

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: November 10, 2021

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

[Actual Time] /
Audio Recording
Time Stamp

AGENDA

[05:45 pm]
00:41:00

I CALL TO ORDER

Chair Commissioner Franklin called the meeting to order at 5:45 p.m.

[05:45 pm]
00:41:50

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson	Chair		X
Tiffany Franklin, Detroit	Vice-Chair	X	
James Hamilton, Detroit	Commissioner	X	
Richard Hosey, Detroit (Joined 5:56pm)	Commissioner	X	
Alease Johnson	Commissioner		X
Brandon Lockhart, Detroit	Commissioner	X	
Dennis Miriani, Detroit	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	
Antoine Bryant	PDD	X	
Katy Trudeau	PDD	X	
Rebecca Savage	HDAB	X	
Marcell Todd	CPC	X	

[05:48 pm]
00:42:43

III APPROVAL OF THE AGENDA

Commissioner J. Hamilton moved to approve the Agenda with the following change:

- Add 1401 Michigan Ave to the Consent Agenda
- Add 2238 Wabash to the Consent Agenda

Commissioner Miriani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton moved to approve the Agenda:

Commissioner Miriani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:49pm]
00:44:00

IV APPROVAL OF MEETING MINUTES

None

[05:49 pm]
00:44:20

V REPORTS

Director Landsberg reported on the following items:

- All reports including the applications, staff reports are posted on the HDC website, including applications and work done without approval
- Ann Phillips is out on leave until mid-winter
- A number of resolutions are on the agenda: including dates and deadlines for the year 2022
- Our office has received concerns regarding draft zoning ideas. The PDD and HDC is not currently involved, as this is on the legislative side of the city government. PDD will review once the language is drafted, and the public will have a time to voice their concerns. Historic District designations as defined under state law and under Chapter 21 of the city code are not impacted by these proposed changes. Residents do not have to be unduly alarmed.

[05:54 pm]
00:48:28

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

Commissioner J. Hamilton moved to approve the Consent Agenda:

- 1401 Michigan Avenue
- 2238 Wabash

Commissioner Miriani- SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:55 pm]
00:49:40

VII POSTPONED APPLICATION

None

[05:55 pm]
00:49:40

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

None

[05:56 pm]
00:50:40

-COMMISSIONER HOSEY JOINS THE MEETING-

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

[05:56 pm]
00:50:10

- **APPLICATION/STAFF REPORT NUMBER:** #21-7522, #21-7588 GL

ADDRESS: 603 & 609 E. Milwaukee

HISTORIC DISTRICT: Jam Handy /North End -East Grand Boulevard HD

APPLICANT/OWNER: Ed Fish/Peerless Realty, LLC

SCOPE OF WORK: Demolish addition at 609 E. Milwaukee; rehabilitate building at 603 E. Milwaukee, including window replacement

PROPOSAL: Per the submitted drawings and documents, the building is proposed to be adaptively reused and divided into residential spaces, with five new entrances at the east elevation. The applicant proposes to demolish the concrete block addition at 609 E. Milwaukee, reconfigure/add some windows and door openings at the east- and north-facing elevations (non-primary), and replace the original steel sash factory windows and original wood office windows with new windows of the same type throughout. Other proposed work includes roof replacement/new metal coping, new light fixtures, replacement/addition of doors on non-primary elevations, installation of a new building sign and awnings, mechanical vents and new fencing/gates.

PUBLIC COMMENT: START (AUDIO)

[06:12 pm]
01:07:28

None

[6:13 pm]
01:08:18

END (AUDIO)

[6:13 pm]
01:08:18

COMMISSION (AND APPLICANT) COMMENTS

- Applicant /Owner – Ed Fish, Elizabeth Fish presented a narrative on their background in Detroit, and their moving back to Detroit as residents in this neighborhood, including occupying the proposed building as residents. World-wide birth of techno music, and the reason for moving into this neighborhood. Method Development and the Platform own neighboring properties. Presented narrative on their financial backing, research on the building’s history, and particular concerns with the conditions of the windows and their design.
- Architect, Henri Bright – presented windows, lettering of the windows and asking the Commission for options on how to keep/replace the wooden windows. The steel windows rehab is costly.
- Commissioners asked staff and staff believes that less than 70% is required replacement. Glass is not an issue other than the painted lettering. For both wood and steel windows, storm would be appropriate.
- Commissioners agree with the staff report. The Checker Cab building had replacement of metal windows, which had replicated windows successfully in the past. Blackberry has successfully replicated windows.
- Commissioners point out that the application does not include information on the conditions of the existing windows and did not include proposed window details that would be replaced.
- Applicants clarified that the proposed windows are custom designed for the building and meant to replicate what’s existing.
- Staff maintains that the applicant did not provide enough information to show that the windows need replacement to satisfy Standard 6. Staff assured the

Commission that the windows could be repaired. Staff pointed out that the operations of the proposed windows do not match the operation of the existing windows.

- The Blackberry report is only a cover letter, but not a detailed review of every window.
- Commissioners agreed that there is not sufficient information to state that the windows should be replaced.
- Applicant requested change in fence from 3FT to 6FT height. HDC Staff confirmed this can approved at staff level with an application.

[6:26 pm]
01:21:45

ACTION ONE

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7522 and Application #21-7588 for 603 & 609 Milwaukee** 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 replacement of steel sash 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 reason 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 historic 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 –5 Nay – 0 Abstain – 0

MOTION CARRIED

[6:29 pm]
01:24:29

ACTION TWO

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7522 for 603 & 609 Milwaukee** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL

399.205 of the Local Historic Districts Act, the Commission determines the remaining work items within 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 the following conditions:

The applicant repair the wood in the front and retain the glass with the existing signage on that glass.

Commissioner Hosey – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[06:31 pm]
01:27:10

• **APPLICATION/STAFF REPORT NUMBER: #21-7572 DR**

ADDRESS: 15041 Faust

HISTORIC DISTRICT: Rosedale HD

APPLICANT: Sean Horvath (Contractor)

OWNER: Thomas Cargile

SCOPE OF WORK: Demolish existing garage without approval, erect new garage

PROPOSAL: The applicant proposes to construct a 20 ft. x 20 ft., two-car garage with new concrete footing/floor slab. Existing driveway will remain as is. See also applicant photos and attachments:

Construction of New, Two-Car 20’x20’ Garage (400 SF):

- Install 4” x 24” ratwall with concrete floor.
- Build new 20’ x 20’ garage on new cement floor and ratwall, with gable roof, 6/12 pitch, and 6” overhang on front and sides.
- Install asphalt dimensional shingles to match house as close a possible.
- Install 16x7 steel sectional garage door, color to be determined.
- Install double 4” vinyl siding on entire garage, color to be determined.
- Install aluminum trim on entire garage: around fascia boards and garage door. Color to be determined.
- No service door, no windows.
- Install electricity from existing service to reach two (2) coach lights on either side of garage door.

Other Site work:

- Driveway remains as is.

[06:36 pm]
01:29:28

PUBLIC COMMENT: START (AUDIO)

- None

[6:36 pm]
01:29:28

END (AUDIO)

[6:36 pm]
01:29:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant– Sean Horvath. They built the garage next door. There’s an option with a dutch lap panel instead of current proposal but it is also vinyl siding. Asked if there was any objection to the white color. Staff, no objection.
- Commissioners willing to approve wood siding.

[6:36 pm]
01:32:29

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7572 for 15041 Faust** 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.

The Certificate of Appropriateness is issued with the following conditions:

- Applicant shall replace the vinyl siding with wood siding.

Commissioner Hosey – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[06:39 pm]
01:35:10

- **APPLICATION/STAFF REPORT NUMBER:** #21-7573 JR

VIOLATION NUMBER: 524

ADDRESS: 940 Edison

HISTORIC DISTRICT: Boston Edison HD

APPLICANT/OWNER: Joshua Van Berkum

SCOPE OF WORK: Erect new garage using salvaged materials from historic garage without approval

PROPOSAL: Please note that the applicant appeared in front of this body at the December 2017 meeting with an application to replace the wood carriage-style doors at the front elevation of the property's garage with new, steel carriage-style doors. The applicant also proposed to install a shed-roof, lean-to type addition to the garage's west elevation. The applicant proposed to clad the addition with a lapped, wood siding of the same dimension/exposure/profile as the existing historic wood siding. The Commission approved the proposal. See the following for photos of the building in 2017.

[06:46 pm]
01:42:28

PUBLIC COMMENT: START (AUDIO)

- Melanie Markowicz, Preservation Detroit, states that the applicant made every good faith effort to save the original garage. Suggests that BSEED and HDC have better communication to have applications move forward seamlessly. Stated that it's a good example of reusing historic materials.

END (AUDIO)

[6:48 pm]
01:43:28

[6:49 pm]
01:40:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant /Owner – Joshua Van Berkum expressed how the original contractor changed and was the source of the changes in the application.
- Commissioner Hamilton disclosed that the applicant is a neighbor and that he visited the site and had a conversation with the applicant.
- Applicant will reuse the shiplap siding and salvage 85% of the original material. BSEED wanted applicant to use a hardy board on underlayment on the east side of the building. They were okay with use of cement board underlayment on the east side.

[6:50 pm]
01:45:29

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7573 for 940 Edison**, 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 Lockhart – SUPPORT
Ayes –5 Nay – 0 Abstain – 0
MOTION CARRIED

[06:52 pm]
01:47:10

• **APPLICATION/STAFF REPORT NUMBER:** #21-7574 GL

ADDRESS: 249 E. Baltimore Ave.

HISTORIC DISTRICT: Stanley Hong’s Mannia Cafe HD

APPLICANT: Elise Dechard/End Studio LLC

OWNER: Jen Lyon

SCOPE OF WORK: Erect new rooftop and side additions to accommodate use as performing arts space

PROPOSAL: The applicant proposes to rehabilitate and alter the building for a performing arts use consistent with the submitted drawings, documents, and presentation materials. The work includes an approximately 2,300 SF ground floor addition and an interior mezzanine addition (extended roof portion) of approximately 1,350 SF, which is intended to create a 20’ clear interior height. The scope includes:

Demolition

- Demolish existing non-historic and poorly maintained concrete block additions at rear alley
- Demolish roof and internal structure as required to raise roof
- Demolish interior slab on grade to lower floor

Renovation and Construction

- Existing concrete historic facades to remain and be repaired as needed
- Restore historic finishes, colors, and exterior lighting
- Restore existing windows and doors
- New rooftop addition set back from the historic front and west facades
- Approximately 1,800 SF addition to the east and 300 addition to the rear
- New custom storefront infill within 2 arched bays on west façade
- Additional egress doors as required by code.

Note that signage, exterior lighting, and sitework are not included in the current application.

[07:03 pm]
01:52:28

PUBLIC COMMENT: START (AUDIO)

- Melanie Markowicz, Preservation Detroit, also involved restoration of 2nd Baptist Church addition in Greek Town. Very thrilled with the development team and the architect and is fully supportive of the project.
- Elise Fields, Midtown Detroit Inc., fully supports this project and was involved with the designation of this property for historic designation. Worked closely with the applicant.

END (AUDIO)

[7:07 pm]
02:02:58
[06:59 pm]
01:50:34

COMMISSION (AND APPLICANT) COMMENTS

- This building was designed by one of Detroit's first black architects, Nathan Johnson, who recently passed away. Commissioner Franklin listed his work in the Detroit area and sends condolences to the family on behalf of the HDC.
- Elise Dechard, architect, and Jen Lyon, owner, presented the project's mission and an overview of the design. They were in touch with Nathan Johnson's family, especially their son, and this proposal was passed on to him. They described this proposal to create a performing space for the arts with description on how the building is being repaired and altered, primarily by raising the roof to accommodate the use of the space and a lounge addition. They presented a full description of the proposal.
- Rebecca Savage of HDAB, supports the project and its renovation, also on the Detroit Area Art Deco Society Board and supports this project.
- Commissioners stated that its one their favorite buildings and fully supports this project.

[7:08 pm]
02:03:29

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #21-7574 for 249 E. Baltimore**, 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 Miriani – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[07:09 pm]
02:05:10

• **APPLICATION/STAFF REPORT NUMBER: #21-7473 JR**

ADDRESS: 4825 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan HD

APPLICANT: JOSEF OLSZEWSKI

OWNER: ROY WRIGHT

SCOPE OF WORK: Demolish existing garage

PROPOSAL: With the current submission, the applicant is seeking approval to demolish the garage due to its poor condition. The concrete slab foundation will remain intact.

[07:13 pm]
02:07:28

PUBLIC COMMENT: START (AUDIO)

- Wayne Groleau and Brenda: Residents who live 4 properties down from this property. They believe it was a demolition by neglect situation. Wants to make the case that their own situation was not treated fairly. Believes this case is not being served on public because property was not properly surveyed.

END (AUDIO)

[7:16 pm]
02:11:28

[07:16 pm]
02:07:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant /Owner – Roy Wright wants to continue with home repairs.
- No comments by Commissioners or Staff.

[7:17 pm]
02:12:29

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7473 for 4825 Sturtevant**, 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 Lockhart – SUPPORT
Ayes –5 Nay – 0 Abstain – 0
MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

[7:18 pm]
02:13:50

XI PUBLIC COMMENT

- Wayne Groleau: Requested information on which standards were being met, with regards to the 4825 Sturtevant. (Staff responded by stating that the standards used are cited in the motion that was read into the minutes.)
- A Haskins: Lives in a HD and wants to know how to get an approach (driveway) repaired. It's in the public right of way. Staff and Commission recommends the querent refer to the DPW and the District Manager in the Department of Neighborhoods.
- Marcell Todd, Director of CPC: Thanked Director Landsberg regarding the opening reports regarding the zoning concerns raised throughout the city. He stated that this effort is only at an exploratory stage by the CPC's consultant. We are a year away from seeking any sort of authorization from the Commission itself or City Council for adoption. You can find upcoming public engagement on these and other activities on the Zone Detroit website to see any documents visit the City Planning Commission for any information also at (313) 224-6225 any questions regarding this or other concerns regarding zoning.

[7:26 pm]
02:21:34

IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER: #21-7576 AD**

ADDRESS: 864 Longfellow

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/ OWNER: Jaime Steis Thorsby

SCOPE OF WORK: Replace historic garage doors

PROPSAL:

The applicant proposes to remove the four manual doors and two large door openings, so that a single, overhead automatic steel garage door can be installed. Color to match the existing garage paint color.

11/08 Revision

The design of the door has changed to a stamped design that is pressed into four vertically-rectangular sections; each section includes one narrow, horizontal window above two solid, vertical panels.. The door will be painted to match the color of the existing doors.

[7:27 pm]

COMMISSION (AND DEVELOPER) COMMENTS

02:22:34

- Applicant - Jaime Steis Thorsby presented conditions of the garage doors, other details of the garage, site conditions and a description of the proposed doors.
- Commissioner noted the alley condition and security issues. Some are willing to approve the application rather than deny the application. They said this garage is not particularly noteworthy on the house side.

[7:33 pm]
02:28:20

ACTION

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #21-7576 for 864 Longfellow**, 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 Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:35 pm]
02:30:56

• **APPLICATION/STAFF REPORT NUMBER: 21-7577 DR**

ADDRESS: 2011 Longfellow

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/ PROPERTY OWNER: Mario Mongini

SCOPE OF WORK: Replace windows, doors and rear porch, rear brick alterations without approval

PROPOSAL:

The applicant provided an application for the proposed scope items. All scope items are work complete unless noted as “Proposed”. See also applicant photos and attachments:

Gutters/Downspouts:

- Repaired and repainted all gutters and downspouts.

Walls

- Repaired all brick. (See cement on brick on rear elevation. Cement surface painted red.)
- Tuck-pointing existing brick walls where needed

Windows, Doors, Openings:

- Replaced fifty-one (51) windows with Ultrex fiberglass “Infinity”; forty-six (46) double-hung windows contain between-glass grilles, five (5) are picture windows that were created from combining original double-hung windows.
 - Front (North) - 11 windows replaced
 - 1st Floor: 4 replaced
 - 2nd Floor: 7 replaced
 - Back (South) – 15 windows replaced
 - 1st Floor: 8 windows, two windows on either side of rear door are combined to a single picture window, no grilles, reducing count to 6.
 - 2nd Floor: 7 windows, two windows above rear door are combined to a single picture window, no grilles, reducing the count to 6.

- 3rd Floor: 4 windows retained
- Side (East) – 11 windows replaced, 3 retained
 - 1st Floor: 4 replaced, 3 retained
 - 2nd Floor: 5 replaced
 - 3rd Floor: 2 replaced
- Side (West) – 14 windows replaced
 - 1st Floor: 6 replaced, two center windows of 4-window casement are combined to a single picture window, no grilles, reducing count to 5.
 - 2nd Floor: 6 replaced, two center windows of 4-window casement are combined to a single picture window, no grilles, reducing count to 5.
 - 3rd Floor: 2 replaced
- All basement windows are retained.
- Replaced four (4) doors.
 - Front (North) – 0 doors
 - Rear (South)– 4 doors replaced with Jeld-Wen steel doors. Second floor door was full divided glass door.

Porches:

- Front porch
 - Replaced 2”x4” boards with fiberglass columns
 - Added fill around porch for garden beds to create positive drainage.
- Rear porch
 - Demolished remaining brick porch
 - Constructed 21’ x 15’ elevated wood deck, stained.
 - Added wood railing, stained.

Garage:

- Repair garage doors.

[07:35 pm]
02:30:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant Mario Mongini described the acquisition of the property in 2020. Due to their own self-expressed ignorance they did work without approval: mostly repair work. He described work done such as the following:
 - Windows were taken out and placed back in with supports. Wanted to support high quality windows.
 - Described repair of the back porch but water damage was done. Cement on the rear of the house wall to keep water damage out of the house.
 - They repaired the front porch by replacing 2x4 with the fiberglass columns that were already purchased by the former owner and found. Replaced the security door.
 - They replaced the drains and added plants to the front of the house.
- Commissioner states that much of the work could be accepted, but there is a focused discussion on the windows. Important characteristic of the windows have the dimensionality of the muntins in a 6 over 6 pattern. Narrow double hung windows were characteristic of the house.
- Staff pointed out that the house is listed for sale on a real estate website. Applicant wanted to clarify that they had hardship and put the house on sale, but the house is not intended to be sold but it is listed. Their intention is to live here and not to sell the house.

- Commissioner pointed out the rear door placed in the back. The multipaned glass door looks like an interior door and okay with the replacement.
- Commissioner is ok to approve all but the windows, but also need to address the gap at the front door pillars.

[07:50 pm]
02:45:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7577 for 2011 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the original windows with fiberglass sash 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 reason 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 historic property shall be preserved.

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

Commissioner Miriani– SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:51 pm]
02:46:50

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7577 for 2011 Longfellow** and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items within 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 the following conditions: decorative bases be added between the surface of the the front porch and two pilasters and two columns.

Commissioner Hosey– SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[7:54 PM]
02:48:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7580 AD**

VIOLATION NUMBER: 488

ADDRESS: 2277 Longfellow

HISTORIC DISTRICT: Boston- Edison HD

APPLICANT/ PROPERTY OWNER: Sebastian & Cody Roy

SCOPE OF WORK: Rebuild rear addition, remove rear porch, replace all windows/doors and erect front porch

PROPOSAL:

The scope of work is an abridged version of the applicant's narrative:

- **Front Walk**
- New, solid concrete with exposed aggregate sidewalk with relief saw cuts. Same location as previous walkway.
- **Windows**
- Pella Lifestyle aluminum-clad wood units, between-the-glass grilles. Color: black (similar to B:19 from the HDC color chart)
- **Front Door**
- Current door is an off-the-shelf unit which is to remain in place until an appropriate salvaged door is located (future HDC application).
- **Front Door Surround**
- Repair and as needed and specified in applicant documents; paint wood B:12 Grayish Green (alternative option, C:4 Yellowish White), door will be painted B:19 Black.
- Lighting – Hinkley Lighting, Revere 2 Light 22” Tall Heritage Outdoor Wall Sconce with Seedy Glass Shade
- **Gutters and Downspouts**
- New gutters and downspouts (to match previous gutters and downspouts), color: C:4 Yellowish White.
- **Front Porch**
- New masonry porch (17’-3” wide x 6’-1/2” deep) and stairs (8’ wide x 3’ deep)
- Steps topped with limestone; porch is concrete with exposed aggregate
- Railing - at steps and perimeter of porch - Great Lakes Metal Fabrication, metal porch rail with baskets and collars, 30” finished height, finish: satin black powder coating
- **Rear Open Porch**
- Removed damaged masonry porch; patched areas where porch connected to the house with matching brick.
- Install a sliding door with flanking fixed doors.
- Install Hooks & Lattice, Belvista Faux Balcony Railing, 9’-6” wide x 3’ high x 4” deep, Finish: black powder coat
- **Sunroom/Two-Story Porch**
- Removed third story and replaced with 4:15 pitch roof.
- Install new railings and porch supports at second floor.
- Columns – Wood columns will be built on site – using Endura Craftsman Classic Square Non-Tapered Recessed Column, 108” high x 11.63” wide, as guide
- Railing – Wood railings will be built on site, 36” high, matching this design
- Install decking, walls, and windows at first floor.
- Install steps and railing
- Custom iron railing (per submitted design)

Steps constructed of Oakes Paver, Collonade, color: Silver Sand

- **Exterior Walls (with existing and proposed siding)**
- Dormers (front and back) and rear porch/sunroom - Hardie Plank, smooth clapboard siding, 6.25" (exposure 5"), painted per exterior color scheme (B:12 Grayish Green). **REVISED – Siding/Trim paint color will be C:4 Yellowish White**
- **Landscape**
- Not included – part of a future HDC application
- **Garage**
- Not included – part of a future HDC application

[7:55 PM]
02:49:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants Sebastian and Cody Roy expressed and apology. Described the colors of the building. Proposing the yellowish white, not the grayish green as in the staff report. Like to have some railings instead of wingwalls for safety aspect. Described several window patterns, and all the work items described in the Staff Report.
- Commissioner stated that the sticking point is the windows even though they weren't there. If there's an opportunity to have muntins installed on the exterior of the windows, especially on the front elevation. Without the gutters the front appears to be flat too. On the less visible side of the house, Commissioners discussed to be more lenient. The windows are inappropriate, but there were no windows that were present. The dark is very darkly tinted, which the applicant clarified that there's a plastic on the internal of some of the windows, which would be removed.
- Staff found that there's no clarity on how muntins would be applied to these new windows. Discussion on windows muntins, double hung and single hung windows and what can be added.
- Commissioner asked about the color yellowish white, and received clarity from the applicant to use the yellowish white for the trim, siding for the dormers and rear, soffits, trim, gutters and doors.
- Front porch is kept in. Discussion on the railings and the height above the windows, which is awkward.

[08:23 pm]
03:20:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7580 for 2277 Longfellow** and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items within 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 brick wing walls will be erected to flank the front porch steps and the black railing will not be installed.
- The paint color of the front door surround will be C:4 Yellowish White.
- The rear porch lattice, constructed in a traditional vertical/horizontal format, will be painted to match the color of the masonry piers or color of the clapboard siding.

- A final railing design for the rear second floor porch, confirmed to meet the building code, will be submitted to staff for review.
- If the historic shutters are no longer present on-site, and the property owner wishes to install new shutters on the front elevation, the selection will be submitted to staff prior to installation. The replacement shutters shall match the dimensions of the historic shutters and be one-half the dimension of the window rough opening.
- That all muntins of the windows of the house be removed.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:27 pm]
03:22:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7581 JR**

ADDRESS: 8016 Kercheval

HISTORIC DISTRICT: West Village HD

APPLICANT/PROPERTY OWNER: Robert Encarnacion/Rae Group LLC

SCOPE OF WORK: Erect deck between existing front porches, replace window with door, install ADA lift at rear porch, and erect dumpster enclosure in parking lot

PROPOSAL:

With the current submission, the applicant is seeking to rehabilitate the building for a new commercial use, as a restaurant. Per the submitted documents, the applicant is therefore seeking the Commission’s approval for the following exterior work items:

Front Elevation

- Build new wood front deck with wood railing between the two existing front porches. Retain the front porches with the exception of the upper interior balustrade at each porch.
- Remove the single, 1/1 “cottage-style” wood window and associated trim which is centrally located at the projecting bay, first story. Lengthen the opening to allow for the installation of a new full glass, wood door with wood frame, painted to match existing black color. New door trim to match existing trim. The new door and trim will be painted black to match the existing trim. New lapped wood siding which matches the existing siding will be installed around the new door where needed to infill an gaps/openings. This siding will be painted grey to match the existing siding.

Rear Elevation

- Install new lift ADA list at the rear elevation, non-historic porch to include the removal of the existing ramp, the installation of a new slab, electrical lift, and lift enclosure
- At rear porch, first story, install a new wood deck extension with 42’-high wood picket railing
- At rear porch, replace existing first-story steps with new wood steps

West/Side Elevation

- At three, first-story wood windows, apply 3M color film to glass. Color not specified. Original wood windows to be retained
- Install ductwork and paint black. Specific location, dimensions, type, etc. not depicted in current drawings

Parking Lot

- Revise the rear lot to accommodate site requirements, to include the addition of one ADA parking space and a dumpster enclosure. The dumpster enclosure will

consist of three, 6'-0" -high CMU, brick-clad walls and 6'-0" -high, chain-link gates

The application also notes that the two gas meters which are located at the front elevation will be "moved to the side." However, it is not clear to which side the equipment will be moved.

[08:30 pm]
03:23:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants, Erika Baker, Robert Encarnacion/Rae Group LLC., has no dispute with recommended denial by the staff regarding the bay window.
- Commissioners and staff discussion on changing of the bay window to a door.

[08:31 pm]
03:26:50

ACTION ONE

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #21-7581 for 8016 Kercheval**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of a single cottage-style window and lengthening of the opening to allow the installation of a new full-glass wood door and frame, new door trim to match existing trim (painted black), and new lapped wood siding installed around the new door (painted grey) 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 reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;*
- 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; and*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:33 pm]
03:28:50

ACTION TWO

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #21-7581 for 8016 Kercheval** and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items within 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:

- Any ductwork installed at the exterior of the building shall be finished/painted a color which matches the building's body color. The applicant shall provide a dimensioned rendering which depicts the location, materiality, etc. of the new ductwork to HDC staff for review and approval prior to the issuance of the project permit. If staff determines that the work is not appropriate, it will be forwarded to the Commission for review at a future meeting
- The applicant shall specify the color of the 3M film proposed for application at the three, west elevation windows. Staff shall be afforded the opportunity to review and approve this element prior to the issuance of the project's permit
- The decking and steps at the two existing front porches shall be painted or stained a color which complements the building's trim color. The new deck shall be painted or stained a color that corresponds with the color which will be applied to the deck and steps at the two existing front porches. The color of the railing at the new front deck shall match the railing at the two existing front porches. The applicant shall provide a color palette for the decks to HDC staff for review and approval prior to the issuance of the project permit.
- The applicant shall stain or paint the rear deck, a color which complements the building's trim color. The applicant shall provide a color palette for the deck to HDC staff for review and approval prior to the issuance of the project permit.
- The applicant shall indicate the final location of the two existing gas meters prior to the issuance of the project permit.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:36 pm]
03:30:56

- **APPLICATION/STAFF REPORT NUMBER :#21-7583, #21-7582 DR**
ADDRESS: 9710 W. Outer Drive (15770 Minock) & 9730 W. Outer Drive
HISTORIC DISTRICT: Rosedale HD
APPLICANT: Nicole Fricke
PROPERTY OWNER: Rebecca Kenderes
SCOPE OF WORK: Rehabilitate buildings, replace windows, install ADA ramp and HVAC units
PROPOSAL:
The applicant provided an application for the proposed scope items with the goal to update systems and features, increase functionality and introduce

accessibility. All listed items refer to both buildings unless noted. See also applicant photos and attachments:

1. Restore the existing masonry (brick), utilizing repointing, tuckpointing, and cleaning as necessary
2. Replace the existing leaky (non-historic) asphalt shingle roof in kind
3. Replace the existing deteriorated wood and steel windows with double hung thermally-broken aluminum windows and install thermally-broken windows at new openings for new Level 00 units
4. Install new accessible ramp and railing at 9730 new accessible entry
5. Replace existing 9710 steel & wood canopy in kind, and install similar new canopy at new 9730 accessible entry; install downspout at both canopies for water mitigation
6. At 9730 front entry, remove & replace existing concrete landing in kind & restore historic light fixture
7. Replace all other light fixtures at entrances with new; install new exterior sconce at new accessible entry; remove building-mounted security lights; install new security lighting at parking lot & ramp
8. Repair existing historic woodwork at front entries of 9710 & 9730
9. Scrape and paint all exterior doors, wood features, and gutters; paint and install new 8"x8" brick vents per res. unit in brick facades (avoid front facade) where brick vent is not already existing.
10. Install new security fence at perimeter of parking lot and ramp with pedestrian swing gate and remote operated vehicular gates; existing sections of fence on-site to remain.
11. Remove & replace narrow gray concrete pathway between buildings with accessible path (5'-0"W)
12. Re-stripe (to 90 degree spaces & (2) accessible spaces) and reconfigure curbs at existing parking lot to match unit count; remove and replace concrete as needed at parking lot to properly grade
13. Repair pathway and sidewalk near 9730 front entry; remedy utility cap trip hazard at 9710 front entry
14. Regrade site to slope away from buildings where necessary; remove existing landscaping in order to regrade and replace with similar
15. Construct new masonry dumpster enclosure to house (3) 2 yd dumpsters to serve both buildings
16. Install (35) condensing units at grade (1 per unit); install metal panel enclosure to secure and screen ten (10) condensing units to service 9710; install ACBandit (or similar) security cages at remaining condensing units and plant living screens around each condensing unit cluster
17. Restore any disturbed areas with lawn; remove two (2) trees to accommodate ramp, install parking lot & site deciduous trees (Red Sunset Maple, Autumn Brilliance Serviceberry, American Hophornbeam); other new plantings (crosshatch) include shrubs (Annabelle Hydrangea, Kelseyi Dwarf Dogwood, Dense Yew, Hicks Yew) and perennials (Happy Returns Daylily, Pardon Me Daylily, Russian Sage)

[08:38 pm]
03:31:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Christoph Ibele, presented a comment regarding the new accessible ramp and entry on the back of 9730 bldg. Neither building are ADA compliant. Both entrances open to flight staircases. Neither has space for lift or ramp. No other issues with the staff report.
- Commissioners discussion on mitigating the concerns for ADA compliance.

[08:40 pm]
03:35:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7583 and Application #21-7582 for 9710 and 9730 W. Outer Drive** 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 work items within 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 Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:41 pm]
03:36:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7601**

ADDRESS: 741 Seward

HISTORIC DISTRICT: New Center Area HD

APPLICANT/PROPERTY OWNER: Paul Silva

SCOPE OF WORK: Revision to previously approved application

PROPOSAL:

In 2018, architect Brian Hurtienne appeared in front of the Commission on the applicant/owner's behalf with a proposal to rehabilitate the building, to include the repair of the distinctive original front door. Per Mr. Hurtienne "...the front entrance is in good condition and will be restored, with the door remaining..." The Commission approved the application at the May 9, 2018 regular meeting. See the attached 2018 staff report for the approved application. In the course of conducting an inspection of the current exterior work at the building, the Building Department noted that the front door and sidelites has not been retained and repaired per the 2018 approval. Rather, the door and sidelites had been removed and replaced with the current black aluminum doors and sidelites. The building department also noted that a non-historic, single hollow metal door at the west elevation had been replaced with a new aluminum door with full-length vision panel. With the current submission, the applicant is seeking the Commission's approval of the two doors which were installed without COA to include the following:

- Replace the original wood front door and sidelites with a new aluminum door with aluminum sidelites
- At the west elevation, replace a non-historic hollow metal door with a new aluminum door

[08:42 pm]
03:37:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Paul Silva, stated an apology and had no intention to deviate and is asking for a variant. Described the conditions and decisions around the proposed door.

- Commissioners and the Staff confirmed from earlier assessment that the doors were in good condition and should use the original doors.
- The Commissioners asked if the photos of original door conditions are available. Applicant said it wasn't it. It was a character-defining feature of the building. The Commissioners believed that the door was repairable.

[08:52 pm]
03:47:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7601 for 741 Seward**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the original wood front door and sidelites with a new aluminum door with aluminum sidelites 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 reason 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; and*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:53 pm]
03:47:50

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7601 for 741 Seward** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work item within 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 – 5 Nay – 0

MOTION CARRIED

[08:54 pm]
03:49:56

- **APPLICATION/STAFF REPORT NUMBER: #21-7584 AD**
ADDRESS: 1315 Broadway

HISTORIC DISTRICT: Broadway Avenue HD

APPLICANT/PROPERTY OWNER: Rocky Lala, Map Broadway, LLC

SCOPE OF WORK: Rehabilitate building, including storefront replacement, window repair and alteration of rear fire escape

PROPOSAL:

The applicant has submitted a proposal to undertake an extensive rehabilitation of the building. As per the submitted drawings, the proposed work includes the following:

Front Elevation:

Exterior – Floors 2 – 4

- Restore terra cotta
- Repair and paint (black) existing sash; change operation of pivoting windows (large sash below transoms) to fixed sash

Exterior – Floor 1

- Yellow Band / Awning
 - Remove existing aluminum band
 - Install new awning (30' wide x 4' deep) clad in black brake metal
 - Install flat black brake metal between awning and historic decorative grill trim
 - Lighting – Install (LT-01) Thomas O'Brian, Pelham 10" Wall Sconce, finish: hand-rubbed antique bronze (three shown on elevation); Install up and down lights – not specified
- Decorative Grill
 - Remove wood panel behind grill, restore glass transom
 - Retain and repair grillwork; fabricate new components of grill where currently missing
 - Paint grill frame (black) and decorative leaves (metallic brass)
- Storefront
 - Remove existing storefront system; install new glazed aluminum storefront system – Kawneer, TriFab Versaglaze 451T, front-glass setting (meaning glass is only slightly setback from framing)
 - Replace missing exterior facing with new granite as needed (base of street-facing storefront, left and right-side columns/pilasters)
- Central Alcove
 - Restore granite panels at base of storefront
 - Remove existing wood door, frame and transom; install glazed aluminum entrance door and transom – Kawneer, model 350 standard entrance (350 medium stile- 3-1/2" vertical stile, 3-1/2" top rail, 10" bottom rail)
 - Door handle: exterior pull (HW-01) – Emtek Hardware, 18" Jasper concealed pull, finish: satin brass, exterior deadbolt (HW-02) – Emtek Hardware, modern disk, finish: satin brass
 - Repair and repaint existing ceiling
 - Retain and repair existing granite floor tiles, place new matching granite tiles where tiles are missing
 - Lighting - Remove hanging pendant fixture; install semi-flush fixture (LT-02) Barn Light Electric Co., Acorn Schoolhouse, Semi-flush
- Side Alcove

- Rebuild recessed entrance per remnants of historic entry (intact tile floor, ghost lines of storefront, cut exterior trim)
- Restore tile floor
- Install black brake metal on new walls and ceiling
- Install new flush aluminum entrance door
 - Door handle: Baldwin Hardware, Detroit Escutcheon Entrance Set, finish: vintage brass
- Lighting – (LT-03) WAC Lighting, York 12-inch-wide LED Drum Ceiling Fixture, finish: aged brass

Rear Elevation:

- Roof Ladder
 - Retain and repair
- Fire Escape
 - Remove steps and landings; retain and utilize existing mounting brackets, install new (steel, powder coated, black) fire escape – match profiles, dimensions, and configuration of existing fire escape
- Floors 2 – 4
 - Windows - restore steel frames; replace wire glass with clear new safety/fire-rated clear glass
 - Single Entrances - remove non-historic doors; install new wood doors fabricated to match existing historic double-doors
 - Double Entrance - retain, repair, refinish doors – replace existing glass with tempered glass, change doors from operable to fixed; repair/reopen transom – remove plywood and replace with ¼-inch tempered glass
- Floor 1
 - Door to south (right entrance on elevation) – install new hollow metal door (black)
 - Above door – remove wood panel and install round aluminum louver (prefinished/painted PVDF coating, black) within existing round opening
 - Door to north (left entrance on elevation) – install glass door (full light)
 - Above door – remove wood panel and install aluminum-frame round window (prefinished/painted PVDF coating, black) with 1-inch clear insulating glass within existing round opening
 - New glass-front garage door - Overhead Door, Aluminum door system, model 521, color: black, clear double-strength glass.
 - Electrical meter bank
 - New graffiti art to be repainted in area of existing graffiti

[09:00 pm]
03:50:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant Amelia Patt-Zamir and Amy Baker (Architect), reviewed the staff report and would like to better understand the comments made in the Staff Report regarding the alcove on the Broadway facing elevation.
- Applicant described the work being proposed on the alcoves.
- The metal type was discussed and how sturdy it would be, but the applicant doesn't know until they do further work. Staff requested further drawings and details on the material.

[09:02 pm]
03:57:50

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7584 for 1315 Broadway** 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.

The Certificate of Appropriateness is issued with the following conditions:

- Retain existing front entrance door surround (transom and threshold); install a wood door with full glass panel.
- Retain existing alcove pendant light. If the existing fixture is beyond repair, a similar fixture and finish will be selected and submitted for staff review.
- Catalog cuts for the front elevation's side alcove flush door and the rear elevation's hollow metal door (both black) will be submitted for staff review.
- Catalog cut of the selected metal confirming the type, durability, and design will be submitted for staff review.
- Elevation and section confirming how the metal will be installed and submitted for staff review.
- The catalog cut for the up-down lights within the awning (including placement identification) will be submitted for staff review.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:10 pm]
04:00:26

• **APPLICATION/STAFF REPORT NUMBER:** #21-7585 DR

ADDRESS: 2215 West Boston

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/PROPERTY OWNER: Michael Willis

SCOPE OF WORK: Remove mature Oak tree in front yard

PROPOSAL:

Staff issued a COA on October 22, 2021 for a portion of this application, which permitted the removal of a red oak in the rear yard, immediately adjacent to the house. The remainder of this application, as described below, pertains to a red oak located in the front yard, near the corner of 14th St. and W. Boston Ave.. Although the full application is attached, this report is targeted on the remaining portion of the application, which is the front yard oak tree.

- Remove front yard red oak to stump. Haul away all debris
- Grind stump and surface roots 6-8" below ground. Backfill the hole with chips. Leave chips on site.

[09:08 pm]
04:00:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant is not in attendance. Staff read applicant's letter posted on the website into the record, as follows:

Sorry I will not be able to attend.

Please share this message.

With regards to the tree in question. I wish to take it down as it has been dropping limbs. It is leaning, and it is old. I have spent a lot of money fixing 2215 W Boston, bringing it back from the brink of tear down. I have restored the slate roof, at an incredible expense, and want to mitigate any possible damage to the house, the roof or passing pedestrians. You have a statement about the tree from Davey Trees.

If I am not allowed to remove the tree, I will still have the tree trimmed to removal all dead limbs. But I would still like to have an official document from the historical commission stating that you have stopped the removal of the tree. I will reapply to have the tree remove each and every subsequent week, month or year in order to protect myself from legal liability.

Thank you

Michael Willis

Ferns Boston-Edison

- Commissioners discussion that the placement of the tree and its condition does not warrant removal. No information was provided on the health of the tree, and appears to only need regular maintenance.

[09:09 pm]
04:02:50

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #21-7585 for 2215 W. Boston**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the removal of the front yard's red oak tree 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 reason 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.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:10 pm]
04:05:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7586 AD**

ADDRESS: 1713 Seyburn

HISTORIC DISTRICT: West Village HD

APPLICANT: Brett Mahaffey, Renewal By Anderson

PROPERTY OWNER: RB Helm

SCOPE OF WORK: Replace side and rear entrance doors

PROPOSAL:

Side Entry

- Remove existing wood door at side entrance
- Install a 20-gauge smooth steel entry door with one rectangular glass panel near the top (three-over-two internal muntin panel design), color: café cream
- Install a deluxe series storm door, with full screen, color: café cream

Rear Entry

- Remove existing wood French doors

- Install 20-gauge smooth steel French doors, each with one rectangular glass panel near the top (three-over-two internal muntin panel design), color: café cream

[09:10 pm]
04:05:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Brett Mahaffey, explained owner's concerns regarding security with glass and location.
- Commissioners discussed door model details and alternatives. Reluctant to approve door in back and offer ideas that the applicant's alternative choices. The side doors can be approved.
- Discussion on the doors and how they would be secured, use of storm doors and a lock system. Commissioners expressed how French doors could be secured without being replaced.
- Commissioners stated that the storm door should complement the door.

[09:22 pm]
04:16:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7586 for 1713 Seyburn**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the historic wood French doors with new, mostly solid panel, metal double doors **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 reason 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 Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7586 for 1713 Seyburn** and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of a side wood door with a solid paneled or solid panel windowed metal door 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 Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:25 pm]
04:20:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7587 JR**

ADDRESS: 259 W. Grand Blvd.

HISTORIC DISTRICT: Hubbard Farms HD

APPLICANT: Brett Mahaffey, Renewal By Anderson

PROPERTY OWNER: Erin Ebsch

SCOPE OF WORK: Replace four existing vinyl windows with new composite/Fibrex windows

PROPOSAL:

With the current submission, the applicant is seeking the Commission's approval to replace the three 6/3, vinyl windows (grids between the glass) at the front elevation roof dormers and one, 1/1 vinyl window at the rear elevation, second story with new composite/Fibrex windows. Specifically, the project includes the following work items:

- Replace the three 6/3, vinyl windows (grids between the glass) at the front elevation roof dormers with new 6/3, Fibrex/composite windows (grids between the glass).
- Replace one 1/1 vinyl window at the rear elevation, second story, with a 1/1 Fibrex/composite window
- The applicant has noted that they will "insert windows with minimal aluminum on exterior to match how the other vinyl windows were installed"
- Replace existing wood sills at the three windows with new wood sills

[09:28 pm]
04:20:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Brett Mahaffey, Renewal By Anderson, responded to staff report.
- Commissioners reinforced that fibrex/ vinyl windows need to be replaced. Use a material that sets a precedent for the windows for the rest of the house. A material that sets a standard for these.

[09:32 pm]
04:26:50

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7587 for 259 W. Grand Blvd.**, 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 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 reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

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 – 5 Nay – 0
MOTION CARRIED

[9:33pm]
04:28:00

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING
None

[9:33pm]
04:28:00

XIV OLD BUSINESS

[9:33pm]
04:28:00

XV NEW BUSINESS

- **Resolution 21-07-** Staff authority for removal of non-historic siding

[9:34 pm]
04:29:34

COMMISSION (AND STAFF) COMMENTS

- Director Landsberg describes the Resolution, example of its use, and the four conditions that staff could approve.
- Commissioners discuss conditions where staff can approve removal a portion of the material in an inconspicuous place or all of it. Commissioners discussed giving staff not just removal all inappropriate material but add the ability of giving staff authority to replace with appropriate material.

[9:41 pm]
04:36:34

ACTION

Commissioner Hosey moved that:
The HDC adopt Resolution 21-07

Commissioner Miriani – SUPPORT
Ayes – 5 Nay – 0
RESOLUTION PASSED

[9:42pm]
04:36:14

- **Resolution 21-08-** 2022 HDC Meeting Dates

[9:43 pm]
04:37:34

COMMISSION (AND STAFF) COMMENTS

- Description by Director Landsberg to find dates that are not in conflict with holidays. All dates are Weds on the second of the month.
- Training meetings have been discussed in the past.

[9:45pm]
04:39:34

ACTION

Commissioner Hamilton moved that:
The HDC adopt Resolution 21-08.

Commissioner Hosey – SUPPORT
Ayes – 5 Nay – 0
RESOLUTION PASSED

[9:47pm]
04:41:14
[9:47 pm]
04:41:34

- **Resolution 21-09-** Section 106 Staff Authority to consult on HDC's behalf

COMMISSION (AND STAFF) COMMENTS

- Staff described the resolution is broad, but for projects that are NOT in historic districts, staff can give a concurrence that there is not adverse effect on these projects that are not in historic districts. For projects that ARE in historic districts that they can come before the Commission.
- No Section 106 staff in PDD, but this is more expansive than Section 106.

[9:53pm]
04:47:34

ACTION

Commissioner Hamilton moved that:
The HDC adopt Resolution 21-09

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

RESOLUTION PASSED

[9:54pm]
04:48:14
[9:54 pm]
04:48:34

- **Resolution 21-10** Section 106 concurrence on FONAE for Merton Street Building

COMMISSION (AND STAFF) COMMENTS

- Staff described the conditions of this particular case that is based on the previous Resolution 21-09 just passed.
- Staff created a letter that shows that HDC concurs with the finding that the grant for this case received has no adverse effect. This does not preclude any application that is required for review by the HDC.
- This resolution is only for this case.

[9:56pm]
04:51:34

ACTION

Commissioner Miriani moved that:
The HDC adopt Resolution 21-10.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

RESOLUTION PASSED

[9:58pm]
04:53:14
[9:58 pm]
04:53:34

- **Resolution 21-11-** Commission support of HDAB CLG grant application

COMMISSION (AND STAFF) COMMENTS

- Support for NPS grant that benefits an Middle Eastern communities under the NPS underrepresented communities program.

[9:58pm]
04:53:34

ACTION

Commissioner Hamilton moved that:
The HDC adopt Resolution 21-11.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

RESOLUTION PASSED

[9:59 pm]

XVI ADJOURNMENT

04:54:14 Commissioner Miriani motioned to adjourn the meeting at 9:59 pm.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

MEETING ADJOURNED