

MINUTES
DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING
November 13, 2024
Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 5:42 p.m.

II ROLL CALL (5:43 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	
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA (05:44 p.m.)

ACTION (5:42 p.m.)

Commissioner Hamilton moved that 1639 Leverette case be moved to the consent agenda.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: Not Present

Commissioner Franklin: Not Present

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

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

ACTION (5:40 p.m.)

Commissioner Hamilton moved that the agenda be approved.

Commissioner King: SUPPORT

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

Ayes: 5 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

None

V REPORTS

- Changes in HDC staff were reported as follows: Benjamin Buckley resigned his position. Dan Rieden has been appointed Senior Clerk for HDC record keeping.
- A rotating staff reporting system has been implemented for application intake.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

1639 Leverette

ACTION (5:42 p.m.)

Commissioner Hamilton moved that the agenda be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: Not Present
Commissioner Franklin: Not present
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

Ayes: 5 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

None

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (6:05 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00434 (6:05 p.m.)

ADDRESS: 1624 Edison

HISTORIC DISTRICT: Boston Edison

APPLICANT: Tarik Najib

OWNER: Abdul Chirri, Vick Cial

SCOPE OF WORK: Rehabilitate exterior of dwelling (work completed without approval)

COMMISSION AND APPLICANT DISCUSSION

Vick Cial, owner, has renderings approximately May 9, 2018 with color change. Staff confirmed there was COA (Certificate of Appropriateness) for replacement of a garage and replacement of sidewalks. There was not a COA for a full-scale rehabilitation of the property. Commissioners reviewed emails presented.

Director Landsberg reminded that the review is more than the color scheme but the cladding and other work that is in violation.

Discussion on the cladding and other violations that were completed.

The applicant confirmed that the garage was rebuilt.

COMMISSIONERS FRANKLIN AND CHINCHILLA JOIN THE MEETING.

Commissioners Marquez, King, Machielse, Chinchilla recommended applicant work with a historic architect to bring back recommendations that bring the dwelling back in to compliance with historic standards.

Applicant stated that he wants to sell the property. Commissioner Machielse reminded the owner that the violations would go with the property and the next owner would be responsible for the violations.

ACTION (6:30 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00434 for 1624 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of

review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- The wood windows and roof soffit/fascia that were removed without HDC approval do not appear to have been deteriorated beyond repair. Therefore, their removal does not meet the Standards.
- The new scored EIFS/faux stucco siding presents an expression of stucco which is not appropriate to the current residential setting/historic character of the dwelling and its nearby surrounds. Also, please note that EIFS is prone to moisture infiltration and is highly susceptible to impact damage. A siding of a more durable nature is more appropriate for use at this historic property.
- The new cement fiber siding displays a faux wood grain which does not provide an adequate replication of painted historic wood (which would display a smooth surface).
- The current synthetic window trim EIFS clad fascia/soffits are wider and flatter than the historic wood window and roof trim.
- The cumulative effect of the work, to include the wide/flat window and roof trim (soffit/fascia), the EIFS and cement fiber siding, the massive, boxy, EIFS clad columns at the front porch, and the EIFS clad chimney, is a modern/suburban appearance which is wholly at odds with the property's historic character.

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Commissioner King: 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 Abstain: 1

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00458 (6:33 p.m.)

ADDRESS: 4815 Fullerton

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Ronald Bennett

OWNER: Ronald Bennett

SCOPE OF WORK: Replace windows

COMMISSION AND APPLICANT DISCUSSION

Ronald Bennett, the applicant, described the proposal and requested a list of recommended companies.

Director Landsberg reminded the Commission that the City cannot make recommendations for specific companies.

Commissioner Chinchilla and Simmons recommended historic Boston Edison website, Brick and Beam, and other historic districts as a resource.

Commissioner Franklin an estimate for repair of the windows and their existing condition of each window.

Commissioner Chinchilla also recommended storm windows to assist with uniformity.

ACTION (6:37 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00458 for 4815 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:

- The wood windows proposed for removal are historic and materials that contribute to the character of the property.
- The wood windows proposed for removal have not been shown to be deteriorated beyond repair.
- The proposed new windows are not compatible as they are not “consistent with the general characteristics of a historic window of the type and period” due to the fact that vinyl replacement windows have a noticeably thinner and flatter appearance and different sheen than historic windows than and they are made of a noticeably non-historic material.

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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: HDC2024-00567 (6:40 p.m.)
ADDRESS: 14936 Glastonbury
HISTORIC DISTRICT: Rosedale Park
APPLICANT: Jasmine Deforrest
OWNER: Jasmine Deforrest
SCOPE OF WORK: Replace windows

COMMISSION AND APPLICANT DISCUSSION

The applicant was not present.

Commissioner King noted that there is not enough information to show windows are beyond repair.

ACTION (6:42 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00567 for 14936 Glastonbury**, 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 windows proposed for removal appear to be original or historic features that contribute to the character of the property (no evidence is provided that they are newer or non-historic).
- The windows proposed for removal have not been shown to be deteriorated beyond repair.
- Not enough information is provided to determine if the door is a historic, distinctive, or character-defining feature; such features must not be replaced.
- The proposed replacement door is not specified; any replacement must be compatible with the historic character of the 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 historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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 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: HDC2024-00572 (6:44 p.m.)

ADDRESS: 899 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Steve Basher, John McCarter

OWNER: Matthew Lorusso

SCOPE OF WORK: Replace windows

COMMISSION AND APPLICANT DISCUSSION

The applicant suggests video presentation to show condition of windows.

Discussion around the craftsmanship of restoration of existing windows versus replacement of windows.

ACTION (ONE) (6:52 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00572 for 899 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 window replacement and casing proposed for replacement WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- The windows are not deteriorated beyond repair

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Commissioner 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

ACTION (TWO) (6:54p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00572 for 899 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 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 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: HDC2024-00595 (7:10 p.m.)

ADDRESS: 1118 Seyburn

HISTORIC DISTRICT: West Village

APPLICANT: Julie Pincus

OWNER: Julie Pincus

SCOPE OF WORK: – Replace brick siding with cementitious siding, rebuild front porch

COMMISSION AND APPLICANT DISCUSSION

Julie Pincus, the applicant, described the proposal and alternatives. She also stated that this property was saved from the city's demolition list.

Commissioner asked which option is being approved. The Commissioners decided to provide options in the motion. The Commissioners thanked the applicant for saving this building.

Discussion around brick color and conditions at the rear porch.

ACTION (7:06 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00593 for 1118**

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

the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission

determines the 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 cladding material installed at the building's the rear wall may align with the treatment approved by the Commission at the June 2019 regular meeting. Alternatively, the applicant may install a true stucco finish, lapped wood siding, or lapped cement fiber siding to the rear wall which is painted a color that complements the dwelling's existing brick cladding, subject to staff approval
- The new rear wall porch may align with Option A (14'x5' masonry porch) or Option B (11'x23' wood deck with stairs) designs which were presented to the Commission on 11-13-2024, subject to staff approval of the final design

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: HDC2024-00609 (7:32 p.m.)

ADDRESS: 932 Edison

HISTORIC DISTRICT: Boston Edison

APPLICANT: Anthony Parker

OWNER: The Wallace Estates, LLC

SCOPE OF WORK: Replace windows (work completed without approval) and siding, install pool

COMMISSION AND APPLICANT DISCUSSION

Anthony Parker, Casanova Williams, Gilbert Pruitt, the applicants, are present and present the proposal.

HDC Staff stated that recent material was also available for viewing.

The applicant clarified that the windows were missing prior to acquisition. Staff confirmed that the windows were missing since 2022. Detailed

Discussion around side and rear doors.

Discussion around the windows existing conditions which is not known. The owner would like to restore wood windows.

ACTION (7:52 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00609 for 932 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 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 siding shall consist of wood shakes, subject to staff approval.
- The final siding installation shall be subject to staff approval.
- The new rear porch shall be made of wood and closely match the dimensions and appearance of the existing porch, subject to staff approval.
- The new front door shall be subject to staff approval. A new side door is optional and can be reviewed by staff.
- The soffits shall be repaired to match existing (no additional soffit panels will be added).
- The window replacement will prioritize the repair of existing material on the front elevation and will allow for replacement windows (aluminum-clad wood windows) on the sides and rear elevation subject to staff approval.
- The proposed new windows shall use true or simulated divided lights.

Commissioner Marquez: 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: HDC2024-00630 (8:00 p.m.)

ADDRESS: 2310 Edison

HISTORIC DISTRICT: Boston - Edison

APPLICANT: John Nova

OWNER: Jonathan Taylor

SCOPE OF WORK: Replace windows

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton recused himself from this application.

Owners Kory and Jonathan Taylor and applicant John Nova were present. They described the window conditions.

Commissioner Machielse had questions about the window conditions. Director Landsberg clarified that all the jams, pulley systems and weights are gone. Commissioner acknowledged that the damage of the windows.

Discussion around the repair and replacement costs of the windows.

Discussion around whether the existing windows could be potentially fixed, particularly the front facing windows. Discussion around the storm windows.

ACTION (8:23 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00630 for 2310 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed 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 window sash will be repaired and reinstalled at the façade's second floor and attic window openings.
- Remaining vinyl units will be removed and replaced with wood replacement windows.
- First floor façade windows will be wood-framed casement or fixed units, each of which will have a 2-wide by 6-high pattern, in true or simulated-divided lights.
- Vinyl windows installed at the basement level can remain in place.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: Recused himself

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00623 (8:30 p.m.)

ADDRESS: 708 Pallister

HISTORIC DISTRICT: New Center

APPLICANT: Timothy Flintoff, 4545 Architect

OWNER: Thomas Typinski

SCOPE OF WORK: Alter dormers, front and rear porch (work completed without approval)

COMMISSION AND APPLICANT DISCUSSION

Both the owner and applicant are present. The owner provided background information regarding how plans were not followed by a previous contractor, acknowledging the violations that have been done and the enforcement activities that followed.

Director Landsberg described the background of this project, the violations that were observed, and reasons for the recommendation for denial.

Commissioner Chinchilla advised that regular check-ins with contractors be scheduled so that work that was approved is followed.

Discussion around the replacement of the original windows.

The owner confirmed that he does not reside at the home.

The applicant requested what work could be done. Commissioners stated that the applicant needs to contact BSEED for any enforcement questions.

ACTION (8:51 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00623 for 708 Pallister**, 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 as-built revisions to the originally approved February 2024 design, including alterations to existing and new dormers, front porch, replacement of historic windows, alteration of window/door openings, and other related scope items **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 original 2-over-1 and other multi-lite wood windows proposed for removal were historic and distinctive character-defining features that contributed substantially to the historic character of the property. No documentation establishing that the condition of the original wood windows were beyond repair was submitted or available; indeed, the previous professionally prepared application for the property proposed their preservation and rehabilitation, which was the correct treatment.
- The replacement of the original wood windows with 1-over-1 vinyl-clad windows with different profiles, muntin patterns, trim boards, and expression is not compatible with the historic character of the property and/or the district.
- The proposed dormers are too large and have conjectural gabled roof lines inconsistent with the

established historic character of the property, which features a modest-sized historic hip-roofed dormer. Historically, and in this district, dormers were designed to admit additional light into top stories and historically featured compatible windows, none of them sliders.

- The eaves of the new dormers, as compared with the building’s existing wide eaves, are exceedingly narrow and incompatible with the property’s historic character. Cladding eave soffits and/or fascias in artificial siding or with modern materials introduces an incompatible material and expression, when true wood soffits and fascia boards are a reasonable and compatible treatment.
- The cladding, and re-cladding of all the dormers with artificial imitation “wood grain” shakes introduce incompatible modern detailing, products, sheens, and colors. True historic wood shakes are widely available, a reasonable treatment, and will give a traditional mitered expression at corners.
- Sliding windows are not compatible with buildings of this age, and incompatible with the historic character of the property and district.
- The proposed French door uses between-the-glass grids rather than true or simulated divided lites.

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.
- 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 historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture,
- 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 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

None

XV NEW BUSINESS

None

XVI ADJOURNMENT

ACTION (9:01 p.m.)

Commissioner Machielse moved to adjourn.

Commissioner Chinchilla: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 9:01 p.m.