention of the as-constructed front porch (including all associated elements), rear porch posts, front door and surround, box bay window trim, and painting of all trim and posts black **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 components at the front and rear walls of the dwelling present at time of designation, and even as recently as 2013, were character-defining features of the house. Their removal and/or installation of new designs whose features, dimensions, materiality, and finish do not match nor are compatible with the age and design of the house, are not appropriate.
 - The existing front porch does not match the character-defining features of the historic front porch. The low walls and enclosed concrete platform, and adjoining brick wing walls at front stairs, created a cohesive design for the porch whose massing balanced the façade of the house.
 - The wood surface at the box bay windows is currently obscured by vinyl is unknown, and likely doesn't have the "cornice like" casing that was originally designed for the top of the window openings. This profiled trim was a character-defining feature to the box bay windows.
 - The contemporary door and particle board surround (replacing the dimensional side panels) destroyed the historic dimensional opening and is not an appropriate design for an early 20th century Neo-Georgian/Four-Square house. The applicant states the particle board is temporary but didn't include a permanent design solution in this application. According to the Standards, new side panels must match those that were removed without approval. The contemporary flat panel/5-light door should be replaced with a minimally adorned traditional design, compatible with the vernacular style of the house.
 - The applicant doesn't propose to wrap the posts to create columns. The retention of the supporting posts as a finished detail is not appropriate for this house's design and era of construction, as well as their prominent locations.
 - One of the hallmark features of Neo-Georgian houses is contrasting trim. As this house has dark brown brick, the appropriate colors for the trim (windows, posts, etc.) are various shades of white to yellowish white, not black.

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 Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:52 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00329 for 1450 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 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 condition:

- The selected paint color(s) for the wood components on the house will be submitted to staff for review.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

MEETING DATES FOR FY2025

Director Landsberg distributed potential meeting dates for the coming fiscal year.

ACTION (10:59 p.m.)

Commissioner Chinchilla moved that:

The schedule provided by Director Landberg will be adopted and meetings will start at 4:30 p.m.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: NAY

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 1

MOTION CARRIED

XVI ADJOURNMENT

ACTION (11:01 p.m.)

Commissioner Hamilton moved to adjourn.

Commissioner Simmons: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 11:01 p.m.