

**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

**Date: May 13, 2020**

**Due to COVID-19 restrictions, this meeting was held electronically via Zoom Meeting Link**

**I. Commissioner Hamilton called the meeting to order at 5:31 pm.**

**II. ROLL CALL**

	ABSENT	PRESENT		ABSENT	PRESENT
Dennis Miriani, Vice Chair	___	<u>X</u>	Katie Johnson	___	<u>X</u>
James Hamilton, Chair	___	<u>X</u>	Richard Hosey	___	<u>X</u>
Alease Johnson	___	<u>X</u>	Jessica McCall	___	<u>X</u>
Tiffany Franklin	___	<u>X</u>			
 Staff					
Jennifer Ross, PDD	___	<u>X</u>	Taylor Leonard, Law Dept.	<u>X</u>	___
Brendan Cagney, PDD	___	<u>X</u>	Pamela Parrish, Law Dept.	___	<u>X</u>
Ann Phillips, PDD	___	<u>X</u>			
Garrick Landsberg, PDD	___	<u>X</u>			
Audra Dye, PDD	___	<u>X</u>	Rebecca Savage, HDAB	___	<u>X</u>

**III. APPROVAL OF THE AGENDA**

Commissioner Alease Johnson asked the following projects to be moved to the Consent Agenda:

- |  |  |
|--|--|
| #20-6709 – 19650 Roslyn – Sherwood Forest HD – | Remove Rooftop Dormer                          |
| #20-6713 – 867 EDISON – Boston Edison HD –     | Build New Concrete Parking Pad at Rear of Home |

Commissioner Miriani – SUPPORT  
Ayes – 7      Nay – 0

**MOTION CARRIED**

Commissioner Alease Johnson moved to APPROVE the Agenda as modified.

Commissioner Miriani – SUPPORT  
Ayes – 7      Nay – 0

**MOTION CARRIED**

**IV. APPROVAL OF MEETING MINUTES**

Commissioner Miriani made a motion to APPROVE the April 15, 2020 meeting minutes.

Commissioner Franklin – SUPPORT  
Ayes – 7      Nay – 0

**MOTION CARRIED**

**V. APPROVAL OF THE CONSENT AGENDA**

Commissioner Franklin made a motion to APPROVE the following projects, with staff recommendations and conditions (if present):

- |  |  |
|--|--|
| #20-6709 – 19650 Roslyn – Sherwood Forest HD – | Remove Rooftop Dormer                          |
| #20-6713 – 867 EDISON – Boston Edison HD –     | Build New Concrete Parking Pad at Rear of Home |

Commissioner Hosey – SUPPORT  
Ayes – 7      Nay – 0

**MOTION CARRIED**

**VI. POSTPONED APPLICATION**

None

**VII. APPLICATIONS SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6721 (INCLUDING 20-6722, 20-6723)

**ADDRESS:** 1401 MICHIGAN, 1501 CHURCH (INCLUSIVE OF 1525-1541 CHURCH) AND 1750 TRUMBULL (INCLUSIVE OF 1742 TRUMBULL & 1403-1441 LEVERETTE)

**HISTORIC DISTRICT:** CORKTOWN

**APPLICANT:** SETH HERKOWITZ, HUNTER PASTUER, MIKE KIRK, NEUMANN/SMITH ARCHITECTURE, MIKE MARKS GIFFELS-WEBSTER, SHEILA COCKREL, CROSSROAD CONSULTING, MATT KALT, OXFORD CAPITAL

**OWNER:** GODFREY DETROIT PROPCO, LLC

**SCOPE OF WORK:** DEMOLISH BUILDING AND ERECT 7-STORY HOTEL WITH RELATED PARKING IMPROVEMENTS

**PROPOSAL**

A seven-story (82'-6" high) hotel building is proposed to occupy the site, requiring the removal of the existing structures. Per the applicant's narrative, the building design employs a storefront "base," middle "body," and upper "crown" which is intended to be consistent with other Detroit commercial precedents along Michigan Avenue and elsewhere. The base along Michigan Avenue and 8th Street is proposed to be "a transparent storefront façade punctuated by vertical brick pilasters resting on stone plinths." Above the storefronts, the building's main body is a brick grid of pilasters and spandrel panels punctuated by the hotel room windows. The crown along the principal elevations consists of two-story metal panel pilasters flanking glazed openings and an upper metal cornice. The secondary Leverette Street façade is proposed to be "similar, but with more opaque metal panel and door elements at service locations."

The west-facing elevations are largely featureless and are proposed to be finished with a version of an Exterior Insulation and Finish System, or EIFS. A line of brick detailing wraps around to the west elevations at both Michigan Avenue and Leverette. Murals or graphic design patterns by local Detroit artists are proposed to cover most of these areas. The building's southwest seven-story elevation is set back ten feet from the adjacent property line of 1432 Leverette.

Improved surface parking is proposed on substantial portions of two adjacent blocks. Both lots will be paved with fencing and new landscaping. The vintage "Tiger Stadium Parking" sign at 1750 Trumbull will be preserved.

The following three images are excerpted from the applicant's submission. The applicant's full presentation deck, design rationale, Elements of Design narrative, schematic design drawings and narrative, and other supporting materials describing the project are included in this report.

*Commissioner McCall left the meeting.*

**COMMISSIONER COMMENT:**

- Commissioner Miriani said he has heard that the community supports the project and has offered concerns on parking. He hopes the developer will continue working with the community and PDD on better outcomes.
- Commissioner Hosey said the new construction is a big step and the parking lot could be a short term option for the other lot. The new construction, and any other developments, may change the economics of the site and could make the surface lot more viable for development in the future.
- Commissioner Hamilton said he would prefer a mural not be applied to the west wall closest to Leverette and that it remains blank. The wall should compliment the adjacent Victorian house and show off its characteristics.
- Commissioners Miriani and Alease Johnson offered verbal support of Commissioner Hamilton's comment about the wall.
- Commissioner Katie Johnson suggested a green wall could be a solution for the Leverette wall.
  - The applicant replied saying they evaluated a green wall for this area, and the cost estimate was much higher than expected and impacted the project's budget.

- Commissioner Hamilton expressed support for maintaining the streetscape on Trumbull and that parking be setback in a way to allow for development along Trumbull.
- Commissioner Hosey commented the site can be developed, and it likely will be – to presume that we currently know how to develop this site now is extreme. Additionally, to design the parking lot on the spot during this meeting is aggressive.
- Commissioner Miriani questioned Item One in the presentation. He offered there should be limitations placed on the mural; the wall closest to Leverette should highlight the historic house. The graphic shown in the presentation is exactly what the Commission would not want for that wall, as its too busy and takes away from the historic house. Further, he was not sure any graphic or painted sign should extend beyond the top two stories of the hotel, and it may represent something commercial in nature. The artistic mural should be created only on the wall closest to Michigan Avenue.

**PUBLIC COMMENT:**

- *Reverend Denise Griebler, Minister, St. Peter's Church* – Informed the Commission that St. Peter's has been in on-going discussions with the developers; both parties are working toward resolving the parish concerns about the development. The church is not ready to offer a position on the development at this time; however, she said the developer has been responsive to the church's concerns and the church is hopeful its concerns will be resolved in the future.
- *Abby Kurtz, Corktown Resident* – Expressed excitement about the hotel and expects it will be a good neighbor, but has a concern about the surface parking lots and use in perpetuity. Hopes there will be future reviews in three to five years to determine if another use can be developed for these lots.
- *Nevan Shokar, Detroit Economic Growth Corporation* – Supports the project. Expressed optimism over the new jobs that will be created.
- *Dr. James Perkinson, member, St. Peter's* – Expressed concern over the carbon footprint and energy impact; and has questions over the sustainability of the development to build and maintain. Questions over the use of building materials and if solar panels were used, could they be offered back to the community at-large.
- *Blake Almstead, President, Corktown Historical Society* – The Society supports the design of the structure and said the developer has answered the Society's questions. But there is still concern over the parking lots and that they do not remain parking lots for years to come. Their long-term development should be encouraged; suggestions included multi-purpose/mixed-use projects that could include residential, parking and greenspace.
- *Dorothy Bennick, Corktown Resident, President, East End Block Club* – The East End Block Club did not have a chance to give a formal opinion due to COVID-19. She expressed support for the project but expressed concern about any up-lighting that can impact the residential neighborhood, as well as noise.
- *Katy Trudeau, Deputy Director, Detroit Planning and Development Department* – Said the Planning Department (PDD) offers conditional support for the project and does recommend approval of the project subject to conditions. PDD has been working with the developer, who in turn has taken design recommendations from PDD. PDD continues to ask the developer to engage the community and that they hear all the concerns and issues offered. PDD agrees with the conditions listed in Mr. Landsberg's staff report and will closely monitor the project as it goes through additional city approvals.
- *Javier Cardinas, Corktown Resident* – Expressed support for the project but is concerned over the parking lot and traffic flow for local residents. The lot is underwhelming and underserves the neighborhood. He said the Tigers parking sign is an eyesore, and the parking lot design is a bit uncreative. Could a parking structure be considered?
- *David Esparza, Corktown Resident* – Offered support of the project and accepts the demolition of the existing buildings. He is clearly against the surface parking and said another arrangement should be provided.
- *Vince Keenan, Corktown Resident* – Supports the project. Agrees with the community's concern about the parking and that it should be mitigated. The SmithGroup report states 14% of Corktown is surface parking. The parking should be hidden to maintain Trumbull's street wall; development of a pocket park could hide some of the parking. There should be a setback for the lot off Trumbull to allow for future development.

- *Jamie K. Walters, Corktown Resident* – She likes the idea of the Godfrey but also has an issue with the parking. While a lot is needed and appreciated, she would like it not to be an eyesore and that it not bleed into the neighborhood.
- *Steve Flum, Corktown Resident* – Supports the project and expressed support of Vince Keenan’s suggestions for developing a street wall to hide the parking. Another option to lessen the parking lot impact is to install interior landscaping to offer better water runoff. He mentioned the pedestrian experience – details were not shown to see if there will be outdoor dining, further canopy, detailed lighting, or streetscape furniture to upgrade the Michigan Avenue experience. Additionally, rather than having artistic graphics on the west wall, the developers could consider wrapping the material from the Michigan Avenue wall. Another suggestion was to put billboards/signage for the hotel and/or Corktown events on this wall. It would be a way to support the building and community and he believes it would be nicer and more fitting with the historic district.

## **ACTION**

### Certificate of Appropriateness

Commissioner Miriani moved the Commission DENY a Certificate of Appropriateness for the project as it fails to meet the 36 CFR 67 Secretary of the Interior’s Standards and Guidelines for rehabilitating historic buildings and the District’s defined Elements of Design, especially, Standards number:

- (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, and*
- (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.*

And Elements of Design number:

- (1) Height,*
- (5) Rhythm of spacing of buildings on streets*
- (7) Relationship of materials*
- (8) Relationship of textures*
- (15) Scale of facades and façade elements, and*
- (22) General environmental character*

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

### **MOTION CARRIED**

### Notice to Proceed

Commissioner Miriani moved the Commission APPROVE a conditional Notice to Proceed under Condition 2 of Section 21-2-75:

*The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible*

With the conditions that:

- (1) The material on the west-facing elevations be revised from EIFS to the developer’s choice of a traditional cement stucco system over CMU, a concrete wall panel system, or a masonry expression; such choice to be approved by PDD design review and HDC staff.
- (2) The graphic applied to the west call closest to Leverette (and adjacent the historic house) shall not exceed beyond the top two stories of the hotel.

- (3) The NTP be suspended and not issued by staff until:
  - a. The applicant submits final construction documents for permit (including specifications) showing adherence to the approved design in all respects, including a contract with a Detroit-based artist for execution of the murals/graphic design, excepting minor changes typically approvable by staff, and;
  - b. The work has obtained all other necessary planning and zoning approvals, financing, and environmental clearances and is otherwise ready to proceed, including completion of Site Plan Review and the implementation of any design changes based on recommendations thereon, which are hereby made staff-approvable if consistent with the Commission's intent;
- (4) The NTP is issued exclusively to this applicant team for this project, and does not run with the properties, individually or collectively, and;
- (5) The suspended NTP expires within one year of today's date if not successfully issued.

Commissioner Johnson – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6714

**ADDRESS:** 7400 THIRD

**HISTORIC DISTRICT:** NEW CENTER

**APPLICANT:** JOSH MADDUX AND TIM FLINTOFF, ARCHITECTS, JOE GUADINO

**OWNERS:** ALYSE COUTTS AND JOE GUADAGNINO

**SCOPE:** REDESIGN EXISTING GREENSPACE AS DOG PARK

### **PROPOSAL**

The application proposes to transform the existing space into a fenced dog park with five parking spaces at the alley. The existing trees will be protected. The “New Center Dog Park,” per the applicant, will provide “accessible fenced-in areas designated for large dogs and small dogs, with amenities including pet play equipment, pet waste receptacles, pet fountains, picnic tables, landscape improvements, five (5) parking spaces, and a resilient pet-oriented permeable artificial turf system that manages site stormwater.” The fence is proposed to be salvaged from the Art Center Community Garden located on East Palmer at John R.

Per the applicant, the specific scope includes:

### **DEMOLITION**

- Preserve and protect all existing trees within limits of disturbance.
- Salvage and stack unit pavers on wood pallets onsite, separated by colors. Approximately 350 SF of pavers to be reinstalled onsite – remainder to be delivered on pallets to owner
- Remove and dispose of existing irrigation enclosure and equipment. Meter and tap to be reused.
- Salvage existing fence (approximately 550 lf) from Art Center Community Garden, located at the southeast corner of E Palmer Street and John R Street (separate project).
- Approximately 5,600sf of turfgrass will be removed and excavated down +/-12” for the proposed dog park turf, aggregate parking surface, and reinstalled salvaged unit pavers. All material will be legally disposed of offsite.
- Saw cut and remove approximately 7’ wide strip of concrete pavements from portion of alley for sewer tap as previously coordinated with DWSD per departmental review and direction

### **CONSTRUCTION**

- Install approximately 4,800 sf of pet-engineered artificial turf with a 12” depth drainage aggregate base with underdrain system
- Install approximately 350sf of salvaged pavers for new dog park entry
- Install approximately 450lf of salvaged fence (picture of existing fence at Art Center Community Garden is included with existing photos). Reinstalled fence will appear identical to the original, black in color, 6’

height, and define separate areas for large dogs and small dogs with a typical gated ‘bull pen’ entry serving each respective dog area

- Resin-bonded aggregate installed around seven (7) existing trees located within the fenced area
- Install three (3) permanent pet play equipment features (as identified in the included detail specifications sheet LS-502), two (2) in large dog area, one (1) in small dog area
- Install two (2) permanent pet fountains (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area
- Install two (2) dog waste receptacles (see included sheet LS-502), one (1) in large dog area, one (1) in small dog area
- Three (3) moveable picnic tables including one (1) ADA picnic table will be included within park (see included LS-502)
- Install approximately 800sf of aggregate for five (5) parking spaces at north end of site
- Install five (5) concrete wheel stops for parking spaces at north end of site
- Install approximately 700sf of planting mixture to a 12” depth for perimeter landscape beds and planting
- Install irrigation system and controls for landscape beds
- Install two (2) water hose hydrants, one (1) in large dog area, one (1) in small dog area
- No proposed lighting improvements

**COMMISSIONER COMMENT:**

- Commissioner Miriani said he does like the idea of the interior fence being less obtrusive.
  - The applicant replied to say Midtown Detroit would prefer to retain one fence design for this project, but they will be ok with a change in design.
  - The applicant also said they would be amenable to shifting the parking spots a few feet and extend the landscape bed; they could still maintain the five spaces.

**PUBLIC COMMENT:**

None

**ACTION**

Commissioner Franklin moved the Commission APPROVE a Certificate of Appropriateness for the project as it meets the Secretary of Interior Standards for Rehabilitation, 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, and*  
*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.*

With the condition that:

1. The salvaged fencing is repaired and repainted prior to installation, and the transfer of this fence from the Art Center Community Garden is consistent with any prior commitments made to the city.
2. The design is revised to extend the fence and incorporate a hedge at the sidewalk line along Third Avenue, extending from Lothrop to the alley, possibly requiring the removal or narrowing of the westernmost parking space.
3. The design is revised to incorporate modern, non-obtrusive fencing or divisions approvable by staff for the interior division and “bull-pen” areas.
4. The Commission delegates to staff approval ability for any later light fixture improvements.

Commissioner Katie Johnson – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 19-6532  
**ADDRESS:** 2415 SEMINOLE  
**HISTORIC DISTRICT:** INDIAN VILLAGE  
**APPLICANT:** LEE ARRINGTON  
**PROPERTY OWNER:** LEE ARRINGTON  
**SCOPE:** DEMOLISH EXISTING GARAGE AND REMOVE TREES (WORK COMPLETED / VIOLATION); INSTALL A NEW WINDOW; HARDSCAPING

## **PROPOSAL**

The current proposal seeks retroactive approval to remove the garage and landscaping, along with proposals for site work, including new hardscaping, landscaping and installing a new window where interior framing indicates a window may have located in this location previously, as detailed below:

### **Work Completed**

#### **Demolition of Garage**

- The garage accessible from Maxwell was likely the original garage constructed with the home, according to 1915 Sanborn Maps.
- The homeowner has provided a letter stating that their general contractor removed the garage without their knowledge.
- The homeowner states in the provided letter that the condition of the garage was in “very bad shape and practically falling down.” The homeowner lists the conditions to have rotted wood, missing roof joists, wood panels and shingles, and that it was open and unsafe to children.
- The applicant provided a letter from the contractor indicating that the demolition of the garage was “included in the scope of work provided by AFR, the finance company.” The statement acknowledges that the contractor did demolish and remove the structure and was “not aware that permission from the historical society was required to demo the garage.”
- Exterior photos of the garage were provided, documenting the condition of the garage before demolition.

#### **Tree Removal**

- The applicant removed several trees and overgrown foliage at the rear and south side of the property
- The applicant states in his letter to the HDC that some of the removed foliage was large weeds that resembled trees and some of the trees were dead, dropping limbs on Vernor Ave. and damaging windows and roof of the home.
- The applicant has provided a letter from the landscaper who removed trees that states several trees were diseased and dying and acknowledging the danger of dropping branches. It also states that several large weeds were removed.

#### **Proposed Exterior Modification**

- The applicant proposes to install a new, double-hung wood window on the south side of the home.
- The applicant has provided photos of interior framing that indicates a window may have been located at this location and was covered up at an unknown time.
- The proposed window will be custom milled with true divided lites to match the rest of the existing 6/6 double-hung windows.
  - The applicant has provided a drawing of the dimensions of the existing window and the specs of the proposed window.
- The applicant is also proposing to repair / restore all other existing wood windows.

### **Proposed Hardscaping Work**

#### **Replace Existing Front Entry Walkway with Brick Pavers**

- The applicant proposes to remove the existing concrete walkway that has cracked and deteriorated.
- The proposed walkway will consist of *Unilock “Brussels”* block paver in limestone color.

- The proposed walkway matches the footprint of the existing walkway: 38' long by 4' wide as well as replace the existing 9' x 6' concrete landing and steps with the paver blocks.

**Create New Concrete Driveway**

- The applicant proposes to create a new, 10' wide concrete driveway to access the property from Seminole.
- The driveway is proposed to be located as 40' from Vernor and maintain 10' from the home with a 25'x17' parking
- The proposed walkway will consist of *Unilock "Brussels"* block paver in limestone color.
- The proposed walkway matches the footprint of the existing walkway: 38' long by 4' wide as well as replace the existing 9' x 6' concrete landing and steps with the paver blocks.

**Proposed Landscaping**

- Replace flowers and bushes in front with unspecified flowers and bushes.
- Add 30' mature evergreen tree in front yard near E. Vernor.
- Install 4' arborvitaes along the E. Vernor fence line.
- Install paver walkway in backyard leading to concrete fire pit and patio
- Regrade rear yard for to drain storm water away from house

**PUBLIC COMMENT:**

- *D. Singleton* – Offered a suggestion to the applicant – as the trees along Vernor have been removed, it might be a good time to have the sewer line televised.
- *Ken Martin, Indian Village resident* – Offered support to the property owner for these projects. He said the garage was a pure example of blight and that it was clear in the pictures the trees were dead. Vernor is a three-lane one-way speedway and appreciates someone purchased this house that has been vacant for up to 10 years.

**COMMISSIONER COMMENT:**

- Commissioner Hamilton said the piece-meal approach of these projects coming for review, including the tree removal and garage demolition, without context of new trees and a new garage, does not make the current proposal look very good.
- Commissioner Miriani said he is familiar with this house; the garage historically had access off Maxwell Street. However, Maxwell is not a safe street and understands the property owner's wish to pour a driveway so the owners can enter and exit the garage from Seminole. He also agreed the photos show dead trees and junk trees.
- Mr. Landsberg offered the opinion that a drive could be appropriate, as there are driveways along Seminole. However, the submitted proposed driveway is not contextually appropriate; driveways historically were placed directly adjacent (or against) the side of the house.
- Commissioner Katie Johnson agreed the application should be looked at all together.

**ACTION**

Commissioner Katie Johnson moved the Commission DENY the issuance of a Certificate of Appropriateness (COA) for the demolition of the garage and installation of a new driveway at 2415 Seminole from application #20-6532 because the work does not meet the Secretary of the Interior's Standards for Rehabilitation, Standards:

*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 Franklin – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

Commissioner Katie Johnson moved the Commission DENY the issuance of a Certificate of Appropriateness (COA) for the removal of trees and the proposed landscaping from application #20-6532 because the work does not meet the Secretary of the Interior’s Standards for Rehabilitation, Standards:

*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 Franklin – SUPPORT

Ayes – 5      Nay – 1 (Miriani)

**MOTION CARRIED**

Commissioner Katie Johnson moved the Commission issue a Certificate of Appropriateness (COA) for the installation of a new window and installation of a new walkway at 2415 Seminole from application #20-6532 because the work does meet the Secretary of the Interior’s Standards for Rehabilitation, particular Standards:

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

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

Commissioner Franklin – SUPPORT

Ayes – 6      Nay – 0

**MOTION CARRIED**

## **IX. CITY PROJECTS SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6703

**ADDRESS:** 3959 W DAVIDSON (ZUSSMAN PARK) & 13301 DEXTER

**HISTORIC DISTRICT:** RUSSELL-WOODS SULLIVAN

**APPLICANT:** JEFF KLEIN, AND RAYSHAUN LANDRUM, CITY OF DETROIT GENERAL SERVICES

**SCOPE:** REHABILITATE PARK

### **PROPOSAL**

With the current application, the City of Detroit, General Services Department is seeking this body’s approval for the following as per the attached drawings:

Remove the following existing elements:

- Basketball court and surrounding chain link fencing
- 4 mature Honey Locust trees
  - Two (2) of four (4) existing honey locust trees in this area will be removed to accommodate the new basketball court.
  - One (1) existing honey locust tree will be removed to accommodate new concrete walkway.
  - One (1) existing honey locust tree will be removed to accommodate new asphalt walking loop.
- Playground equipment

- Rope course (to be salvaged and reused)
- Horseshoe court • Tables beneath existing shelter
- Park sign
- Historic-age flagpole (to include pole and concrete footing)
- Picnic tables near existing basketball court (to be salvaged and reused)
- Concrete walkways adjacent to existing playground area
- Vacant water system
- Chain link fencing along the entire southern perimeter

Rehabilitate the park so that it might host a wider number of active uses, to include the installation of the following new elements at the western portion of the park:

- Basketball court (at the location of the existing court)
- Entry sign • Fitness equipment (on concrete pads)
- Bike racks (on concrete pads)
- Trash receptacles
- Picnic areas (to include new tables and benches in addition to salvaged/existing tables and benches)

A new 8'-0" wide, circular asphalt walking track/loop will be centrally-located within the park. New 6'-0" wide concrete walkways will lead from W. Davison and Waverly to the park's new track and basketball court. The project also proposes (as an alternate) to install a new 6'-0"-wide concrete walkway along the southern edge of the park, just inside of the fence. New picnic areas (to include a new shelter, tables/benches, and trash receptacles) and a new playground area will be located at the east portion of park, adjacent to the new walking track. New mounds will be added along the west end of the new walking track. A decorative "Compass Rose" paver will also be installed/inlaid at the walking track's west end entrance.

New trees will be planted throughout the park, to include London Pines, Legacy Sugar Maples, Princeton Elms, Eastern White Pines, and Swamp White Oaks.

New bollards will be installed at the park's southern perimeter. Also, portions of the existing chain link fencing at the northwest and southeast corner of the park will be replaced with new, 6'-0" high chain-link fencing (vinyl coated, color black)

The project also includes the addition of a new mural at the rear/west/park-facing CMU elevation of the privately-owned building located at 13301 Dexter Avenue (Dexter Waverly Market). The proposed mural, designed by artist Mario Moore, will measure approx. 70' W x 20' H. Note, that the building's rear/west elevation is currently painted. Acrylic paint will be used for the mural. Please see the attached conceptual mural designs.

**PUBLIC COMMENT:**

- *D. Singleton, Russell Woods-Sullivan Resident* – Supports park rehabilitation. She asked GSD for information on the mentioned waterline and if a playground is included in the re-design.
  - GSD staff replied to say this project will remove an existing water line along Waverly. It is an underground brick structure that likely fed a drinking fountain which no longer exists. While this project removes the old infrastructure, it is GSD's eventual goal to install a new foundation and water lines.
  - GSD staff said the existing rope structure, which the community deemed significant, is being saved and reused at the new playground along with new play structures. The playground will be moved to be adjacent the Waverly market, at the east corner of the park.
- *Max Buckman, Russell Woods-Sullivan Resident* – Commented on the problem with people loitering in the park and if lighting is being installed.
  - GSD confirmed no lighting is planned at this time, and the shifting of locations for some park activities is in acknowledgement of past/current concerns.

**COMMISSIONER COMMENT:**

- Commissioner Hamilton asked about character-defining features of the park.
  - GSD staff replied to say this park was piecemealed together over the years and its not clear how cohesive the park ever was – this is a goal for the current design, however. GSD designed the new basketball court to be reminiscent of the existing court which had been painted by a neighborhood resident.
- Commissioner Alease Johnson asked about the flagpole, which was highlighted in the HDC’s staff report.
- Commissioner Hamilton added to say the new design does not reflect an honoring of Raymond Zussman, for whom the park was dedicated and named.
  - GSD staff said the original plaque that was affixed to the flagpole is gone and questioned if the original flagpole needs to remain. It would be difficult to move, and the pole is in an area being redeveloped for the new basketball court.
- Commissioner Hamilton said something to commemorate Mr. Zussman should be installed.
- Commissioner Katie Johnson concurred, and asked if the plaque can be remade and put in a new location.
- Mr. Landsberg added by saying the flagpole was commemorative and the only connection tied to the founding of the park.
  - GSD staff said they can look at relocation and will come back to the HDC once the issue is surveyed.
- Commissioner Hamilton inquired as to the park items requested by residents.
  - GSD staff said they supported a new basketball court, walking loop, onsite amenities-such as tables and grills, and that the rope structure be retained.

**ACTION**

Commissioner Hosey moved the Commission issue a Certificate of Appropriateness (COA) for application #20-6717 because the work meets the Secretary of the Interior’s Standards for Rehabilitation, especially Standards:

- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9). *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10). *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

With the condition that:

- The flagpole and base be moved to another location within the park.

Commissioner Alease Johnson – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6726

**ADDRESS:** 4301 W VERNOR/1130 CLARK

**HISTORIC DISTRICT:** HUBBARD FARMS

**APPLICANT:** JOHN DERUITER & JEFF KLEIN, CITY OF DETROIT GENERAL SERVICES DEPARTMENT, JANET FORD, HAMILTON ANDERSON

**SCOPE:** REHABILITATE EXISTING BUILDINGS

## **PROPOSAL**

The applicant submitted a proposal to this body for review at the April 15, 2020 meeting in which they were seeking approval to add new landscaping, hardscaping, and playground equipment within Clark Park. The Commission reviewed and approved that proposal. The current submission represents a second phase of the project, which includes rehabilitation of the following buildings in Clark Park:

- Recreation Center
- Men's Toilet/Maintenance Building
- Women's Rest Room
- Warming Shelter (former)

The application also includes the removal of existing landscaping (shrubs) and hardscape near the Warming Shelter and the Men's Toilet/Maintenance Building. Specifically, the current proposal includes the following as per the attached submission:

### Recreation Center

- Install two new roof vents due to the addition of Toilet room ventilation system, 6"X9" on the north roof and 12" X 12" on east roof
- Replace four non-historic exterior doors and frame with new hollow metal doors with lites and new hardware

### Men's Toilet and Maintenance Building

- Re-construct existing historic-age (south) entry with the salvaged materials to match the existing. Document the brick and stone entry before removing it entirely, including the roof. Salvage the window as well as the brick and stone as much as possible. Remove the entry slab and footings and construct a new concrete footing to frost depth. Provide a new floor slab raised to match the level of the existing. Reconstruct the masonry entry walls and roof to match the original configuration, using the salvaged brick and stone, according to the following:
  - At south wall reconstruct according to one of the following two treatments:
    - Option # 1 (preferred by applicant) = When re-constructing the south wall, expand current opening to full height arch, and install a new v-groove wood panel in the opening
    - Option # 2 = reconstruct south wall to match existing, repair and install exiting arched window
  - At west arched opening, install a new v-groove wood panel
  - At east arched opening replace existing, replace existing wood panel with new security door (material not specified)
- Repoint mortar throughout
- Clean brick and stone as per City of Detroit Historic District Masonry Cleaning Guidelines, using the gentlest means possible.
  - Remove peeling paint and graffiti using wire brush. Where paint remains, remove using the gentlest mean possible (specific method not provided)
- Repair or, where severely deteriorated, replace wood siding boards to match existing
- Remove existing exterior boards over windows and replace with shutters per drawings.
  - Ensure that at least two windows per space are open behind a louvered shutter to provide ventilation during the mothball phase.
- Remove all west elevation paired historic wood doors in their entirety, to include doors, jamb and brickmold and replace as per the following:
  - Option # 1 (preferred by applicant) = Document existing maintenance room doors, jamb and brickmold for potential future and install flush, insulated hollow metal doors, frame and new hardware. Apply brickmold to match existing.
  - Option # 2 = Document existing maintenance room doors, jamb and brickmold and replicate to match existing
- Remove loose caulk and paint all exterior wood elements. Re-caulk around entire building and prep and repaint all windows, wood siding, soffits, rafter ends, fascia, trim and rake boards with a weather resistant paint system (color not specified).

- The roofing shingles will be removed, and the roof deck examined for damage or weakness. Replace the roofing and deck as required with dimensional 25-year shingle, vapor barrier, and plywood deck (color black).
- Remove what is left of the gutters, downspouts, and brackets. Replace with new aluminum gutters and downspouts in a color to match the trim (finish color not specified). Downspouts should not tie into the sewers; provide splash blocks.
- Provide exterior wall packs for security (style/type not indicated)

#### Women's Rest Room Building

- Repair the failed brick joints specifically at the northwest corner and in general for tuckpointing of all joints. Replace missing brick where necessary with new of the same size and texture
- At soffit/fascia area, remove existing non-historic replace flat trim boards and undertake one of the following treatments:
  - Option # 1 = Replace with new 1x smooth trim boards and paint (see submission)
  - Option # 2 = If historic trim board remain underneath the existing, retain and restore or replace historic trim to match existing and paint (see submission)
- Prep, caulk and repaint exterior wood trim (color see submission)
- Clean exterior masonry using the gentlest means possible. Remove loose and peeling paint at brick with wire brush and repaint (color see submission)
- For aesthetics until building is re-activated, replace exterior plywood in windows with paneled shutters. See drawings.
- At existing exterior doors, undertake one of the following treatments:
  - Option # 1 = Retain and repaint existing doors (color not specified)
  - Option # 2 = Perform an assessment of doors which are currently covered with metal sheet. If determined to be original to the building, restore the transom, door and frame and provide new hardware. Reinstall when rehabilitated. Secure the openings with painted plywood panels until doors can be reinstalled
- The roofing shingles will be removed, and the roof deck examined for damage or weakness. Replace the roofing and deck as required with a dimensional 25-year shingle and vapor barrier (color black)
- Provide exterior wall packs for security (style/type not indicated)
- Remove existing downspout at south elevation Former Warming Shelter
- Repaint painted portions of brick around north, east, and south entries (color see submission)
- Repair south entry wood trim and decorative wood corner pilasters, to match existing.
- At wood trim around exterior openings, caulk entire exterior and at interior jambs.
- All exposed wood surfaces should be prepared and re-painted with a weather resistant paint. Exterior paint color to be a light stone color similar to Historic District Style and Color Guide B:16 light grayish olive.
- At all historic-age overhead doors, remove the non-historic wood siding covering from without damage to doors and trim and undertake one of the following treatments:
  - Option #1 (preferred by applicant) = Carefully remove, salvage and tag all remaining historic sectional doors and transoms above sash for storage offsite for future restoration. (Three sash per opening). Protect the existing jambs tracks and pulleys with a temporary new jamb painted with a weather resistant paint system.
  - Option #2 = Carefully remove, salvage and tag all remaining historic sectional doors while leaving all transoms in place. Replace missing and broken glass and provide minor repairs ensuring glass is secure. Prep, paint, and caulk.
  - Option #3 = Retain and repair all transoms and sectional doors. Remove loose and broken glass, raise doors into pockets and secure in place. Prep and paint exposed section of door panel. Clean glass
  - Option #4 = Retain and repair all transoms and sectional doors. Remove loose and broken glass, raise doors into pockets and secure in place. Prep and paint exposed section of door panel. Clean glass Provide new interior and exterior security screens in the transom openings to protect the glass from vandalism.

- At the north and west elevation gabled-roof, arched entrances, carefully remove, salvage and tag each of the remaining pairs of original wood swing doors. Undertake the following treatment in re: to the existing historic-age and at both entrances/above each set of doors:
  - Option #1 (preferred by applicant) = Carefully remove, salvage and tag each of the remaining arched transoms for storage offsite for future restoration
  - Option # 2 = Retain and repair both transoms
  - Option # 3 = Retain and repair both transoms; provide new interior and exterior security screens in the transom openings to protect the glass from vandalism.
- At the east and south elevation gabled-roof, arched entrances, remove the two pairs of non-historic flush doors for disposal. Undertake the following treatment in re: to the existing historic-age and at both entrances/above each set of doors:
  - Option #1 (preferred by applicant) = Carefully remove, salvage and tag each of the remaining arched transoms for storage offsite for future restoration.
  - Option # 2 = Retain and repair both transoms
  - Option # 3 = Retain and repair both transoms; provide new interior and exterior security screens in the transom openings to protect the glass from vandalism
- The concrete grade slab should be saw-cut and removed as required. A replacement reinforced slab can be placed over compacted drainable fill, rigid insulation, and a vapor barrier. Include conduit for future electrical.
- Existing roofing will remain. Replace gutters and downspouts with new aluminum and provide splash blocks (color not specified).
- Provide exterior wall packs for security (style/type not indicated) Hardscape and Landscape
- To the west of the Men’s Toilet and Maintenance Building, at entrance to park from Clark, remove existing gravel and concrete surface and portion of sidewalk
  - Add new turf/grass and new concrete sidewalk at that location
- Remove existing walkway directly to the north of the Warming shelter
  - Add new concrete walkways at that location
  - Add new concrete apron/seating area outside of Warming Shelter
- To the east/rear of the Men’s Toilet and Maintenance Building, in the open storage area, remove the existing chain-link fencing and hardscape
  - Add new turf/grass and at that location
- Remove existing shrubs (European Privet Hedges) at the Men’s Toilet and Maintenance Building and Warming Shelter
- At/to the east of Women’s Toilet, add new concrete walkways which lead to the new concrete apron/seating area outside of Warming Shelter

**PUBLIC COMMENT:**

- *Deb Sumner, Hubbard Farms Resident, Friends of Clark Park* – Questioned why the shelter must be opened to become an open structure. She is not sure why removal of the doors is needed, rather than opening the building as a year-round venue. She expressed concern over security of an open structure. She strongly feels the historic aspects of the building remain intact until the money is raised to do it all. She expressed concern about the bathrooms, and new structure to house water pumps for water feature, as she does not see it on the presented plans.

*Commissioner Katie Johnson left the meeting.*

**COMMISSIONER COMMENT:**

- Commissioner Hamilton confirmed with the applicant that the restrooms are being mothballed and the shutters are temporary window treatments to seal building and offer ventilation while closed.
- Commissioner Hamilton also commented that the doors of the Warming Shelter are the most distinguishing features of the building.

- The applicant replied to say the removal is meant to be temporary. Concern about vandalism, if left in place, was expressed. The idea is to use the pavilion as a showcase and for fundraising for additional park restoration projects. They have identified other park buildings that could store the doors, even possibly the men's restroom.

### **ACTION**

Commissioner Miriani moved the Commission issue a Certificate of Appropriateness (COA) for application #20-6726 because the work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

*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*

With the following conditions:

- The applicant shall submit a final proposal which outlines the proposed finish color for any new gutters and downspouts to staff for review and approval prior to commencing the work
- The applicant shall submit a detailed proposal which outlines the condition of the brick at the Men's Toilet and Maintenance Building and the specific technique which they intend to employ to remove the existing paint. If staff determines that the work does not meet the standards/has the potential to further damage the brick, the project shall be forwarded to the Commission for review at a regular meeting.
- Any extant historic-age exterior doors, windows, or transoms shall be retained and either repaired or maintained in situ "as is." If rehabilitation and removal is necessary, they must be immediately reinstalled upon the completion of their repair.
- The current arched window opening at the Men's Toilet Building's south elevation, shall not be expanded/shall be retained according to the existing materiality and dimensions. The current arched window sash shall also be retained and either repaired or maintained in situ "as is." If rehabilitation and removal is necessary, the window must be immediately reinstalled upon the completion of its repair.
- The applicant shall submit the cutsheets for all proposed exterior light fixtures to HDC staff for review and approval prior to commencing the work. If staff determines that the fixtures detract from the historic character of the buildings/do not meet the standards, the project shall be forwarded to the Commission for review at a regular meeting.
- The pavilion doors and transoms be removed and stored on-site; until they can be restored and reinstalled.

Commissioner Hosey – SUPPORT

Ayes – 3 (Johnson, Hosey, Miriani)      Nay – 2 (Franklin, Hamilton)

**MOTION CARRIED**

### **X. APPLICATIONS NOT SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6633

**ADDRESS:** 1813 SEYBURN

**HISTORIC DISTRICT:** WEST VILLAGE

**APPLICANT:** SEABROOK SUTTERLAND, KRISTY THORNTON

**SCOPE:** REHABILITATE HOUSE, INSTALL WOOD WINDOWS, REAR DECK

### **PROPOSAL**

The applicant's submitted narrative for the rehabilitation of the house is below. As the windows were previously removed from the house (with exception of the diamond paned front window), this proposal includes the installation of new wood windows.

**Exterior**

- Replace missing siding as necessary with 4” lap siding and paint, color A:1 Yellowish Gray
- Paint all existing exterior trim, B:18 Dark Reddish Brown
- Repair soffit and fascia as necessary and paint, Face: B:18 Dark Reddish Brown; Rivets: C:5 Yellowish White; Undersides B:18 Dark Reddish Brown
- Install new gutters on entire house, B:18 Dark Reddish Brown
- Install window casings around each window opening with 6” wood (see submitted examples of neighboring houses the applicant proposes to mimic)
- Install 30 new Pella 2020 Lifestyle series windows throughout house (frame color: brown, similar to B:8 Grayish Brown), per window proposal and Pella quote
- Restore existing diamond pattern window on front elevation (north of door)
- Restore existing solid wood front door and paint, B:18 Dark Reddish Brown

**Front Porch**

- Restore porch and paint, color A:1 Yellowish Gray
- Restore columns on porch and paint, color: C:5 Yellowish White
- Replace boards where necessary on deck portion and paint, color B:18 Dark Reddish Brown
- Add railings to porch spanning from column to column with square 2” x 2” spindles (per plans) and paint, color: C:5 Yellowish White

**Rear Elevation**

- Replace missing back exterior door, Pella French Door, 5-foot wide, color: Brown
- Reframe lower area on back of house and install bricks to match lower portion on house
- Install 8’ x 12’ pressure-treated wood deck on back of house, per submitted plans.
- The applicant’s proposal states: “We would be glad to make this a smaller 4’ x 4’ landing with steps, but it would be our assumption that someone will come in and make this larger at a later date.”

**ACTION**

1. Commissioner Miriani moved the Commission issue a Certificate of Appropriateness for the *repair* of existing historic exterior components (if some portion of an existing component needs to be replaced, it will match the existing in material, size, design and profile) which includes: the 4” wood lap siding, the front porch, the soffit/fascia, the diamond paned window, the front door, and the reframing and rebuilding of the lower rear exterior wall; along with the following *new* components: aluminum gutters; square wood spindle front porch railings; new rear wood framed Pella French door; rear pressure-treated wood deck; as these projects in application #20-6633 meet the Secretary of Interior Standards for Rehabilitation, 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, and*

*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.*

However, the COA will be issued with the following conditions:

- A revised front porch drawing, confirming paint selections, and dimensions of the guard rails, be submitted.
- Specifications for gutters and downspouts be submitted.
- A revised rear deck drawing be submitted that includes: railing dimensions, confirmation it will be painted or an opaque stain applied, the finish color, and a note stating the finish will applied no sooner than six months, and no later than 12 months, from date of construction).
- A wall section showing how the rear foundation wall was constructed, along with close-up photos confirming comparison of the old and new brick and mortar will be submitted.
- Exterior lighting selections and locations, including catalog cuts, will be submitted.
- A site plan, denoting landscape plantings and hardscape (such as a new front walk location and material, it such work is planned) will be submitted.
- If tree removal is considered, and the applicant wishes for staff approval, they must submit a written statement from a professional service or arborist confirming the tree is dead, diseased, or damaged.
- Should the revised plans, including the reconstructed rear foundation wall, deviate from the scope of work presented within this staff report, staff will require the applicant to resubmit the project for HDC review at an upcoming meeting.

Commissioner Hosey – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

2. Commissioner Miriani moved the Commission deny the issuance of a Certificate of Appropriateness for the installation of Pella Lifestyle windows, as proposed, as the installation does not meet the Secretary of Interior Standards for Rehabilitation, 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 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 Hosey – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6709

**ADDRESS:** 19650 ROSLYN

**HISTORIC DISTRICT:** SHERWOOD FOREST

**APPLICANT:** DEXTER FIELDS

**PROPERTY OWNER:** DEXTER FIELDS

**SCOPE:** REMOVE ROOFTOP DORMER

### **PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval to remove the small existing dormer located at the north (side) elevation of the roof per the attached drawings and application. Included in the proposal are the following scope items:

- Remove dormer in its entirety.

- Provide new wood roof joists to match existing construction, install new wood roof sheathing, flashing as needed, and cover with brown asphalt shingles to match existing shingles

**ACTION**

The Commission moved this project to the Consent Agenda to issue a Certificate of Appropriateness (COA) for application #20-6709 because the work meets the Secretary of the Interior’s Standards for Rehabilitation, especially:

- #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**APPROVED PER THE CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6713  
**ADDRESS:** 867 EDISON  
**HISTORIC DISTRICT:** BOSTON EDISON  
**APPLICANT:** LOUIS MARINELLI, LOUIS MARINELLY  
**OWNER:** KERRY PALMER  
**SCOPE:** BUILD NEW CONCRETE PARKING PAD AT REAR OF HOME

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval to pour a new concrete slab and rat walls at the southeast corner of the rear yard per the attached drawings and application. Included in the proposal are the following scope items:

- Remove any existing tree stumps in location of proposed concrete slab.
- Pour new 16’x20’ concrete slab with 4”x24” rat wall with a 3’ concrete apron toward the alley located south of the property.
- All existing gates, fences, concrete slabs and walking paths to remain at this time.

**ACTION**

The Commission moved this project to the Consent Agenda to issue a Certificate of Appropriateness (COA) for application #20-6713 because the work meets the Secretary of the Interior’s Standards for Rehabilitation, especially:

- #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- #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.*

**APPROVED PER THE CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6697  
**ADDRESS:** 4087 FULLERTON  
**HISTORIC DISTRICT:** RUSSELL-WOODS SULLIVAN  
**APPLICANT:** PETER DENICOLA, POWER HOME SOLAR

**PROPERTY OWNER:** JESSICA TIDWELL

**SCOPE:** INSTALL EIGHT (8) SOLAR PANELS ON GARAGE ROOF (WINDOW VIOLATION)

**PROPOSAL**

The current proposal seeks to install eight (8) solar panels on the roof of the detached garage, along with a battery and service panel installed with the utility meter on the rear side of the home.

**ACTION**

Commissioner Hosey moved the Commission issue a Certificate of Appropriateness (COA) for application #20-6697 because the work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

- #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 Alease Johnson – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6471

**ADDRESS:** 3411 SHERBOURNE

**HISTORIC DISTRICT:** SHERWOOD FOREST

**APPLICANT:** TOM MOISIDES

**PROPERTY OWNER:** TOM MOISIDES

**SCOPE:** REPLACE VINYL WINDOW WITH VINYL WINDOW (ALTERATION TO SASH)

**PROPOSAL**

The applicant would like to replace the existing 1-over-1 vinyl double-hung window in the stairway landing on the east elevation, with a 6-over-6 muntin pattern vinyl double-hung window. The applicant's narrative explaining this request follows the staff report.

**ACTION**

Commissioner Alease Johnson moved the Commission deny a Certificate of Appropriateness for the installation of a double-hung vinyl replacement window, with a 6-over-6 muntin pattern, per application #20-6471, as it does not meet the Secretary of Interior Standards for Rehabilitation Standards, specifically Standards:

- 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.*
- 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 Franklin – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

Commissioner Hosey recused himself from reviewing the following application.

**APPLICATION NUMBER:** 20-6718

**ADDRESS:** 729 SEWARD

**HISTORIC DISTRICT:** NEW CENTER AREA

**APPLICANT:** ANDREW JORDAN, LEWAND BUILDING COMPANIES

**PROPERTY OWNER:** TARA YENGLIN, 700 SEWARD PROPERTIES, LLC

**SCOPE:** REPLACE ALL WINDOWS; REHABILITATE HOUSE

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to perform a general rehabilitation of the building including the replacement of all existing wood windows, trim, and brick mold with new vinyl window units and trim per the attached drawings and application. Included in the proposal are the following scope items:

- **Windows and Doors**
  - Remove all existing windows, trim, and brick mold (majority of the existing windows are the original double-hung wood windows) and replace with new vinyl window units and trim (color: black). The proposed new vinyl windows will match the existing in operation. The glass of the proposed replacements will be clear and not tinted.
  - Existing security door and entry door at the front (north) façade are to be replaced with a smooth-paneled “Shaker-Style Fiberglass Door” with simulated divided lite panel at the top of the door. Color to comply with Color System B.
  - Existing security door and entry door at the rear (south) porch to be replaced with a paneled steel door. Color to comply with Color System B.
  - Existing wood door located at grade on the rear (south) elevation to be replaced with a paneled steel door. Color to comply with Color System B.
  - Existing door located at grade on side (west) elevation to be replaced with paneled steel door. Color to comply with Color System B.
- **Roof and Dormers**
  - Remove existing reddish-brown asphalt shingles at the roof and replace with new dark gray/black dimensional asphalt shingles.
  - All (3) dormers – 2 in front, 1 in rear – to have wood shake in peaks repaired and repainted. If repair is not possible, the peaks will be clad in new wood shake and painted.
- **Masonry**
  - The existing brick masonry (including the foundation) is to be cleaned with bleach, warm water, and bristle brushes to remove fungus growth. Deteriorated mortar joints are to be raked out by hand and repointed to match existing. The new mortar joints will match the historic mortar joints in color, texture, strength, and joint tooling. The brick is currently painted and will be repainted as needed following cleaning. According to the applicant, if in the cleaning process they determine it is easier to strip the paint off the brick and leave the brick exposed, they may consider that method.
- **Porches**
  - Remove existing concrete steps at front and rear porches and install new wood porch columns, railings, and steps and wood slats at base of stairs. All wood to be painted to comply with Color System B.
- **Gutters and Downspouts**
  - Existing gutters and downspouts to be removed and replaced with new square 5” K-style aluminum gutters and downspouts (color: black). Existing aluminum wrap at the fascia/soffits to be removed, wood beneath to be repaired and painted to comply with Color System B.
- **Mechanical, Electrical, Plumbing**
  - New plumbing and electrical systems
  - New exterior lighting to be installed. At the front and rear porches, the existing ceiling-mounted fixtures are to be replaced with recessed fixtures. The rear basement door is to have a sconce adjacent to the door.

- A condenser will be located directly adjacent to the house at the southeast (rear) corner of the building.
- **Site Work**
  - The new landscaping and hardscaping are proposed to match what was in place originally.
  - There is no work currently proposed at the garage.

## ACTION

1. Commissioner Franklin moved the Commission deny a Certificate of Appropriateness (COA) for the replacement of the existing wood double-hung windows, trim, and brick mold with new double-hung vinyl units and trim in application #20-6718 because the work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially:
  - #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 Alease Johnson – SUPPORT

Ayes – 4      Nay – 0

## MOTION CARRIED

2. Commissioner Franklin moved that the Commission issue a Certificate of Appropriateness (COA) for the remainder of the work items proposed, ***other than the replacement of the existing wood double-hung windows, trim, and brick mold with new double-hung vinyl units and trim***, included in application #20-6718 because the work meets the Secretary of the Interior's Standards for Rehabilitation, especially:
  - #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

With the following conditions:

- The brick cladding on the body of the house is to remain painted. Cleaning of the masonry is to be done using the gentlest means possible. In areas where repointing is necessary, mortar should match existing historic mortar in color, texture, strength, and joint tooling as proposed. If replacement of brick is necessary due to severe deterioration, the replacement brick is to match the existing in material, size, color, and texture. In areas where cleaning, brick replacement, and/or repointing are required, the surface is to be repainted with a non-waterproof, breathable paint (i.e. silicate/mineral paint) and should match the existing adjacent painted surface in color and sheen.
- The applicant shall provide HDC with the final paint specifications for the areas to be repainted following cleaning, replacement, or repointing. Staff shall be afforded the opportunity to review and approve this submission prior to the issuance of the permit.
- Should the applicant decide to remove the paint from all brick, the applicant is required to submit a new application – including a detailed scope of work as to how the paint will be removed without

damaging the brick – **prior to initiating the work** and will be required to go before the Commission for review at a regular meeting.

- The condenser is to be screened with landscaping or moved to a less visible location.
- The applicant shall revise the drawing set/construction documents to reflect the proposed building products (windows, doors, cladding materials) included in the cut sheets in the application and submit to HDC staff for review and approval prior to pulling the building permit for the project.

Commissioner Alease Johnson – SUPPORT

Ayes – 4      Nay – 0

**MOTION CARRIED**

*Commissioner Hosey returned to the meeting*

**X. APPLICATIONS FOR WORK INITIATED /COMPLETED WITHOUT HDC APPROVAL (VIOLATIONS)**

**APPLICATION NUMBER:** 20-2719

**ADDRESS:** 2000 W BOSTON

**HISTORIC DISTRICT:** BOSTON-EDISON

**APPLICANT:** SHELLY PATTON, PNC BANK

**PROPERTY OWNER:** PNC BANK

**SCOPE OF WORK:** REPLACE CLAY TILE ROOF WITH NEW ASPHALT SHINGLES

**PROPOSAL**

The applicant would like to continue the tile roof removal and installation of asphalt shingles. Two estimates for the tile removal and asphalt shingle installation were submitted. One estimate to repair the existing roof was also obtained. Copies of each estimate are available for review with this staff report.

**ACTION**

Commissioner Miriani moved the Commission deny a Certificate of Appropriateness for the removal of the clay tile roof and installation of an asphalt shingle roof, per application #20-6719 as the project does not meet the Secretary of Interior Standards for Rehabilitation, 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 Alease Johnson – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

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

None

**XIII. OLD BUSINESS**

None

**XIV. NEW BUSINESS**

**RULES OF PROCEDURE**

None

**REPORTS**

None

**ADJOURNMENT**

Commissioner Franklin motioned to adjourn the meeting at 11:39 p.m.

Commissioner Alease Johnson - SUPPORT

Ayes – 5          Nay – 0

**MOTION CARRIED**

**MEETING ADJOURNED**