

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: April 14, 2021

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

[Actual Time] /
Recording
Time Stamp

AGENDA

[05:40 pm]
00:32:00

I CALL TO ORDER

Chair Commissioner Franklin called the meeting to order at **5:40** p.m.

[05:41 pm]
00:33:00

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson	Chair		X
Tiffany Franklin- Presiding	Vice-Chair	X	
James Hamilton	Commissioner	X	
Richard Hosey	Commissioner	X	
Alease Johnson	Commissioner		X
Dennis Miriani	Commissioner	X	
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	
Rebecca Savage	HDAB	X	

[05:43 pm]
00:34:43

III APPROVAL OF THE AGENDA

Commissioner Hamilton moves that discussion regarding amendments for Resolution 20-04 be treated as a public hearing and shall be heard in its current placement in the agenda under “New Business”.

Commissioner Hosey - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton asked the following nine items to be moved to the Consent Agenda:

- #21-7156, 4709 Second- no conditions
- #21-7157, 1466 Seminole- no conditions
- #21-7160, 1401 Bagley- no conditions
- #21-7148, 4245 Fullerton- no conditions
- #21-7190, 85 Chicago- with conditions
- #21-7173, 532 Parkview- no conditions
- #21-2172, 791 Seminole- with conditions

- **#21-7170, 14300 E. Jefferson- with conditions.**

Commissioner Miriani- SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton moved to approve the Meeting Agenda as amended:

Commissioner Miriani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:50 pm]
00:41:53

IV APPROVAL OF MEETING MINUTES

Commissioner J. Hamilton made a motion to APPROVE the following meeting minutes:

- February 10, 2021- Regular
- February 17, 2021- Special

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:51 pm]
00:42:36

V REPORTS

Director Landsberg reported the following:

- Starting this week, staff is back to full time hours.
- Staff reports resume their regular rhythms/schedule.
- Changes in city's signage ordinance, may trigger a large number of signage applications, which may require a special meeting next month.

[05:52:00]
00:44:05

VI APPROVAL OF THE CONSENT AGENDA

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

- **#21-7156, 4709 Second- no conditions**
- **#21-7157, 1466 Seminole- no conditions**
- **#21-7160, 1401 Bagley- no conditions**
- **#21-7148, 4245 Fullerton- no conditions**
- **#21-7190, 85 Chicago- with conditions**
- **#21-7173, 532 Parkview- no conditions**
- **#21-2172, 791 Seminole- with conditions**
- **#21-7170, 14300 E. Jefferson- with conditions.**

All Applicants Agreed to conditions noted in Staff Report where applicable.

Commissioner Hosey – SUPPORT

Ayes – 4 Nay - 0

MOTION CARRIED

[6:02 pm]
00:53:31

VII POSTPONED APPLICATION

None

[6:02 pm]
00:53:31

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

None

[6:02 pm]
00:53:31

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER:** #20-7194

ADDRESS: 1627 (1627-1639) Leverette

HISTORIC DISTRICT: Corktown HD

APPLICANT: KEN MOODY

OWNER: SCOTT TURNBULL

SCOPE OF WORK: Erect new carports and rehabilitate building. Violation/Work completed without Historic District Commission approval.

PROPOSAL:

The applicant attended the Commission’s 8/8/2018 regular meeting with a proposal to rehabilitate the building. Specifically, the project included a number of relatively “minor” work items which involved the in-kind repair of the building’s existing historic material, to include the repair of the building’s historic wood windows. The applicant also sought the Commission’s approval of work which they had already undertaken without permit and HDC approval. Specifically, the violation involved the applicant’s unapproved removal of the distinctive historic metal cornice at the front elevation parapet and the proposed installation of an FRP cornice in its place. After a review of the submitted application, the Commission approved the project with a condition that the new cornice exactly replicate the historic cornice that was removed without HDC approval and/or permit. Please see the attached Certificate of Appropriateness (COA), which outlines the Commission approval.

The applicant contacted HDC staff in July 2020 with information re: his desire to install new carports at the site and replace the existing wood windows (which the Commission had previously approved for repair). Staff outlined the application materials which the applicant needed to submit in order for the Commission to review his case. In November 2020, the applicant contacted staff with their completed application materials for the windows replacements and the new carports. However, staff was made aware that the historic wood windows **had already been replaced without approval** by that point. Also, after a review of the attached final construction drawings, which the applicant submitted to the Detroit Building, Safety, Engineering, and Environmental Department (BSEED), staff had identified a number of new exterior work items which had been proposed for the building. A site visit revealed that a number of these work items had also been completed (in addition to the installation of the new windows) or were in the process of completion. The applicant therefore presented a proposal to the Commission for review at the 12/9/2020 meeting so that they might receive approval for the number of items which had been completed without review and to erect new carports (which had not yet been initiated). After review and discussion, the Commission denied the application in whole.

With the current proposal, the applicant is seeking the Commission's approval for the work which was denied at the 12/9/2020 meeting. However, the applicant is currently proposing a number of mitigative revisions to the 2020 application in an effort to bring the unapproved work into compliance with the Standards. The current application also includes a small number of work items which have not yet been initiated. Specific work items included within the current proposal include the following:

Rear Yard

- At the rear yard of each of the seven units, erect a wood, shed-roof new open carport as per the attached with a footprint of 15'-8"x23'-4," 14-10"x23'-4" or 13'-0"x23'-4" concrete footprint.
- At rear yard, install a new concrete walkway which leads from each new porch to proposed new carport (**work completed**)
- At rear yard, directly north of the new carports, erect a new wood (with horizontal slats) fence which measures 6'-0" high to enclose backyards of all units (**work completed**). The fence will be stained brown
- At the rear property line, at the alley, erect new 6'-0"-tall chain link fencing which will open to the new carports
- At rear yard of each unit, install an HVAC condenser unit

Rear Elevation

- At rear elevation, at each unit, replace existing concrete porch with new wood porch as per dimension depicted in drawings (see photos, **work completed at some units**)
- At rear elevation, at each unit, replace existing gabled-roof basement stair enclosure with a new gabled-roof, stair enclosure (**work completed**). Exterior walls at each enclosure is clad with lapped siding (material not specified)
- At rear elevation, at each unit, remove the wood transom and trim from doorway and replace with new aluminum-clad wood unit (**work completed**). The new transom is shorter than the original. The open area above each transom shall be infilled with plywood to which a flat, metal overhang will be affixed.
- At rear elevation, at each unit, remove each door and replace with a new aluminum-clad wood door with full-length vision panel
- At rear elevation, at each unit, partially enclose one window opening with brick and install a new fixed aluminum-clad window; fully enclose one window opening with brick (**work completed**)
- At rear elevation lightwells, partially enclose window openings with brick
- At rear elevation, at each unit, remove wood awning overhang over exterior door (**work completed**)
- Paint previously-painted brick walls current red color
- Remove all existing historic wood windows and wood trim/brickmould and replace with the current new aluminum-clad wood units (**work completed**) according to the following:

- At rear elevation and lightwells - original windows appeared to be wood, 1/1, double-hung units. These windows have been replaced with new aluminum-clad wood, 1/1 units

Roof

- Replace existing flat roof; repair parapet as per the attached drawing; install new brown aluminum gutters and downspouts (**work completed**)

Side Elevations

- Paint previously-painted brick walls current red color
- Remove all existing historic wood windows and wood trim/brickmould and replace with the current new wood, aluminum-clad units (**work completed**) according to the following:
 - At side elevations - original windows appeared to be wood, 1/1, double-hung units. These windows have been replaced with new aluminum-clad wood, 1/1 units

Front Elevation

- At front elevation, at each unit, replace existing porches (to include brick wingwalls with stone caps and concrete steps) with new porches (buff brick wingwalls with stone caps and concrete steps, **work completed**). Note that a review of Google Street view images indicate that the brick porch wingwalls removed without approval and permit were not original/not historic age
- At front elevation, paint wood trim (around windows, doors, and at the cornice) brown and cream (**work partially completed**). The brown paint has already been applied at this location. With the current submission, the applicant is proposing to add cream paint as an accent in order to highlight much of the decorative detailing at the wood trim
- Remove all existing historic wood windows and wood trim/brickmould and replace with the current new wood, aluminum-clad units (**work completed**) according to the following:
 - At front elevation, second story bay windows – original sash were wood, 1/1, double-hung units. In 2020, these windows were replaced with wood, 1/1, double-hung units, each which is topped with a fixed wood transom window without approval. With the current submission, the applicant is proposing to REMOVE all existing windows and replace with new 1/1 aluminum-clad wood units to match the original
 - At front elevation, first-story windows – each opening originally included a set of paired fixed wood windows which were topped with fixed wood transom. The sash were set into wood trim. A fluted wood pilaster served as each window opening’s mullion. In 2020, these windows were replaced with 1/1, double-hung, wood-sash units with aluminum-clad trim. The original fluted wood pilaster mullions appear to have been retained. With the current the applicant is proposing to RETAIN the existing aluminum-clad wood windows.

However, the new proposal includes the addition of wood trim at each window’s meeting rail to match the original

- At front yard, install new shrubs and hedges at each unit (**work completed**) Please note that the submitted drawings indicated that the new/replacement cornice which was removed without Commission approval in 2018 was to be replicated, down to the “decorative leaf” detailing (ie, the swag detailing). However, the current cornice *does not* include that decorative detailing. With the current submission, the applicant is stating that they intend to apply the decorative leaf and swag detailing to the current cornice

[6:19 pm]
01:10:40

PUBLIC COMMENT: START (AUDIO)

[6:22 pm]
01:14:13

END (AUDIO)

[6:23 pm]
01:14:28

ACTION

Commissioner Miriani moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7194 for 1627 Leverette**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work with all Staff Recommendations.

The Certificate of Appropriateness is issued with the following conditions:

- Each of the new transoms proposed for installation/installed at the rear elevation doorways shall be removed and replaced with a new aluminum-clad wood transom with a vision panel that better replicates the dimension/size of the original transoms.
- The newly-erected fencing, gates, rear yard walls, and rear porches cannot be unfinished. Rather, they must be stained or painted a color which complements the building. The owner or applicant shall submit a proposal to HDC staff outlining the color palette for the garages’ wood elements for review and approval prior to staff’s approval/signoff of the project’s final construction drawings. Also, these elements must be painted or stained as per the approved color scheme on or before April 14, 2022.
- Any exterior wood elements proposed for the new carports cannot be unfinished. Rather, they must be stained or painted a color which complements the building. The owner or applicant shall submit a proposal to HDC staff outlining the color palette for the garages’ wood elements for review and approval prior to staff’s approval/signoff of the project’s final construction drawings. Also, these elements must be painted or stained as per the approved color scheme on or before April 14, 2022.

- The swag detailing must be applied to the current RFP cornice so that it replicates the original cornice, as indicated in the submitted drawings and required by the Commission’s 2018 COA.

Commissioner Hosey– SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[6:24 pm]
01:16:28

- **APPLICATION/STAFF REPORT NUMBER:** #21-7176
ADDRESS: 2968-2994 Brush, 429-437 Wilkins, 418-432 Watson
HISTORIC DISTRICT: Brush Park HD
APPLICANT: BILL PURSIFULL, ST. CLAIR CONSTRUCTION COMPANY; MICHAEL ESSIAN, AMERICAN COMMUNITY DEVELOPERS, INC.
OWNER: MICHAEL ESSIAN
SCOPE OF WORK: Revisions to previously approved new multi-family buildings, including additional height/stories.
PROPOSAL:
The current proposal is a substantial revision of the previously approved project. In particular, the middle building, “B,” alternately referred to as “Urban Studios (Midblock),” is now proposed to be a 10-story building. In September 2018, the Commission approved a 3-story building at this location. Per the applicant, the original building had 60 units, whereas the newly proposed version has 180 units. Overall for the development, there will be 310 units, half of which have been set aside as affordable housing with rent and income limits ranging from 30% to 80% AMI. The other building in the historic district, “Building A” or “Flats at Brush” is similar in mass and form to the previously approved version. However, the building has, in the words of the applicant, received “updates to the exterior façade materials and colors.” Per staff review, these updates are significant, and include changes from a primary masonry expression to metal panel. The third building, “Building C” or “Beaubien” is not in the district, though it is part of the larger composition. The previous staff report for this project (2018) is attached and available on the website.

[6:34 pm]
01:25:48

PUBLIC COMMENT: START (AUDIO)

[6:46 pm]
01:37:17

END (AUDIO)

[6:58 pm]
01:49:48

ACTION

Commissioner Miriani moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7176 for 2968–2994 Brush, 429-437 Wilkins, 418-432 Watson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act,

the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Hosey – SUPPORT

Ayes – 3 Nay – 0 Abstain- 1 (Franklin)

MOTION CARRIED

[7:02 pm]
01:53:25

• **APPLICATION/STAFF REPORT NUMBER: #21-7159**

ADDRESS: 757 W. Bethune

HISTORIC DISTRICT: New Center Area HD

APPLICANT: KEITH AND MELISSA JOHNSON, OWNERS; BRYAN COOK, ARCHITECT

OWNER: KEITH AND MELISSA JOHNSON

SCOPE OF WORK: Erect new addition at rear of home.

PROPOSAL:

Per the applicant’s narrative and staff review of the submitted drawings, the scope of work is as follows:

- Erection of a 614 square foot, single-story rear addition with a second-floor walkout porch above. The addition will extend from the south elevation of the existing two-story, single family residence.
- The addition will require the removal of three existing wood double-hung (one-over-one) windows, one non-original rear entry door with metal screen door, and a small, open concrete raised porch with wood railing.
- The removed windows and door will be repaired and installed within the addition.
- The existing rear yard concrete walk will be removed and a new concrete walk, of similar angular design, will be poured to reconnect the detached garage and the house.

Materials

Roof:

IKO, Cambridge asphalt dimensional shingle, color: Harvard Slate (matching house)

Walls:

Belden Brick, Modular – 3-5/8” x 2-1/4” x 7-5/8”, running bond pattern, color: Belcrest 560. New masonry walls to be painted Rookwood Red to match the existing painted masonry walls.

Fascia:

Wood fascia, brackets profile, cadence, size and color (Birdseye Maple) to match existing

Windows:

The three existing windows on the rear elevation will be reused in the proposed addition.

New windows: Pella, Reserve Traditional - The exterior sash finish will match existing (wood exterior), and will be painted the color “Birdseye Maple: to match the remaining windows.

The one small window (W2) is a 2’-9”x2’-9” awning unit

The one double-hung (W1) is 2’-9”x5’-9” unit

The storm windows haven’t been selected but will match the existing storms in material, frame dimension, operation, and color.

Stone sills, matching existing window sills in dimension and placement, will be placed below window openings.

Gutters/Downspouts:

Gutters, K-style 5-inch, color: white

Downspouts, 3” x 4”, color: white

Walk-out Porch Deck:

TPO, a single-ply membrane roofing, color: not selected, but applicant is considering black.

Rear Entry Porch:

Base: CMU, color: Rookwood Red

Stairs: Poured concrete, natural finish

Railing: Pressure-treated wood, colors: Rookwood Red, Birdseye Maple, Renwick Olive

[7:17 pm]
02:08:41

PUBLIC COMMENT: START (AUDIO)

[7:19 pm]
02:11:09

END (AUDIO)

[7:20 pm]
02:12:13

ACTION

Commissioner Hamilton moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7159 for 757 W. Bethune**, 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 proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The decorative brackets will be removed from the addition.
- The color of the TPO membrane roofing will be submitted to staff for review.
- Inset the new wall from the existing house to the new construction by a width of 1 brick.
- A catalog cut confirming design, material and color of the door leading to the porch will be submitted for review.
- A revised site plan will be submitted to show the location of the a/c

unit.

- Paint specifications will be submitted to staff to confirm that a vapor-permeable masonry paint will be used on the historic house.
- Should BSEED require a 3’-0” setback from the side property line, the commission authorizes staff to review the revised footprint of the addition.

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[7:23 pm]
02:14:34

• **APPLICATION/STAFF REPORT NUMBER: #21-7189**

ADDRESS: 664-676 W. Alexandrine

HISTORIC DISTRICT: Willis-Selden HD

APPLICANT: BRIAN ELLISON

OWNER: MICHAEL FERLITO, FERLITO GROUP

SCOPE OF WORK: Erect a new multiple-family building/30-unit apartment building.

PROPOSAL:

With the current proposal, the applicant is seeking the Commission’s approval to erect a new multiple-family, 30-unit, apartment building per the attached drawings and application. Included in the proposal are the following scope items:

• **Sitework**

○ **Demolition**

- Demolish existing curb cut and concrete driveway.
- Demolish all existing concrete on the site in its entirety, including the sidewalk at the front (south) edge of the site
- Remove all existing trees on the site

○ **New Sitework**

- Renovate and repave alleys located adjacent to the site along the north and west property lines to City specifications.
- New curb cut and concrete approach/driveway near the east property line (new location)
- New asphalt-paved drive aisle and parking area
- New 6’ wide concrete sidewalk at the front (south) property line
- New concrete pedestrian path along the east side of the building
- Creation of new recreational space at the front (south) end of the building consisting of a 2’-6” high wall running east/west, raised planters, landscape beds, wall-mounted douglas fir benches and paved with exposed aggregate concrete paving. Wall-mounted benches are to be “Timberform Greenway” model no. 2144-6 – finish: Douglas Fir (untreated)
- Creation of a new bike parking area located near the southeast corner of the proposed new building including four bike racks

- and paved with brick pavers. Bike racks are to be “Landscape Forms: FGP Bike Rack” – finish: light gray aluminum
 - Creation of a new 10’ x 25’ recreational area at the rear (north) of the proposed building consisting of a dog run area (artificial turf) which is proposed to be enclosed with a 6’ high vinyl fence
 - Trash enclosure to be located adjacent to the dog run area at the northeast corner of the building.
 - Install new 6’-0” high composite fence along the length of the east property line from alley to the front façade of existing house to the east. The fence will drop from 6’ high to 3’ high at the front façade of the house and continue out to meet the 2’-6” high garden wall proposed at the southeast corner of the site.
 - Grass pavers at some of the parking spaces – see drawings for locations.
 - Planting areas with ornamental grasses and small shrubs at various locations throughout the site
 - New trees as shown on landscape plan
- **New Construction**
 - Construct a new 3-story, multiple-family apartment building (30 units)
 - Proposed building is rectangular in form with a footprint that measures approximately 40’W x 153’D and situated at the far west edge of the property, adjacent to the alley.
 - Uncovered surface parking is proposed to be located on the east side of the building. The east parking area is accessed via a new driveway off of Alexandrine.
 - Building set back approximately 12’ from the front (south) property line and 10’ from the rear (north) property line.
 - All units are to be accessed either from grade or from exterior staircases and covered balconies. No interior circulation is proposed.
 - Building materials include:
 - James Hardie Reveal Panel with Recess Trim (color: Deep Red)
 - Vesta Steel Plank Siding at unit entry alcoves (color: Ironstone)
 - Dark gray brick veneer at the base of the building
 - Perforated metal screen at exterior stair enclosures (color: Black)
 - All windows are proposed to be aluminum – color: black
 - Entry doors at all dwelling units are proposed to be fiberglass Therma Tru Smooth-Star doors – door and frame finish: black
 - Exterior light fixtures at dwelling units are proposed to be Glacier Integrated LED wall-mounted lights by Artika – material/finish: dark gray aluminum with glass lens, size: 5.1” x 3.2” x 11.8”

- Exterior balcony railings are to be a cable rail system with steel posts – frame finish: black

[7:39 pm]

02:30:38

[7:48 pm]

02:39:58

[7:54 pm]

02:45:58

PUBLIC COMMENT: START (AUDIO)

END (AUDIO)

ACTION

Commissioner Hosey moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7189 for 664-676 W. Alexandrine**, 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 proposal as outlined in the submitted application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The 6'-0" high vinyl fence proposed at the dog run is to be a material other than vinyl.
- Applicant to submit revised cut sheets for the items listed above to HDC staff for review and approval prior to pulling the permit.

Commissioner Miriani – SUPPORT

Ayes – 3 Nay – 0 Abstain- 1 (Hamilton)

MOTION CARRIED

[7:56 pm]

02:48:12

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

[7:56 pm]

02:48:12

XI PUBLIC COMMENT

Open for general public comments with the exception of the DTE discussion, which is scheduled at the end of the meeting.

- Melanie Markowicz, representing Preservation Detroit, compliments for limiting time on presenters to cut time. Commented that the HDC decision to delay public engagement on DTE to end of the meeting makes it difficult for public to stay on late to make comments.

[8:00 pm]

02:52:46

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER: #21-7154**

ADDRESS: 2489 Atkinson

HISTORIC DISTRICT: Atkinson Avenue HD

APPLICANT: JOHN MCCARTER

PROPERTY OWNER: ANNE CALAHAN

SCOPE OF WORK: Replace siding, trim, soffits and fascia. Violation/Work completed without Historic District Commission approval.

PROPOSAL:

The owner is working through a contractor whose application includes a project description, site photos, and material description for this proposed work, much has already been done without approval: replace cedar shake siding with primed pine lap siding, replace soffit and fascia board, replace window trim. The applicant is working in one location on the second floor of the rear elevation as described below. See also attached documents provided by the applicant. All repairs listed in this scope of work are located at the rear elevation, second story, above the 1st story flat roof. All material was nailed with electro-galvanized nails in accordance with Michigan Residential Builder’s Code. All wood material shall be painted white to match existing conditions:

1. Roof soffit, corner and fascia repair and replacement:
 - a. Replace 14 linear feet of 3/8” plywood soffit with 3/8” smooth plywood.
 - b. Replace 14 linear feet of 1x6 fascia board with 1x6 rough sawn pine fascia board.
 - c. Replace corner trim with 1x6 pine.
2. Replace window trim for 3 windows:
 - a. Replace 4” window trim with 90 ft of linear feet of 4” rough sawn pine trim
3. Replace cedar shake siding with primed, pine lap siding:
 Replace approximately 100 SF of cedar shake siding with primed, pine lap siding

[8:19 pm]
03:10:21

ACTION

Commissioner Miriani moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7154 for 2489 Atkinson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that the installation of horizontal lapped siding, window trim, soffit and fascia WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's 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 Hosey – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

The Commission clarified that the motion includes all scope of work items with the exception of the painting scope. The Commission clarified that the timeline can be addressed through the HDC application process by providing a proposal for a new timeline.

[8:22 pm]
03:14:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7151**

ADDRESS: 1801 Wabash

HISTORIC DISTRICT: Corktown HD

APPLICANT: BART RUE/MAJIC WINDOW COMPANY

PROPERTY OWNER: BOBBY WILLS

SCOPE OF WORK: Replace aluminum siding with cementitious siding.

Violation/Work completed without Historic District Commission approval.

PROPOSAL:

Per the submitted materials, the applicant is proposing the following, in their words:

Scope of work:

- We are removing the aluminum siding from the entire house
- We are to install Hardie Wrap (Tyvek) on all walls
- We are to install Hardie lap siding everywhere but the two front elevation gables. Those will receive scallop style shakes also manufactured by James Hardie
- The outside corners will be 1x6 Hardie trim boards. The window trim will be 1x4 Hardie trims.

The Colors are to be:

- Lap and scallop shake to be Evening Blue
- Trim boards to be Light Mist

Additionally, fascia boards are proposed to be clad in aluminum, soffits in vinyl, and K-style aluminum gutters and downspouts.

[8:40 pm]
03:32:00

ACTION

Commissioner Hamilton moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7151 for 1801 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 that the installation of wide-profile, imitation wood-grain cementitious siding and cladding of wood fascia and soffit elements with aluminum and vinyl is not compatible with the architectural features of the home and therefore WILL NOT BE APPROPRIATE

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

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

Ayes – 4 Nay – 0

MOTION CARRIED

[8:46 pm]
03:37:00

- **APPLICATION/STAFF REPORT NUMBER:** #21-7155
- ADDRESS:** 4100 Third
- HISTORIC DISTRICT:** Willis-Selden HD
- APPLICANT:** CHRISTIAN CONGORA, ARCHITECT; 4100 THIRD STREET, LLC.
- PROPERTY OWNER:** 4100 THIRD STREET, LLC
- SCOPE OF WORK:** New HVAC equipment on roof, add new doorway at rear; signage.
- PROPOSAL:**
Within this application, the following scope of work is proposed:
 - Install new light fixtures at existing junction boxes in the limestone facades.
 - Up-down wall sconce, 15.75” h x 5” w x 6.75” d, color: bronze (to be placed over W. Alexandrine elevation wall sign)
 - Dome wall sconce, 9.88”h x 14” w x 24/36” d, color: black (to be placed on Third Avenue elevation)
 - Install two new copper blade signs on the south façade on Alexandrine Street:
 - Hanging sign over the entrance shall be 1’-8” wide x 2’-3” high;
 - Wall sign shall be 3’-0” wide x 4’-2” high (top will be 8’-7” from grade; bottom will be 4’5” from grade).
 - Create an opening for a new egress (double) door on the east elevation, and new concrete slab.
 - Place four concrete slabs between the north wall of the building and the adjacent building to the north for garbage bins; install gates for enclosure.
 - Added 4/14: Gates will be faced with Hardi Panel vertical siding, smooth finish, color: Iron Gray (similar to black)
 - Install new mechanical equipment, supported by a new structural platform. Equipment will be enclosed with a decorative screen – height is 3’-6” at northern end and steps up to 5’-6” at southern end. A ladder will be affixed to the north elevation to access the equipment.

[9:01 pm]
03:53:00

ACTION

Commissioner Miriani moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7155 for 4100 Third**, 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 projects, as outlined in the submitted scope of work (excluding the rooftop equipment enclosure) 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 light of the southside of the building is backlit instead of lit from above
- The finish of the grillwork for the HVAC system be matte if possible.
- Staff has the ability to review the finish of the hangar to approve.

Commissioner Hosey – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Director Landsberg made the point that the Commission generally does have the ability to overrule TMSO zoning requirements in historic districts.

[9:04 pm]
03:56:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7174**

ADDRESS: 243 W. Congress

HISTORIC DISTRICT: Detroit Financial HD

APPLICANT: ELIE TORGOW, STERLING GROUP

PROPERTY OWNER: ELIE TORGOW, STERLING GROUP

SCOPE OF WORK: New signage

PROPOSAL:

With the current proposal, the applicant is seeking the Commission’s approval of the overall building signage strategy proposed per the attached drawings and application. Included in the proposal are the following scope items:

- **General Building Signage**
 - New address signage will be added directly above the north and west building entries. The address numbers and letters are proposed to be surface applied and will be smaller in size than the existing historic sign at the north building entry.
 - The historic sign at the north building entrance which reads “Marquette Building” will remain.

- **Retail Signage at Ground Floor**

There are three (3) retail spaces at the ground floor of the building, however, only one tenant is known at this time. The application is proposing general locations and sizes for all tenant spaces. The retail spaces include: one (1) space at the southwest corner (tenant unknown), one (1) space at the northwest corner (Starbucks), and one (1) space at the northeast corner (tenant unknown). The retail signage proposed includes wall-mounted signage and projecting blade signage.

- **Wall-mounted Retail Signage**

- The maximum proposed size of all of the wall-mounted signage is 8'-8" W x 2' H to allow for the signs to be contained within the existing decorative brick panels above the storefronts which are 10' W x 2'-6" H. See attached drawings for additional size details.
- The proposed locations of the wall-mounted signage are determined by the locations of the retail spaces. The southwest and northeast retail spaces (tenants unknown) may each have one (1) wall-mounted sign above their storefront. The northwest retail space (Starbucks) may have a wall-mounted sign on both the north and west elevations. See attached drawings for additional location details.

○ **Projecting “Blade” Retail Signage**

- The maximum proposed size of all the projecting (blade) signage is 6'-0" H x 3'-0" W x 1'-0" D and is scaled to the size of the brick piers (3'-8" W) and the storefront (10'-0" H). The shape of the projecting blade sign is to be determined by each tenant and the applicant has requested final projecting blade sign proposals be approved by HDC staff. See attached drawings for additional size details.
- Each retail tenant may have one (1) projecting sign mounted on one of their storefront piers. See attached drawings for additional location details.

● **Upper Floor Tenant Signage at Building Entrances and Parapet**

The major tenant of the upper floors is WPP and included in this application is a specific sign package for WPP to be reviewed and approved by the HDC. The second floor tenant is unknown at this time and therefore, a general signage strategy is being proposed with final signage packages to come once tenants are known and sign designs are finalized.

○ **Major Tenant (WPP) Signage**

▪ **Parapet Signage**

- Two (2) parapet signs are proposed – one (1) on the east elevation and one (1) on the west elevation. The proposed size of the parapet signs is 5'-0" H x 16'-8" x 10" D to fit within the height of the parapet which is 5'-8" tall. The signs are to be internally illuminated individual channel letters with white acrylic perforations “pixels” which create the WPP logo. See attached drawings for additional design, size, and location details of parapet signage.

▪ **Building Entrance Signage**

- Two (2) wall-mounted plaque signs are proposed – one (1) at the north building entrance and one (1) at the west building entrance. The proposed size for the matching wall-mounted plaque signs is 1'-0" H x 1'-8 ½" W and they will be mounted 5'-5" above grade. The signs will be constructed of perforated metal with halo lighting and

will not extend beyond 4” from the building. See attached drawings for additional design, size, and location details of entry signage.

- **Secondary Tenant Signage** – This is a general proposal as the tenant is unknown at this time.
 - **Building Entrance Signage**
 - Tenant may have a sign above the west entrance to the building. See attached drawings for additional location details. The maximum proposed size of this sign is 8’-0” W x 2’-4” H to fit within the decorative brick panel above the building entrance and to be similar in size to the existing historic “Marquette Building” sign above the north building entrance. See attached drawings for additional size details.
 - Similar to the major tenant, the secondary tenant may have (2) wall-mounted plaque signs – one (1) at the north building entrance and one (1) at the west building entrance. The maximum size for the wall-mounted plaque signs is 1’-0” H x 2’-8 ½” W to compliment the size of the brick piers (3’-8” W) and allow ease of reading for pedestrians.

[9:12 pm]
04:03:00

ACTION

Commissioner Miriani moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7174 for 243 W. Congress**, 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 signage proposal 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:

- Tenants are to submit final sign packages to HDC staff for review and approval prior to pulling 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.

Commissioner Hosey – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[9:15 pm]
04:06:00

- **APPLICATION/STAFF REPORT NUMBER:** #21-7169
ADDRESS: 4003 Buena Vista
HISTORIC DISTRICT: Russell Woods-Sullivan HD
APPLICANT: MARK SCHLUETER
PROPERTY OWNER: MARK SCHLUETER

SCOPE OF WORK: Replace existing wood and vinyl windows with new vinyl windows.

PROPOSAL:

With the current proposal, the applicant is seeking the Commission’s approval to replace 28 existing windows (26 historic divided light double-hung and casement windows and 2 existing replacement vinyl slider windows with new vinyl windows per the attached drawings and application. Included in the proposal are the following scope items:

- Remove twenty-six (26) historic divided light wood double-hung and casement windows and associated metal storm windows in their entirety at the locations proposed and replace with new 1/1 double-hung, fixed, and slider vinyl windows.
- Remove existing mullions from openings in three locations to create new, larger openings where 2-3 historic windows currently exist. The proposed areas for mullion removal are as follows (see highlighted areas in diagram below):
 - **Location A:** Front (north) elevation, first floor bay (Window #2 in application package)
 - **Existing:** Mullied opening contains three (3) historic 4/6 wood double-hung windows
 - **Proposed:** Remove mullions to enlarge opening and install a single (1) fixed 75” W x 65” H white vinyl window
 - **Location B:** Front (north) elevation, second floor above first-floor bay (Window #23 in application package)
 - **Existing:** Mullied opening contains three (3) historic 6/9 wood double-hung windows
 - **Proposed:** Remove mullions to enlarge opening and install a single (1) fixed 87” W x 58” H white vinyl window
 - **Location C:** Side (east) elevation, second floor, rear-most (southernmost) opening (Window #22 in application package)
 - **Existing:** Mullied opening contains two (2) historic 6/6 wood double-hung windows
 - **Proposed:** Remove mullions to enlarge opening and install a double slider 58” W x 54” H white vinyl window

[9:42 pm]
04:34:00

ACTION

Recommendation One - Denial

Commissioner Hosey moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7169 for 4003 Buena Vista**, 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 twenty-six (26) historic wood windows WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a DENIAL for the proposed work.

The Commission's 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 the 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 Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Recommendation Two – Certificate of Appropriateness

Commissioner Hamilton moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7169 for 4003 Buena Vista**, 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 two (2) 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.

The Certificate of Appropriateness is issued with the following condition:

- The windows are to be a material other than vinyl or fibrex.
- Applicant to submit revised cut sheets for proposed replacement windows (for 2 non-historic windows only) to HDC staff for review and approval prior to pulling the permit.

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[9:46 pm]
04:37:45

• **APPLICATION/STAFF REPORT NUMBER:** #21-7171

ADDRESS: 721 Chicago

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: PAUL WINDEL, WINDOW PRO

PROPERTY OWNER: CARLA SCOTT

SCOPE OF WORK: Replace existing wood windows with new fiberglass windows.

PROPOSAL:

With the current proposal, the applicant is seeking the Commission's approval to replace 19 existing windows (13 historic divided light and 1/1 wood double-hung and awning windows, 5 wood replacement fixed and awning windows of unknown age, 1 wood replacement slider window of unknown age) with new fiberglass windows per the attached drawings and application. Included in the proposal are the following scope items:

- Remove thirteen (13) historic divided light and 1/1 wood double hung and awning windows and any associated metal storm windows at the second floor (2 windows), first floor (8 windows), and basement (3 windows) in their entirety and replace with new Marvin Infinity line fiberglass replacement windows. Replacement windows at the first and second floors are to match existing historic double-hung windows in operation and will replicate the light configuration of the existing historic double-hung windows using simulated divided lights. The (3) replacement windows located at the basement will not match the existing historic wood window operation (inward swinging awning) but are instead proposed to be fixed in operation. The replacement window will utilize simulated divided lights to match the light configuration of the existing historic awning windows.
- Remove five (5) existing wood replacement windows at the first floor rear sunroom in their entirety and replace with new Marvin Infinity line fiberglass replacement windows. Four of the replacement windows are proposed to be 1/1 double hung beneath a fixed transom window above. One of the replacement windows (adjacent to the rear sunroom door) is proposed to be a 1/1 double-hung only without a transom.
- Remove one (1) existing replacement slider window at the first floor (rear elevation) in its entirety and replace with a new Marvin Infinity line fiberglass awning replacement window.
- All replacement windows to be finished in "Stone White" color on exterior. All windows other than those at the basement are proposed to have extruded full screens (color/finish: Charcoal Fiberglass Mesh).

[10:06 pm]
04:58:00

ACTION

Recommendation One – Certificate of Appropriateness

Commissioner Hosey moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7171 for 721 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 six

(6) non-historic windows, as outlined in the submitted application, WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Recommendation Two - Denial

Commissioner Hosey moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7171 for 721 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 thirteen (13) existing wood windows, as outlined in the submitted application, WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore issues a DENIAL for the proposed work.

The Commission's 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 the 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 Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[10:14 pm]
05:04:00

• **APPLICATION/STAFF REPORT NUMBER:** #21-7177

ADDRESS: 1925 Chicago

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: Freddy Antar

PROPERTY OWNER: Freddy Antar

SCOPE OF WORK: Window Replacement. Violation/Work completed without Historic District Commission approval.

PROPOSAL:

The current owner provided an application, narrative, site photos, and vinyl window detail for work done without permit:

- Remove and dispose of all existing windows
- Replace all windows with vinyl windows
- All new windows installed will be double-glazed.
- The style of the windows to match existing windows as closely as possible.
- All windows will be adequately sealed with foam and caulking where required.

[10:22 pm]
05:15:36

ACTION

Commissioner Hosey moved:

I move that:

Having duly reviewed the complete proposed scope of **Application #21-7177 for 1925 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 completed work consisting of the replacement of forty-one (41) wood windows with vinyl windows , as outlined in the submitted application, **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore issues a **DENIAL** for the proposed work.

The Commission's 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 the property shall be avoided.

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

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

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible

with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[10:26 pm] **XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**

None

[10:26 pm] **XIV OLD BUSINESS**

None

[10:27 pm] **XV NEW BUSINESS**

05:17:00

- Proposed modifications to Resolution 20-04, concerning DTE curb replacement in historic districts – Presentation by DTE by Julie Jozwiak, Corporate and Government Affairs.

[10:38 pm]

05:31:00

- HDC Staff Comments and Concerns with DTE Response:
 - No Staff Report due to late timing.
 - Property Page on Website has photos and survey map of historic curbs in Indian Village, but does not include other historic districts.
 - Staff raised concern to return original material of the curbs.
 - We don't know the entire scope of work and area of this project.
 - DTE responded that corner lots take longer for response.
 - DTE admits lack of knowledge of the value of this curb material. Contractors would have to be educated too.
 - Monica Garagiola of DTE spoke to salvageability of curb materials and cost of replacement.
 - Julie states that Oakman Blvd, Boston Edison are under work now, but the entire city will have this work done.
 - Leak issues would cause DTE to return for work.
 - Julie raised the Michigan Public Service Commission regarding costs of spreading out costs for this material.

[10:50 pm]

05:41:00

- PUBLIC COMMENT
 - Comments limited to 2 mins.
 - HDC received also 8 letters from the public.
 - Jake Whitman, President of the Indian Village Association
 - References the letter that was also submitted
 - Why wasn't this brought up before work was done?
 - What happened to the curbs that were removed?
 - Windows: DTE should play by the same rules as residents that have to follow rules in historic districts.
 - Melanie Markowitz, Preservation Detroit
 - Strongly oppose the change in this resolution.
 - Curbs were in the ground for over a 100 yrs, want to preserve historic streets as we do historic buildings.
 - Taken out without any kind of permission.

[10:58 pm]
05:50:00

- This is a once in a life time event, wants DTE to consider this.
- Timothy Boscarino, Hubbard Farms
 - Also have sandstone curbs where he lives.
 - Can't support or oppose resolution because he hasn't seen it yet.
 - Concerned that this is a city-wide event: we all enjoy our sandstone curbs, as a character-defining feature of our city.
- PUBLIC COMMENT CLOSE
- HDC questions and discussion with DTE
 - Quantity of curbs that are concrete vs sandstone
 - Standards for removal/replacement of curbs
 - Cost of brand new vs. reuse of material, replace in-kind.
 - Contractors didn't know the value of these curbs.
 - Resolution history.
 - DTE staffer, Bryan Valrance joined
 - Longevity of sandstone vs concrete curbs
 - Historic resolution #6, applies.
 - DTE will stop work in historic districts and move onto other areas.
 - Not much support to change the language of the resolution.
 - Recommendation to DTE to hire a historic consultant
 - "Replacement in-kind" discussion in the resolution's rephrase.
- **Motion:** No motions, no actions.

[11:27 pm]
06:22:00

- HDC Staff, Jennifer Ross presented a proposal for HDC Staff to have the authority to staff-approve non-primary elevation infill openings with historic materials.
- Commissioner Hamilton moved:
I move that the Commission authorize HDC Staff to approve removal of infill on historic door and window openings on non-primary facades and also to approve historically appropriate windows and doors for those openings.
 - Commissioner Hosey – SUPPORT
 - Ayes – 4 Nay – 0
- **MOTION CARRIED**

[[11:32pm]
06:28:00

XVI ADJOURNMENT

Commissioner Miriani motioned to adjourn the meeting at 11:37 pm.

Commissioner Hosey – SUPPORT
Ayes – 4 Nay – 0

MOTION CARRIED

MEETING ADJOURNED