

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: February 10, 2021

Due to COVID-19 restrictions, this meeting was held electronically via Zoom Meeting Link and audio-recorded.

Actual Time **AGENDA**

[05:39 pm] **I CALL TO ORDER**

Chair Commissioner Johnson called the meeting to order at 5:39 p.m.

[05:39 pm] **II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson, Detroit, Michigan	Chair	X	
Tiffany Franklin, Detroit, Michigan, <i>arrived at 6:12 pm</i>	Commissioner	X	
Jim Hamilton, Detroit, Michigan	Commissioner	X	
Richard Hosey, Detroit, Michigan	Commissioner	X	
Alease Johnson, Detroit, Michigan	Commissioner	X	
Dennis Miriani, Detroit, Michigan	Commissioner	X	
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STAFF			
Brendan Cagney	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg	PDD	X	
Ann Phillips	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	
Taylor Leonard	Law Dept.		X
Pamela Parrish	Law Dept.		X
Logan Patmon	Law Dept.	X	
Jennifer Reinhardt	HDAB		X
Rebecca Savage	HDAB	X	
Beatriz Tucker, Interpreter	CRIO	X	

[05:39 pm] **III APPROVAL OF THE AGENDA**

Commissioner J. Hamilton asked that the following projects be moved to the Consent Agenda:

#21-7056 4000-4060 W. Vernor, Hubbard Farms HD
Revision to Previously Approved Application

#21-7055 3960 Third Avenue, Willis-Selden HD
Revision to Previously Approved Application

Commissioner D. Miriani - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton made a motion to approve the Agenda as amended.

Commissioner R. Hosey - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

Commissioner J. Hamilton made a motion to APPROVE the December 9, 2020 meeting minutes.

Commissioner A Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[05:44 pm]

V REPORTS

Mr. Landsberg reported Jessica McCall submitted her resignation to the Mayor, after which Katie Johnson succeeded to the position of Chairperson. At tonight’s meeting, the Commission is to elect a new Vice-Chairperson.

Looking ahead to the Feb 17th meeting, the Commission will hold officer elections. Richard Hosey and Jim Hamilton were re-elected for another three-year term by City Council.

Staff attended the State Preservation Review Board meeting on January 29, 2021. One of the appeals was on the agenda, 4801 Sturtevant. Administrative Law Judge Recommendation (HDC decision was denial of inappropriate work completed without a permit) was accepted and confirmed by the state board at that meeting.

Yesterday, February 9th, HDC staff and Commissioner Jim Hamilton defended an appeal regarding the Commission’s decision at 1225 Hubbard; the decision is now in the hands of the Administrative Law Judge.

For the remaining fiscal year, there is no budget beyond staff salaries.

There is a proposal tonight to move back the meeting submission deadline by one week in order for staff to have additional time to develop staff reports.

[05:55 pm]

VI APPROVAL OF THE CONSENT AGENDA

Commissioner J. Hamilton made a motion to APPROVE the Consent Agenda consisting of the following projects, with staff recommendations and conditions (if present):

#21-7056 4000-4060 W. Vernor, Hubbard Farms HD – Edward Potus, Applicant
No conditions listed within Staff Report

#21-7055 3960 Third Avenue, Willis-Selden HD – Kristine Kidorf, Applicant
Applicant agreed to conditions of Staff Report

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay - 0

MOTION CARRIED

VII POSTPONED APPLICATION

None

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

None

[06:00 pm]

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

• **APPLICATION NUMBER:** #21-7084

ADDRESS: 93 – 109 SEWARD

HISTORIC DISTRICT: NEW CENTER

APPLICANT: CASSANDRA TALLEY, KRAEMER DESIGN GROUP, LLC

OWNER: MIDTOWN SQUARE II LDHA LP

SCOPE OF WORK: DEMOLISH PARKING STRUCTURE, WINDOW REPLACEMENT, ASSORTED EXTERIOR MODIFICATIONS

PROPOSAL:

With the current proposal, the applicant is seeking the Commission’s approval to demolish the adjacent garage structure at 109 Seward, replace windows, along with other items, as detailed below:

- Demolish the one-story garage structure at 109 Seward.
 - Where this garage connects with the original garage structure at the rear of the building, a new CMU wall will be built to enclose the opening after demolition. The CMU wall will be painted to match the existing western façade of the building at 93 Seward.
 - The existing garage at 93 Seward will be retained and will be used as a sheltered area for the storage of the building’s waste receptacles.
 - The wall along the alley will remain and be reduced to 6’ and a coping cap will be installed on top.
- Overhead Garage Door Repair or Replacement at facing the alley:
 - The applicant proposes to repair the (4) four existing coiling doors facing the alley, if it is possible. If these elements have deteriorated beyond repair, the applicant proposes to replace them with similar coiling units.
- Site Work:
 - Regrade and repave the existing parking lot.
 - Install a new pedestrian gate from the parking lot to the northward sidewalk.
 - Replace the existing fence around the parking lot.
 - Replace the automobile gate at the driveway on to Seward Ave.
 - Reduce height of 11’ CMU wall running along the rear western property line to 6’.
 - A new coping similar to coping that exists on the penthouse roof deck will cap the wall after the height reduction.
- Masonry:
 - Inspect all surfaces, clean and repair damaged brick on façade that has deteriorated.
 - Where necessary, brick and stone will be repointed, with mortar matching the existing color, texture, width and profile of the existing mortar.
 - If any brick, stone or mortar has deteriorated beyond repair and cannot be reset, the new will match the old in color, profile and finish.
 - Brick and stone to be cleaned with a light duty detergent and low pressure water rinse prior to any masonry work to allow matching stone and mortar color.

Approved

- Windows:
 - Replace non-historic aluminum window units throughout the building with 1/1 aluminum replica windows.
 - The proposed units are to match the existing elements such as head, sill, jambs, sash and depth. The applicant has submitted a basis of design that will be finalized once a manufacturer is selected.
 - Existing sealant around the windows will be removed and a new sealant will be applied to achieve a water-tight finish.
 - Restore a window opening on west façade was previously sealed with brick and install (2) two new 1/1 single aluminum units.
 - The remaining bricked in windows are to remain.
- Doors
 - Replace the non-historic primary entrance doors on the north facade with new glazed aluminum double door unit.
 - Replace non-historic steel door on west façade with new glazed aluminum door.
 - Replace steel doors on south and east facades with new steel doors.
- West Entrance Awning
 - Add a new awning to the west façade over the exterior door.
 - The awning will be attached to the building above the door.
 - The awning is composed of canvas over an aluminum frame. The color has not been specified.
- Façade Lighting
 - Add architectural lighting on the primary façade.
 - Add security lighting as proposed to the east, west, and south facades.
 - Replace existing sconces on east and west walls of penthouse.
- Roof
 - Replace existing black EPDM on flat portions of roof with new to match existing.
 - Remove and replace existing HVAC equipment on roof.
 - Add new chiller bank on main roof.
 - Add new generator on lower rear garage roof.
 - Replace existing wood stairways that show deterioration with new prefabricated steel stairway.
 - Install new EPDM surface on 1st floor roofs.

[06:12 pm] **PUBLIC COMMENT:** No comments

Commissioner Franklin joined the meeting

[06:13 pm]
[1:13 audio]

ACTION

Commissioner D. Miriani moved:

Having duly reviewed the complete proposed scope of **Application #21-7084 for 93 – 109 Seward**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that the work as proposed **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF**

Approved

APPROPRIATENESS for the proposed work, with the conditions as identified by staff in the staff report.

- The applicant submits final details for proposed windows to show they conform with basis of design reviewed in this proposal prior to staff signing off on the permit.
- The fence along Seward Ave. does not exceed 6' in height and the applicant submits manufacturer specs for the proposed fence and gate prior to HDC staff signing off on permit.
- The applicant submits to staff documentation of masonry "test patches" prior to commencing full scale cleaning of brick and limestone, in accordance with HDC masonry cleaning guidelines.

Commissioner R. Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[6:16 pm] • **APPLICATION NUMBER: #20-6959**

ADDRESS: 858 EDISON

HISTORIC DISTRICT: BOSTON-EDISON

**APPLICANT: CHARLES MCCRARY, MCCRARY GROUP LLC
(DESIGNER)**

OWNERS: ISATOU AND CALLISLE WHITFIELD

**SCOPE OF WORK: DEMOLISH EXISTING REAR PORCH AND
ADDITIONS AND REPLACE WITH NEW TWO-STORY ADDITION**

PROPOSAL:

With the current proposal, the applicant is seeking the Commission's approval to demolish the existing rear additions and porch and replace with two-story addition per the attached drawings and application. Included in the proposal are the following scope items:

- Existing House – Exterior Modifications:
 - Demolish select existing foundation walls located at the northeast corner (rear) of the house.
 - Demolish all masses at the rear elevation of the house in their entirety.
 - Demolish all rear walls of the main massing of the house in their entirety.
 - Replace two (2) existing non-historic exterior doors with new wood doors (Pella Lifestyle Series).
 - All existing windows on the front (south) façade are to remain and be repaired, scraped, and painted in place.
 - Some windows on the side (east and west) elevations are to remain and be repaired, scraped, and painted in place.
 - All existing windows at both side elevations -- other than the existing windows at the enclosed porch, the two (2) windows flanking the chimney, and the windows at the stair bay -- are proposed to be removed and replaced with new aluminum-clad wood windows (Pella Lifestyle Series). In multiple locations on all floors, the applicant is proposing to infill existing openings and create new openings for new windows. See correspondence attached for additional detail. Staff requested photographs of each window proposed for removal and replacement but did not receive them, therefore,

Approved

the condition of the windows at the side elevations remains unknown at this time.

- It is staff's understanding that the existing stucco, cedar shake, and wood trim at the existing house are to remain and the only work proposed at the cladding of the existing house is repair of stucco if needed. However, the recent correspondence with the applicant shown below is in conflict with the drawings as the response suggests they intend to replace the existing cedar shake siding and stucco with the products referenced in the response.

<p>○ Cladding at Existing House</p> <ul style="list-style-type: none">▪ Are you proposing to repair, clean, paint or modify the existing stucco and cedar shake siding? Reply: See attached exterior stucco details and hardie siding in the submittal package.▪ If so, what are you proposing? Reply: Repair existing stucco where possible.

Correspondence between HDC staff and applicant on 2/4/2021.

Red text = inquiry from HDC staff; Blue text = response from applicant

[6:39 pm]
[1:39 audio]

PUBLIC COMMENT: Public Comment was given.

[6:57 pm]
[1:57 audio]

ACTION

Commissioner J. Hamilton moved:

Having duly reviewed the complete proposed scope of **Application #20-6959 for 858 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed scope of work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The existing window openings and windows on the side (east and west) elevations of the existing house are to remain and are to be repaired and restored rather than replaced.
- The existing cedar shake, stucco, and painted wood trim at the front and side elevations of the existing house is to remain and not to be replaced.
- The cladding at the addition is to be a horizontal siding (wood or fiber-cement) with a 4-6" reveal. If the applicant chooses fiber-cement horizontal siding, it is to be smooth in finish.
- Applicant to submit revised cut sheets for the items listed above to HDC staff for review and approval prior to pulling the permit.

Commissioner A. Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[7:23 pm]

• **APPLICATION NUMBER:** #20-7050

ADDRESS: 1201 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: BRIAN REBAIN, KRAEMER DESIGN GROUP

OWNERS: INNOVATIVE ACQUISITIONS LLC

SCOPE OF WORK: DEMOLISH PORTION OF BUILDING AT REAR;
REPLACE NON-HISTORIC STOREFRONTS, ROOFTOP ADDITIONS

PROPOSAL:

The description of work listed below is an abridged version of the items described in the applicant's letter to the HDC. Staff comments are in italic type.

Demolition

- Remove two bays at the westernmost end of the State Street elevation to create a continuous alley behind the Book Tower, Book Building and Book Tower Arcade.

Masonry

- Inspect limestone for damage. Cleaning will be with a light duty detergent and low-pressure water rinse prior to masonry work.
- Stone will be repointed; mortar will match the color, texture, compressive strength, joint width and joint profile of the existing mortar.
- Damaged stone will be repaired; loose/displaced pieces will be reset. If stone is too badly deteriorated, new stone will be selected to match the existing in color, profile, and finish.

East and South Elevations

- Aluminum-framed storefronts are in place on the first and second floors. All non-original exterior storefronts will be removed and replaced. *Needed: Details/catalog cuts of the proposed storefront system.*

First Floor – East and South

- Large format storefront windows, divided by a thin mullion at the center point, will be installed in the storefront spaces.
- The non-historic paneling above the storefronts will be removed, and the new storefronts will be 10' high with a metal panel for signage between the storefront head and the bottom of the limestone. *Needed: Dimensions, material, finish, color, and wall section showing how the panels will be installed within the greater storefront openings.*
- Additional doors for tenant access if the 1st floor is leased by multiple tenants will be centered within the bay, as shown on the attached alternate elevations. *Needed: Catalog cut of the door.*

South – First Floor

- One of the two western-most bays will receive an entry door into a lobby for the 2nd floor tenant. This new entrance door will be glazed and centered within the new storefront window with sidelights on either side of the door and a transom overhead. A simple metal canopy will be installed over this storefront bay to provide shelter as tenants enter and exit the building. *Needed: Canopy details/installation section and entrance door catalog cut.*

Second Floor – East and South

- At the second floor the non-historic storefront will be removed and replaced with new storefront with a centered vertical mullion and a thin three light transom overhead.

Approved

East Entrance

- Main double door entrance will remain in center bay. The double doors are glazed with an arched transom overhead that is divided into three lights. *Needed: A door detail/elevation/catalog cut.*

West Elevation

- After the demolition of the two westernmost State Street-facing bays, an exterior west wall will be constructed on the newly-shortened building. This wall will be clad in tan, non-historic sized brick to differentiate it from the historic elevations. *Needed: A wall section and sample of the selected brick.*
- Window and door openings for tenants will be created to offer street-level retail. *Needed: Catalog cuts for the tenant and loading/egress doors.*
- New aluminum windows (previously installed at the Book Building and since removed) will be repurposed to provide glazing.
- The non-operable windows will be grouped together at both the 1st and 2nd floors.
- A double metal door will be installed near the southern end of this façade and a utilitarian metal door will be installed at the northern end of this façade, for building loading and building egress access, respectively.

Alley

- Once the alley can extend from Grand River to State Street, truck access will be available to service the Book buildings.
- The paving plan from the Book Building/Book Tower alley will be continued from the edge of the Book Building to State Street. *Staff included pages from the April 2020 HDC application which show the proposed alley activation approved by the HDC for the Book Building and Tower alley and can be found following the staff report.*
- The DTE transformer is located near the southwestern corner of the building on this façade. *Needed: Details on the transformer, its placement, required clearances, and whether an underground/basement vault can be reused.*

Roof, Rooftop Additions, and Roof Deck

- All roofing, including structural roof support, will be removed and replaced with a new structural roof system, waterproofing, and membrane roofing as required by code.
- Two new penthouses will be constructed, one held back one bay from the southwestern most corner of the building, and the other at the northwestern most corner of the building.
- Both penthouses will be clad in tan, non-historic size brick (matching the alley wall).
- Additional windows salvaged from Book Building will be used to provide light into the new penthouses.
- The south penthouse will provide stair and elevator access to the new roof deck, along with storage and convenience restrooms. The north penthouse will provide stair access to the new roof deck and a building mechanical room. *Needed: Detailed and dimensioned elevations, penthouse wall section*
- Extents for a new composite roof deck are shown in the attached plans. The roof deck will be built out by a future tenant and is not part of this application.
- Rooftop mechanical equipment will be kept to the westernmost edge of the roof, along the new alley.
- The rooftop equipment will be shorter than the two new penthouses. *Needed: Catalog cuts confirming equipment and its dimensions.*

Approved

- A brick wall or parapet will help screen the rooftop equipment from the alley.
Needed: This should be shown on the new exterior wall section.

Façade Lighting

- Architectural sconces, rectangular in shape and satin black in color will be added on the two primary facades (east and south) at each column to provide up/down light and to accentuate building details.
- In the alley, sconces will be placed on the western façade near the retail storefronts.

Signage

- Proposed areas for future tenant signage are indicated on the attached elevations. Signage areas include the band above the storefronts under the decorative limestone and a blade on the southeast corner of the building.
- No signs are included with this application; each sign will be submitted to the HDC for review at a future date.

[7:23 pm]
[2:23 audio]

ACTION

Commissioner J. Hamilton:

I move that:

The portions of **Application #20-7050 for 1201 Washington** for work other than the alley demolition, lack sufficient detail and are an incomplete application.

Commissioner D. Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[7:25 pm]
[2:25 audio]

~~**PUBLIC COMMENT START (AUDIO) as No Comment**~~
END (AUDIO)

[7:58 pm]
[2:58 audio]

ACTION

Commissioner R. Hosey:

I move that:

Having duly reviewed the complete proposed scope of **Application #20-7050 for 1201 Washington Boulevard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission issues a NOTICE TO PROCEED as the work will not be appropriate for historical standards; based upon the compelling public interest the NTP is used under #2) *The resource is a deterrent to a major improvement program that will be a substantial benefit to the community. Substantial benefit shall be found only after the applicant proposing the work has obtained necessary planning and zoning approvals, financing and environmental clearances, and the improvement program is otherwise feasible.*

Commissioner D. Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[8:01 pm]

- **APPLICATION NUMBER:** #21-7068
ADDRESS: 1451 BROOKLYN
HISTORIC DISTRICT: CORKTOWN
APPLICANT: JOHN BIGGAR/INTEGRITY BUILDING GROUP

SCOPE OF WORK: REHABILITATE BUILDING

PROPOSAL

As per the submitted drawings and narrative, the applicant is proposing to rehabilitate the building, to include the following work items:

SOUTH ELEVATION

- Demolish existing stair enclosure
- Install mechanical condensers and bicycle racks on the space between buildings

WINDOWS

- Replace all windows (to include wood sash and trim), with new 1/1, aluminum-clad, wood-sash units.

DOORS

- Replace non-historic doors with new wood, rail-and-stile doors
- Repair the historic doors at the rear elevation and the northeast clipped corner. Note that the drawings indicate that a transom will be located above this door. However, the materiality of this transom has not been indicated.

SECOND-STORY, WEST ELEVATION PORCH

- Retain and paint the existing wood sash, porch columns, French doors, and railings.

ROOF

- Replace shingles at front elevation, one-story hipped-roof wing (material, color, and type not indicated)
- Install new gutters and downspouts (material, color, size not indicated)
- Scrape and paint wood eaves and brackets (color not indicated)

EXTERIOR WALLS

- Tuckpoint where necessary according to SOI Guidelines.

Note that the submitted site plan (A2.10) shows proposed alterations at adjacent parcels. This application is only for work proposed at 1451 Brooklyn, and does not include work depicted at 1309 Labrosse, 1441 Brooklyn, or 1444- 1448 Brooklyn.

[8:12 pm] **PUBLIC COMMENT:** None.

[8:16 pm] **ACTION**

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7068 for 1451 Brooklyn**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed scope of work **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore issues a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The existing historic and distinctive wood windows at the primary facades along Brooklyn and Labrosse Streets, including eight (8) 1-over-1 double-hung windows and the two (2) large fixed, undivided light “shop” windows, but excluding the three (3) wood casement pairs at the former porch along Labrosse

Approved

for reasons of technical infeasibility, are to be retained, reglazed, and repaired, with new sash elements permitted as required. A paint color for these windows appropriate to the style of the building is approvable by staff; and,

- Replacement wood double-hung windows permitted on secondary elevations and at the former Labrosse porch shall be Andersen A Series; and,
- The six (6) new wood double-hung windows at the former Labrosse porch should be painted to match the retained historic windows in the primary facades.

Commissioner T. Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[8:18 pm] • **APPLICATION NUMBER: #21-7054**

ADDRESS: 2263 WABASH

HISTORIC DISTRICT: CORKTOWN HD

APPLICANT: NICOLE RITTENOUR/PUSH DESIGN

SCOPE OF WORK: ERECT A NEW HOUSE

PROPOSAL

Per the submitted drawings, narrative, and subsequent communication, the applicant is proposing to erect a new single-family home and detached garage, in a contemporary design, as such:

The rectangular-plan home will be two-stories in height and topped with a flat roof. The exterior walls will be clad with a red brick veneer which is accented with black composite horizontal siding (Hardi Artisan line). Windows are fixed and casement units (Marvin line, fiberglass material). The front elevation displays a partial-width, inset, brick and concrete porch with a wood ceiling; a solid wood primary entry door with a large side lite at the first story, and a large set of sliding glass doors (fiberglass) at the second story. The front porch steps are proposed to be concrete treads supported below by concealed stringers. The front porch floor is also proposed to be concrete with finished edges. A full-lite, single-hinged wood door which is topped by a shed canopy (plate metal with a painted finish) is located at the south elevation. The rear elevation features a full-width inset thermally-modified wood deck with a set of sliding glass doors, and a single wood door at the first story. The side entry stairs are proposed to be thermally-modified wood to match the rear deck. A set of fiberglass sliding doors at the second story, rear elevation, open on to a balcony with steel railing. The ceilings at both the front and rear porch are proposed to be the same white ash wood as the rear deck.

Per the applicant, the exterior lighting (wall sconces) depicted on the drawings have been eliminated at the front and rear porches. Instead, there are two (2) proposed ceiling lights at the front porch. There are three (3) proposed fixtures at the rear porch ceiling. These would be 6” surface-mounted fixtures with black metal finish.

The garage will be located to the rear/west of the home. This building is rectangular in plan and features a steeply-pitched, front-gabled black asphalt-shingle roof with two fixed skylights. Exterior walls are clad with black composite horizontal siding (Hardi Artisan line) and windows are single fiberglass casement units. A sliding fiberglass door is located at the east elevation while an overhead aluminum door is at the west elevation. A single, full-lite person wood door is on the north elevation.

Approved

New sections of 6'-0"-high, untreated cedar fencing will be erected at the side elevations. The site plan indicates that new foundation plantings and a new tree will be installed. There are two (2) existing flowering dogwood trees in front that are to remain. The proposed front landscaping would be a mix of evergreen, deciduous, and ornamental grasses with flower accents. A new concrete pad will be poured to the north/side of the garage.

[8:31 pm]
[3:31 audio]

PUBLIC COMMENT: Public comment was given.

[8:33 pm]

ACTION

Commissioner T. Franklin:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7054 for 2263 Wabash**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed scope of work **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

Commissioner D. Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner Hosey recused himself from the following review and left the meeting.

[8:35 pm]

- **APPLICATION NUMBER:** #21-7071, 21-7072, 21-7073, 21-7074 21-7075, 21-7076, 21-7077, 21-7078, 21-7079, 21-7080, 21-7081
- ADDRESS:** 3664 – 3708 TRUMBULL & 3389 – 39175 LINCOLN
- HISTORIC DISTRICT:** CORKTOWN
- APPLICANT:** JASON JONES, 3701 LINCOLN LLC
- OWNERS:** JASON JONES, 3701 LINCOLN LLC
- SCOPE OF WORK:** ERECT NEW BUILDINGS, REHABILITATE EXISTING POWER HOUSE

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to erect new buildings and rehabilitate the existing power house per the attached drawings and application. Included in the proposal are the following scope items:

- **Sitework**
 - **Demolition**
 - Demolish existing concrete barrier wall along north side of alley.
 - Demolish existing decorative stone wall at corner of Trumbull and Brainard in its entirety, including the lengths running along Trumbull and Brainard.
 - Demolish (2) two existing stone columns located along Trumbull mid-way through the site in their entirety.
 - Remove and salvage (2) existing decorative stone columns near corner of Trumbull and Brainard (to be

- relocated as part of development outdoor space).
- Remove all existing trees on the site.
- **New Sitework**
 - Renovate and repave alley with new stamped concrete
 - New paved drive aisles and parking areas
 - New concrete pedestrian paths along front of buildings and entries
 - Creation of new community lawn space in front of existing power house including two “outdoor rooms” consisting of crushed stone surfaces edged with brick pavers
 - Planting areas with ornamental grasses and small shrubs at front porch areas of each unit
 - New trees as shown on site plan
- **Rehabilitation of Existing Power House**

Rehabilitate and convert existing 2-story brick Power House building into a detached residential condominium unit

 - **Demolition**
 - Demolish remaining portions of existing brick wall along alley adjacent to building. Salvage brick to be used as required for repair of building.
 - Demolish existing wood roof structure (destroyed in fire)
 - **Rehabilitation Scope**
 - Repair/repoint brick as required. Mortar mix to match existing color, composition, and texture.
 - Clean brick to remove soot stands and graffiti. Contractor to test least invasive (1) to more invasive (3) cleaning methods. 1 = power washing, 2 = acid/chemical cleaners, 3 = abrasives/media-blasting
 - Remove existing wood porch railing at north end of west facade of building and reconstruct wood porch rail in-kind and painted Yellowish White (C4).
 - Install new wood entry door centered on the west elevation. The replacement door is proposed to be a Craftsman 3 Panel 3 Light Premium Wood Pella Entry Door (stain color: Bordeaux)
 - Reconstruct damaged brick wall at northeast corner of building with salvaged brick from the demolition of the existing brick wall along the alley.
 - Reopen the upper portion of the existing brick-infilled window opening at second floor of rear (east) elevation.
 - Repair and replace existing wood header detail on front (west) façade above entry door.
 - Install new glass access hatch at roof.
 - Construct new roof deck (Trex Decking – Color: Saddle/Dark Brown) with painted aluminum (color: black) guard rail.
 - Install continuous aluminum gutter and downspout (color: black).
 - Install new aluminum-clad wood windows at all window openings. Replacement windows are proposed to be the Pella Architect Series aluminum-clad wood windows with a black exterior finish, simulated divided light with 2/1 custom grille patterns based on historic photos and photos of the property prior to the most recent fire which destroyed the windows. The arched-top window located at the front elevation is proposed to be a custom window manufactured by Pella

Approved

using the same construction methods as the Architect Series. The design of the arched-top window is based on the historic wood door that was destroyed by fire.

- Raise sill of window at rear south elevation of building, coordinate with interior configuration.

Use salvaged brick to infill opening as required below new windows.

• **New Construction**

Construct 15 new buildings (64 units) consisting of two to seven 3-story town-home units placed throughout the project site (see attached drawings for locations).

- Individual garages are included in the first floor of the building footprints with vehicle access from the interior of the site, not from the street. Additional uncovered surface parking for guests is located at various locations within the site.
- (6) of the buildings will incorporate a “red” color scheme which includes the following exterior building materials:
 - Reddish-brown brick
 - Painted James Hardie Lap siding, smooth finish, iron gray in color
 - Woodtone Composite Wood siding – color: summer wheat
 - Asphalt singles at the roof – color: dark gray/black
- (9) of the buildings will incorporate a “gray” color scheme which includes the following exterior building materials:
 - Warm gray brick
 - Painted James Hardie Lap siding, smooth finish, dark brownish gray in color
 - Woodtone Composite Wood siding – color: summer wheat
 - Asphalt shingles at the roof – color: dark gray/black
- Windows in all new buildings are proposed to be the Anderson 100 Series Fibrex (composite material) windows of varying size and operation including:
 - Low-E Glass
 - No grilles
 - Exterior finish color: Black
- Patio doors in all new buildings are proposed to be the Anderson 100 Series (composite material) doors of vary size and operation including:
 - Low-E Glass
 - No grilles
 - Exterior finish color: Black
- Exterior entry doors are proposed to be Thermatru Smooth-Star Pluse Echo 4-Lite Centered fiberglass doors (color: black).
- Railings of the second floor balconies are to be 3’-6” high “ultra-picket”-style aluminum railings.

[8:59 pm]
[3:59 audio]

PUBLIC COMMENT: Public comment given.

[9:54 pm]

ACTION

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of Applications #21-7071 – 21-7081 for 3664 – 3708 Trumbull and 3689 – 3915 Lincoln and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The existing four (4) stone columns remain in place; with approximately five-foot wings of existing stone walls subject to approval by staff.
- The masonry at the existing power house, stone perimeter wall, and stone columns is to be cleaned and graffiti removed using the gentlest means possible.
- The railing at the roof deck is to be pulled back at least 3’ from proposed location on all sides and modify the railing design to a more transparent or “lighter” impact system which staff finds appropriate.
- The windows at the existing power house which were originally proposed to be 2/1 (based on the historic photograph) are to be 1/1 without divided lights.
- The “wood” cladding at the new buildings is to be real wood siding or smooth/plain-faced cementitious siding (Hardiboard).
- Applicant to submit revised cut sheets for the items listed above to HDC staff for review and approval prior to pulling the permit.

Commissioner D. Miriani moved to eliminate the condition requiring the “wood” cladding be smooth/plain faced.

Commissioner A. Johnson – SUPPORT (amendment to motion)

Ayes – 4 Nay – 1, J. Hamilton

MOTION CARRIED

Commissioner D. Miriani – SUPPORT (motion for project)

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner Hosey returned to the meeting.

[10:04 pm] Commissioner T. Franklin made a motion to move Application #20-6857 up in the agenda (due to the limited availability of the city-appointed interpreter).

Commissioner J. Hamilton – SUPPORT

Ayes - 4 Nay – 0

MOTION CARRIED

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

[10:05 pm] • **APPLICATION NUMBER: #20-6857 (BLD2020-03833)**

ADDRESS: 4860 CORTLAND

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN HD

APPLICANT: LIDIA GARCIA

Approved

OWNERS: LIDIA GARCIA

SCOPE OF WORK: DOORS/WINDOWS, ROOF (WORK DONE WITHOUT APPROVAL) AND FENCE

PROPOSAL

The current owner purchased the house in January 2020 as a general rehab home from the DLBA with several items requiring repair/replacement. The proposed work is actually work already completed without approval. Photos provided by the applicant from the auction show the following existing conditions:

- Double hung, wood windows with damaged glass and wood, where only 3 over 1 windows were present in the front elevation
- Entrance doors were damaged (front and rear)
- Upper rear door missing
- Roof was deteriorated, covered in tarp

See attached detailed photos from auction provided by the applicant.

Detailed Scope of Work (*Work done without approval*)

A. Doors

- Install (1) front door, (1) lower rear door and (1) upper rear door

B. Windows

- 19 double hung windows replaced with double hung vinyl windows and 2 casement windows replaced with vinyl windows as follows:
 - Front: (3) double hung, 1st story; (3) double hung 2nd story
 - Side 1: (Chimney): (3) double hung + (2) casement, 1st story; (2) double hung, 2nd story
 - Side 2: (2) double hung, 1st story; (3) double hung 2nd story
 - Rear: (2) double hung, 1st story; (1) double hung 2nd story
- Add trim around all windows (19), except the two windows facing the driveway first floor.

C. Roof and Gutters

- Roof already replaced with new asphalt shingle roof, black / dark grey
- New gutters were installed as needed

D. Site Improvements

- Six-foot wood privacy gate already installed
- Additional six-foot tall wood privacy fencing in the backyard is proposed.

[10:27 pm]
[5:27 audio]

ACTION

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of **Application #20-6857 for 4860 Cortland**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of 19 double-hung windows and replaced with double-hung vinyl windows, and 2 casement windows replaced with vinyl windows, and additional window sills **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore issues a **DENIAL** for the proposed work.

Approved

The Commission's reasons for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

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

5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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

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

Commissioner A. Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of **Application #20-6857 for 4860 Cortland**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining proposed scope of work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner T. Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner T. Franklin moved to add a grace period of one year for correction.

Commissioner R. Hosey – SUPPORT (amendment to motion)

Ayes – 6 Nay – 0

MOTION CARRIED

[10:37 PM]

IX APPLICATIONS SUBJECT TO PUBLIC - Continued

• **APPLICATION NUMBER: #21-7053**

ADDRESS: 1948 CHICAGO

HISTORIC DISTRICT: BOSTON-EDISON HD

APPLICANT: WIL MARQUEZ, MICHAEL MONDO

SCOPE OF WORK: CONSTRUCT NEW ADDITION AT REAR, WINDOW REPLACEMENT, VARIOUS EXTERIOR MODIFICATIONS AND GENERAL MAINTENANCE

PROPOSAL

Approved

With the current proposal, the applicant is seeking the Commission's approval to construct additional living space at the rear of the home, replace all of the existing windows and doors, convert existing windows into doorways at the rear elevation, as well as other work items as follows:

South Elevation:

- Window Replacement as follows:
 - Replace (7) vinyl slider windows on second floor sunroom with *Andersen E-Series* aluminum clad, wooden casement windows, in black finish, with non-operational transom.
 - Replace (5) vinyl double-hung windows on first floor with *Andersen E-Series* aluminum clad, wooden casement windows, in black finish, with non-operational transom.
 - Replace existing glass block fenestration with new glass block.
- Raise sill height of existing sunroom (3) brick courses to align with sill height of adjacent window on second story.
- Install new front door with porthole window.
 - Door to feature flush panel steel front and balcony door with pre-hung system, with 24" Dia. Glass / metal frame porthole. The doors will be galvanized to resist rust and be 24-Gauge, high quality steel with 22-Gauge steel stiles and rails for additional strength and security. Door size is 36 in. x 80 in. Unit dimension is 37.5 in. x 81.75 in.
- Remove overhang above front door and repair framing, reroof and clad with metal paneling.
 - Material is a .032 Aluminum exterior skin, smooth texture, in black finish.
- Demolish deteriorated planter, and rebuild to include new footing, restacking with matching brick and stone cap, to match existing footprint.
- Remove mature evergreen tree directly in front of home.
- Repoint masonry as needed; new mortar to match original in color, texture and tooling.
- Clean masonry as needed after conducting tests on small areas not exposed to public view.

North Elevation:

- Construction of new 175 Square Foot addition, directly above the existing 1-story projection at northwest corner of home.
 - New brick to match the existing brick mortar, and tooling of the home.
 - Remove existing corner window, filling with matching brick, mortar and tooling.
 - Install *Andersen E-Series* aluminum clad, wooden casement windows at north and west corners of the proposed addition, to align with sill of window on the northeast corner.
- Window Replacement as follows:
 - Replace vinyl double-hung window on first floor with new *Andersen E-Series* aluminum clad, wooden window, operation not specified.
- Remove (2) existing glass block windows on first floor, expand openings down to grade and install new rear doorways.
 - New French doors to feature transoms above and horizontal muntins, in black finish.
 - Manufacturer not specified.
- Repoint masonry as needed; new mortar to match original in color, texture and tooling.

Approved

- Clean masonry as needed after conducting tests on small areas not exposed to public view.

East Elevation:

- Window Replacement as follows:
 - Remove vinyl windows at the second-story, southeast corner and replace them with *Andersen E-Series* aluminum clad, wooden casement windows, in black finish, with Non-operable transom and horizontal muntins.
 - Remove (2) glass block corner window treatments on both north and south corners to be replaced with *Andersen* aluminum clad, wooden casement windows, in black finish, with operable transom and horizontal muntins.
 - Remove and replace existing non-historic door at second story balcony with new wood door featuring dual portholes.
 - Replace (1) vinyl double-hung window on first floor with new *Andersen E-Series* aluminum clad, wooden casement window, in black finish, with non-operational transom.
 - Remove all existing glass block fenestration on second floor and replace in-kind with new glass block.
- Remove existing door opening, infill with brick to match existing.
- Restore existing railing on second story balcony.
- Install new door on north side of east projection (door currently sealed shut).
- Repoint masonry as needed; new mortar to match original in color, texture and tooling.
- Clean masonry as needed after conducting tests on small areas not exposed to public view.

West Elevation:

- Window Replacement as follows:
 - Replace (3) vinyl double-hung windows on first floor with *Andersen E-Series* aluminum clad, wooden casement window, in black finish, with non-operational transom.
 - Replace (1) vinyl slider window on second floor with *Andersen E-Series* aluminum clad, wooden dual operation casement window unit, separated by mullion, in black finish, with non-operational transom.
- Repoint masonry as needed; new mortar to match original in color, texture and tooling.
- Clean masonry as needed after conducting tests on small areas not exposed to public view.

[10:50 pm]

~~PUBLIC COMMENT~~ Public comment given.

[11:09 pm]
[0:18 audio,
recording 2]

ACTION

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of Application #21-7053 for **1948 Chicago** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the existing non-historic windows WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Approved

The Certificate of Appropriateness is issued with the following conditions:

The applicant work with staff to identify an appropriate aluminum or steel window product, well-suited for single family residential use and with reasonable economic and technical feasibility, with such feasibility considered as part of a phased approach to window replacement. Should staff and the applicant be unsuccessful in identifying a product by the deadline for the March meeting, the Certificate of Appropriateness shall be issued.

Commissioner A. Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton:

I move that:

Having duly reviewed the complete proposed scope of Application #21-7053 for **1948 Chicago** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining items within the present scope of work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

- o The applicant submits final specs for all proposed doors, a sample of brick that will be used prior to signing off on permits.

Commissioner D. Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[11:17 PM]
[0:22 audio,
recording 2]

- **APPLICATION NUMBER:** #21-7063 & #21-7064
ADDRESS: 4133 WOODWARD & 67 W. WILLIS
HISTORIC DISTRICT: WILLIS-SELDEN
APPLICANT: DEVAN ANDERSON/QUINN EVANS ARCHITECTS
SCOPE OF WORK: REHAB BUILDING; ESTABLISH NEW PARKING LOTS

PROPOSAL

As per the submitted drawings and narrative, the applicant is proposing to rehabilitate the building to accommodate a new retail use, to include the following work items:

Primary/East Elevation

- At roof/wall junction/parapet, second story, install a new glass-fiber reinforced polymer (GFRP) cornice to match the original
- At first story, above storefront, install a GFRP band/water table
- Replace the existing second floor awnings with new fabric awnings
- Remove all of the existing, non-historic storefronts and install new six aluminum storefronts. Each new storefront will rest atop a new painted masonry stub wall to raise it off the ground and align it with the original sill heights
- Create one new aluminum, sliding double-door commercial/primary entry with aluminum transom and flanking metal panel

Approved

- Install six new fixed, metal panel similar to the current condition at the existing restaurant's portion of the façade at the former tenant entries. Retain and repair the remaining leaded-glass transoms over the original residential entry locations. At the two northernmost panels, where the original transoms are no longer extant, install a new transom. Note, that the details of these transoms have not been provided
- At the northern end of the elevation, install two new metal panels to cover the former residential entries. Each panel will be topped with a new fixed transom which will replicate the remaining historic transoms. Note that the material, dimensions, etc. for the new transoms has not been outlined in the current submission
- Install new decorative gooseneck fixtures
- Retain all six remaining brick columns and single cast-iron column
- At second story central bay window retain and repair stone decorative detailing. If deteriorated beyond repair, reconstruct. Note, that details around the potential reconstruction have not been provided.
- At second story, replace existing historic, 1/1 wood windows, to include sash and trim, with new aluminum units and trim. Wood mullions at bay window proposed to be replaced as well.
- Where windows are missing at second story, install new 1/1 aluminum windows and trim in keeping with original windows
- Install two new signs as per the submitted

Rear/West Elevation

- Install a metal entrance canopy with integral lighting above the new entrance
- Install one new aluminum, sliding double-door commercial entry
- Install three new aluminum storefront windows.
- Install one new single steel door and a set of paired steel doors
- Open up ten of the existing window openings that have been enclosed with masonry at the second floor and install new 1/1 aluminum windows in each new openings
- Enclose existing service-door locations with brick
- Install one new sign over the new sliding, double-door entrance

Side/North Elevation

- Remove the CMU infill at the original residential entrance and replace with new brick masonry to match the adjacent
- Provide a new loading dock which shall be enclosed with a new 8'-0"-high metal wall and roofed with a new metal canopy.
- Create one new exterior service-door opening (hollow steel door) and install an overhead coiling door in an existing opening at the new loading dock.
- At second story central bay window retain and repair stone decorative detailing. If deteriorated beyond repair, reconstruct. Note, that details around the potential reconstruction have not been provided
- At second story, replace existing historic, 1/1 wood windows, to include sash and trim, with new aluminum units and trim. Wood mullions at bay window proposed to be replaced as well.
- Install new sign

Approved

- Where windows are missing at second story, install new 1/1 aluminum windows and trim in keeping with original windows

Side/South Elevation

- Install new signage
- Install a new painted mural (design and dimension not yet determined)

Rear/West Elevation, One-Story Addition

- Demolish the small, CMU cooler enclosure from the wing's north elevation and enclose any resultant wall opening there with new CMU.
- Enclose existing service-door locations with brick
- Install new gooseneck and package light fixtures
- Install new signage
- At north elevation, install a new metal canopy
- At south elevation, create one new exterior service-door opening (hollow steel door)

Roof

- Remove the seven historic brick interior roof parapets as well and all brick chimneys
- Repair the masonry of the historic perimeter parapet walls, remove stone coping and replace with metal caps
- Install new roofing membranes, insulation, gutters, downspouts, and roof sumps on both roofs.
- Remove all of the existing mechanical equipment currently installed atop the 1-story addition's roof
- Locate two new pieces of rooftop mechanical equipment atop the rear one-story addition's low-roof.
- Increase the height of the existing masonry parapets of the rear, one-story addition by 8 feet to conceal this new equipment from public view.

Entire Building

- Clean, repair and repoint the existing brick masonry in accordance with the Secretary of the Interior Standards and Preservation Briefs 1, 2 & 6
- Repaint the entire building with a breathable tinted coating designed for masonry applications

Site (4133 Woodward)

- Replace existing asphalt in parking area
- Install new trash enclosure, transformer, and shopping cart corral
- Install new landscaping

Site (67. W. Willis)

- Remove existing fencing
- Replace grass with new asphalt parking area, to include the addition of one new curbcut
- Install new landscaping

[11:35 pm]
[0:40 audio,
recording 2]

PUBLIC COMMENT Public comment was given.

[11:45 pm]
[0:50 audio,
recording 2]

ACTION

Commissioner T. Franklin:

I move that:

Having duly reviewed the complete proposed scope of **Application #20-6961 for 4133 Woodward and 67 W. Willis**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items as stated in this report and outlined in the submitted drawings **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore issues a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant shall submit a final full signage application to HDC staff for review and approval. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting.
- The applicant shall submit an application which outlines the mural proposal (for the side elevation) to HDC staff prior to installation to ensure that the work meets the Standards.
- The seven interior rooftop parapets, to include the brick and clay tile coping, shall be retained and repaired in kind where deteriorated
- The remaining trim and mullions at the front/east elevation and side/north elevation bay windows shall be retained and repaired in kind where deteriorated.
- The applicant shall submit a final proposal/specs for the new transoms proposed for the northernmost portion of the front elevation to staff for review and approval prior to the issuance of the permit. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting.
- At the first-story, front elevation storefront, remaining historical elements which are visible, to include the four leaded glass transoms with wood frames at the residential entry doors, six brick columns, and a single cast iron column shall be retained and incorporated into the design of the new storefront.
- Should additional historic-age elements be identified during the demolition of the current storefronts at the east elevation, first story, the applicant/development team shall document their condition and location and notify HDC staff of their existence. These elements must be retained and HDC staff shall be presented with a proposal to integrate the elements into the new storefront prior to the completion of the work. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting.
- If it is determined that any portions of the stone detailing around the two bay windows is deteriorated beyond repair, elements must exactly to match the design, dimension, detailing and materiality of the original elements.
- All glazing proposed storefronts, doors, and windows shall be clear/shall not be tinted or reflective.

Commissioner J. Hamilton – SUPPORT
Ayes – 6 Nay – 0
MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT

None

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

[11:53 pm]
[0:58 audio,
recording 2]

XV NEW BUSINESS

Policy Governing Public Comments

Commissioner R. Hosey moved to adopt the public comment policy in which the speaker identifies him/herself along with his/her affiliation; and a time limit is set at the beginning of each meeting.

Commissioner A. Johnson – SUPPORT
Ayes – 5 Nay – 0 Abstain – 1, J. Hamilton
MOTION CARRIED

Election of New Vice-Chair

Commissioner D. Miriani moved to move the election of the vice-chair to the next meeting.

Commissioner J. Hamilton – SUPPORT
Aye – 6 Nay – 0 Abstain – 0
MOTION CARRIED

Resolution 12-01: Change Submission Deadline Dates for 2021 Meetings

Commissioner D. Miriani moved to adopt Resolution 12-01

Commissioner R. Hosey – SUPPORT
Aye – 6 Nay – 0 Abstain – 1, J. Hamilton
MOTION CARRIED

[12:01 am]

XVI ADJOURNMENT

Commissioner T. Franklin motioned to adjourn the meeting at 12:01 am

Commissioner R. Hosey – SUPPORT
Ayes – 6 Nay – 0
MOTION CARRIED

MEETING ADJOURNED