

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

August 14, 2024

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

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 6:09 p.m.

II ROLL CALL (6:11 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 (06:12 p.m.)

ACTION (6:12 p.m.)

Commissioner Machielse moved that 677 West Canfield be added to the consent agenda.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (6:12 p.m.)

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

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

ACTION (6:13 p.m.)

Commissioner Chinchilla moved that the June 2024 minutes be approved.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Machielse moved that the July 2024 minutes be approved.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS (18:15 p.m.)

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

Commissioner Machielse moved that the consent agenda items be approved.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0
MOTION CARRIED

VII POSTPONED APPLICATIONS

None

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

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (6:16 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00354 (6:16 p.m.)
ADDRESS: 14846 Ashton
HISTORIC DISTRICT: Rosedale Park
APPLICANT: Deanna Fries, Italy American Constriction
OWNER: Joseph W. Spencer, Jr, and C. D. Spencer
SCOPE OF WORK: Demolish garage and erect garage

Staff summarized the proposal and recommendations for denial and approval.

Chiquita Spencer, owner, and Michael Mastroianni, of Italy American Construction, described the deterioration to the garage. The owner offered a video showing the garage interior but staff noted that there was no mechanism for sharing the video.

Michael Mastroianni stated that the garage had shifted off the foundation and portions of the sill plate were missing. Several Commissioners expressed that written documentation would be needed.

Michael Mastroianni stated that there are other garages in the vicinity comparable to what is being proposed and also stated that part of the existing garage is in the utility easement.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse opined that several changes to the design would be needed for it to be appropriate. Commissioner Chinchilla said that evidence of deterioration beyond repair would be needed.

Staff and Commissioner Franklin suggested that the application was incomplete without this information.

The applicant withdrew the application.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00358 (6:45 p.m.)
ADDRESS: 15035 Ashton
HISTORIC DISTRICT: Rosedale Park
APPLICANT: Joshua Dinverno, Dinverno Remodeling and Construction
OWNER: Shelia Wright
SCOPE OF WORK: Erect addition

Staff summarized the proposal and recommendation for approval with conditions.

Shelia Wright, the owner, and Phil Schloop, the block club captain, indicated support of the staff-recommended conditions.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Phil Schoop expressed the importance of being able to retire and age in place in houses in Rosedale Park and stated that this proposed work would help the owner do so.

Commissioner Franklin expressed that the proposed work with conditions was appropriate. Several commissioners also discussed the proposed fence.

ACTION (7:00 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00358 15035 Ashton**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Wood or cementitious siding (smooth finish only) will be selected for the addition's walls; dimensions and profile will be specified. Paint color for walls and trim will be submitted for staff review.
- Aluminum-clad, one-over-one, double-hung wood windows will be selected. Manufacturer cut sheet(s) and cladding color will be submitted for staff review.
- A cut-sheet for the second story porch railing that identifies the design, dimensions, material, finish and color, must be submitted.
- The drawings submitted for permit must be accurately drawn to reflect existing conditions and proposed scope of work.
 - A site plan must be included in the drawing package, showing the project footprint in context with the entire property.
 - The identification of the rear wall window as a slider window must be removed.
 - The stairs and landing required at the new rear door must be fully detailed and include notation(s) for material, finish and color. If this element is constructed of wood, a paint color will be selected and noted on the drawings.
 - A cut sheet for the second story porch railing, that identifies the design, dimensions, material, finish and color, must be submitted.

- approval, and will include paint color(s) for the walls and trim, and cladding color for the windows and door.
- The wood privacy fence will be painted or stained a historically appropriate color as approved by staff.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00421 (7:04 p.m.)

ADDRESS: 2244 Wabash

HISTORIC DISTRICT: Corktown

APPLICANT: Jill Bleeda

OWNER: Jill Bleeda

SCOPE OF WORK: Demolish rear portion of dwelling, erect addition

Staff summarized the proposal and recommendation for approval with conditions.

Jill Bleeda, applicant and owner, introduced the project.

PUBLIC COMMENT

Nicole Rittenauer, a Corktown resident, described the history of the project, stating that there was work done without approval,

Chairperson Franklin noted that one letter of public comment has been uploaded to the website.

COMMISSION AND APPLICANT DISCUSSION

Staff noted that a non-historic bay window had been demolished.

Commissioner Chinchilla suggested that a missing cross gable should be restored.

Commissioner King agreed that the new addition should be recessed to provide differentiation.

ACTION (7:23 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00421 for 2244 Wabash**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Wood siding, matching the dimension, profile and exposure of the existing wood siding will be used on the reconstructed south wing’s three walls.
- Wood siding or cementitious siding (smooth finish only), matching the dimension, profile and exposure of the existing siding, will be selected for the addition’s walls. The applicant will submit a photo confirming the exposure of the existing wood siding to be matched.
- Color samples of the exterior paint color palette, listed within the scope of work as yellow siding and white trim, will be submitted for staff review and included on the set of drawings.
- A wood railing, whose design is as shown on the south side elevation drawing, will be erected at the side porch. The side entrance is a historic character-defining feature so a manufactured railing product will not be approved. The railing will be painted (color noted on drawings) after the wood has dried out.
- The drawings must be revised to show how the new construction addition will be differentiated from and subordinate to the historic structure.
 - The north side wall will be recessed 3” to 6” inches from the historic dwelling’s north wall.
 - The roof of the new construction addition will be slightly lower than the historic house’s roof.
 - The south wall of the side wing will extend 4’ (not 2’) from the main house.
 - Wood skirting will be installed to cover the foundation’s concrete blocks. A cut sheet of the skirting will be submitted for staff review; selected paint color will be listed.
 - The existing temporary fence will be removed and a temporary fence, that conforms with the Commission’s Fence Guidelines, will be erected and placed in line with the front of the house (as shown on the applicant’s submitted site plan) and will be removed no later than nine months from the date of the August 14, 2024 Commission meeting.
 - The site plan will be revised to show and dimension all proposed site work, which includes, but is not limited to, the location of the temporary fence and the location/path of the new concrete walkway connecting the front and side entrances.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:31 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00114 (7:31 p.m.)

ADDRESS: 14539 Artesian
HISTORIC DISTRICT: Rosedale Park
APPLICANT: Patrick Delaney
OWNER: Patricia Wheeler
SCOPE OF WORK: Replace wood windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

Patrick Delaney, applicant, described the proposed work and displayed a sample of the proposed window product.

Several commissioners suggested that the proposed window is incompatible with the house.

ACTION (7:42 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00114 for 14539 Artesian**, 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. Furthermore, replacement must match the details of the historic windows.
- Regarding the proposed replacement windows, it is staff's opinion, through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile and dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color and 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".
 - Also, when windows are removed without Historic District Commission approval; based on the Standards, new windows should match all the details of the historic windows that were removed. Therefore, the replacement of the three glass block openings should be completed with wood (or aluminum-clad wood) one-over-one double-hung windows.

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 King: SUPPORT

Commissioner Chinchilla: AYE
 Commissioner Franklin: AYE
 Commissioner Hamilton: not present
 Commissioner King: AYE
 Commissioner Machielse: AYE
 Commissioner Marquez: not present
 Commissioner Simmons: not present
 Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00330 (7:46 p.m.)

ADDRESS: 14835 Rosemont

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Chameeka and John Davis

OWNER: Chameeka and John Davis

SCOPE OF WORK: Replace wood windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

John Davis and Chameeka Davis, owners, stated that most windows proposed for replacement are not original to the home.

Commissioner Machielse asked if the addition was original to the building. Staff responded that it may be an addition but it was likely old enough to be historic.

Commissioners Franklin and Chinchilla said that there was no evidence the existing windows were beyond repair.

ACTION (8:09 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00330 for 14835 Rosemont**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines 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:

- No documentation establishing that the original condition of the casement windows was beyond repair was submitted or available.

- A “full restoration” of the original windows may not be necessary to return to acceptable service.
- The replacement of the original wood windows with vinyl 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 detailing,
 - introduce a new design, and scale,
 - introduces a new material, vinyl, which is not historically appropriate material and does 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 Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00364 (8:12 p.m.)

ADDRESS: 134 Arden Park

HISTORIC DISTRICT: Arden Park-East Boston

APPLICANT: Cari Keiswetter

OWNER: Cari Keiswetter

SCOPE OF WORK: Install concrete pavement in front yard

COMMISSION AND APPLICANT DISCUSSION

Cari Keiswetter and Alexander Keiswetter, owners, described the proposed work. Neither of the vehicles they own fit through the carport to access the garage in the rear.

Several commissioners agreed that adding too much pavement to the front yard would be inappropriate. A smaller expanse in a less prominent area would be acceptable.

ACTION (8:26 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00364 for 134 Arden 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 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 diminishes a character-defining open lawn space by adding an incompatible expanded paved surface.

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

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Franklin recessed the meeting at 8:27 p.m. and resumed it at 8:39 p.m.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00373 (8:39 p.m.)

ADDRESS: 1667 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Matias Alaniz

OWNER: Matias Alaniz

SCOPE OF WORK: Replace windows, alter rear porch, install vinyl siding

COMMISSION AND APPLICANT DISCUSSION

Matias Alaniz, applicant, and Hadi Harp, attorney, described the history of the property.

Commissioner Chinchilla noted that the window work is a violation.

The applicant said that the historic windows have been disposed of.

ACTION (ONE) (8:49 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00388 for 1667 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:

- At the new rear porch, the height of the southmost columns shall be reduced to a height that matches the top rail of the balustrade prior to the issuance of the project’s permit. It also shall be painted or stained an appropriate color within one calendar year.
- Regarding the proposed tuckpointing, the new mortar shall match the historic in color, texture, and composition/strength.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
 Commissioner Franklin: AYE
 Commissioner Hamilton: not present
 Commissioner King: AYE
 Commissioner Machielse: AYE
 Commissioner Marquez: not present
 Commissioner Simmons: not present
 Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
 Commissioner Franklin: AYE
 Commissioner Hamilton: not present
 Commissioner King: AYE
 Commissioner Machielse: AYE
 Commissioner Marquez: not present
 Commissioner Simmons: not present
 Ayes: 4 Nays: 0

MOTION CARRIED

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

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00373 for 1667 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 installation of vinyl windows, vinyl soffits, vinyl siding, and aluminum trim, **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:

- Regarding the vinyl windows and aluminum trim:
 - 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. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The original windows were distinctive 4/1 units. The applicant is proposing to add 4-lite grids to the top sash of the front façade windows. However, this does not account for the windows at the side and rear. Also, staff questions how long the grids would remain in place as this work would involve an after-market repair.
- The windows at the dormers are single or double hung and therefore do not match the operation of the original casement windows that were replaced without approval
- Regarding the vinyl siding at the dormers, house walls, and garage walls; the vinyl soffits installed at the main roof and the roofs of the porches, dormers, and garage:
- Vinyl is not an appropriate replacement product for siding and/or soffits as it does not match the surface texture, reflectivity, finish, edge details, and at times width and reveal, of the original wood elements.

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 Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00381 (9:07 p.m.)

ADDRESS: 3747 Tyler

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Michael Eisenberg, Eisenberg Exclusives

OWNER: Michael Eisenberg

SCOPE OF WORK: Install vinyl windows, alter porches

COMMISSION AND APPLICANT DISCUSSION

Diana Agudelo, representing the applicant, stated that the prior appearance of the porch is not known.

Commissioners King and Machielse opined that a large back porch in a historic material would be appropriate, but not the enclosed addition as proposed.

Commissioners and staff discussed the prior appearance of the windows. Commissioner Machielse said that the lost leaded glass was an important, character-defining feature.

ACTION (9:22 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00381 for 3747 Tyler**, 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 historic windows and doors were distinctive, character-defining features of the house, and their removal substantially altered the appearance of the building. When windows are removed without Historic District Commission approval, new windows should match all the details of the historic windows that were removed. The proposal to install vinyl windows that will be covered by separately installed aluminum-clad wood frames will not restore nor improve the historic and architectural design of this property.
- The uniformity and relationship between the window openings on each floor and each elevation is an important architectural component of the dwelling. The casement units on the front elevation and the three-over-one double-hung window pattern on the side and rear walls offered a verticality to each window opening. Adding additional framing to the openings will further disrupt the original uniformity of this house's architectural design and features.
- The proposed vinyl windows (and aluminum frames) do not match the original windows in materiality, dimensionality, operation, decorative features, and color.
 - Single-hung windows are fabricated with a stationary upper sash that is welded to the frame and doesn't offer the dimensionality of a double-hung window.
 - Sliding windows proposed for side walls are contemporary window designs; they disrupt the traditional uniformity of mullied windows.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile and dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color and 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”.
- The proposed aluminum-clad wood framing system, akin to a storm window, will not adequately disguise the vinyl windows, and this outer framing can be easily removed.
 - At the rear wall, the proposal to install a double-hung window and panel below within the two door openings is the least intrusive of the three options provided by the applicant. However, the proposal as it is currently designed with vinyl single-hung windows, aluminum covered brick mould and panel, will not be approved.
 - The option to permanently alter the rear door openings to smaller window openings significantly reduces the opportunity to re-establish a wood porch at this area at some time in the future .
 - The option to erect a two-story masonry porch would create a distinctive non-historic element at this location, and conflict with Standard 3 which says, “Changes that create a false sense of historical development...shall not be undertaken.”
 - The applicant’s condition assessment of the front porch is not fully documented, and the scope of work is not detailed to the level needed, to understand the areas of concern as well as the construction methods that will be used to repair the masonry porch.
 - Dimensioned drawings confirming the existing historic design and construction are needed, as are pictorial and written descriptions of existing conditions.
 - Detailed processes to embark on, such as “clean structures using the gentlest means possible” need to be fully explained, including method, material and pressure of cleaning proposal.
 - If a section of the existing porch is to be deconstructed and rebuilt (like possibly the outer, east masonry pier which isn’t identified in the current scope of work), a dimensioned drawing confirming how it will be reconstructed is required.
 - Assuming that some new brick will be needed, on this porch or the house, brick samples that closely match the existing brick in dimension, color, pattern, finish and profile will be submitted to staff for review against the historic brick. Also, specification of the new mortar, including composition and installation dimension, profile, etc. must be submitted to staff for review.
 - The west side entrance that is currently covered will not be bricked in as this door opening is one component of a symmetrical design directly related to the dwelling’s two-family function. Individual photos documenting the existing front and side doors will be submitted to staff prior to reviewing the door replacement product.

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

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00388 (9:29 p.m.)

ADDRESS: 3628–3644 Lincoln

HISTORIC DISTRICT: Woodbridge Farm

APPLICANT: William Barbour-Keir, Mark Johnson Architects

OWNER: Hollis Holdings LLC

SCOPE OF WORK: Erect fence and alter landscaping

COMMISSION AND APPLICANT DISCUSSION

Mark Johnson, the applicant, summarized the proposal and asked about changes to the fence.

Several commissioners discussed the fencing and piers.

Michael Stewart, the homeowner, pointed out that the Unilock would likely be hidden behind a future fence.

ACTION (ONE) (9:42 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00388 for 3628–3644 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 conditions:

- The project’s architectural drawings shall be revised to note that the rear wood fencing/gate will be 7’-0” in height prior to the issuance of the project’s permit. Also, the wood fencing proposed for installation at the rear property line shall be painted or stained an appropriate color within a year of its erection. HDC staff shall be afforded the opportunity to review and approve the final color choice prior to the issuance of the project’s permit.
- The stone proposed for installation at the front property line’s fencing and the pier which will be located at the property’s southwest corner shall be a natural stone. HDC staff shall be afforded the opportunity to review and approve the final product prior to the issuance of the project’s permit.
- HDC staff shall be afforded the opportunity to review and approve the final brick product proposed for the new fencing base/retaining wall bench prior to the issuance of the project’s permit.
- Regarding the pier that is proposed for the property’s southwest corner, the applicant shall submit a drawing to staff which specifies its height and footprint dimensions and details the transition between

the side and front yard fencing. Staff shall be afforded the opportunity approve this element prior to the issuance of the project permit.

- The landscaping and plant species which shall be installed atop the berm proposed for the south property line shall not substantially block views into the district and property in terms of height and opacity. Staff shall be afforded the opportunity to review and approve a final planting plan for the berm prior to the issuance of the project permit.
- The proposed Unilock masonry product shall be utilized for the retaining wall with the condition that the adjacent neighbor’s plans for a fence are executed. If the Unilock will be visible, the applicant shall provide a fence, screening, or a design solution within a year to be approved by staff.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00400 (9:49 p.m.)

ADDRESS: 1971 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Raymond Travis Sedlacek and Jaqueline Melody Sedlacek

OWNER: Raymond Travis Sedlacek and Jaqueline Melody Sedlacek

SCOPE OF WORK: Replace wood windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

Staff noted the applicant is not present.

ACTION (ONE) (9:50 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00400 for 1971 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL 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 wood windows proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The windows proposed for removal have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the old windows in design (their dimensions appear to be different, including thinner grilles, rails, and stiles) or materials (they are vinyl).

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 King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00432 (7:13 p.m.)

HISTORIC DISTRICTS: Russell Woods-Sullivan and Oakman Boulevard

APPLICANT: Julie A. Jozwiak and Sarah Kosmicki-Johns, DTE

OWNER: City of Detroit

SCOPE OF WORK: Trim trees and remove brush along overhead powerline easements in alleys

COMMISSION AND APPLICANT DISCUSSION

Sarah Kosmicki-Johns and Julie Jozwiak of DTE described the tree trimming work.

ACTION (TWONE) (10:11 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00432 for the alleys of Oakman Boulevard and Russell Woods-Sullivan Historic Districts**, 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:

- Trees located in neighborhood parks and public open spaces, such as those located at Ford Blvd, be trimmed no more than a 10’ clearance from overhead powerlines and equipment. If feasible, these trees shall be trimmed during the recommended time between December and March 15th to reduce the chances of disease.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

APPLICATION/STAFF REPORT NUMBER: HDC2024-00357 (10:13 p.m.)

HISTORIC DISTRICTS: Boston Edison, Arden Park, and Oakman Boulevard

APPLICANT: Mark Hall, Public Lighting Authority

OWNER: City of Detroit

SCOPE OF WORK: Replace streetlights

COMMISSION AND APPLICANT DISCUSSION

Mark Hall of the Public Lighting Authority described the proposed work to replace light poles.

Commissioner Machielse asked about the color temperature, expressing that “daylight” temperatures are not appropriate for historic districts.

Mark Hall responded that the Public Lighting Authority currently uses 4000k but they expect to soon move to around 3000k.

ACTION (10:17 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00357 for multiple locations in the public right-of-way within the Boston Edison, Arden Park and Oakman Boulevard Historic Districts**, 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 color temperature will be less than or equal to 3500k.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: not present
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

Resolution - Support of the City of Detroit's application for the African American Civil Rights grant for 12115– 12123 Dexter Avenue (Vaughn's Book Store)

Staff described the grant application that the Planning and Development Department expects to submit and provided a draft resolution regarding a letter of support.

ACTION (10:20 p.m.)

Commissioner Franklin moved that the resolution be adopted.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: not present

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

XVI ADJOURNMENT

ACTION (10:23 p.m.)

Commissioner Machielse moved to adjourn.

Commissioner King: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 10:23 p.m.