

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: March 11, 2020

Coleman A. Young Municipal Center, 13th Floor Auditorium

Detroit, MI 48226

I. Commissioner Hamilton called the meeting to order at 5:35 pm.

II. ROLL CALL

	ABSENT	PRESENT		ABSENT	PRESENT
Dennis Miriani, Vice Chair	___	<u>X</u>	Katie Johnson	___	<u>X</u>
James Hamilton, Chair	___	<u>X</u>	Richard Hosey	<u>X</u>	___
Alease Johnson	<u>X</u>	___	Jessica McCall	<u>X</u>	___
Tiffany Franklin	___	<u>X</u>			

Staff

Jennifer Ross, PDD	___	<u>X</u>	Taylor Leonard, Law Dept.	___	<u>X</u>
Brendan Cagney, PDD	___	<u>X</u>	Pamela Parrish, Law Dept.	<u>X</u>	___
Ann Phillips, PDD	___	<u>X</u>			
Garrick Landsberg, PDD	___	<u>X</u>			
Audra Dye, PDD	___	<u>X</u>	Rebecca Savage, HDAB	___	<u>X</u>

III. APPROVAL OF THE AGENDA

Ms. Ross offered the following modifications to the agenda:

V – Reports – *New Section to Agenda*

XIV – New Business – Remove Officer Elections

Commissioner Miriani moved to make a one-time suspension of the Rules of Procedure and add “Reports” under Section V.

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner Mariani asked that the following projects be moved to the Consent Agenda:

- #20-6665 – 4456 Ledyard – Cass Park HD – Erect monument sign
- #20-6658 – 2959 John R – Brush Park HD – Replace existing doorway/entrance; install exterior lighting and hardscape
- 2405 Ewald Circle – *Adjacent to Oakman Boulevard* HD – Advisory Determination – Demolish building

Commissioner Johnson made a motion to APPROVE the Agenda as modified:

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

IV. APPROVAL OF MEETING MINUTES

Commissioner Miriani made a motion to APPROVE the February 12, 2020 meeting minutes.

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

V. REPORTS

**PLANNING AND DEVELOPMENT DEPARTMENT – HISTORIC PRESERVATION
DIVISION**

No Report

HISTORIC DISTRICT ADVISORY BOARD

Ms. Savage reported that HDAB’s monthly meeting will be held tomorrow at 4:00 p.m. The Board will vote on the proposed designations of the Eastern Market Local Historic District, and the Bluebird Inn Local Historic District. Draft local historic district nominations for Higginbotham School and the Johnson Recreation Center will also be reviewed.

LAW DEPARTMENT

No report.

VI. APPROVAL OF THE CONSENT AGENDA

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

- | | |
|---|--|
| #20-6665 – 4456 Ledyard – Cass Park HD – | Erect monument sign |
| #20-6658 – 2959 John R – Brush Park HD – | Replace existing doorway/entrance; install exterior lighting and hardscape |
| 2405 Ewald Circle – <i>Adjacent to Oakman Boulevard</i> HD – Advisory Determination – | Demolish building |

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

VI. POSTPONED APPLICATION

None

VII. APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6663

ADDRESS: 2515 BRUSH & 269-291 WINDER

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: BETSY WILLIAMS, MARK FARLOW - HAMILTON ANDERSON

OWNER: CITY OF DETROIT (PENDING SALE TO APPLICANT)

SCOPE OF WORK: ERECT A NEW MIXED USE BUILDING

PROPOSAL

The applicant proposes to erect a four-story mixed-use apartment building consisting of 58 affordable housing units (100% affordable) at Brush and Winder Streets. The building will be oriented along Brush, providing commercial storefront and a community room at the sidewalk level with residential units above. Along with the associated parking lot and green space, the development will occupy four currently vacant parcels running west along Winder. This new construction proposal is for a building of contemporary design with facades of light and dark gray reinforced concrete panels and a regular fenestration pattern of vertically-oriented windows. The windows and storefronts will be light and dark bronze, except those windows in areas of dark panels, which will be off-white.

The parcels have been vacant lots since demolition of the historic buildings on them in recent decades.

COMMISSIONER COMMENT:

- Commissioner Hamilton – Noted this building is not too close to the existing historic buildings, so it is his opinion, the design can offer some flexibility on how it relates to the district’s Elements of Design.
- Commissioner Miriani – Expressed concern about the monolithic look of the existing design. The parapet should be looked at further to offer some type of silhouette. He inquired if a second lighter color and texture can be added, as well as an additional color to offer occasional contrast to the window trim. The presented renderings don’t accurately reflect the proposed striped panels.
- Commissioner Johnson – Requested the drawings be revised so the Commission can clearly see the articulation of the materials as they relate to the building components.
- Commissioner Hamilton concurred with Commissioner Johnson’s request; there is currently too much speculation on the building’s details and color placement.

PUBLIC COMMENT:

- Russell Baltimore (PDD/Assistant Director for Design Review) – Supports the project, and agrees with the Commission’s comments on color and tone.

ACTION - Section 21-2-73, Certificate of Appropriateness

Commissioner Katie Johnson moved to DENY the issuance of a Certificate of Appropriateness for application #20-6663 because the work DOES NOT meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

Commissioner Franklin – SUPPORT

Ayes – 3 Nay – 1

MOTION DID NOT PASS (*Denials must be unanimous*)

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for application #20-6663, with the staff conditions as proposed, because the work DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

Commissioner Hamilton – SUPPORT

NO VOTE WAS TAKEN. Commissioners asked additional questions.

Commissioner Miriani WITHDREW his motion.

Commissioner Hamilton – Support

Commissioner Franklin moved to TABLE application #20-6663 to the next (April) meeting and asked the applicants to revise the drawings to address the Commission’s concerns over the massing, materials and colors to be more in line with the Brush Park local historic district.

Commissioner Katie Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner Katie Johnson moved to APPROVE the issuance of a Certificate of Appropriateness for application #20-6663, in the chance, due to unforeseen events, that the April meeting is not held, as the work DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

The COA was issued with the following conditions:

1. Revise the white (lighter) colored fiber reinforced concrete panels to a more appropriate (darker) color; and,
2. Revise the elevations to make the building elevations less flat; at a minimum, by deepening the window recesses or otherwise giving openings, edges, or rooflines more depth, weight, articulation and/or shadow lines, subject to approval of both HDC and PDD design review staff.

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Section 21-2-5, Effects of projects on districts

Since the project involves a discretionary action by the city involving a sale of publicly-owned property in or adjacent to a city-owned historic district, the Commission has the obligation to make a finding concerning the “demonstrable effects of the proposed project and report same to the Mayor and City Council.” The intent of this section is to provide guidance to city government prior to committing to a particular course of action, under the following requirement:

A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological, engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district. Generally, adverse effects occur under conditions which include:

- (1) Destruction or alteration of all or part of a resource;*
- (2) Isolation from or alteration of the surrounding environment of a resource;*
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;*
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and*
- (5) Neglect of a resource resulting in its deterioration or destruction.*

MOTION

Commissioner Miriani made a motion that the Commission find the project to have a demonstrable effect, and that it is likely to be beneficial to the local historic district.

Commissioner Katie Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6670

ADDRESS: 441 W. WILLIS

HISTORIC DISTRICT: WILLIS-SELDEN

APPLICANT: ROBERT SLATTERY, PROPERTY OWNER

SCOPE: ERECT A NEW APARTMENT BUILDING

PROPOSAL

The applicant proposes the construction of a three story building, to be located at the northwest corner of the lot. The setback from the west lot line is three feet; whereas the front of the building will be constructed on the north lot line, abutting the public right-of-way. The three-story building extends about 100 feet back, at which time the width reduces from 46'-11" to 26'-10", reduces in height to two stories, and extends in length to the rear lot line.

The front elevation is a symmetrical design with fixed full-height windows centrally placed on each floor. Proposed to flank these openings are additional openings with sliding doors that would lead out to either an at-grade patio or suspended (held by steel tension cables) galvanized metal balconies, painted black, with a wooden or concrete deck. Custom fabricated iron rails will be installed, the balconies will be like the Willys-Ovrland Lofts across the street. Additional fencing is proposed to be installed at-grade to fully enclose the front yard for the use of the residents living on the first floor.

The building will be all electric with a heat pump split system.

Exterior Walls

- Masonry veneer - Belden Brick, Standard dimension, Dark gray or black, with dark mortar (specific color not submitted, mortar profile not submitted), running bond pattern with brick soldier courses above all openings and running the perimeter of the building at the roofline. Three photocopies of brick were submitted, Carbon Black Smooth, Field Gray Smooth and Field Gray Velour.
- Windows - Pella Architect Series, Contemporary, clear glass (no muntins), glass option not submitted, black frame and black hardware. Operable windows will be casement windows.
- Doors – Patio/balcony doors: Pella Architect Series, Contemporary, three-panel (fixed-active-fixed);
Garage doors: Eight-panel overhead doors, CoPlay Avante Collection, Aluminum and Glass Doors, glass panels, black frame

Lot

- Dumpster enclosure – design and finish not submitted, description states “6’ wood fence, 16’ metal gate.”
- Gate for vehicular traffic at alley/rear parking is not delineated on the site plan, nor were the design details submitted.
- Additional fencing suggested for part of the vacated alley and front yard not delineated or described on the site plan
- Lighting for the parking is existing, wall packs on the alley wall of the Davita Dialysis building.
- Landscaping – Front yard patios will be 32’ x 12’ and laid with pavers - a photocopy of square and rectangular, rough surface manufactured (?) stone was submitted, color: gray

or tan. Three trees: two Japanese lace Maple and one Red Bud will be planted; the garden bed surrounding the patio will have a mixture of perennials.

- Per the applicant, “Although the special district allows for a zero-lot line building, we are leaving three feet on the west elevation. The renderings show the building on a zero lot line frontage, the landscape on the front elevation is on the public right-of-way and we have been allowed to build balconies over the public right-of-way with permission as we did with the Willys Overland Lofts.”

The finished height of the proposed building, from grade to parapet, is 34’-6 7/8”. For comparison, the adjacent building directly to the west (and about six feet from the proposed building) stands 32’-0” from grade to the highest point of structure. The building to the east (which will remain separated from the new construction by a 9’-0” wide vacated alley) stands 18’-0” from grade to the parapet.

The vacated alley is to remain an asphalt surface for about the first half of the length of the lot; the last half of the alley is proposed as parking spaces (no ADA-accessible space shown). The rendering of the building’s east elevation shows an enclosure for a portion of the front surface lot, but it is not shown on the site plan. There also appears to be an entrance door leading to the fenced space, but the east elevation shows two windows where this enclosure is proposed. Additionally, the fence of the enclosure, as well as the front yard perimeter fence, looks to be about seven feet tall, based on the people added to the perspective. However, the site plan says the front perimeter fence is four-feet tall.

The site plan does not show a sliding gate at the alley at the southern end of the lot, nor any specification on the material, design and height of the gate and fence that would enclose the parking from the alley.

COMMISSIONER COMMENT:

- Commissioner Hamilton inquired about the muntins for the doors and windows.
- The applicant replied: The sliding and stationary doors for the front elevation will have four glass panels, to mimic the pattern specified for the garage doors, as shown on the elevation drawing. The windows on the side and rear elevations will also have four panels, as depicted on the colored renderings. All windows and doors will be true divided-lights.
- Commissioners Katie Johnson and Tiffany Franklin asked for further clarification over the fencing.
- The applicant replied: As they are in remediation, some of the fencing may be removed.
- Commissioner Mariani again for confirmation if additional fencing is being added to this application.
- The applicant replied: Fencing from the sidewalk to the front corner of the building will be erected to allow the front yard to be privately used. The sliding gate will be removed and likely installed along the alley. Additional fencing will be worked out through mediation, and would possibly enclose the parking area from the front surface area, and a pedestrian gate will be installed within this new fencing.
- Commissioner Hamilton expressed concern over the dark brick proposed for the building. He asked the applicant to consider a brick color more in keeping with the brick on the street and those expressed within the Elements of Design so that the building sits more quietly on the street.
- The applicant said he is open to a different color.
- Commissioner Hamilton suggested the middle color from their submission be considered.

- Commissioner Mariani concurred the brick should be in keeping with the neighborhood and was comfortable with staff approving the final color.

PUBLIC COMMENT:

- Commissioner Hamilton reported that letters were submitted to the Commission prior to the meeting expressing their objections to the project: one had to do with a contractor dispute and one had to do with parking issues on the street. He further commented that the Commission only reviews the project to see if the building, as proposed meets the Secretary of the Interior's Standards for Rehabilitation, and doesn't review or comment on the other matters as discussed in the letters.
- Adam Weiner, representing Detroit Cass, LLC, which owns 4145 W. Cass Avenue, the property directly to the west of 441 W. Willis, asked that the Commission deny the application.
- Ms. Leonard, the Commission's legal counsel, offered the following comments regarding the repeatedly mentioned legal dispute and the Commission's involvement in the project's review: As the Commission can't review projects past 60 days, it is inappropriate for the Commission to offer analysis on any legal claims, nor to make assumptions on how the litigation will conclude (and possibly affect the design of the project). The Commission only has the authority to determine if the project meets the Secretary of Interior Standards for Rehabilitation. A Certificate of Appropriateness only states the project is not in violation with historical standards; other bodies and entities are involved to answer the legal questions.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for erection of a building and parking lot for application #20-6670 because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially:

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

#10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The COA was issued with the following conditions:

- The site plan, elevation drawings, associated construction drawings (not submitted at time of the staff report) and catalog cuts be revised to reflect all of the details and designs proposed for the project and submitted for HDC staff review.
- A material sample of the face brick, confirming the exterior finish color, along with the mortar color, shall be submitted to HDC staff for review and will more closely follow the colors as mentioned in the district's Elements of Design.
- Should the revised plans deviate from the scope of work presented with this staff report, staff will require the applicant to re-submit the project for HDC review at an upcoming meeting.

Commissioner Katie Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6672
ADDRESS: 15309 PIEDMONT
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: MICHELLE FULLEN, GATEWAY LLC
SCOPE: DEMOLISH EXISTING GARAGE; ERECT NEW GARAGE

PROPOSAL

The applicant is requesting the following:

Demolish Existing Garage

- Demolish the existing structure, including concrete slab and haul away debris.

Erect New Garage

- Pour new concrete footing and 4” concrete slab.
- Build new structure to match the size and general appearance of original building.
- Materials:
 - ½-inch OSB roof sheathing.
 - 1-inch fascia and frieze boards
 - Siding: LP Smartside Lap Siding (An engineered wood siding, “SmartGuard” is a four-component process to protect against water damage, termites and fungal decay.)
 - 3/8” x 8” smooth strand lap siding to exposed walls.
 - Colors: Lap Siding: C4, Yellowish White; Trim: C4, Yellowish White
 - GAF Timberline HD shingles
 - Color: Barkwood (matching the house)
 - Overhead door – 16’ x 7’, Entrematic, Amarr Lincoln, Solid panel (no windows)
 - Color: White

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

Commissioner Miriani agreed the siding dimension should be 5.84” and not 7.84”.
Commissioner Katie Johnson suggested the garage door design be the flush panel option.

MOTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for erection of a building and parking lot for application #20-6672 because the work DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

#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.

The COA was issued with the following conditions:

- The siding will have the dimension of 5.84”.
- The garage door will be flush design.

Commissioner Katie Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

ADDRESS: 265 (271 – 279) ALFRED

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: PEGGY CHANG/BRUSH PARK COMPANY PHASE 1 LLC, JONATHON MUELLER, BEDROCK

SCOPE: ERECT NEW APARTMENT BUILDING AND DETACHED GARAGE

PROPOSAL

With the current proposal the applicant is seeking the Commission’s approval to erect a new 10-unit apartment building and garage. The apartment building shall include a garden level with three stories above and will measure 182.85’ in height. The roof will feature a double gable with a lower, flat-roof central stair enclosure. The roof will be covered with a grey, standing seam metal. Exterior walls will be clad with smooth fiber cement planks on the front and rear elevations and standing seam metal on the side elevations. Windows are wood, aluminum-clad fixed and casement units. The building’s setback shall be consistent with that of the adjacent historic homes, allowing for a small grassy lawn. The lot will be landscaped as per the submitted report. The building’s color scheme will reflect that of the adjacent historic homes.

The garage is rectangular in plan, houses one story, and is 11’-2” in height. Fiber cement planks will clad the exterior walls and overhead/automobile doors are metal. The service door, located on the side elevation will be wood. The building’s color scheme will reflect that of the adjacent historic homes.

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

- Commissioner Mariani commented on the flatness of the façade as compared to the now-demolished historic buildings, and questioned whether the proposed roofline relates well to the adjacent houses.
- The applicant replied: The thought behind the roofline was to honor the overall massing of the historic houses. The facades were intentionally designed to be flat to echo the modern designs constructed directly across the street.

MOTION

Commissioner Katie Johnson moved to APPROVE the issuance of a Certificate of Appropriateness for erection of a building and detached garage because the work DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

Commissioner Franklin – SUPPORT
Ayes – 3 Nay – 1
MOTION CARRIED

VIII. CITY PROJECTS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6671
ADDRESS: 12146 BROADSTREET
HISTORIC DISTRICT: RUSSELL WOODS
APPLICANT: TYLER TINSEY, DETROIT BUILDING AUTHORITY
SCOPE: DEMOLISH HOUSE

PROPOSAL

The DLBA is requesting to demolish the structure at 12146 Broadstreet. Per a January 31, 2020 memo from the DLBA to the Detroit Building Authority, “After the demolition is complete, the DLBA plans to list the lot as a side lot for adjacent homeowners to purchase. While the house immediately next door is vacant, the houses across the alley are currently occupied and would be eligible to purchase the lot.”

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

None

MOTION

Commissioner Franklin moved to APPROVE the demolition of the house as the proposal meets the 36CFR67.7 Standards for Rehabilitation.

Commissioner Katie Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

IX. APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6655
ADDRESS: 445 LEDYARD
HISTORIC DISTRICT: CASS PARK
APPLICANT: BRENT WALKER, FAST SIGNS DETROIT
SCOPE: ERECT A MONUMENT SIGN

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to erect a new monument sign per the attached drawings and application. Included in the proposal are the following scope items:

- New 6’W x 4’H aluminum sign panel between 4” aluminum posts (color: black) to be located in a landscaped area at the southeast corner of the front façade.
- Sign panel to be raised 2’ above grade, leaving space between grade and the bottom of the sign panel for an overall sign height of 6’-0”.
- Aluminum posts to be embedded in concrete footings which will terminate 42” below grade.

MOTION

A Certificate of Appropriateness was issued as the erection of the proposed monument sign DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially:

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

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

APPROVED PER THE CONSENT AGENDA

APPLICATION NUMBER: 20-6658

ADDRESS: 2959 JOHN R

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: MAX COPE, CONTRACTOR

PROPERTY OWNER: DAVID SMITH

SCOPE: REPLACE EXISTING DOORWAY/ENTRANCE; INSTALL NEW EXTERIOR LIGHTING AND HARDSCAPE

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to replace the existing front doorway/entrance; install new exterior lighting and hardscape and to install sections of railing at the roof per the attached drawings and application. Included in the proposal are the following scope items:

- Front Doorway/entrance, lighting, and hardscape
 - Replace front door with solid wood 4-panel door (painted black) with 10" vision glass transom above door. Frame around transom to be painted black.
 - Install through-wall mailbox (color: black) to left (south) of entry door.
 - Install new street numbers on brick composed of a wooden plaque and tile numbers
 - Wood plaque is constructed of oak with a dark stain and is 8"H x 20"W in size.
 - The tile numbers are made of ceramic and glazed with off-white numbers on a blue background. See attached photo for details.
 - Scrape and paint existing metal awning matte black.
 - Install new gas lamp on upper right side (north) of brick arch below awning. Flex gas line to run along north façade of building.
 - Install new wall-mounted light above transom.
 - Install new "Ring" style doorbell.
 - Existing tile surround and wood trim around door opening to remain, however, the existing wood trim is to be painted cobalt blue.
 - Paint and repair cornices at front of building. Three-paint-color palette is proposed, however, the specific colors are unknown at this time and will be submitted to staff at a later date.
 - Install brick in herringbone pattern in the curb strip directly adjacent to the sidewalk and running the width of the building façade.

- Railing Sections at Roof
 - 42” high black aluminum railings in the lengths and at the locations indicated on the attached drawing.

MOTION

A Certificate of Appropriateness was issued as the work, as proposed, DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

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

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

APPROVED PER THE CONSENT AGENDA

APPLICATION NUMBER: 20-6654

ADDRESS: 3453 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: MATT WILLIAMS, WILLIAMS HISTORIC RESTORATION, LLC

PROPERTY OWNER: DEREK LINKOUS

SCOPE: REPLACE 35 HISTORIC WOOD WINDOWS WITH NEW WOOD, ALUMINUM-CLAD UNITS

PROPOSAL

With the current proposal, the applicant is seeking the Commission’s approval to replace 35 historic wood windows with new wood, aluminum-clad units and restore casement, arched top, and leaded pane windows per the attached drawings and application. Included in the proposal are the following scope items:

- Remove (35) existing wood double-hung windows (22 of which contain true divided lites at the top sash)
- Install new wood, aluminum-clad units to match the operation and lite configuration (simulated divided lite) of the existing windows. Exterior finish color to match existing.
- All existing/original brick moldings and trims to remain intact. Only the individual sashes are proposed to be replaced.
- Insulate window jambs and caulk seal at the interior and exterior.
- Donate original wood sashes

COMMISSIONER COMMENT:

- Commissioner Franklin says the windows don’t look to be beyond repair.
- Commissioner Mariani concurred: documentation confirming the windows are beyond repair wasn’t submitted.

MOTION

Commissioner Miriani moved to DENY the issuance of a Certificate of Appropriateness for the removal of historic wood windows and the installation of new wood, aluminum-clad windows,

per application #20-6654, because the work DOES NOT meet the Secretary of the Interior's Standards for Rehabilitation, especially:

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

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

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

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

Commissioner Katie Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6659

ADDRESS: 14830 GLASTONBURY

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: BRIAN ELIAS, HANSONS WINDOWS; & WILLIAM KING, PROPERTY OWNER

SCOPE: REPLACE THREE HISTORIC WOOD WINDOWS WITH NEW VINYL UNITS

PROPOSAL

Vinyl replacement windows were installed in the majority of the openings at an undetermined earlier time. The applicant would like to replace the remaining wood windows on the first floor with vinyl windows. Two of the windows are on the front elevation and the third window is on the rear elevation. The property owner submitted a narrative explaining the reasons for the request.

COMMISSIONER COMMENT:

- Commissioner Hamilton asked if there are storm windows in place.
- The applicant replied: Yes, he replaced the wood storm windows with aluminum storm windows when he moved into the house in 1974. He stated he removed the wood clapboard siding and installed aluminum siding at that time as well. He said he replaced most of the wood windows, and installed vinyl windows, at a later date.
- Commissioner Franklin commented very little historic material remains on the house.

MOTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for the window replacement, per application #20-6659, because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially:

#6) Deteriorated historic features shall be repaired rather than replaced. Where the severity

of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Commissioner Hamilton - SUPPORT

Ayes – 2 Nay – 2

MOTION DID NOT CARRY

X. APPLICATIONS FOR WORK INITIATED /COMPLETED WITHOUT HDC APPROVAL NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER:

ADDRESS: 715 VAN DYKE

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: NICK ASSENMACHER, PROPERTY OWNER

SCOPE OF WORK: REMOVE ASPHALT SIDING & HISTORIC WOOD SIDING UNDERNEATH; INSTALL NEW COMPOSITE LAPPED SIDING/HARDIPLANK (WORK INITIATED)

PROPOSAL

As per the attached scope, the applicant is seeking the Commission's approval for the following:

- At the rear and side elevations remove existing insulbrick/asphalt siding and wood siding underneath (where present) and install new fiber cement/hardiboard lapped siding with a 3.75-4" exposure, 3/8" to 1/2"-thick profile, and faux wood-grain finish. Corners will be finished with wide fiber cement/hardiboard trim boards and additional fiber cement/hardiboard trim will be installed around all windows (work partially completed without HDC approval and/or permit)
- At the front elevation, at wall surface over porch remove existing insulbrick/asphalt siding and wood siding underneath (where present) and install new fiber cement/hardiboard lapped siding with a 3.75-4" exposure, 3/8" to 1/2"-thick profile, and faux wood-grain finish. Corners will be finished with wide fiber cement/hardiboard trim boards and additional fiber cement/hardiboard trim will be installed around all windows
- Paint new siding (colors not yet selected)
- At the front elevation, at wall surface below porch roof, remove existing asphalt/insulbrick siding to reveal historic wood siding. Retain and repair (where necessary) wood siding at this location
- Remove an exterior wood staircase and porch at the rear elevation (work completed without HDC approval and/or permit)
- Replace two historic wood-sash windows and trim/brickmould at the rear elevation with new wood sash windows with fiber cement/hardiboard trim (work completed without HDC approval and/or permit)
- Add two new window openings and the installation of new wood sash windows with fiber cement/hardiboard trim at the rear elevation, first story (work completed without HDC approval and/or permit)
- Replace existing gutters with new half-round aluminum gutters and downspouts at the rear elevation (work completed without HDC approval and/or permit)
- The addition of a new red door (material not known) and fiber cement/hardiboard trim at the rear elevation, first story (work completed without HDC approval and/or permit)

- At rear first story, remove entry door to kitchen, enclose opening and clad exterior wall surface with fiber cement/hardiboard lapped siding with a 3.75-4” exposure, 3/8” to 1/2”-thick profile, and faux wood-grain finish (work completed without HDC approval and/or permit)
- At rear first story, add new door opening and new door (material/style not provided) to lead to mudroom (work completed without HDC approval and/or permit)
- At rear second story, remove one historic wood window, lengthen opening, and install a new wood-sash window with fiber cement/hardiboard trim (work completed without HDC approval and/or permit)

COMMISSIONER COMMENT:

Commissioner Hamilton stated he is comfortable with the removal of the two wood windows on the rear elevation and the installation of grouped windows, as it reopens the porch to some extent. Commissioner Mariani stated when the Commission approves the installation of Hardi-Board siding, it always requires the finish be the smooth option.

MOTION

Commissioner Katie Johnson moved to APPROVE the issuance of a Certificate of Appropriateness for the work as listed below DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

(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.

- At the front elevation, at wall surface below porch roof, remove existing asphalt/insulbrick siding to reveal historic wood siding. Retain and repair (where necessary) wood siding at this location.
- Remove an exterior wood staircase and porch at the rear elevation.
- Add two new window openings and the installation of new wood sash windows at the rear elevation, first story.
- Replace existing gutters with new half-round aluminum gutters and downspouts at the rear elevation.
- At rear first story, remove entry door to kitchen, enclose opening and clad exterior wall surface with lapped siding.
- At rear second story, remove one historic wood window, lengthen opening, and install a new wood-sash window with fiber cement/hardiboard trim.
- Removal of two wood windows and the installation of four windows (one opening has three mullied units, one opening is a single unit).
- Installation of two new doors installed at the rear.
- The previously installed Hardie Board siding with the wood grain finish on the rear elevations will remain.

- Previously installed Hardie Board woodgrain finish siding forward from the northwest corner of the main house will be removed. New wood siding or Hardie Board Artesian siding (and window trim) will be installed starting at the northwest corner of the main house (forward to the street) to replicate the building's original wood siding (in texture, dimension and profile).

The COA was issued with the following conditions:

- The trim for all new windows and doors approved as a result of this project be wood or Hardie Board Artesian line that replicates the dimensions of the historic window and door trim/brickmould at the home.
- All remaining insulbrick/asphalt siding will be removed. The original wood clapboard siding on the north, south and east elevations will be restored/repared, or replaced with new wood siding or Hardie Board Artesian siding (smooth face) in dimensions to closely match the original clapboard siding in texture, dimension and profile.
- Any door opening that is approved for enclosure shall be covered (at the exterior wall surface) with new wood siding or Hardie Board Artesian siding which appropriately replicates the building's original wood siding (in texture, dimension, and profile).
- The patterned historic wood shingles in the gables will be restored/repared, or replicated in wood to match existing pattern dimension and profile).

Commissioner Miriani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

XI. OLD BUSINESS

APPLICATION NUMBER: 20-6645

ADDRESS: 3785 GLENDALE

HISTORIC DISTRICT: RUSSELL WOODS

APPLICANT: WILLIAM WROBLEWSKI, CANDY CONSTRUCTION; SALAMEH JASER, PROPERTY OWNER

SCOPE OF WORK: REPLACE EXISTING STEEL CASEMENT WINDOWS WITH NEW DOUBLE-HUNG VINYL UNITS AND REBUILD FRONT PORCH (WORK COMPLETE)

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to retain work completed in violation including replacement of existing steel windows with new double-hung vinyl units, rebuild porch, replace driveway and walkway, and remove landscaping, per the attached application. Included in the proposal are the following scope items:

- Windows – Replace existing steel casement windows in 15 of 31 openings with new double-hung vinyl units at the following locations:
 - Front (north) elevation – 4 of 9 window openings have been replaced
 - Replaced – (4) openings at second floor
 - Retained – (1) openings/windows at second floor, and all (4) openings at first floor
 - Left Side (east) elevation – 3 of 10 window openings have been replaced
 - Replaced – (2) openings at second floor, (1) opening at first floor
 - Retained – (1) opening/windows at second floor, (2) openings/windows at first floor
- (4) openings/glass block at basement

- Rear (south) elevation – 2 of 2 window openings have been replaced
 - Replaced – (1) opening at second floor, (1) opening at first floor
 - Retained – (1) door opening at second floor, aluminum sunroom panels including windows and doors
- Right Side (west) elevation – 6 of 10 window openings have been replaced
 - Replaced – (2) openings at second floor, (4) openings at first floor
 - Retained – (4) openings/glass block at basement
- Porch
 - Existing concrete slab was replaced in its entirety
 - Brick replacement and repointing completed at the base of the porch
 - Existing concrete stair retained
- Driveway and Walkway up to Porch
 - Existing concrete driveway and walkway to porch were replaced in their entirety
- Landscaping
 - All existing landscaping at the front of the house was removed in its entirety

COMMISSIONER COMMENT:

- Commissioner Hamilton said, as some of the removed windows remain on-site, they could be repaired or rebuilt.
- Commissioner Hamilton explained, should the Commission deny the window replacement, the applicant must submit a new proposal for each side of the house, saying if the original windows will rebuilt/replaced to match the historic windows, and if the applicant is requesting to retain a portion of the replacement windows.

MOTION

Commissioner Miriani moved to DENY the issuance of a Certificate of Appropriateness for the replacement of the existing steel casement windows in 15 of 31 openings with new double-hung vinyl units as the work DOES NOT meet the Secretary of the Interior’s Standards for Rehabilitation, especially:

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

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

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

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

Commissioner Katie Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

MOTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for the remainder of work items completed, *other than the replacement of the existing steel casement windows in 15 of 31 openings with new double-hung vinyl units* as the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially:

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

#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 Katie Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

VIOLATION NUMBER: 20-6649

ADDRESS: 31 ARDEN PARK

HISTORIC DISTRICT: ARDEN PARK/EAST BOSTON BOULEVARD

APPLICANT: ADAM HOLLIER, PROPERTY OWNER

SCOPE OF WORK: REPLACE EXISTING FENCING WITH NEW 8'-TALL WOOD PRIVACY FENCE (WORK COMPLETE)

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to retain the 8' tall wood fence that was erected in violation at the south, west, and north perimeter of the property per the attached application. Included in the proposal are the following scope items:

- Remove all trees, shrubs, and vegetation along existing fence line
- Remove existing 7' high fences (chain link and wood privacy fences exist directly adjacent to one another along fence line) and existing barbed wire located at the top of the fences (overall fence height of 8'-6").
- Erect new 6' tall wood fence with 2' lattice at the top of the fence (overall fence height of 8').
 - 16' section of fence (two 8' panels) located at the northern 1/3 of the west elevation of the fence serves as a gate from the rear yard to the open area directly west of the lot.

COMMISSIONER COMMENT:

- Commissioner Hamilton commented the constructed fence offers a visual barrier from Woodward Avenue.
- Commissioner Hamilton also asked if the constructed fence will be painted after the pressure-treated wood has dried out.

MOTION

Commissioner Katie Johnson moved to APPROVE/DENY the issuance of a Certificate of Appropriateness for the work as proposed in violation #20-6649 because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially:

#9) New additions, exterior alterations, or related new construction shall not destroy

historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The COA was issued with the following conditions:

- The fence be stained or painted to complement the house.

Commissioner Franklin - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

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

ADDRESS: 2405 EWALD CIRCLE

HISTORIC DISTRICT: ADJACENT TO OAKMAN BOULEVARD

APPLICANT: TYLER TINSEY, DETROIT BUILDING AUTHORITY

SCOPE OF WORK: DEMOLISH BUILDING

PROPOSAL

The project proposes to demolish the building at 2405 Ewald Circle. No new construction is currently planned for the parcel. The building's demolition will be funded by the City of Detroit. As the property is outside of, but directly adjacent to, the Oakman Boulevard Local Historic District's northern boundary and will be funded by the City of Detroit, the Historic District Commission must determine the demonstrable effects that the project may have on the district as per Sec. 21-2-5 of the Detroit City Code. The Detroit Building Authority has therefore submitted the attached structural report in order to illustrate the building's current condition.

MOTION

The Commission agreed the project will have a demonstrable effect, and the project is likely to be beneficial.

APPROVED PER THE CONSENT AGENDA

XIII. OLD BUSINESS

None

XIV. NEW BUSINESS

None

ADJOURNMENT

Commissioner Miriani motioned to adjourn the meeting at 9:43 p.m.

Commissioner Franklin - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

MEETING ADJOURNED