

**MINUTES**  
**DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING**  
 September 11, 2024  
 Coleman A. Young Municipal Center, Suite 808

**I CALL TO ORDER**

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

**II ROLL CALL** (5:41 p.m.)

<b>HISTORIC DISTRICT COMMISSION</b>		<b>PRESENT</b>	<b>ABSENT</b>
Najahyia Chinchilla	Commissioner	X	
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Alan Machielse	Vice Chair	X	
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner	X	
<b>STAFF</b>			
Timothy Boscarino	PDD	X	
Benjamin Buckley	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

**III APPROVAL OF THE AGENDA** (05:42 p.m.)

**ACTION** (5:42 p.m.)

Commissioner Machielse moved that the agenda be approved.

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**

**IV APPROVAL OF MEETING MINUTES**

None

**V REPORTS**

None

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA**

None

**VII POSTPONED APPLICATIONS**

None

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

None

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING** (5:43 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00410 (5:43 p.m.)

**ADDRESS:** 8007 Second Ave.

**HISTORIC DISTRICT:** New Center Area

**APPLICANT:** Daniel Baker, Adamo Demolition Company

**SCOPE OF WORK:** Demolish building

Staff summarized the proposal and recommendation for Denial.

Daniel Baker introduced the demolition project, explaining that the plans for the future of the property are not certain.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Several Commissioners explained that the building proposed for demolition has architectural value.

**ACTION** (5:55 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00410 for 8007 Second Avenue**, 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 building is contributing to the district
- The application does not provide information regarding the proposed future development and/or the future appearance of the site's current playground area.

*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.
- 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 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:** HDC2024-00436 (5:56 p.m.)

**ADDRESS:** 1321 Labrosse

**HISTORIC DISTRICT:** Corktown

**APPLICANT:** Steven Peck

**OWNER:** Steven Peck

**SCOPE OF WORK:** Demolish garage, erect garage

Staff summarized the proposal and recommendation for approval with conditions.

Steven Peck and Sadie Smith, applicants and homeowners, described deterioration to the garage.

Director Landberg noted that there are two letters of comment received and shared with the Commission.

#### **PUBLIC COMMENT**

None

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

Commissioner King noted that cementitious siding would also be appropriate.

#### **ACTION (6:05 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00436** for **1321**

**Labrosse**, 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 vinyl siding will be replaced with wood or cementitious lap siding. If a cementitious product is used, it must have a smooth finish. The wall and trim paint colors will be submitted to staff for review.
- The proposed window will be an aluminum-clad wood product. A cut sheet confirming operation, material, finish and color will be submitted to staff for review.
- The drawings submitted for permit will be revised to show the placement of the proposed window, list the approved siding product and the width of its exposure, and exterior color palette for the siding, trim, and window. The window cut sheet will also be included in the applicant’s documents.

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:** HDC2024-00440 (6:07 p.m.)

**ADDRESS:** 311 Watson

**HISTORIC DISTRICT:** Brush Park

**APPLICANT:** John P. Biggar, Integrity Building Group

**OWNER:** Daniel Waldhorn and Ashlynn Basile

**SCOPE OF WORK:** Erect carriage house

Staff summarized the proposal and recommendation for approval with conditions.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

John Biggar and Brian Mooney, the applicants, introduced the project. Brian Mooney made a correction; the drawings should specify common bond brick to match the house. Brian Mooney also expressed that they would add brick arch details to provide additional texture.

Commissioner Hamilton said that additional landscaping along the foundation would improve the appearance of the blank wall.

Commissioners Machielse and King suggested that a soldier course or limestone header above the openings would be helpful.

**ACTION (6:18 p.m.)**

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00440 for 311 Watson**, 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:*

- Additional texture, depth, and detail be incorporated into the headers at the first floor level to achieve alignment with the district’s Elements of Design and present a more cohesive overall expression for the new building. Such modifications are subject to staff approval.

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:** HDC2024-00354 (6:19 p.m.)

**ADDRESS:** 14846 Ashton

**HISTORIC DISTRICT:** Rosedale Park

**APPLICANT:** Deanna Fries, Italy American Construction

**OWNER:** Spencer, Joseph W., Jr., and C. D.

**SCOPE OF WORK:** Demolish garage and erect garage

Staff summarized the proposal and recommendation for approval for conditions.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

The applicant representative, who did not provide a name, expressed agreement with the staff report and recommended conditions.

**ACTION (6:26 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00354 for 14846 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:*

- The siding be either wood or smooth cementitious siding.
- The color of the siding follows HDC color guidelines.

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:** HDC2024-00473 (6:27 p.m.)

**ADDRESS:** 1815 Seminole

**HISTORIC DISTRICT:** Indian Village

**APPLICANT:** Timothy Flintoff, 4545 Architecture

**OWNER:** 1815 Seminole LLC

**SCOPE OF WORK:** Erect addition, alter church building

Staff summarized the proposal and recommendation for approval with conditions.

Tim Flintoff and Alissa Jacob, of 4545 Architecture, and Joe [inaudible] and Rachel Nelson, homeowners, introduced themselves.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Tim Flintoff argued that the skylights, as designed, were necessary and appropriate and stated that the neighbor supported the design.

Commissioners Chinchilla, Machielse, Hamilton, and King said that a high fence or wall would not be appropriate. Commissioner Machielse asked if the Elements of Design said anything about fence height; staff responded that fences are “not uncommon” according to the Elements of Design. Commissioners Hamilton and King said that fences elsewhere in Indian Village are not a good precedent for this particular property. A six-foot fence might be appropriate at the alley.

Commissioner Hamilton expressed that the proposed skylights would be appropriate.

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

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00473** for **1815 Seminole**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

*The Certificate of Appropriateness is issued with the following conditions:*

- Three new trees shall be planted within the property boundaries to replace the three diseased trees which are proposed for removal
- Staff shall be afforded the opportunity to review the final landscape and hardscape plan prior to the issuance of the project’s permit
- Staff shall be afforded the opportunity to review and approve the final design of the new light fixtures and sconces prior to the issuance of the project permits
- The siding which shall be installed at the garage extension and new dormer shall display a smooth finish and shall not have a faux wood grain finish. The permit drawings shall be revised to note that the garage siding will be smooth.
- The new railing proposed for installation at the roof of the flat-roof side wing shall not rise higher than 36”
- The glass block will be replaced with a E-series window.

Commissioner Chinchilla: SUPPORT

Commissioners continued to discuss the appropriateness of the fence. Commissioner King amended the motion to include a condition that the fence on the east side be no more than four feet high.

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: 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:** HDC2024-00477 (7:10 p.m.)

**ADDRESS:** 1760 Wabash

**HISTORIC DISTRICT:** Corktown

**APPLICANT:** Timothy Flintoff, 4545 Architecture

**OWNER:** Sharif Affas, Detroit Developing Properties, LLC

**SCOPE OF WORK:** Erect Dwelling and Carriage House

Staff summarized the proposal and recommendation for approval with conditions.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Josh Maddox and Timothy Flintoff of 4545 Architecture described the proposed stone veneer material.

**ACTION (7:17 p.m.)**

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00477 for 1760 Wabash**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

*The Certificate of Appropriateness is issued with the following conditions:*

- The stone veneer shall be replaced instead with an alternate product more closely resembling the texture of traditional bricks laid within mortar joints, subject to staff approval (wood lap siding would also be appropriate).
- If the mature ornamental tree in the back yard is removed, it shall be replaced with a new ornamental or shade tree elsewhere on the property.

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:** HDC2024-00471 (7:19 p.m.)

**ADDRESS:** 7873 Van Dyke Place

**HISTORIC DISTRICT:** West Village

**APPLICANT:** 7873 Van Dyke Place LLC

**OWNER:** 7873 Van Dyke Place LLC

**SCOPE OF WORK:** Rehabilitate dwelling, erect garage

Staff summarized the proposal and recommendation for approval with conditions. Staff noted that there is a contradiction in the application submission; the intent is for the Commission to review sheets A1.3 A2.2 and A2.3 dated September 6, 2024.



**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Alex Grabowski, the applicant, expressed agreement with the staff report.

**ACTION (7:30 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00471** for **7873 Van Dyke Place**, 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 new fence proposed for installation in the rear yard shall comply with the Commission’s guidelines for fencing.
- Staff shall be afforded the opportunity to review and approve the final details for the east side egress window and well prior to the issuance of the project’s permit
- The garage’s siding shall display a smooth finish/shall not have a faux wood grain finish. The permit drawings shall be revised to note that the garage siding will be smooth.
- The applicant shall revise the site plan drawing so that it aligns with the building’s elevation and plan drawings
- If the new side deck shall be constructed of wood per the submitted drawings, it shall have a subtle emphasis in its detailing that clearly distinguishes it as a deck, and not as a “roofless” porch. The applicant shall submit the final design of the new side deck to staff for review and approval prior to the issuance of the project’s permit.

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**

**X CITY PROJECTS SUBJECT TO PUBLIC HEARING**

None

**XI PUBLIC COMMENT**

None

**XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING** (7:34 p.m.)**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00369 (7:34 p.m.)**ADDRESS:** 372 W. Grand Blvd.**HISTORIC DISTRICT:** Hubbard Farms**APPLICANT:** Nathaniel Zorach**OWNER:** Nathaniel Zorach**SCOPE OF WORK:** Replace wood windows with aluminum-clad wood windows**COMMISSION AND APPLICANT DISCUSSION**

Nathaniel Zorach, owner, stated that the windows are in disrepair due to fire and water damage and there are many sash weights missing.

Commissioner Chinchilla noted that there is no cost estimate for window repair.

**ACTION** (7:45 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00369 for 372 W. Grand Blvd.**, 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 applicant states the windows are painted and caulked shut rendering them inoperable. Removing the caulk and cutting through the paint are straightforward repairs that can be completed with standard tools. The historic early 20<sup>th</sup> century windows were made from individual components, so they can be repaired by replacing specific parts. If weights and sash cord are missing, these items can be purchased and installed, allowing for the full operability of double-hung windows to be regained. Extensive moisture damage for some windows was noted by the applicant, but the photos don't show rotted, missing wood. The paint is intact, with the exception of some flaking paint.
- The photos and descriptions submitted do not give evidence that the historic windows are deteriorated beyond repair. Therefore, it is too soon for the Commission to consider the adequacy of the proposed replacement window, as Standard Six states "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."

*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:** HDC2024-00425 (7:47 p.m.)

**ADDRESS:** 1474 W. Boston

**HISTORIC DISTRICT:** Boston-Edison

**APPLICANT:** Gamal Usmanov, Alexandrie Home Solutions

**OWNER:** Ramon Hinojosa

**SCOPE OF WORK:** Replace wood windows with aluminum-clad wood windows

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

Gamal Usmanov, the applicant, described the proposal.

Commissioners Hamilton and Machielse noted that there is no evidence the windows are beyond repair.

#### **ACTION (8:00 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00425 for 1474 W. Boston**, 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 windows was beyond repair was submitted or available.
- A “full restoration” of the original windows may not be necessary to return to acceptable service, but no repair or restoration estimate was provided.
- The replacement of the original wood casements and double-hung windows with true divided light with uniform double-hung aluminum clad 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, operation, and scale which is not historically appropriate 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 King: 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**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00435 (8:03 p.m.)

**ADDRESS:** 4031 Fullerton

**HISTORIC DISTRICT:** Russell Woods-Sullivan

**APPLICANT:** Brent Mahaffey, Renewal by Andersen

**OWNER:** Damon Robinson

**SCOPE OF WORK:** Replace steel sash windows with composite windows

**COMMISSION AND APPLICANT DISCUSSION**

Brent Mahaffey, the applicant, described the proposal.

Commissioner Machielse noted that there is no repair estimate for the windows.

Commissioner King opined that the proposed windows are not appropriate.

**ACTION** (8:08 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00435 for 4031 Fullerton**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL 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, nor was a cost estimate provided for the repair of these windows.

- A full replacement of the original windows may not be necessary to return to acceptable service.
- The replacement of the original steel casements with fibrex casements 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, transoms and sidelight detailing,
  - introduce a new design, operation, and scale,
  - introduce a new material, Fibrex, which is contrary to National Park Service guidance and 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 Hamilton: SUPPORT

Commissioner Chinchilla: abstain

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00437 (8:12 p.m.)

**ADDRESS:** 1501 Atkinson

**HISTORIC DISTRICT:** Atkinson Avenue

**APPLICANT:** Sterling Howard

**OWNER:** Sterling Howard

**SCOPE OF WORK:** Replace windows with vinyl windows, replace doors, alter front porch and rear deck

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

Commissioner Hamilton noted that the applicant is not present, and expressed agreement with the staff recommendation. Commissioner Hamilton opined that the windows were the most important feature and other features were less important.

**ACTION (ONE)** (8:14 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00437 for 1501**

**Atkinson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of

the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of architectural details, replacement of wood windows, front door and foundation plantings, the installation of wingwalls and front porch roof and painting 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:*

- Many important details of this English Cottage style house have been altered or erased, thereby destroying the historic character of this architecture, which includes: the removal or covering of the lozenge element of the chimney, the narrow trim around the window openings, the altering of the brick ledge, and the removal of the planter box at the second story window.
- No documentation establishing that the original condition of the original wood windows were beyond repair was submitted or available.
- 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 with a 4/4 or 6/1 configuration,
  - introduce a new operation, 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.
- The installation of the front porch wingwalls and the sloped roof destroys distinctive, character-defining historic features and creates a new architectural expression that is not compatible with the historic features, scale, massing, and proportion to the English Cottage architecture of the house.
- The oval vision panel of the front door and the introduction of the black fabric mesh are not compatible with the English Cottage style of the house.
- The paint color location is not compatible with the English Cottage style of the house.
- Removing the foundation plantings and introducing symmetrically placed evergreens in the middle of the front yard drastically alters the appearance and features of the historic property.

*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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE  
Commissioner Machielse: not present  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE

Ayes: 6 Nays: 0

**MOTION CARRIED**

**ACTION (TWO) (8:17 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00437 for 1501 Atkinson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Hamilton: SUPPORT

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

Ayes: 6 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER: HDC2024-00424 (8:18 p.m.)**

**ADDRESS:** 15302 Piedmont

**HISTORIC DISTRICT:** Rosedale Park

**APPLICANT:** Leslie Wilson

**OWNER:** Leslie Wilson

**SCOPE OF WORK:** Replace wood windows with fiberglass windows

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

Jason [inaudible], of WindowPro, argued that the window is an appropriate replacement and said that simulated divided lites would be used.

Leslie Wilson, the homeowner, described deterioration to the windows.

Commissioners King and Simmons noted that there is no estimate for the cost of repair; this would be required to determine if the windows are beyond repair.

**ACTION (8:28 p.m.)**

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00424 for 15302 Piedmont**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 front 8-over-12 cottage windows, diamond paned leaded glass window, and south side 6-over-6 double-hung window are character-defining features and the applicant has not provided information to support the windows are beyond repair. Therefore, a replacement product should not be considered at this time.
- The Standards require that historic windows be repaired, and only when they are deteriorated beyond repair, should replacement windows be considered. Furthermore, replacement units must match the design, dimension and operation of the historic windows.
  - The change of the two 8-over-12 cottage-style windows to 12-over-1 double-hung windows would alter features that characterize the property.
  - Grilles between the glass do not match the dimensionality of the existing true divided light windows.
- The wood brickmould offers a dimensionality, profile and finish that can not be replicated with coil stock.
- The stone white color is not appropriate for the house's minimally traditional English Revival 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 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**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00454 (8:32 p.m.)

**ADDRESS:** 1710 Bagley

**HISTORIC DISTRICT:** Corktown

**APPLICANT:** Jonathan Klar

**OWNER:** Jonathan Klar

**SCOPE OF WORK:** Replace existing siding with engineered siding

**COMMISSION AND APPLICANT DISCUSSION**



Jonathan Klar, the homeowner, and [no name given], a contractor, described the project, and stated that historic siding is present in some areas but entirely missing in other areas.

Commissioner Machielse said that the non-historic siding should be removed to determine the condition of what is underneath.

The contractor described the proposed siding.

Several commissioners expressed that any existing historic wood should be preserved.

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

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00454 for 1710 Bagley**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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:*

- Upon removal of the asphalt siding on the side walls, the applicant will schedule a site visit with HDC staff to assess the physical condition of the wood siding.
- If less than 60% if the wood siding is salvageable, LP siding can be installed on the side walls with the condition that they replicate the casings as historically designed with wood or LP.
- The exterior paint colors for the siding and trim will coordinate with the city's color systems.

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:** HDC2024-00493 (8:55 p.m.)

**ADDRESS:** 1667 Edison

**HISTORIC DISTRICT:** Boston-Edison

**APPLICANT:** Matias Alaniz

**OWNER:** Matias Alaniz

**SCOPE OF WORK:** Replace windows and rehabilitate garage

**COMMISSION AND APPLICANT DISCUSSION**

Matias, the applicant, said that the windows will match the original design.

Staff noted that most of the prior unapproved work items have been removed, with only the windows remaining.

**ACTION (ONE)** (9:00 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00493 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:*

- The existing wood brickmould should be retained and shall not be wrapped. The proposed double-hung and casement window sash shall be sized to fit the current openings. No new casing/trim/brickmould and/or blocking/spacers shall be installed within the window openings as a result of the proposed window installation
- The existing siding at the front wall of the primary façade’s dormer shall be retained. If any areas of the siding at this location is deteriorated, it shall be replaced in kind to match existing
- If new lapped composite siding is installed at the dormers, it shall display a smooth finish and must be painted a color which is compatible with that found at the house’s trim. The applicant shall provide the final siding material choice and color to HDC staff for review and approval prior to the issuance of the project’s permit
- HDC staff shall be afforded the opportunity to review and approve the person/pedestrian door which shall be installed at the garage’s side wall prior to the issuance of the project’s permit.

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:** HDC2024-00495 (9:03 p.m.)

**ADDRESS:** 3747 Tyler

**HISTORIC DISTRICT:** Russell Woods-Sullivan

**APPLICANT:** Michael Eisenberg, Eisenberg Exclusives

**OWNER:** Michael Eisenberg

**SCOPE OF WORK:** Install wood windows, doors, and erect rear porch

**COMMISSION AND APPLICANT DISCUSSION**

Staff noted that the applicant is not present.

Commissioner Machielse expressed agreement with the staff report.

Commissioners and staff discussed the history of the windows, gradually removed without approval over time.

Commissioners Hamilton and Machielse opined that if the operation of the second floor front windows was corrected, the proposal would be acceptable and a reasonable correction of the violation.

**ACTION (9:19 p.m.)**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00495 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 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:*

- For the replacement windows at the side and rear walls, solid wood or aluminum-clad wood double-hung windows will be selected. Cut sheets and window schedule confirming the manufacturer, product line, material, operation, color, and simulated divided light dimension and profile will be submitted for staff review.
- Windows on the front façade shall match the operation of the original casement windows.
- The aluminum coil stock that was installed to cover the window opening's wood brickmould will be removed, any brickmould that needs to be repaired or replaced shall do so.
- The two-story rear porch will specify wood components for the footings, posts, railings and decking. The perimeter railings will have a top and bottom rail and vertical spindles and will be tied into the porch's supporting posts; a freestanding, independent railing system as currently proposed will not be selected. The entire porch system will be painted three to six months after installation; paint color will be submitted to staff for review. If an awning is selected to cover the upper porch, a catalog cut of the product that includes the dimensions, method of installation, materials, fabric color and pattern will be submitted to staff for review. A revised dimensioned elevation drawing of the two-story porch that calls out materials and finishes will be submitted to staff for review.
- The six-panel doors proposed for the side and rear elevations will be dark brown. A cut sheet confirming the design, color and material will be submitted for staff review.
- The applicant will create a condition assessment for the masonry front porch that fully documents existing conditions and corresponding repairs that meet the Secretary of the Interior's Standards, as discussed in National Park Service Preservation Briefs #1 and #2.
  - Scopes of work need to be fully explained, including method, material and pressure of cleaning.
  - 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 may be needed, brick samples that closely match the existing brick in dimension, color, pattern, finish and profile will be submitted to staff for review. Also, specification of the new mortar, including composition and installation dimension, profile, etc. must be submitted to staff for review.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: abstain  
Commissioner Hamilton: AYE  
Commissioner King: AYE  
Commissioner Machielse: AYE  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE  
Ayes: 6 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00433 (9:27 p.m.)

**ADDRESS:** 1710 Van Dyke

**HISTORIC DISTRICT:** West Village

**APPLICANT:** Brian Rebain, Kraemer Design Group

**OWNER:** 1710 Van Dyke LLC

**SCOPE OF WORK:** Alter roof

**COMMISSION AND APPLICANT DISCUSSION**

Brian Rebain, representing the owner, stated that the tile is a French “specialty tile” and infilling the back portion with matching tile would be comparable in cost to replacing the entire roof with new tile.

Commissioner Chinchilla asked how many units are in the building. There are five.

Brian Rebain stated it is not certain if matching tile is available; non-matching clay tile would not properly interface with the existing tile.

Several commissioners suggested the proposed scope of work is correct; the question is what type of replacement tile is most appropriate.

Several commissioners suggested that asphalt is acceptable but the color should match as closely as possible.

**ACTION** (9:46 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00433 for 1710 Van Dyke**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

*The Certificate of Appropriateness is issued with the following conditions:*

- Undamaged clay tiles will be salvaged and reused to the maximum extent possible, subject to review and approval by staff.
- The new shingles on the rear roof will match the color of the original tile as closely as possible.

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**

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

None

**XIV OLD BUSINESS** (9:49 p.m.)

**ADDRESS:** 20119 Wisconsin  
**HISTORIC DISTRICT:** William E. Higginbotham School Historic District  
**APPLICANT:** Blake Hill, McIntosh Poris Associates

Director Landsberg explained that a proposed scope was previously approved for this property, but the National Park Service tax credit reviewers did not agree that certain items approved by the Commission were appropriate: metal panels, metal panels, and colors.

Blake Hill, the applicant, explained scope changes to address the NPS concerns.

**ACTION** (9:56 p.m.)

Commissioner King moved that:  
Having duly reviewed the complete revised scope of **Application 23-8517 for 20119 Wisconsin** 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: AYE  
Commissioner Machielse: AYE  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE  
Ayes: 7 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00404 (9:57 p.m.)  
**ADDRESS:** 677 W. Canfield  
**HISTORIC DISTRICT:** West Canfield  
**APPLICANT:** Matthew Allen Fleszar  
**OWNER:** Matthew Allen Fleszar

**SCOPE OF WORK:** Alter rear door and window openings and rear porches

Director Landsberg explained that although this scope was approved at the previous meeting, the language of the approval inadvertently created a contradictory approval condition that is not able to be satisfied.

Matthew Allen Fleszar, the owner, stated that the brick openings had been changed at the owner's direction and that the changes were required for conversion of the building to apartments.

**ACTION** (10:13 p.m.)

Commissioner Machielse moved that in the matter of the decision of HDC2024-00404 we revise the Certificate of Appropriateness that was issued at the August 2024 meeting to remove the condition.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: abstain  
Commissioner King: AYE  
Commissioner Machielse: AYE  
Commissioner Marquez: abstain  
Commissioner Simmons: AYE  
Ayes: 5 Nays: 0

**MOTION CARRIED**

**XV    NEW BUSINESS**

None

**XVI    ADJOURNMENT**

**ACTION** (10:15 p.m.)

Commissioner Chinchilla moved to adjourn.

Commissioner Simmons: SUPPORT

**MOTION CARRIED**

**Chairperson Franklin adjourned the meeting at 10:15 p.m.**