

**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

**Date: September 9, 2020**

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

**I CALL TO ORDER**

Commissioner McCall called the meeting to order at 5:32 p.m.

**II ROLL CALL**

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

**III APPROVAL OF THE AGENDA**

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

#20-6829	3333 Cambridge	Sherwood Forest HD	Rebuild/Rehabilitate Sunroom
#20-6827	220 W. Congress	Detroit Financial HD	Install A New Sign at Front Elevation
#20-6826	3711 Woodward	Orchestra Hall HD	Install New Digital Signage

Commissioner Hosey - SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**IV APPROVAL OF MEETING MINUTES**

Commissioner Hosey made a motion to APPROVE the August 12, 2020 meeting minutes.

Commissioner Alease Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**V APPROVAL OF THE CONSENT AGENDA**

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

#20-6829	3333 Cambridge	Sherwood Forest HD	Rebuild/Rehabilitate Sunroom
#20-6827	220 W. Congress	Detroit Financial HD	Install A New Sign at Front Elevation
#20-6826	3711 Woodward	Orchestra Hall HD	Install New Digital Signage

Commissioner Alease Johnson – SUPPORT

Ayes – 7      Nay - 0

**MOTION CARRIED**

**VI POSTPONED APPLICATION**

None

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

None

**VIII APPLICATIONS SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6832

**ADDRESS:** 421 EAST FERRY AVENUE

**HISTORIC DISTRICT:** EAST FERRY AVENUE

**APPLICANT:** DAVID EIFRID, GREENLIFE BUILDING

**PROPERTY OWNER:** JENNIFER NOBLE

**SCOPE OF WORK:** ERECT REAR ADDITION, EXTERIOR PAINTING

**PROPOSAL**

Per the applicant's narrative, they are requesting approval for an addition and exterior painting, which will include the following items:

- Demolish existing rear wood deck
- Erect single story rear addition and smaller deck.
  - The new construction will be set-in eight inches from the historic east and west elevations.
  - The depth of the addition is 6'-4".
  - New brick, matching in color, pattern, dimension and profile to the house's historic brick, will be used.
  - The roof will have a 3/12 pitch (the main structure has a 12/12 pitch) and will be covered with asphalt shingles, matching those on the house.
  - Two wood (primed wood exterior sash) double-hung (1/1) Marvin Ultimate windows, one on the east elevation and one on the south elevation, will be installed.
  - A single door will be installed on the rear elevation.
  - A single-story platform deck (8'-5" wide x 5'-0" deep) will be erected; stairs will descend to the back yard.
  - Composite decking is currently being considered for the platform deck and stairs. Color to be selected by property owner.
- The tin paneling wrapping the upper floors of the house (as well as the tin and wood shingles within the gables) will be repainted a color that coordinates with Color System B. The color will be submitted to HDC staff for review.

**PUBLIC COMMENT:**

None

**COMMISSIONER COMMENT:**

None

**ACTION**

Commissioner Hosey moved:

Having duly reviewed the complete proposed scope of Application #20-6832 for 421 E. Ferry Avenue, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work, including the exterior repainting and rear addition, WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

*The COA is issued with the following conditions:*

- The exterior paint palette will be submitted to HDC staff for review and will conform to Color System B.

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- Catalog cuts confirming the composite deck material, color, and design details of the balusters and balustrade will be submitted to HDC staff for review.
- A catalog cut of the new exterior entry door, confirming its design, material, finish and color will be submitted to HDC staff for review.
- Should the property owner elect to construct a wood platform deck and stairs, drawings confirming the design of the balusters and balustrade will be submitted to HDC staff for review. The wood shall be left untreated for a minimum of three months (and not longer than six months) so it may properly dry before being painted. The paint color will be submitted to HDC staff for review.

Commissioner Katie Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6830

**ADDRESS:** 14838 PENROD

**HISTORIC DISTRICT:** ROSEDALE PARK

**APPLICANT:** SAM FERRISE

**PROPERTY OWNER:** JOSEPH & TRACEY COLES

**SCOPE OF WORK:** DEMOLISH EXISTING GARAGE; ERECT NEW GARAGE

**PROPOSAL**

The applicant proposes to demolish the existing garage and build a new garage in the same location. The detailed scope of work is as follows:

- Demolish existing two car garage and remove from site
- Demolish two sections of concrete driveway and remove from site
  1. Create new concrete apron as proposed
- Build a new 18’x20’ garage in same location as existing garage with the following features:
  1. 8” x 24” rat wall pinned with steel rods
  2. “Savoy” front facing gable roof with 6/12 pitch and 1’ overhang at the front elevation
  3. Dimensional asphalt shingles by *Certainteed – Landmark* (color not specified)
    - Vinyl soffits and aluminum trim
  4. Triple top plates
  5. 16’ x 7’ steel garage door by *Amarr* (white)
  6. Vinyl Dutchlap siding by *Certainteed* (color not specified)
    - 4-1/2” profile, woodgrain finish, .42” thickness

**PUBLIC COMMENT:**

Public comment was made.

**COMMISSIONER COMMENT:**

- Commissioner Miriani said he believed the hip roof (of the now demolished garage, which was identical to the neighbor’s garage that is still in place) is a character-defining feature of the structure, and more so than the two single garage doors and dutch-lap siding, which were original features on the now-demolished garage (but the dutch-lap siding doesn’t match the siding on the house).

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6830 for 1438 Penrod, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the work, including the demolition of the garage and erection of a new garage, WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines

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for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

The COA is approved with the following conditions:

- The siding and trim be composed of wood (smooth finish) or cement fiber board (smooth finish) with colors selected from HDC Color System C.
- The garage shall have a hip roof.

Commissioner Hamilton – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**ADDRESS:** 290 EDMUND PLACE

**HISTORIC DISTRICT:** BRUSH PARK

**APPLICANT:** JESSIKA HICKS, BEDROCK; ANDREW BODLEY, BEDROCK; SOO JIN YOO, MERGE ARCHITECTS ARCHITECTS

**SCOPE OF WORK:** ERECT A NEW BUILDING (REVISION TO PREVIOUSLY-APPROVED PROPOSAL)

### **PROPOSAL**

The applicant appeared in front of this body at the 2-17-2016 special meeting with a proposal to establish a new mixed-use, multiple-building development (to include commercial and multiple family) within the area bounded by John R, Brush Street, Alfred, and Edmund Place. The development included several building typologies to include apartments, duplexes, townhomes, and carriage homes. The Commission issued a Certificate of Appropriateness for the proposal as presented.

With the current proposal, the applicant is seeking to revise the previously-approved duplex or “duplette” design at 290 Edmund Place (see the attached for the design which was approved in 2016). Specifically, as per the applicant, the new building/design is proposed as a 4- story building and shall be erected according to the following:

- The new apartment building design measures 46’-6” to the top of the parapet wall whereas the previously-approved duplette building measured 47’-6”. In re: to the building footprint, proposed new building measures 184’x 50’, which is generally consistent with the dimensions of the previously-approved design (which measured 185’x 47’). The setback for both buildings is consistent as well.
- The proposed apartment building design features red brick exterior walls (both modular and veneer) to reflect the red brick found at the nearby historic homes. Vertical cedar panel will be used as an accent material. The base/foundation of the building is a grey concrete.
- A concrete accessibility ramp will be located at the building’s front elevation and will extend from the sidewalk to the primary entrance
- Windows are aluminum fixed and casement units and doors are aluminum.
- The landscaping and hardscaping (concrete walkways and rear parking lot) will remain as per the proposal which the Commission approved in 2016

### **PUBLIC COMMENT:**

None

### **COMMISSIONER COMMENT:**

- Commissioner Katie Johnson asked the applicant to respond to the comments made by PDD staff related to the proposed design.
  - The front side will be mostly hidden by landscaping, and integrated with the ramp.
  - To bring the brick veneer down, extending it is structurally prohibitive.
  - Regarding the red color, the visualization and is not the granular idea of the red mix (light and dark hues) which will be a more nuanced red than is shown in the rendering.

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- She suggested samples of the mixed brick colors be sent to staff.
- Commissioner Alease Johnson asked for reasons why the overall design was changed.
  - The original design was based on changing from for-sale products to for-rent products, as well as a targeted a change to an apartment-style building rather than duplettes.
- Commissioner Miriani commented the Commission approved the monolithic structures at each end of the street as the townhomes would provide a traditional, broken streetscape that was Brush Park. The one next door was already changed. This one looks monolithic and doesn't break up the façade enough; it looks like a giant brock apartment building. The one next door still presents a more broken street façade and is more in keeping with the original plan.
- Commissioner Franklin agrees with Commissioner Mariani's statements; the new design groups everything together. The previous design had more defined space between buildings.
- Commissioner Franklin also said the approved design was much softer, due to the landscaping and spaces between buildings.
  - The applicant stated the renderings could be illustrated completely to include the landscaping. The different materials, balconies, recesses, small protrusions and textured brick were mentioned as ways the existing design will help break up the monolithic feel of the structure.
- Commissioner Miriani reacted to say he sees those things but they are not enough. Even with the textured brick and varied color, two-thirds of the block is red and one-third gray; there used to be a cohesion to the block that no longer exists. Understanding the economic realities, he believes the vision doesn't balance the intention. The window pattern of the proposed building, when compared to the adjacent building, seems odd.
- Commissioner Katie Johnson said the Commissioners have articulated the concerns and issues that she also sees with the design. The move to apartments is understandable. However, the façade should be further articulated and consideration given to the comment about the windows. She is inclined to ask for a refined design.

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope for the revised design for 290 Edmund Place, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed design for a new building WILL NOT BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore DENIES a Certificate of Appropriateness for the proposed work as the work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially Standard:

*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 Miriani – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**IX CITY PROJECTS SUBJECT TO PUBLIC HEARING**

None

**DRAFT**

**X APPLICATIONS NOT SUBJECT TO PUBLIC HEARING**

**APPLICATION NUMBER:** 20-6835

**ADDRESS:** 515 PARKVIEW DRIVE

**HISTORIC DISTRICT:** BERRY SUBDIVISION

**APPLICANT:** GREG TITTLE, TITTLE BROTHERS CONSTRUCTION

**PROPERTY OWNER:** CYNTHIA BRADFORD

**SCOPE OF WORK:** REPLACE THE EXISTING FRONT PORCH WITH A NEW FRONT PORCH

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to replace the existing front porch with a new front porch and perform general repairs to the house per the attached drawings and application.

Included in the proposal are the following scope items:

- Porch Demolition and Replacement
  - Demolish existing 8'W x 3'D concrete porch and three steps in their entirety and remove walkway concrete directly in front of existing stairs.
  - Install new footings to support new 10'W x 5'D porch landing and three new 5" steps.
  - Porch base to be constructed of brick to match existing brick size of the house and steps to have brick risers with limestone treads.
  - New porch railings to be R1000 aluminum railings (color: white).
  - Install new sidewalk in front of porch.
  - All concrete to have broom finish.
- General Repairs
  - Remove existing wood gutter located at the right (north) roofline of the front façade and "replace to match existing as close as possible." Seal complete area.
  - Remove and replace damaged wood at southern most windows and sills at second floor of right (north) bay.
  - Remove and replace a few pieces of cedar siding at left (south) bay.
  - Replace broken glass in window located on left (south) elevation.
  - No paint is included in this application

**ACTION**

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of Application #20-6835 for 515 Parkview, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

However, staff recommends the Commission issue this Certificate of Appropriateness with the following conditions:

- Aluminum railings are to be black
- Reconstructed porch is to be 8' x 3', with an 8' x 3' deck
- Any general repairs that include replacement of existing/historic material should be replaced in-kind to match existing material, design, dimension, color, and finish.
- The applicant shall revise the submission to reflect the updated railing, and submit to HDC staff for review and approval prior to pulling the building permit for the project.

Commissioner Alease Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

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**APPLICATION NUMBER:** 20-6834  
**ADDRESS:** 2044 EDISON  
**HISTORIC DISTRICT:** BOSTON-EDISON  
**APPLICANT:** ELISE DECHARD, E-N-D STUDIO  
**PROPERTY OWNER:** MARC HUDSON

## **PROPOSAL**

### **Rear Balcony Expansion and Patio Redesign**

The applicant proposes to remove the two existing ground floor deck structures and build a single “composite wood” deck in the same location. Additionally, the applicant proposes to demolish the existing roof and second story deck of the balcony and replace it with a new, expanded roof and deck. The details of the proposal are as follows:

- Demolish both existing wood decks at grade
- Build new deck at grade with the following components:
  1. The form of the deck aligns with rear corners of home and projects 11’-10” into the rear yard.
  2. The proposed “Composite wood” decking is to be TimberTech Azek, capped polymer decking, from the “Vintage Collection.”
    - The proposed boards are wire-brushed with a low gloss finish (Color: Mahogany)
    - The proposed deck profile of the boards features a full profile board with square shoulders
  3. The deck will be framed with pressure treated wood 4x4 posts and 2x6 beams at 12” on center.
  4. Seven (7) 4x4 posts to be embedded in 18” sonotube and filled and with concrete to create the foundation system, extending 42” below grade
  5. A 4” Concrete slab on grade will be poured along north and east edge of deck for stringer support
  6. 4’-6” x 3’-7” concrete slab on grade for basement door entrance (center door)
    - Two steps from the deck to the slab
    - Built-in shelving on the west side of the steps and a planter on the east side act as barriers (36” tall)
  7. Along west side of deck, a wood planter will be added with a 2x2 trellis to act as a barrier (painted C:4 Yellowish White)
- Build new Second floor roof and balcony / deck with the following components:
  1. Existing 2x6 roof framing to remain, with any damaged members replaced or repaired if possible (sister members)
  2. Two (2) 4x4 structural posts on north corners of proposed deck to connect with foundation system below
  3. Exterior finish of ceiling and composite wood trim (painted C:4 Yellowish White)
  4. Deck projection to be extended from 11’ deep by 9’-2” wide to 15’-4” deep x 14-3” wide
    - The proposed “Composite wood” decking is to be TimberTech Azek, capped polymer decking, from the “Vintage Collection.”
    - The proposed boards are wire-brushed with a low gloss finish (Color: Mahogany)
  5. Along the perimeter of the finished upper deck will be a 36” high cast aluminum guardrail (Black finish) w/ top wood rail (Clear finish)
  6. Prefabricated pergola kit to be added to upper deck (aluminum, Factory color - White)
    - Full structural description provided in permit drawing set
  7. New gutters and composite trim around roof perimeter of roof deck (painted C:4 Yellowish White)

### **Paint Rear Doors**

- The applicant proposes to paint the three (3) rear doors red to match the front door. The front door was painted red at time of historic designation in 1974, but is not an option on Color Chart C.

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**ACTION**

Commissioner Hosey moved:

Having duly reviewed the complete proposed scope of Application #20-6834 for 2044 Edison, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed work WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

- If composite wood is approved for the new deck: a smooth finish, full profile, square shoulder board, painted in accordance with the color chart, will be used.
- If the pre-manufactured aluminum pergola is approved: the pergola shall be painted C:4 Yellowish White.

Commissioner Hosey amended the above motion to say the proposed work, consisting of a composite wood deck (with a smooth finish, full profile, square shoulder board) and pre-manufactured aluminum pergola, is approved. Additionally, the paint color for the project will match the existing trim color on the house, and will be approved by HDC staff.

Commissioner Miriani – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6831

**ADDRESS:** 10 WITHERELL

**HISTORIC DISTRICT:** LOWER WOODWARD AVENUE

**APPLICANT:** JOHN HEISS, HEISS CONSULTING

**PROPERTY OWNER:** MICHAEL HIGGINS, BRODERICK TOWER, LLC

**SCOPE:** REPLACE STOREFRONT ENTRANCE SYSTEM

**PROPOSAL**

- Remove and demolish existing entryway. Panels above the entryway and canopy will remain.
  - Provide temporary access for residential tenants at Woodward entrance
- Install new storefront glazing system.
  - The storefront will be divided into five panels; the center three will be fixed, with hinged passage doors at each side.
  - The bi-parting door system will create an accessible entrance to the building.
  - Stainless steel push plates, allowing the doors to open automatically, will be mounted on the building.
  - A dark adonized bronze color was selected for the entry system, as well as the interior and exterior door handles
- Construct interior protected vestibule of a glass double bi-parting door system (*as this is interior only, it is not part of the Commission's review*)

**ACTION**

Commissioner Franklin moved:

Having duly reviewed the complete proposed scope of Application #20-6831 for 10 Witherell, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determine that the proposed new storefront system WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**DRAFT**

The Certificate of Appropriateness was issued with the following condition:

- Staff has been granted review authority for additional storefront replacement, based on the approved material and finish within this application. The applicant will submit photographs, catalog cuts and supporting information for staff review.

Commissioner Hosey – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**APPLICATION NUMBER:** 20-6829

**ADDRESS:** 3333 CAMBRIDGE

**HISTORIC DISTRICT:** SHERWOOD FOREST

**APPLICANT:** TERRY SWAFFORD

**PROPERTY OWNER:** MICHAEL AND JONELLE TOLHURST

**SCOPE:** REAR PORCH ALTERATION

**PROPOSAL**

Rehabilitate existing rear, circular porch in which it will change from an enclosed porch to a screened-in porch.

- Demolish windows, panels, gutters and electrical. Concrete slab and roof to remain.
- Retain existing structural posts, replace those (in-kind) that are severely deteriorated.
- Install white metal drip edge system around upper perimeter, just under roof edge.
- Repair/replace top frieze/fascia behind and under gutters.
- Retain existing ornamental iron work at roof perimeter.
- Rebuild horizontal structural framework that connect the posts and divides each section into three panels.
  - Each horizontal frame will be 1-1/2” h.
- Fabricate wooden-framed screens.
  - Upper screens: 21” h x 36” w
  - Lower screens: 52” h x 36” w
- Fabricate wooden, trimmed out panels for bottom sections; panels will be 26” h.
- Weep holes will be installed within a one-inch area (composite material) below the new wood panels.
- Paint interior and exterior structure with white paint.

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6829 for 3333 Cambridge, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed rehabilitation of the sunroom WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**APPROVED VIA CONSENT AGENDA**

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**APPLICATION NUMBER:** 20-6827  
**ADDRESS:** 220 W. CONGRESS STREET  
**HISTORIC DISTRICT:** FINANCIAL DISTRICT  
**APPLICANT:** KAYLA CRIST, SIGNS BY CRANNIE  
**PROPERTY OWNER:** 220 W. CONGRESS LLC  
**SCOPE:** INSTALL A NEW SIGN AT FRONT ELEVATION

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval to install a new sign at the upper portion of the front facade per the attached drawings and application. Included in the proposal are the following scope items:

- “Venture X” letters and logo to be 3.5” deep, internally illuminated channel letters with black aluminum returns/backers. The individual letters are to be flush mounted with 3/16” white acrylic sign faces with translucent vinyl overlays. The vinyl overlays of the “Venture X” letters is to be dark gray in color while the vinyl overlay of the logo is to be yellow in color.
- Directly beneath the “Venture X” channel letters will be non-illuminated, aluminum letters reading “the future of workspace”

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6827 for 220 W. Congress, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed new sign WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**APPROVED VIA CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6830  
**ADDRESS:** 3711 WOODWARD  
**HISTORIC DISTRICT:** ORCHESTRA HALL  
**APPLICANT:** ART CONLEY / ALLIED SIGNS INC.  
**PROPERTY OWNER:** DETROIT SYMPHONY ORCHESTRA / LINDA LUTZ, CFO  
**SCOPE OF WORK:** INSTALL DIGITAL MONITORS IN EXISTING POSTER FRAMES

**PROPOSAL**

- The applicant proposes to install two (2) digital monitors inside of the existing poster frames mounted to the façade of Orchestra Hall and five (5) at various locations at the Max M. Fisher Center for Performing Arts.
- Only two of the seven proposed posters are located in the Orchestra Hall Historic District.
  1. The applicant is proposing to install a 2.83’ wide x 5.67’ high x 2.12” deep LED display with mounting channels inside of the existing metal frame.
  2. The existing frame is aprox. 2.99’ x 5.72’ x 1-5/8” deep to the plywood.
  3. The existing plywood backing would be removed to accommodate the larger size.
  4. The blocking behind the poster frame will be removed to provide enough depth to mount and ventilate the LED display.
  5. New ¾“ plywood will be attached to support the new LED
  6. The applicant states that “no changes to the outside of the poster frame, existing glass or stone structure will be modified in any way; and the “LED display will be located totally within the current frame.”

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7. The removal of backing, brick and attaching new plywood is responsibility of the Detroit Symphony Orchestra. The applicant will work with the contractors to ensure proper fit and ventilation for the LED displays.
8. The displays are driven with digital signage players running Carousel software.

**ACTION**

Having duly reviewed the complete proposed scope of Application #20-6826 for 3711 Woodward, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed work for the new digital signage WILL BE appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore ISSUES a Certificate of Appropriateness for the proposed work.

**APPROVED VIA CONSENT AGENDA**

**APPLICATION NUMBER:** 20-6821

**ADDRESS:** 810 LONGFELLOW STREET

**HISTORIC DISTRICT:** BOSTON – EDISON

**APPLICANT:** STACEY HOFFMAN

**PROPERTY OWNER:** STACEY HOFFMAN

**SCOPE OF WORK:** REPLACE EXISTING WOOD SIDING AT GARAGE WITH FIBER CEMENT SIDING

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission's approval to replace existing wood siding at the garage with new fiber cement siding per the attached drawings and application. Included in the proposal are the following scope items:

- Remove and replace all existing wood siding and trim and replace with HardiePlank Lap Siding with a "natural cedar" texture that mimics wood.
- The proposed width of the replacement product is to be 5" to match the width of the existing wood siding.
- The thickness of the proposed replacement is 5/16".
- Install new water-resistive barrier beneath replaced siding.
- Replacement siding to be painted to match existing (light beige/tan).

**ACTION**

Commissioner Katie Johnson moved:

Having duly reviewed the complete proposed scope of Application #20-6821 for 810 Longfellow, and having duly considered the appropriateness thereof pursuant to Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determined the proposed replacement of wood siding at the garage with fiber cement siding WILL NOT be appropriate according to the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67), and therefore DENIES a Certificate of Appropriateness for the proposed work, as the work does not meet 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.*

Commissioner Franklin – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

DRAFT

**XI OLD BUSINESS**

None

**XII NEW BUSINESS**

**Grant Resolution 20-05**

Commissioner Hosey motioned to support Resolution 20-05.

**Detroit Historic District Commission**

**RESOLUTION 20-05**

**BY COMMISSIONER \_\_\_\_\_**

**WHEREAS**, the Detroit Historic District Commission (“HDC”), per Section 21-2-6 of the 2019 Detroit City Code, has the responsibility to render advice and guidance concerning grants and programs concerning historic preservation;

**WHEREAS**, the Historic Designation Advisory Board (“HDAB”), per Section 21-2-29 and 21-2-31, shall conduct studies for proposed historic districts, and has the responsibility for surveying, researching, and recommending such districts;

**WHEREAS**, the federal government, via the National Park Service (“NPS”), and in conjunction with Michigan’s State Historic Preservation Office (“SHPO”), makes certain funding available for grants to Certified Local Governments (“CLG”s), of which the City of Detroit is so certified;

**WHEREAS**, the HDAB is empowered to pursue and expend such CLG grant funding in the support of its survey and research responsibilities;

**WHEREAS**, the City’s CLG status is regularly audited and reviewed by SHPO and the NPS, based on the historic preservation activities and decisions of both the HDC and HDAB;

**WHEREAS**, the HDAB, via its staff, has requested that the HDC consider lending its support to HDAB’s application for a 2021 CLG grant to develop historic context studies of Latinx and Middle Eastern communities in Detroit. This is part of a broad, multi-year initiative to document historic resources related to underrepresented groups located within the boundaries of Detroit. The historic context statements will provide guidance in identifying and evaluating potential historic resources relating to Detroit’s diverse and growing Latinx and Middle Eastern populations. The updated inventory will be used in future planning decisions and increasing public awareness of the history of underrepresented communities;

**THEREFORE BE IT RESOLVED**, that the Detroit Historic District Commission supports HDAB’s CLG grant application, and directs HDC staff to prepare a Letter of Support stating such.

Dated: September 9, 2020

Commissioner Alease Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**Scheduling of special meetings**

Commissioner Hosey motioned to schedule a special meeting on Wednesday, October 28, to complete the revised Rules of Procedure.

Commissioner Katie Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

- Ms. Parrish, Law Department, recommends HDC staff propose a process for special meetings when projects meet certain requirements.

**ADJOURNMENT**

Commissioner Hosey motioned to adjourn the meeting at 8:51 p.m.

Commissioner Alease Johnson – SUPPORT

Ayes – 7      Nay – 0

**MOTION CARRIED**

**MEETING ADJOURNED**