

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: July 14, 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

[05:40 pm] 00:25:57

I CALL TO ORDER

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

[05:41 pm] 00:26:59

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson, Detroit	Chair	X	
Tiffany Franklin, Detroit	Vice-Chair	X	
Jim Hamilton, Detroit	Commissioner	X	
Richard Hosey	Commissioner		X
Alease Johnson	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	
Rebecca Savage	HDAB	X	

[05:42 pm] 00:27:20

III APPROVAL OF THE AGENDA

Commissioner J. Hamilton moved to approve the Agenda:

Commissioner T. Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:44 pm] 00:30:38

IV APPROVAL OF MEETING MINUTES

Commissioner J. Hamilton made a motion to APPROVE the April 14, 2021 and May 12, 2021 Regular Meeting minutes.

Commissioner Miriani– SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:45 pm] 00:29:30

V REPORTS

Director Landsberg reported on

- An update on the status of fulfilling the seat for the 7th HD Commissioner: candidates to appear before the Internal Operations Committee at City Council next Weds.
- Staff will bring a discussion around proposed fees for applications for some scopes of work in historic districts, to be discussed by the Commission next month.
- Monthly Administrative Approvals and Violations Reports are posted on the website for the public.
- Staff reports on trends for cases approved by HDC Staff thanks to Resolutions 20-03 and 21-04.
- Staff reports on BSEED and HDC staff coordination meetings to enforce Chapter 21 Violations with the goal to bring these cases to the application process for resolution.
- Director Landsberg will recuse himself when the meeting hears the case at 3508 Burns. Jennifer Ross will handle discussion of this case.

[05:49 pm]
00:34:28

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

None

[05:49 pm]
00:34:28

VII POSTPONED APPLICATION

None

[05:49 pm]
00:34:28

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

None

[05:49 pm]
00:34:28

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

• **APPLICATION/STAFF REPORT NUMBER: #21-7355**

ADDRESS: 1542 Hubbard Farms

HISTORIC DISTRICT: Hubbard Farms HD

APPLICANT: Steven Flum, Architect

OWNER: Wesley & Shaun Nethercott

SCOPE OF WORK: Demo existing rear addition; build new rear addition

PROPOSAL: Per the submitted drawings, the applicant is proposing to demolish the existing rear addition and build a new rear addition to meet barrier-free requirements of the property owner.

PUBLIC COMMENT: START (AUDIO)

- Donna Williams: clarified if comments on this case or open comments.

END (AUDIO)

[5:58 pm]
00:44:28

[6:00 pm]
00:45:28

[6:00 pm]
00:38:34

COMMISSION (AND APPLICANT) COMMENTS

- APPLICANT: Barrier free access is a goal to this project.
- APPLICANT: Discussion regarding Fibrex windows made by Anderson Windows, strong frame, resins and wood fiber with flexible, strong frame. No callbacks on them at all. Frames and sashes are consistent with existing

home windows. Good product. Warrantee is 20 years. Only will be used for the new construction side of the house.

- Commissioner Franklin: What’s the oldest construction you have done in HD? 10 years. Lifetime vs 20 years; the applicant is not consistent.
- Commissioner K Johnson: the particular use of Fibrex windows is ok for this case. Barrier free access is also supported.
- Commissioner Hamilton: like to hear Staff’s concern regarding Fibrex. Staff understands that Fibrex is a 15 year warrantee and consistency of material is of potential concern. A product can either seen as worthy to meet approval or it is proven not worthy after some time, either way is an approach that the Commission could consider.
- Commissioner Hamilton: Anything with regards of storm windows? Staff does not see an issue with the storm windows, but Staff cannot approve new installation.
- Commissioner Miriani: Fibrex offers more dimensionality than vinyl windows. Do we have to wait to 10-15 years approve these type of windows?
- APPLICANT: there’s a 20 year warrantee on this product.
- Commissioner Hamilton: Would like Staff to investigate more information about the product even for new construction.
- Commissioner Miriani: Would like to see Staff provide alternatives to more expensive options. Dimensionality and profile are the most important factors. Believes SHPA would agree.

[6:11 pm]
00:56:29

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7355 for 1542 Hubbard**, 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 (including storm windows) **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a Certificate of Appropriateness for the proposed work.

Commissioner Hamilton – SUPPORT

Ayes –3 Nay – 0 Abstain – 1 (Commissioner T. Franklin)

MOTION CARRIED

[6:13 pm]
00:58:24

- **APPLICATION/STAFF REPORT NUMBER: #21-7301**

ADDRESS: 660 Woodward

HISTORIC DISTRICT: Detroit Financial HD

APPLICANT: John Olsweski (Bedrock Detroit)

OWNERS: Bedrock Detroit

SCOPE OF WORK: Install permanent enclosed & conditioned awning/canopy

PROPOSAL: In February 2015, the Commission approved the installation of an awning/canopy at the building’s first story, spanning the four central bays at the building’s Cadillac Square-facing/south elevation. The structure was largely open and featured aluminum frame construction. A shed roof that was covered with canvas topped the structure. In December 2015, the Commission approved the

property owner’s application to enclose the structure with the installation of plastic panels at its front and sides. In March, 2021, the applicant submitted an application to HDC staff to remove the 2015 structure and erect a new temporary enclosed awning/canopy in its place. The applicant noted that the building owner wished to replace the 2015 structure because it was in poor condition and they needed to erect a new structure as soon as possible to accommodate a COVID 19-safe outdoor dining area. Staff therefore signed off on the project’s permit application under the auspices of the Commission’s Resolutions #20-02 and #20-06. Following receipt of their permit, the applicant erected the enclosed awning/canopy structure in early June 2021. As all approvals issued under #20-02 and #20-06 are set to expire in December 2021, the applicant has submitted the current proposal to the Commission in order to obtain this body’s approval to maintain the current enclosed canopy/awning as a permanent structure. Please see the current application which provides the specs for the current structure. The below staff photos illustrate the appearance of the current enclosed awning/canopy structure for which the applicant is seeking Commission “permanent” approval.

[6:16pm]
01:02:50

PUBLIC COMMENT: START (AUDIO)

- None

[6:16pm]
01:02:50

END (AUDIO)

[06:16 pm]
00:59:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant describes COVID conditions and removable walls to allow for airflow in the design.
- Commissioners have no conflict with recommendations.

[06:18 pm]
01:03:00

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7356, for 660 Woodward**, 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 Miriani– SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:20 pm]
01:05:00

- **APPLICATION/STAFF REPORT NUMBER: #21-7357**

ADDRESS: 2225 Wabash

HISTORIC DISTRICT: Corktown HD

APPLICANT: Timothy Flintoff (4545 Architecture)

PRESENTED: Josh Maddox (4545 Architecture)

OWNERS: Diane Zieger (Zeiger Properties, LLC)

SCOPE OF WORK: Install carport

PROPOSAL: The applicant provided a complete application for the proposed new construction of a 396 SF carport on a concrete pad, previously approved. The scope of this proposal includes the following:

- Construct a 18’ x 22’ two-car carport with a maximum height of 8’ 6” set back 1 ½ feet from the rear (west) property line and no setback from the side (north) property line.
- Features of the proposed, pre-engineered carport include the following:
 - Roof: 26 gauge roofing (corrugated, galvanized metal), interior clearance: 7’ 2”
 - Framing: Galvanized steel
 - Footing: Concrete base mount plates and concrete anchors
 - Garage Door: Modern Steel Garage Doors “Modern Flush”, single door, single-layer (non-insulated), 24 gauge steel, 4 window series on top row, color will be charcoal.
 - Exterior metal trim: Tie-in paneling to secure edge of carport and garage door to previously approved, wood panel fence. Color: charcoal.
 - Lighting: no exterior lighting, interior 6” can lights.
 - Vehicle charging station will be selected at a future date.
- No additional site work.
- See also attached documents provided by the applicant.

[06:24 pm]
01:09:40

PUBLIC COMMENT: START (AUDIO)

- None

END (AUDIO)

[06:24 pm]
01:09:34

[06:25 pm]
01:10:34

COMMISSION (AND APPLICANT) COMMENTS

- Commissioner Johnson confirmed this is a very dense area and not a lot of space between houses and this project is not visible from the street/right-of-way and is a simple modification
- Commissioner Franklin stated the design, based on the irregular lot it sits on, was very intentional in complimenting the structure itself

[06:25 pm]
01:10:48

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7357 for 2225 Wabash**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed 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 T. Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:26 pm]
01:11:25

• **APPLICATION/STAFF REPORT NUMBER:** #21-7158

ADDRESS: 2060 Wabash

HISTORIC DISTRICT: Corktown HD

APPLICANT: Becky Nix (bioLinia, LLC)

OWNERS: Becky Nix (bioLinia, LLC)

SCOPE OF WORK: Erect 2-story accessory building/garage

PROPOSAL: Per the submitted drawings and narrative, the applicant is proposing to erect a new 2-story garage/accessory building, in a contemporary design, as such: The proposed garage, approximately 25’ wide by 27’ deep in footprint, will use the same materials on the existing home, featuring shiplap wood horizontal siding (painted same as house) and large format black Jeldwen Siteline (aluminum-clad wood) windows. The nearly-flat shed roof will be finished with a white TPO membrane, with a small parapet edge coped with metal. Minimally-visible solar panels will be installed thereon. A 16’ segment of privacy wall constructed of CMU block and planted with Virginia Creeper Ivy and erected in the vicinity of the building’s entry door, completes the proposed work.

A vehicle-sized garage door, flanked by wall sconce lighting, will be on the alley-oriented (rear/east) elevation. Access to a second floor 1-bedroom dwelling unit will be via an entry door sheltered by an angular roof overhang consistent with the overhang on the existing home’s side entry, framed and finished in siding matching the rest of the work. Another sconce light fixture, matching those at the garage door, is proposed for this location. A third entry door into the garage is proposed for the house-facing (west) elevation, with a fourth matching light fixture.

The overall expression of the proposed building is a minimally-detailed modernist building meant to complement and extend the vocabulary of the previously-built house.

[06:28 pm]
01:14:00

PUBLIC COMMENT: START (AUDIO)

- o None

END (AUDIO)

[06:29 pm]
01:14:00

[06:29 pm]
01:14:34

COMMISSION (AND APPLICANT) COMMENTS

Commissioner K. Johnson stated that this is a successful design and consistent with the design and adjacent structure. Very supportive the proposal.

[06:30 pm]
01:15:55

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7158 for 2060 Wabash**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed 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 Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

[06:31 pm]
01:16:50

None

XI PUBLIC COMMENT

[06:31 pm]
01:16:50

- Donna Williams: Upset about the speed bumps placed in Boston Edison, asking why the HDC didn't stop the DPW from installing them. Signs are bad. Effects charm of the residents. Her mother is 1974 helped get Boston Edison to become a HD. Doesn't believe there was a need for it. If there was a problem, there might have been a better solution. Acceleration and louder noise.
 - HDC Director invited to speak to this. This matter did not come before the HDC and asked HDC Director to look into this matter and report back at next month's meeting.
 - Commissioners believe that matters of public safety may not be brought to the HDC.

[06:36 pm]
01:21:00

END (AUDIO)

IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

[06:36 pm]
01:21:34

- **APPLICATION/STAFF REPORT NUMBER: #21-7358**
VIOLATION NUMBER: #21-434
ADDRESS: 535 Arden Park
HISTORIC DISTRICT: Arden Park – East Boston HD
APPLICANT: David McCall, Wendy Targus
PROPERTY OWNER: David McCall
SCOPE OF WORK: Replace historic leaded-panel wood windows with new aluminum – clad wood windows. Work completed without approval.

PROPSAL:

Per the submitted application, the applicant is seeking the Commission's approval to retain work completed without HDC approval including:

- The replacement of all historic windows (including many leaded-panel wood windows) with new aluminum-clad wood windows.
- The removal of painted wood paneling and wood trim and installation of a new weather barrier (building wrap) at the bay at the rear elevation
- The removal of metal railings at the front porch and rear balcony

Additionally, the applicant would like to replace the storm door at the front entrance to the house (this work has not yet started).

COMMISSION (AND APPLICANT) COMMENTS

[06:39 pm]
01:22:34

- Applicant states that they had a bad contractor and would like to correct the mistake.
- Commissioner Franklin requesting overall guidance on this from other Commissioners on how to approach these violation response proposals with windows.
- Commissioner Hamilton precedent cases would have us deny this case. Rather than hash this out, we would like to see what the applicant proposes as a solution- particularly areas that are most visible.

Applicant stated that they have 11 windows with leaded glasses, not sure which elevation were done.

- Commissioner Miriani states that applicant needs to come back with an application using the staff report as guidance. Commissioner Franklin agrees with what has been stated.

[06:47 pm]
01:32:20

ACTION ONE

Commissioner Hamilton move that:

Having duly reviewed the complete proposed scope of **Application #21-7358 for 535 Arden Park**, 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 for the replacement of windows and removal of metal railings at the front porch WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

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

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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 Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:49 pm]
01:34:20

ACTION TWO

Commissioner Hamilton move that:

Having duly reviewed the complete proposed scope of **Application #21-7358 for 535 Arden Park** 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, consisting of the removal of painted wood paneling & wood trim, installation of new weather barrier, re-installation of painted wood paneling & wood trim at the bay at the rear elevation; removal of metal railing at second floor balcony at rear façade & replacement of front storm 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 – 4 Nay – 0

MOTION CARRIED

[06:51 pm]
01:36:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7360**

VIOLATION NUMBER: #21-466

ADDRESS: 1321 Labrosse

HISTORIC DISTRICT: Corktown HD

APPLICANT: John Biggar, Studiozone, LLC.

PROPERTY OWNER: Dr. Kathleen Yaremchuk

SCOPE OF WORK: Windows replaced without approval.

PROPOSAL:

The applicant is requesting approval for the installation (completed without approval) of three vinyl windows, one glass block window, and the removal of two window openings.

Front Elevation

- Removal of two window openings: first story, small double-hung window adjacent front door; second story window opening above front porch.

West Side Elevation

- Removal of one historic, wood double-hung window on the second story, and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white.

Rear Elevation

- Removal of one historic, wood double-hung window on the second story (far left), and installation of one double-hung, one-over-one vinyl sash (clear glass), color: white
- Removal of one historic, wood double-hung window on the first story, resizing of opening, and installation of one vinyl awning window, clear glass, color: white
- Removal of one historic, wood double-hung window on the second story (far right), and installation of glass block.

[06:54 pm]
01:36:34

COMMISSION (AND APPLICANT) COMMENTS

- Commissioner K. Johnson: are these long-term or short-term solutions? Owner states that they would like this to be a long-term solution.
- Commissioner Hamilton: To the architect, you should know better to do the work before coming to the HDC. This was an avoidable situation. Architect agrees.
- Staff: Points out that there are 6 openings, including the glass block in the rear elevation, that are in the application.
- Discussion on whether the second floor is a door or window, and owner states there was a wall on the interior side.
- Commissioner Hamilton: At point of designation, this is what matters, not the window or door. Minor difference. Closing that over does not bother me that

much. If this is application for a modification of the design, he does not have trouble leaving this closed.

- Commissioner Miriani: Changes were made that were not approved. Changes were made again without the HDC approval.
- Commissioner T. Franklin: If you live in a HD, you have to be informed. Apply same level of scrutiny as past cases.

[07:05 pm]
01:50:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7360 for 1321 Labrosse**, 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 NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

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

2) 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.

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 – 4 Nay – 0

MOTION CARRIED

[07:06 pm]
01:52:24

● **APPLICATION/STAFF REPORT NUMBER:** #21-736

VIOLATION NUMBER: #21-447

ADDRESS: 2016 Edison

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: Bart Rue (Majic Window), Andrew Dymond (Majic Window)

PROPERTY OWNER: David Morrison

SCOPE OF WORK: Window Replacement - Work Completed Without Approval

PROPOSAL

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

- Replace windows (19) with fiberglass windows, size for size.
- Windows that originally have grids will be replaced with windows that are same size and same grid style.
- All windows to be white interior and almond exterior.
- All windows will be trimmed in Grecian Green #26 by Sherwin Williams.

All new windows installed are single hung.

[07:07 pm]
01:52:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant states that some windows were already replaced before their work was done. Seeks a solution.
- Commissioner Franklin: Did you pull a permit for this?
- Applicant: Usually yes, but not deny that we are in the wrong.
- Commissioner Miriani: You must come back with an application that proposes a solution.
- Applicant: All original material has been disposed. Aluminum coil trim is not covering anything. 5-7 windows were previously replaced.
- Commissioners clarified roles of new construction vs original material.
- Commissioners point out that the conditions of the original windows was not reported.

[07:16 pm]
02:01:39

ACTION

Commissioner Franklin moved that:

Having duly reviewed the complete proposed scope of **Application #21-7361 for 2016 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

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

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize 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 – 4 Nay – 0

MOTION CARRIED

[07:17 pm]
02:02:05

• **APPLICATION/STAFF REPORT NUMBER: #21-7359**

VIOLATION NUMBER: #21-460

ADDRESS: 119 Garfield

HISTORIC DISTRICT: Sugar Hill HD

APPLICANT: John Skok (Architect/Mcintosh Poris)

PRESENTERS: Eric Heidt (Design Architect/ Perkins Will), Michael Poris (Architect/Mcintosh Poris)

PROPERTY OWNER: Oren Branvain (Poah DD Sugar Hill LLC)

SCOPE OF WORK: Revision of previously approved mixed-use building design

PROPOSAL: Note that the applicant initially presented the project to the Commission at the 2/14/2018 meeting for approval. Specifically, the initial application outlined a proposal for a new 6-story parking garage which would have been concealed by an outer “liner” that would house retail on the 1st floor and residential/apartments on stories 2-6. The Commission approved the application. The applicant subsequently appeared in front of this body at the 6/12/2019 regular meeting with a proposal to revise the design which had been approved in 2019.

Proposed revisions of note included the following:

- The height was reduced from six to five stories
- The size of the windows was reduced and inset composite panels were proposed for installation above windows at the front and side elevations
- The application proposed the change the window materiality from aluminum to composite (Fibrex)
- Hardi/composite panel siding with staggered joints on much of the building’s body was proposed as an alternative to the previously approved ribbed metal siding.

Please see the 2019 staff report (located on the website’s property page), which includes the design that was approved in 2018 and the approved 2019 revisions. While conducting a recent field visit, staff viewed the property and noted that the current siding was not installed per the Commission’s 2019 approval or the approved permit/construction drawings. Staff therefore reached out to the applicant to discuss the issue and they did confirm that the siding was not installed as per the approved design. Staff further noted that the windows are vinyl, which is also not in keeping with the approved proposal. Finally, the applicant did note that the team needed to revise the approved landscape elements to the west of the building. Therefore, the **current** application has been submitted to allow this body the opportunity to address the elements of the building and landscape design which deviate from the approved construction/permit drawings. Specific elements which have been revised from the approved design/permit drawings include the following per the submitted bulletin:

- Install commercial combo fixed and awning vinyl (Quaker V300 series) windows (work completed).
 - The 2019 approved permit drawings allowed for the installation of composite/Fibrex windows
- Install vertical fiber cement siding (typically regular 9"x12' panels). Paint areas above windows at the front and side elevation a color which contrasts the reddish color of the cement panel siding at the body of the building (work completed).
 - The 2019 approved permit drawings called for the installation of cement fiber siding at the body which was composed of panels of slightly varied widths with staggered joints. Inset cement fiber panel detailing was also proposed for installation above front and side elevation windows.
- Install landscaping per attached bulletin

[07:26 pm]
02:12:34

COMMISSION (AND APPLICANT) COMMENTS

- Commissioner Miriani: Takes some offense to do whatever you want to do without coming back to the HDC before making the changes that have already been made. Commissioner Hamilton agreed.
- Commissioner Franklin: Developers and professionals should be held to a higher standard. You did not contact us and proceeded without approval.
- Commissioner Hamilton: Wants to make the distinction between this case and previous cases tonight. Past recommendations were ignored. In this case, you have done something, but they are not necessarily wrong. Should have asked, but these changes are not completely wrong.
- Commissioner Miriani: What was approved and what's built are completely different things.
- Commissioner Johnson: Generally, support the application, but would like to have recognition that material from developers that they have to come before the HDC.
- Applicant: In the future, they will come before the HDC for changes like this. They didn't realize to come back to the HDC, but will do so in the future.

[07:40 pm]
02:25:08

ACTION

Commissioner Miriani moved:

Having duly reviewed the complete proposed scope of **Application #21-7359 for 119 Garfield**, 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.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant install new detailing to the exterior wall surface which might create shadow lines or moments of textural variation/relief from the uniformly flat appearance of the cement panel sided areas of the building.

- Staff shall be afforded the opportunity to review and approve the proposed new detailing prior to the issuance of the COA

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:42 pm]
02:27:08

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

[07:42 pm]
02:29:08

XIV OLD BUSINESS

- **1716 Chicago-** Boston-Edison – Revision of motion language

Director Landsberg:

- Wood was not original trim, with aluminum trim to reflect of the existing conditions.
- The report is correct, but the language of the motion is not correct.

[07:44 pm]
02:29:08

ACTION

Commissioner Miriani moved:

I move that the Commission revise its denial of June 7, 2021, and direct staff to correct the corresponding language in the Notice of Denial issued on June 15, 2021, concerning Application #21-7309, to correct the record concerning existing conditions at the property, as follows:

Having duly reviewed the complete proposed scope of **Application #21-7309 for 1716 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that ***the project as completed, to include the installation of vinyl at the side and rear elevations, dormers, and soffits and the replacement of aluminum trim at the windows with new aluminum trim,*** WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

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

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

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

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

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:45 pm]
02:30:14

XV NEW BUSINESS

- **APPLICATION/STAFF REPORT NUMBER:** 20-6721 (Including 20-6722 & 20-6723)
ADDRESS: 1401 Michigan, 1501 Church, and 1750 Trumbull
HISTORIC DISTRICT: Corktown HD
APPLICANT: Seth Herkowitz (Godfrey Hotel)
SCOPE OF WORK: Notice to Proceed revision request
PROPOSAL:
 - The NTP language was not possible to meet the conditions.
 - Important to have City, Community, and Developer to work together for mural selection process. The timeline to meet the NTP would have made it impossible to do this.
 - Intention to have a Detroit-based artist as a commitment.

[07:26 pm]
02:36:34

COMMISSION (AND APPLICANT) COMMENTS

- Commissioner Hamilton: What’s the expected timeline?
- Applicant: March 2023 hotel opening is the goal. Spring of 2022 to see how busy the Walls Program is to put together the artist selection.

[07:53 pm]
02:38:08

ACTION ONE

Commissioner Miriani moved:

Having duly considered **Application #20-6721, 20-6722 and 20-6723** for the demolition and new construction at **1401 Michigan, 1501 Church, and 1750 Trumbull** at its May 2020 Regular Meeting, and now in receipt of additional information concerning circumstances affecting the proposed project, the Commission hereby removes the condition currently suspending staff issuance of the previously approved Notice-to-Proceed, specifically that language concerning the submission of “a contract with a Detroit-based artist for execution of the murals/graphic design”.

The Notice-to-Proceed as issued in May 2020 is therefore released and shall be promptly issued by staff, subject to the following additional new condition:

(5) A contract with a Detroit-based artist for execution of the murals/graphic design shall be in place no later than 6 months prior to the expected opening of the Godfrey Hotel (‘Hotel’). Completion of the murals/graphic design will be a

condition of the Certificate of Occupancy unless the hotel opens December 1st through April 15th ('Winter Period') and conditions make completion of the murals not practical or possible. Should the Hotel open during the Winter Period, the developer will have 90 days from April 15th to complete the murals/graphic design.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:53 pm]
02:40:08

ACTION TWO

Commissioner Miriani moved:

To have a waiver to the decision so that HDC Staff can act on the previous motion tomorrow, instead of next Tuesday.

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:54 pm]
02:40:58

(Director Landsberg left the meeting.)

[07:54 pm]
02:40:58

- **APPLICATION/STAFF REPORT NUMBER:** Not applicable
- **ADDRESS:** 3508 Burns
- **HISTORIC DISTRICT:** Indian Village HD
- **APPLICANT:** Buildings, Safety Engineering and Environmental Dept (BSEED)
- **OWNER:** Gloria Lyons
- **SCOPE OF WORK:** Detroit Building, Safety, Engineering, and Environmental emergency demolition notice/order
- **PROPOSAL:** Letter of Support regarding the City of Detroit's Notice of Emergency Ordered Demolition

[07:56 pm]
02:42:34

COMMISSION (AND APPLICANT) COMMENTS

- HDC Staff Ross presented briefing of the condition of the fire of this address.
- There's no HDC motion, but HDC has been notified of this condition.
- Several days after notice from the Building Department, public letters were received by HDC Staff to help the letters.
- Commissioner Hamilton: Letters did not identify residents and those in the neighborhood was not identified.
- The homeowner has not reached out to the HDC yet, but she's in the audience and was invited to speak.
- Building Department has reached out to the owner and that the house still stands. Plan is owner's hand.
- Commissioner Hamilton: What authority does the HDC have? Staff Ross, a letter of support can be issued to the Building Dept., in compliance with the BSEED.
- Gloria Lyons: Owner of 3508 Burns. Fire due to arson. Found a structural engineer, Robert Wall, who's looked at it. Basement and first floor not much

damage, second floor is 40-50% damage, 3rd floor is 100% need of repair. All household goods and debris are being removed. Braces will be put in place. Contact with the Mr. Patel of the City almost every day. Completely take off the gables was recommended, which is a major concern. Structural engineer: there's a way to save the gables. Stabilizing doesn't need a permit. However, all burned areas will need a permit. Building will be inspected by the City. Removal process take about 3 weeks. Still need an architect for the rebuilding process.

- Commissioner Franklin: Applauds bravery and actions to save this home.
- Commissioner Miriani: INAUDIBLE
- Commissioner Franklin: We are being informed for informational purposes only and can offer a letter of support willingly but not mandatory.
- Commissioner Johnson: Supports providing a letter of support.
- Commissioner Hamilton: We have never had a situation like this in my memory. Not sure what we can say here other than something generic.
- Commissioner Johnson: Use standards language to guide the letter.
- Commissioner Miriani: If this building can be restored and repaired, it would be in the best interest of Indian Village and historic districts in general.
- Commissioner Hamilton: Have to resist saying anything specific about whether this house can or cannot be safe.

[08:06 pm]
02:58:34

ACTION

Commissioner Miriani moved:

That the Detroit Historic Commission state for the record that it is in favor of preserving all historic buildings in historic districts that are able to be stabilized safely and that it is in the best interest of the City and the Historic Districts that all historic buildings be saved, if it can be done safely to the benefit of the Historic District and that the building be able to be preserved safely in compliance with building safety and engineering directives.

Commissioner Franklin – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[08:10 pm]
03:02:58

(Director Landsberg returns to the meeting.)

[08:11 pm]
03:03:58

- **Consideration of Closed Session for July 21, 2021**
 - A number of cases go through appeals to the State Historic Review Board.
 - The Open Meetings Act allows for confidential or closed meeting sessions to occur when communication occurs between the Commission and legal counsel. Legal counsel wishes to hold a meeting to discuss a case with the Commission on July 21, 2021.
 - Commr. Johnson has confirmed 5:30pm start time for this meeting.
 - Attorneys from the City will be available.
 - J Ross will represent HDC Staff.

[08:17 pm]

- **Rules of Procedure Committee**

03:06:58

- Purpose is to discuss changes in the Rules of Procedure and would be composed of two Commissioners to with Direct Landsberg and legal counsel to move the Rules to a point where we think they're ready for approval by the Commission.
- Commissioner Hamilton and Commissioner Miriani will serve on the Committee
- Meetings will occur on Monday Tues or Friday

[8:23 pm]

XVI ADJOURNMENT

03:08:49

Commissioner Miriani motioned to adjourn the meeting at 8:23 pm.

Commissioner Hamilton – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

MEETING ADJOURNED