

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Date: September 22, 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

[05:33 pm] 00:33:57

I CALL TO ORDER

Vice-Chair Commissioner Franklin called the meeting to order at 5:33 p.m.

[05:34 pm] 00:34:59

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson	Chair		X
Tiffany Franklin, Detroit	Vice-Chair	X	
Jim Hamilton, Detroit	Commissioner	X	
Richard Hosey	Commissioner		X
Alease Johnson, Detroit	Commissioner	X	
Brandon Lockhart, South Korea (Joined 8:33pm)	Commissioner	X	
Dennis Miriani, Wolverine, MI	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	

[05:35 pm] 00:35:20

III APPROVAL OF THE AGENDA

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

- Add 2819-2841 Brush to the Consent Agenda

Commissioner A. Johnson - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

Commissioner J. Hamilton moved to approve the Agenda as modified.

Commissioner D. Mariani - SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:37 pm] 00:37:38

IV APPROVAL OF MEETING MINUTES

None

[05:37 pm]
00:37:30

V REPORTS

Director Landsberg reported no additional reports since the last meeting.

[05:38 pm]
00:37:28

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

Commissioner J. Hamilton moved to approve the Consent Agenda:

- 2819-2841 Brush to the Consent Agenda

Commissioner A. Johson- SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[05:39 pm]
00:38:40

VII POSTPONED APPLICATION

None

[05:39 pm]
00:38:40

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

None

[05:40 pm]
00:39:10

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER: #21-7469 DR**

VIOLATION NUMBER: #21-478

ADDRESS: 803-831 W. Boston

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/OWNER: Bishop Thomas L. Johnson Sr

SCOPE OF WORK: New driveway and curb cut work done without approval

PROPOSAL: Per the submitted drawings, the applicant is proposing the installation of a 12' by 62' concrete driveway and 5' by 15' approach with curb cut (860 SF total).

[5:43 pm]
00:46:28

PUBLIC COMMENT: START (AUDIO)

- Glenda Faye Cargile – (not related to this application) asked about application for demolition and rebuild of a garage in the Rosedale Park HD.

END (AUDIO)

[5:50 pm]
00:50:28

[5:43 pm]
00:43:28

COMMISSION (AND APPLICANT) COMMENTS

- The applicant, Bishop Johnson, stated that HDC staff was very courteous. His mother had needed ADA access and wife had cancer. He understands the protocol, and as a resident for 8 years, he didn't want breach the protocol.
- Ellazean Johnson - Wife spoke, dealing with health condition and needs access.
- Commissioners gave their condolences to the applicant for the loss of their mother.

[5:52 pm]
00:52:29

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7469 for 803 – 831 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 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 A. Johnson – SUPPORT
Ayes –4 Nay – 0 Abstain – 0
MOTION CARRIED

[5:52 pm]
00:52:24

- **APPLICATION/STAFF REPORT NUMBER:** #21-7470 AD
ADDRESS: 1022 Seminole
HISTORIC DISTRICT: Indian Village HD
APPLICANT/OWNER: Bradley Kenoyer & Jordan Medeiros
SCOPE OF WORK: Demolish existing 3-season sunroom; erect 4-season sunroom, masonry shed, brick wall/fence with bronze inserts; cedar shake roof; copper roof, gutters & downspouts
PROPOSAL: Per the applicant’s scope of work, narrative, and drawings, it is staff’s understanding the projects before the Commission consist of the following items:
 - **Demolition:**
 - Demolish existing rear enclosed porch
 - **New Construction:**
 - Rear enclosed porch addition
 - Exterior Finishes: brick, wood, limestone
 - New wood, aluminum-clad windows
 - Cedar shake roof
 - Copper gutters and downspouts
 - Wood perimeter railing at upper porch
 - Electrical and lighting
 - HVAC
 - Tool Shed (to house pool equipment)
 - Exterior finishes: brick, wood, limestone sill
 - Windows (wood clad)
 - Cedar Shake Roof
 - Copper Gutters and Downspouts
 - Rear Yard Masonry Pier/Wall and Bronze Rail Fence (north and south lot lines)
 - Exterior finishes: brick, limestone caps (piers), clay coping (walls), salvaged bronze fencing
 - Cabanas
 - Exterior Finishes: brick, canvas sunshades, and metal support structure
 - Colors: black metal supports, canvas – not specified
 - **Materials**
 - Brick: Brick Tech “Cherry Red” color in modular size with a running bond coursing.
 - Wood Trim: To be painted “dark brown” to match the existing horizontal wood lap siding and trim at the rear of the home.
 - Windows and patio doors: Pella, Reserve, Traditional, wood, aluminum-clad units, color: tan
 - **Repairs to Existing Structures:**
 - Roof
 - Full Tear-Off of Existing Roofs

- New Cedar Shingle Roofs at Main House and Carriage House
- New Raised Seam Copper Roof at existing front/side sunroom addition.
- New gutters, copper flashing, and repair of eaves where needed, to match existing finishes

[5:57 pm] **PUBLIC COMMENT: START (AUDIO)**
00:57:28 ■ None

[5:58 pm] **END (AUDIO)**
00:58:28

[5:58 pm] **COMMISSION (AND APPLICANT) COMMENTS**
00:58:34

- Josh Maddox – on behalf of the applicant. Accepts the report as stated.
- Commissioner discussion regarding the door. Applicant described the door.

[06:00 pm] **ACTION**
01:00:00

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #21-7470 for 1022 Seminole 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:

- Once the existing porch's gable roof is removed, the new shake siding needed to infill that previous roof area, will match the existing shake siding in material, dimension and pattern, and shall be painted to match the remaining siding.
- Color selection for the cabana screens will be submitted for staff review.

Commissioner Miriani– SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

[06:01 pm] ● **APPLICATION/STAFF REPORT NUMBER: #21-7471 DR**
01:01:10

ADDRESS: 15102 Greenview

HISTORIC DISTRICT: Rosedale Park HD

APPLICANT: Cleophus Bradley (Contractor)

OWNER: William Bynum

SCOPE OF WORK: Demolish existing 2-car garage and erect 3-car garage

PROPOSAL: Per the submitted documents, The applicant proposes to demolish the existing garage and construct a 24 ft. x 30 ft., three-car garage with new concrete footing/floor slab.

[06:06 pm] **PUBLIC COMMENT: START (AUDIO)**
01:06:28

- None

[6:06 pm] **END (AUDIO)**
01:06:28

[6:07 pm]
01:07:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant /Owner – agrees with the staff report and recommendation.
- Commissioners have no issues with recommendations/report.

[6:08 pm]
01:07:39

ACTION

Commissioner A. Johnson moved that:

Having duly reviewed the complete proposed scope of **Application #21-7471 for 15102 Greenview 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 condition:

- Applicant shall work with Staff to issue a more appropriate material than vinyl siding to match the dimensions and color of the house's rear shed dormer.

Commissioner Miriani – SUPPORT

Ayes –4 Nay – 0 Abstain – 0

MOTION CARRIED

[6:09 pm]
01:09:24

- **APPLICATION/STAFF REPORT NUMBER:** #21-7472 JR

ADDRESS: 1694 Bagley

HISTORIC DISTRICT: Corktown HD

APPLICANT: Elise Dechard

OWNERS: Tom and Sherrie Forest

SCOPE OF WORK: Demolish rear stair enclosure, erect rear addition

PROPOSAL: The applicant is proposing to erect a new addition to the building's rear elevation. Specifically, proposed work at the rear elevation shall include the following:

- Demolish the existing shed-roof enclosed stair addition at the building's rear, northwest corner
- Erect a new gabled-roof addition/extension to the existing rear wing's northwest corner. The new addition shall be clad with vinyl siding (to match the existing vinyl siding) and windows will be 1/1, double-hung, aluminum-clad wood units at the rear wall; aluminum-clad wood casement units at the side elevations; and a fixed aluminum-clad wood unit in the gable end. Access to the addition's interior space shall be gained via paired aluminum-clad wood doors with flanking sidelights
- At the existing, rear elevation, shed-roof addition, replace one vinyl window with three new 1/1, double-hung, aluminum-clad wood units.
- At west elevation roof surface, at the rear of the home, add a fixed 21-1/2" X 27-3/8" sidelite

[6:15 pm]
01:15:28

PUBLIC COMMENT: START (AUDIO)

- None

[6:15 pm]
01:15:28

END (AUDIO)

[6:13 pm]
01:13:34

COMMISSION (AND APPLICANT) COMMENTS

- Elise DeChard – Architect – no comment.
- Sherrie Forest – Owner – no comment.
- Commissioners have no issues/ discussion.

[06:16 pm]
01:16:00

ACTION

Commissioner Mariani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7472 for 1694 Bagley** 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 – 4 Nay – 0

MOTION CARRIED

[06:17 pm]
01:17:10

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

ADDRESS: 3448 Woodward (AKA 10 Eliot)

HISTORIC DISTRICT: Brush Park HD

APPLICANT: Micheal Decoster

OWNER: SEC Woodward Eliot LLC

SCOPE OF WORK: Revision of previously approved design

PROPOSAL: The Commission approved the erection of a new 12-story commercial building/hotel at 3448 Woodward at their Regular Meeting on 4/3/2019. See the staff report from the 2019 HDC meeting, which outlines the approved building design. Per the 2019 staff report, the new building was to be erected according to the following description:

The building is 138'-8" x 60'-0" and rises (12) stories with a lower two (2) story conservatory. The roof of the main building is flat, while the conservatory displays a gabled roof. At the main building, limestone clads stories 1&2, while with brick is found at stories 3-12. The texture of the brick façade is comprised of two different bond techniques. The "frame" brick uses a running bond and a bright white mortar. The "fill" brick above and to the side of the openings is set back slightly from the "frame." Further visual distinction is achieved by using an "iron" color mortar and a stacked soldier bond. The two-story podium at the rear of the conservatory is also clad with brick while the conservatory is composed of glass. Primary access to the main building is gained via aluminum storefront entrances on the north and west elevations a flat metal canopy wraps the north and west elevations and provides shelter to the main entries. Windows are aluminum and measure 2'-8" x 6'-8" and 6'-0" x 6'-8".

HDC staff received the project's final permit drawings in August 2021 and upon review noted a number of revisions to the 2019 design. The applicant has therefore submitted the current revised project design to this body for review and approval. Per the applicant's submission narrative and permit drawings, the revised design calls for

a ten-story building which will be topped with a rooftop penthouse. Metal panels and mullions are located within windows openings at stories 3-10. Louvered metal mechanical panels will also be located within window openings at stories 3-10 at the north and south elevations in order to accommodate the installation of in-room air-conditioning units. Exterior walls will be clad with stone with a granite base at stories 1 and 2, brick at stories 3-10, and metal panel at the rooftop penthouse. A metal canopy will wrap around the front and side elevation first story storefronts.

The applicant is also proposing to install four new signs at the building to include the following:

- Install one internally-lit box sign with applied vinyl graphics at the north elevation parapet. The sign will measure between 4'-x4' and 6'-6'.
- Install one internally-lit box sign with applied vinyl graphics at the north elevation parapet. The sign will measure between 4'-x4' and 6'-6'.
- Install one 18"x 1'-6" sign which includes aluminum channel letters with acrylic faces at the canopy over the first-story storefront, north elevation
- Install one 18"x 1'-6" sign which includes aluminum channel letters with acrylic faces at the canopy over the first-story storefront, west elevation

[06:23pm]
01:23:28

PUBLIC COMMENT: START (AUDIO)

- None

END (AUDIO)

[6:23 pm]
01:23:28

[6:21 pm]
01:21:34

COMMISSION (AND APPLICANT) COMMENTS

- Micheal Decoster/ Applicant: Supports the staff report.
- David Di Rita/ Applicant – Recognizes sign conditions in the staff report.
- No discussion among Commissioners.

[6:23 pm]
01:23:29

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7473 for 3448 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.

The Certificate of Appropriateness is issued with the following condition:

- The box signage proposed for installation at the north and west elevation parapet be halo lit. HDC Staff shall be afforded the opportunity to review and approve the final signage proposed for the building prior to the issuance of the project's permit

Commissioner Miriani – SUPPORT

Ayes –4 Nay – 0 Abstain – 0

MOTION CARRIED

[6:26 pm]
01:26:50

XI PUBLIC COMMENT

- George Roberts – Stated that he is on the project team for an application on the downtown synagogue (1445 Griswold), no comment.
- No other comments.

[06:29 pm]
01:29:34

IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- **APPLICATION/STAFF REPORT NUMBER:** #21-7399 GL

ADDRESS: 1445 Griswold (AKA 1457 Griswold)

HISTORIC DISTRICT: Capitol Park HD

APPLICANT: Joel Smith /Neuman Smith

PROPERTY OWNER: Isaac Agree Synagogue

SCOPE OF WORK: Redesign storefront / replace windows, new stairs /elevator penthouse

PROPSAL:

Per the submitted drawings, documents, and narrative, the applicant is proposing alterations to the primary façade and other areas of the building:

- Remove current brick and aluminum frame window system within the first floor openings on the east and north elevations
- Install new storefront window system with ballistic glass over new black granite base. The storefront window within existing openings will have a 2:1 transom over main window ratio with each vertical mullion division similar to the bay division on the fourth and fifth floors
- The existing wood double hung windows on the third and fourth floors will be restored by BlackBerry Window and Door Systems
- Existing elevator penthouse to be removed
- New elevator with new elevator penthouse to be installed. The penthouse is to be clad in brick to match existing
- New stair extension from the existing interior stair. The new stair extension to the roof to be clad in brick to match existing
- New roof deck to be installed with guardrail around the exterior perimeter of the deck
- New roof vestibule to be constructed with new aluminum storefront window system to enclose the doors to the elevator and stairs
- The existing fire escape will be extended to the new roof deck
- The existing windows along the west elevation, below the extended fire escape, will be removed and bricked in to protect occupants using the fire escape

[06:34 pm]
01:34:34

COMMISSION (AND APPLICANT) COMMENTS

- Jim Cummings – Applicant, made his presence known.
- George Roberts – Volunteer for the synagogue to present the work being proposed. Only active synagogue in the city of Detroit. One of the only active Jewish buildings in the city. Renovation goals were presented: hub for the Jewish Community, provide access and inclusivity, and create a working environment for any Jewish community/organization in the Detroit area.
- Arlene Frank – Applicant
- Commissioners – no comment

[06:40 pm]
01:40:20

ACTION

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #21-7399 for 1445 Griswold** 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 A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[06:42 pm]
01:42:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7476 AP**

VIOLATION NUMBER: #21-444

ADDRESS: 4260 Fullerton

HISTORIC DISTRICT: Russell Woods- Sullivan HD

APPLICANT: William Wroblewski, Candy Construction

PROPERTY OWNER: Samel Jaser, DTT Renovation Group

SCOPE OF WORK: Windows, roof and doors replaced without approval
PROPOSAL:

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

- The replacement of 26 existing windows with new vinyl windows. Many of the windows which were replaced were vinyl, however, there were historic steel casement windows in at least 3 openings. The replacement windows vary in configuration and operation. Grilles appear to be between the glass.
- The replacement of 4 exterior doors (what existed prior to replacement is unknown). The front door has been replaced with a 6 panel steel slab door. The replacement product for the other three doors that were replaced is unknown. Staff requested this information but did not receive the documentation.
- The replacement of the existing light gray asphalt shingle roof with a new mid-gray asphalt shingle roof.

Additionally, the applicant would like to propose the following work which has not yet been completed:

- Paint replacement windows in the color of B:12 (Moderate Reddish Brown)
- Paint front door replacement C:5 (Yellowish White)

[06:46 pm]
01:46:34

COMMISSION (AND APPLICANT) COMMENTS

- William Wroblewski, representing applicant, stated that information requested was likely sent to the wrong location, with regards to the doors. Stated that others had come and performed work without knowing that this address was in a historic district. Stated he will do whatever is necessary to make this right.
- Commissioners discussed history of violations and windows' history: vinyl windows were present before 2009, except for the front bay windows.
- Commissioners discuss paint on vinyl windows, color, operation, and configuration of the windows. Date of designation was 1999 for this HD, but windows are not reliant on the time of designation.

- Commissioners and applicant confirm that steel casement windows are not available. Owner was not able to locate the original windows.
- Replacement of the doors: Commissioners discuss keeping or removing doors from the application.
- Commissioners are ok with the proposed roof.

[07:02 pm]

02:02:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7476 for 4260 Fullerton** 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 26 windows with new vinyl windows and replacement of the four exterior doors as proposed in this 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:

(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 Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:03 pm]

02:03:50

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7476 for 4260 Fullerton** 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 asphalt shingles as completed **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 A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:07 pm]
02:07:24

• **APPLICATION/STAFF REPORT NUMBER: #21-7474 GL**

ADDRESS: 1405 Griswold

HISTORIC DISTRICT: Capitol Park HD

APPLICANT: Steve Schulist/ Outfront Media LLC

OWNER: Capitol Park Deck LLC

SCOPE OF WORK: Install super-signage on parking garage

PROPOSAL

Per the submitted drawings, sign rendering, product information, and narrative, the applicant proposes a vinyl mesh advertising sign at a section of the building's Griswold Street elevation that solidly encloses the northeast stairwell. The sign is proposed to be 22' wide x 23' high, mounted on a concrete/brick wall reported to be 33' high and 22' wide, resulting in a 10' clearance between grade and the bottom of the sign. The top of the sign will align with the top of the wall. The sign will weigh 50 lbs. and be installed into the wall with bolts and a cable system. Advertising copy will be changed periodically. Holes penetrating the façade of the building will be repaired upon permanent removal of sign.

[07:11 pm]
02:11:34

COMMISSION (AND APPLICANT) COMMENTS

- Commissioners agree with Staff report.

[07:11 pm]
02:11:39

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7474 for 1405 Griswold** 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 reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standard:

(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.

And Capitol Park Deck's Historic District's Elements of Design: 12, 15 and 22

Commissioner A. Johnson – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[07:13 pm] • **APPLICATION/STAFF REPORT NUMBER: #21-7475 DR**

02:13:34

VIOLATION NUMBER: #21-482

ADDRESS: 848 Chicago

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: David Haig (Contractor)

PROPERTY OWNER: Jim Simpson

SCOPE OF WORK: Landscaping wall at front, landscaping at rear, replacement of doors and windows installed without approval

PROPSAL:

The applicant provided a complete application for the proposed scope items:

Landscaping (Front and Rear yards) –See also Applicant drawings attached:

- Protect existing weeping mulberry trees
- Remove 10” caliper Norway maple, located 3’ from the southwest of house, due to reported foundation/basement issues
- Relocate five (5) arborvitae to west edge of property and remove eight (8) globe arborvitae, which were newly planted by previous owner and considered too small for scale of front yard.
- Plant new lower canopy trees (see applicant planting plan).
- Remove front yard existing sidewalk, wingwall and steps.
- Install concrete pavers front and rear walkways, rear patio and rear drive turn-around using concrete Unilock Richcliff pavers (“Dawn Mist”) with gray banding (“Basalt”).
- Replace existing driveway with concrete brushed finish driveway (1650 SF). Add turn-around area (210 SF) with Unilock Richcliff pavers.
- Add stacked concrete units, Unilock Rivercrest Wall Series, walls and pillars in front and rear of house. Front elevation is retaining wall (20-30” height), rear yard is free-standing seat wall (14-23” height).
- Repair of the existing front porch was removed from this application and will be addressed in a future application.
- Add wrought iron handrails at steps
- Remove existing limestone steps on driveway side, run storm drainage under steps, replace existing limestone steps. If steps crack, replace steps with new limestone steps to match.
- Replace broken and cracked limestone step with same on front porch
- Add downspout drainage through front walls
- Install two (2) carriage lights on two pillars in the front yard and three (3) carriage lights on 3 new pillars in rear yard (see applicant cut sheets)
- Install 47” by 82” fountain at rear patio.
- Install rain garden, plantings and drainage
- Install one (1) steel bike hoop, color black at rear patio (see applicant specs and drawings)

Replaced Rear Windows:

- Replace seven (7) 1st floor, rear brick “porch” room windows, which are single pane, sliding aluminum storm windows with no extant windows behind them with Pella Architect Series wood aluminum clad,

vented casement windows with mullion pattern matching existing casement windows on north elevation (see applicant cut sheets). (Grilles are between-the-glass, not true divided light.)

- Restored one (1) rear kitchen storm window with new wood storm window. Sashes remain.
- Replaced three (3) leaking casement windows of the 3rd floor dormer with Pella Architect Series, vented casement windows with matching mullion pattern. Interior grill applied on the interior glass, not true divided light.
- Paint trim with Sherwin Williams 2829 classic white.

Replace/Repair Rear Doors:

- Install new Pella entry door to east elevation of the back porch with matching mullion pattern.
- Repair three (3) existing steel storm doors by removing rust and painting in color SW 2838 Polished Mahogany satin finish, and reinstall.
- Basement door was restored and repainted.
- Existing kitchen door remains as is.
- Paint trim with Sherwin Williams 2829 classic white.

Repair Rear Siding Bay on Second Floor:

- Applicant stated that they have replaced rotted siding and trim with cedar shake shingles with in-kind material and added new steel supports under the bay, aka “bump-out”.

Windows - West Elevation:

- Applicant repaired framing header around west elevation basement window, replaced trim to match existing trim. Dimensions of the window opening are not changed. Previous owner replaced this window with a vinyl, double hung window (black on exterior, white on interior).
- Applicant restored first floor west elevation windows, by repairing bad wood and using linseed oil putty and primer. Storm windows that were cracked or broken were restored and replaced with same.

[07:21 pm]
02:21:34

COMMISSION (AND APPLICANT) COMMENTS

- Owner Jim Simpson- stated an apology for the work done.
- David Haig- Applicant stated an apology to the HDC and appreciation for staff support. Stated that the supports under the bay were necessary to secure the bay. Stated reasons on decisions for the selection of windows that were installed.
- Commissioners’ discussion on the rear porch windows, which were originally only storm windows that had no sash. Discussion on adding exterior muntins.
- Applicant presented that they observed down the street, double windows above and casement windows below.
- Commissioners’ discussion on reservations on the status of violations, because there are a number of them here. The applicant/owner stated that they purchased the home in 2018. The COA’s issued prior to 2017 wasn’t him, but will continue to seek permission in future projects.

- Commissioner Miriani agrees with recommendation on the rear windows. They keep in the historic character of the house. Does not have any issue with the front yard landscape and believes it enhances the historic nature of the house.
- Commissioner Franklin states that a well-done landscape does not necessarily comply with historic compliance. Respectfully disagrees with the wall proposal in the front yard, it does not respect the historic integrity of the property.
- Commissioner Hamilton walked through the staff report and agreed with the assessment of the front yard wall. The wall is tall and enough and far enough out and breaks away from the material. The color is in conflict with the house. In addition, replication of this work up and down the street would change the neighborhood. This is a neighborhood issue that hurt the historic continuity report. Agrees with the staff's opposition.
- Commissioner A. Johnson agrees with the staff recommendation that the wall is too much and does not fit with the Elements of Design.
- Contractor stated that the height will be reduced by plantings. Limestone color would be more matching in color. Has a rendering of the wall to reduce the height of the wall. The wall helps with drainage issues. Materials can be matched more closely, such as the walkway can be converted to concrete with redbrick.

[07:41 pm]
02:41:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7475 for 848 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the front yard wall, post, steps, railing, light fixtures, and rear bay brackets' decorative material, as proposed in the 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:

(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.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

(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.

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

Commissioner A. Johnson – SUPPORT

Ayes – 3 Nay – 1 (Miriani)

MOTION PASSES, BUT DENIAL FAILS PER RULES OF PROCEDURE SECTION 1.07

[07:45 pm]
02:44:50

ACTION TWO

Commissioner Hamilton moved that:

Table the application to the next hearing date, October 13, 2021.

Commissioner A. Johnson – SUPPORT

Ayes – 3 Nay – 1 (Miriani)

MOTION CARRIED

[07:49 pm]
02:49:56

- **APPLICATION/STAFF REPORT NUMBER:** #21-7478 DR

VIOLATION NUMBER: #21-453

ADDRESS: 2921 E. Grand Blvd.

HISTORIC DISTRICT: Jam Handy – East Grand Blvd. HD

APPLICANT/ PROPERTY OWNER: Josh Gershonowicz

SCOPE OF WORK: Paint on brick, install doors and storefront without approval

PROPOSAL:

The applicant provided a proposal for the following scope items (see also applicant drawings, photos and attachments):

Windows/Doors Installation:

- Front elevation 2nd floor:
 - Retain existing aluminum and glass storefront system at both (2) sides and (8) middle sets of panes.
 - Add 7/8” simulated stick-on aluminum muntins, color black, to either side sets of panes.
- Front elevation 1st floor:
 - Top Row: Install new aluminum and glass storefront system, ten (10) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black.
 - Add 7/8” simulated aluminum muntins, color black.
 - Install new break metal closure to match adjacent storefront system (both sides).

- Lower Row: Install new aluminum and glass storefront system, eight (8) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black. Set on top of existing bottom row of masonry block.
- Doors: Install two (2) new aluminum and glass door and frame with break metal closures at sides to infill existing width masonry openings.
- Side (east) elevation, 1st floor at two bay locations:
 - Install two (2) 4”x4”x3/8” columns with connecting W8x10 beam above windows. Connect 8”x12”x1/2” top and bottom steel plate with four (4) 1/2” anchor bolts to existing concrete.
 - Two bays infilled with solid brick unit wall.
 - At 14 brick courses height, install new aluminum and glass storefront system (10ft x 6ft), fifteen (15) panes with 1” insulated glass “Kawneer” trifab versa glaze 45IT or equal, with center glazing, color black.
 - Existing side steel door removed, and replaced with new aluminum glass door and frame, color black, matching front elevation doors.
 - Install steel door, with new opening, to the right of the storefront windows.

Exterior Paint:

- Side (east) elevation, entire wall and tower:
 - Paint masonry (brick and concrete) components with exterior grade, Sherwin Williams. Color “7674 Peppercorn”.

[07:53 pm]
02:53:34

COMMISSION (AND APPLICANT) COMMENTS

- The Applicant, Josh Gershonowicz, stated an apology for work done before approval. Applicant described repainting and removal of the paint would be very expensive and take into consideration on the COVID survival of this small business. Point out “Black out Walls” mural program on Grand Blvd.
- The Applicant’s consultant, George Etheridge of TGC Consulting and former CPC and HDAB staff member, presented case for a recommendation of the doors and windows. Applicant agrees to the conditions as recommended for the windows. The estimated cost of removing paint exceeds \$10,000. During the permitting process of 2018 and Certificate for Occupancy issued by the City of Detroit in 2019, there was no reference for a COA regarding the paint. Vanguard CDC was issuing grants of painting of facades between Woodward Ave., and I-75. When this building was designated, front façade features are described, but the report is silent on the east façade’s contributing factors. History of this building includes the use as a warehouse/garage, and then in the 1960’s served as a coffee shop for the film industry.
- Commissioner’s discussion on windows and mullions. Applicant stated mullions above doors were added to support lighting.
- Commissioner Hamilton brings out points regarding paint on brick, which the HDC has been very consistent. Unfortunately, this work was done. Wall is a secondary elevation to the building without much in terms of historic contributing factors. HDAB report comments on the front façade and not the side of the building. Commissioners see little historic significance in restoring this wall.

Commissioner Miriani raised the concern of creating inconsistency in the application of the rules and past decisions. Commissioners discuss similar cases in this HD where past cases were denied on secondary or rear elevations.

- The applicant reiterated the cost concerns regarding paint removal for this small business.
- Commissioner Johnson expressed that the HDC treat this issue consistently but would like to have a recommendation as a result.
- Director stated that there are solid reasons that could be made to show where past decisions evolve or change that causes a different result.
- Staff pointed out that the recommendation, as presented, would create a potential scenario where 2 bays would remain painted while the rest of the east wall would require paint removal if that removal were required by the HDC.
- Discussion on consistency continues.

[08:27 pm]
03:27:50

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7478 for 2921 E. Grand Boulevard** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the installed storefront at the front and side elevations, painted infill brick and installed doors on the east elevation, painted east wall of building as completed, **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 remove the divided light transoms above each front elevation door and replace each with a single pane of glass.
- The between-the-glass muntin sash be replaced with true or simulated divide lights, or a single pane of glass sash on the first and second story.
- The applicant submit HDC Staff a plan for these conditions to finalize for approval before installation of conditions.

Commissioner Miriani – SUPPORT

Ayes – 4 Nay – 0

MOTION CARRIED

[8:33 PM]
03:33:50

Commissioner LOCKHART Joins the meeting

[08:30 pm]
03:30:56

- **APPLICATION/STAFF REPORT NUMBER:** #21-7477 AD

ADDRESS: 2200 Atwater (AKA 2600 Atwater)

HISTORIC DISTRICT: Aretha Franklin Amphitheater/Chene Park HD

APPLICANT: City Of Detroit Recreation Department

PROPERTY OWNER: City Of Detroit

SCOPE OF WORK: Replace existing internally illuminated signs with non-static LED signs; add two new non-static LED signs

PROPOSAL:

The applicant is proposing to replace eight (8) existing LED signs (currently static graphics) and install two (2) additional LED signs. The ten (10) signs will have digital surfaces. The below photos were taken by HDC staff in May 2021 (unless otherwise noted). The numbers correspond with the applicant's location map.

[08:34 pm]
03:34:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant, Shahida Mausi- Describes signs' purpose by allowing changes to content for each event, such as sponsors or other uses. Non-profit organizations, who utilize space, would have this capacity for versatility. Wants to be able to turn signs off on occasions. This proposal allows for versatility of the content and use of the signs. Sign language would also be able to be seen for those who sit farther from the stage location.
- Commissioner asked if static signs that are existing were previously approved. HDC Staff clarified that this is a new HD and so there was no approval required.
- Commissioners discussed the change of technology of signage, giving that this is a commercial venue. Commissioner Miriani specified that these signs have static, not dynamic images, and that the signs are turned off when the space is not in operation.
- Commissioners asked if the brightness could be adjusted. Applicant states that this can be done with a light sensitive sensor that regulates the light output and can be overridden manually.

[08:47 pm]
03:47:50

ACTION

Commissioner A. Johnson moved that:

Having duly reviewed the complete proposed scope of **Application #21-7477 for 2200 Atwater** 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 – 5 Nay – 0

MOTION CARRIED

[08:49 pm]
03:49:56

- **APPLICATION/STAFF REPORT NUMBER:** #21-7404, #21-7122 REVISED JR
VIOLATION NUMBER: #21-504

ADDRESS: 8002 Kercheval

HISTORIC DISTRICT: West Village HD

APPLICANT/PROPERTY OWNER: Dameon Gabriel

SCOPE OF WORK: Replace brick cladding with new siding, install engineered wood strand lap siding at rear addition, work complete without approval

PROPOSAL:

The applicant appeared in front of this body on 12-13-2017 with a proposal to rehabilitate the building to include the erection of a two-story, flat-roof porch on the front elevation and the reconstruction of the rear stair addition. The Commission denied the proposal due to the incompatibility of the proposed front elevation porch.

The applicant appeared in front of the Commission a second time, in July 2017 with a revised application to rehabilitate the building. See the attached staff report from 2017 which includes the submitted application. The Commission approved the proposed work, which included the following re: the building's exterior cladding:

- Retain and repair all extant brick cladding (located at the side/west elevation, first and second story and front elevation first and second story)
- At the east elevation, install hardi/composite lapped siding over asphalt exterior cladding
- At front elevation, install new smooth-finish, fiber cement lapped siding (color "Cobblestone Grey") within third story gable end over existing asphalt siding
- At rear, erect a new two-story addition which would be clad with smooth-finish, fiber cement lapped siding (color "Cobblestone Grey") at second story gable end over existing asphalt siding

In 2019, the applicant provided a final set of construction drawings to HDC staff for signoff/approval. See the attached drawings set and COA which indicated that they were seeking to install Artisan Hardi/fiber cement siding at the rear addition, front elevation 3rd story gable end, and east elevation. The siding was noted to have a thickness/profile of 5/8" and, per the elevation drawings, an exposure of 2 1/2" to 2 3/4". However, Smartside lapped siding which has a thickness/profile of 5/16", a 5 3/4" exposure, and wood-grain finish was installed at the new rear addition, instead of the approved smooth-finish cement fiber siding. Per the manufacturer's website, Smartside siding is composed of "strands of wood" which "are pressed together and bonded with a resin and other proprietary components."

With the **current submission**, the applicant is seeking the Commission's approval of the Smartside siding which was installed at the new rear addition without HDC approval. They would also like to install Smartside siding at the front and side elevations. Specifically, the current scope includes the following:

- At the rear elevation addition, install Smartside lapped siding with a 5/16" thickness/profile and 5 3/4" exposure (work complete)
- At the west elevation, remove the current brick veneer and original wood siding beneath and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- At the east elevation, remove the existing original lapped wood siding and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- At the front elevation gable end, remove the existing insulbrick/asphalt shingle siding and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- Paint new siding pale blue throughout
- Install new light fixtures at front, rear and side elevations per submitted drawings
- Install two new signs per the following
 - At the front elevation, second story balcony, install a 59"x74 1/2", round sign. The applicant has provided two options. Option 1 calls

for a round, internally-illuminated acrylic sign with vinyl letters .
Option 2 calls for an internally-illuminated aluminum sign with push through letters

- At the west elevation, second story, install a 59"x74 1/2", round sign. The applicant has provided two options. Option 1 calls for a round, internally-illuminated acrylic sign with vinyl letters . Option 2 calls for an internally-illuminated aluminum sign with push through letters

[08:58 pm]
03:58:34

COMMISSION (AND APPLICANT) COMMENTS

- Dameon Gabriel, the applicant, reviewed thicknesses of material. Also, he seeks approval for both signage options.
- Erika Baker, co-applicant, agrees with thickness issues that Mr. Gabriel raised, particular with 1" overlap, and seems to be close to the HDC Staff's recommendation.
- Commissioners sought clarification from the recommendations of HDC staff. Staff pointed out primary and non-primary sides of the building, the original materials of the building, and clarified which material should remain and which should be changed. HDC Staff recommends preserving the primary elevation's siding material.

[09:11 pm]
04:11:50

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7404 for 8002 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 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 original siding at the east/west sides shall not be removed.
- The new siding which shall be installed at the front/north elevation gable end and the side/west elevation of the original building shall be composite (with a smooth finish) or wood, lapped, and display an exposure of no more than 4 1/2" and a profile between 1/2" and 5/8". Staff shall be afforded the opportunity to review and approve the siding/revised construction documents. Should staff determine that the proposed siding does not meet the Standards or the Commission's intent, they shall forward the proposal to the Commission for review at their regular meeting.
- The new signage shall be installed per the proposed Option 2, which calls for internally illuminated signs with aluminum sign face and push through letters.
- Should the applicant install lapped siding at the west elevation, brick must be maintained at the west elevation's northeast corner past the Van Dyke storefront at the first and second story per 6 the above annotated photo with the red line. Final drawings which detail this condition shall

be provided to HDC staff for review and approval prior to the issuance of this COA.

- The applicant shall provide final detail of the west elevation window trim which must be added when the new lapped siding is installed to HDC staff for review and approval prior to the issuance of the COA.

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:19 pm]
04:19:56

- **APPLICATION/STAFF REPORT NUMBER:** #21-7479 GL

VIOLATION NUMBER: #21-425

ADDRESS: 1801 Wabash

HISTORIC DISTRICT: Corktown HD

APPLICANT: Bart Rue & Alex McHugh/Majic Window Company

PROPERTY OWNER: Robert Jones

SCOPE OF WORK: Replace siding, installed without permit *

PROPOSAL:

The current proposal is a modified proposal to follow up on the original (violating) scope of work which was denied by the Commission at the April 2021 Regular Meeting. Per the submitted materials, the applicant is now proposing to remove all of the wide-exposure material installed without approval, and proposes to re clad all portions of the exterior, including the garage, with narrower 4” exposure (i.e., 5 ¼”) HardieBoard cementitious siding, with a 5/16” profile depth. Soffit and fascia areas, only where necessary to be repaired at the back and porch, will be repaired and rebuilt in wood. At the garage, soffit and fascia will be executed in wood, in a simple design.

[09:23 pm]
04:23:34

COMMISSION (AND APPLICANT) COMMENTS

- Alex McHugh, applicant, discussed proposed material is superior, lasts longer and less maintenance. Termite damage was found. Hardy is found throughout this historic district.
- Commissioners asked if insul-brick would remain. Applicant states that the siding is proposed to be put on top of the insul-brick. Staff clarified that most areas were covered. Wood age was determined to be at least 100 years.

[09:32 pm]
04:32:50

ACTION ONE

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7479 1801 Wabash** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines 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 Standard:

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

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:34 pm]
04:34:50

ACTION TWO

Commissioner Hamilton moved that:

The Historic District Commission authorizes HDC staff to approve removal of non-historic asphalt siding at 1801 Wabash if the owner submits an application for a Certificate of Appropriateness to do so.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[09:39 pm]
04:39:56

• **APPLICATION/STAFF REPORT NUMBER: #21-7480 GL**

VIOLATION NUMBER: #21-364

ADDRESS: 2555 Longfellow

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: Lynne Bryant (2545 Longfellow)

PROPERTY OWNER: Reginald Bryant

SCOPE OF WORK: Installation of fence at corner lot without approval

PROPOSAL:

Per the submitted drawings, photographs, and narrative, the applicant proposes to legalize the fence built without Commission approval. The fence is 6' high, and runs approximately 58 feet westerly along Longfellow, then approximately 132' southerly along Linwood, and then easterly an undetermined distance (perhaps 80') to meet the rear detached garage of 2545 Longfellow. The fencing is composed of SelectCut "ColorPro" Pickets, which are a treated pine product factory pre-stained in an "earth tone" resembling cedar.

[09:43 pm]
04:43:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant is not in attendance.
- Discussion on fence heights and dog-ear finish for the 3-foot fence option.

[09:44 pm]
04:44:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7480 for 2555 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.

The Certificate of Appropriateness is issued with the following condition:

- The fence be modified so that the only portion projecting north of the setback line collectively formed by the homes on the south side of the block would be a 3' height run along Linwood, which may extend to the Longfellow sidewalk and there terminate without enclosure, in accordance with the Commission's illustrated Fence and Hedge Guidelines. A 6' height run of fence may be repositioned to run along the setback line westerly from the home at 2545 Longfellow to the Linwood sidewalk, to join the enclosing section running south along Linwood, at the same point from which the 3' height commences towards the north.

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[9:45pm]

04:45:50

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

[9:45pm]

04:45:50

XIV OLD BUSINESS

None

[9:45pm]

04:45:50

XV NEW BUSINESS

- Discussion – When to have a meeting regarding revisions to Rules of Procedure
 - Discussion regarding a January meeting to have this discussion.
 - Director will work with legal to review the material and share via email.
 - Commission advises a special meeting in October 2021 with the goal to have at least 6 Commissioners present. Director Landsberg will poll Commissioners and set a date.

[9:53 pm]

04:53:14

XVI ADJOURNMENT

Commissioner A. Johnson motioned to adjourn the meeting at 9:53 pm.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

MEETING ADJOURNED

LIST OF ACRONYMS

- Building Safety Engineering, and Environmental Department (BSEED)
- Historic District (HD)
- Historic District Advisory Board (HDAB)
- Historic District Commission (HDC)
- HDC Staff
 - AD- Audra Dye
 - AP- Ann Phillips
 - BC- Brendan Cagney

- DR- Dan Rieden
- GL- Garrick Landsberg
- JR – Jennifer Ross
- Planning & Development Department (PDD)