

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: December 8, 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] 00:44:30

I CALL TO ORDER

Chair Commissioner Johnson called the meeting to order at 5:33 p.m.

[05:33 pm] 00:45:30

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Katie Johnson, Detroit	Chair	X	
Tiffany Franklin	Vice-Chair		X
James Hamilton, Detroit	Commissioner	X	
Richard Hosey	Commissioner		X
Alease Johnson, Detroit	Commissioner	X	
Brandon Lockhart, Detroit	Commissioner	X	
Dennis Miriani, Detroit	Commissioner	X	
STAFF			
Brendan Cagney	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg	PDD	X	
Ann Phillips	PDD		X
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	
Rebecca Savage	HDAB	X	

[05:34 pm] 00:46:30

III APPROVAL OF THE AGENDA

Commissioner J. Hamilton moved to approve the Agenda.

Commissioner A Johnson - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[05:36pm] 00:47:00

IV APPROVAL OF MEETING MINUTES

Commissioner Miriani moved to approve the November 10, 2021 Meeting Minutes:

Commissioner Lockhart - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[05:37 pm] 00:48:20

V REPORTS

Director Landsberg reported on the following items:

- This is the last meeting for 2021.

- We have fully operationalized a violations response system. Violations have been addressed over this past year, some are present on this evening’s agenda.
- More efficient HDC meetings have been achieved.
- Through HDC resolutions this year, many minor scope items have been approved at staff level this year, achieving less cases at HDC meetings and quicker turn-around for the public.
- The second Wednesday in February is the first HDC meeting in 2022. There is no January 2022 meeting.
- We anticipate a return to in-person meetings in Spring 2022. Zoom meetings will continue in the Winter of 2022.
- In 2022, we hope to have a plan to address older violations.
- Would like to work with Historic District Advisory Board (HDAB) and City Council to build awareness of living in historic districts with the public.
- HDAB activities presented by Ms Savage:
 - Introduced to the 6 new City Council Members
 - Continue to develop new Historic Districts

[05:41 pm]
00:52:00

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA
None

[05:41 pm]
00:52:00

VII POSTPONED APPLICATION
None

[05:41 pm]
00:52:00

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)
None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

[05:41 pm]
00:52:28

- **APPLICATION/STAFF REPORT NUMBER:** #21-7610 AD
ADDRESS: 2277 Longfellow
HISTORIC DISTRICT: Boston - Edison HD
APPLICANT/OWNER: Sebastian & Cody Roy
SCOPE OF WORK: Erect new addition to garage, install garage doors and exterior cladding on garage;* Erect wood gazebo at rear yard.
PROPOSAL: Per the submitted documents and photographs, the applicant is proposing to retain the third garage bay whose construction was already started. The exterior walls will be faced with brick and cementitious siding; limestone will separate the two materials. Asphalt shingles matching the house have been installed, as have new carriage house-style garage doors.

[05:47 pm]
00:59:28

PUBLIC COMMENT: START (AUDIO)
None

[5:47 pm]
00:59:28

END (AUDIO)

[5:44 pm]
00:58:18

COMMISSION (AND APPLICANT) COMMENTS

- Applicant /Owner – Sebastian & Cody Roy agreed with the Staff report.
- Commissioners asked applicant if there a finish to the Gazebo, raising a concern for color and treatment. Because the wood is cedar, Commissioners are okay with this being untreated wood, which is not the same as untreated construction wood.

- Applicant confirmed a cedar wood, light finish. No paint.

[5:48 pm]
00:59:29

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7610 for 2277 Longfellow** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Miriani – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

[5:49 pm]
01:00:00

XI PUBLIC COMMENT

- None

IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

[5:49 pm]
01:00:34

- **APPLICATION/STAFF REPORT NUMBER: #21-7611 JR**

VIOLATION NUMBER: 520

ADDRESS: 2104 Michigan Ave.

HISTORIC DISTRICT: Corktown HD

APPLICANT: Frank Portelli (Contractor); Mike Ransom (Tenant)

OWNER: Phillip Cooley

SCOPE OF WORK: Erect trellis / covered patio at rear* and paint building*

PROPSAL:

In October 2021, HDC, BSEED, and PDD staff met with the building’s current tenant to discuss his plans for the building’s rehabilitation. Specifically, City staff discussed the business owner’s signage options and his proposal to paint the building. HDC staff also directed the business owner to submit an application for his proposal. However, in November 2021, HDC staff was notified that the building’s exterior walls had been painted. The business owner also revealed that he had initiated the construction of a new covered patio within the building’s rear yard. A Certificate of Appropriateness had not been issued for this work prior to its initiation. Therefore, with the current submission, the applicant is seeking the Commission’s approval of the work which has been completed without approval. Specifically, the current application includes the following:

- Paint the building’s exterior walls
 - Body = “Adrift” (Sherman Williams #7608) Adrift SW 7608 - Timeless Color Paint Color - Sherwin-Williams
 - Decorative brickwork accent color = “Needlepoint Navy” (Sherman Williams #0032) Needlepoint Navy SW 0032 - Historic Color Paint Color - Sherwin-Williams

- Establish a new covered patio area within the rear yard according to the submitted drawings

[5:50 pm]
01:01:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants – Frank Portelli and Michael Ransom confirmed that the historic portion of the sign will be addressed at a later date due to the historic integrity of the sign is in question. HDC Staff clarified that the painting of the sign located at the front elevation, second story was removed from the scope of this application.
- Applicant inspected the sign along with their painter and sign company and they observed that you can see the sky through the middle of the sign, and the whole thing appears to be unstable. HDC Staff again iterated that this is not part of the application.
- Applicant described color schemes to have some contrast to the darker façade and selected from the historic color palette. Graphics could be applied, similar like Pawn Shop, but feel that adding more would look cluttered.
- Staff confirmed that the color for the body is within range of the color palette, but the trim/accent is not on the color palette.
- Commissioners asked if any work has ever been applied to the HDC before work was being done for this building. Commissioner has stated this is the 2nd time that work is being applied for work already complete for this building. Staff confirmed that portions of work prior work that was approved by the HDC in 2013 were initiated. However, the painting and work on the rear of the building has been initiated without prior approval. Applicant and HDC Staff had conversations regarding painting and building signage for potential staff approval since October 2021. However, there was no conversation regarding the rear patio that was constructed without approval.
- Commissioner question whether the “gold cash gold” signage and paint scheme are considered historic character-defining features of the building at the time of designation. In 2013, the HDC did approve some areas that included signs to be painted over. The Commissioner stated that they did not see that in the 2013 application. In Staff’s opinion, the character and style of the signage is considered character-defining but not the words specifically for this building only. Commissioners discussed this opinion further:
 - Commissioner Johnson does not agree with Staff and does not see that the graphics/signs are considered character-defining feature.
- Commissioner Johnson question use of the building. Applicant clarified it would be used as a restaurant.
- Commissioner Hamilton agrees that if the historic graphics are gone, which they are in this case, than there is no reason to recreate them here.
- Applicant states that lettering was in poor condition, and the paint was not in tack. Commissioners state that this should have been the HDC’s decision to determine.
- Other Commissioners: The painted signage on the building is not a contributing element and no longer existing.

[6:08 pm]
01:20:20

ACTION

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #21-7611 for 2104 W. Michigan** 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 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 rear patio trellis/covering shall be painted or stained a color which is appropriate to the building’s historic appearance within one calendar year of the issuance of this COA. HDC staff shall be afforded an opportunity to review and approve the color prior to the issuance of the project’s permit.
- The current accent color which was applied to the decorative brickwork shall be replaced with a lighter color to better coordinate with the light blue color applied to the building’s body. HDC staff shall be afforded an opportunity to review and approve the new scheme prior to the issuance of the project’s permit.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[06:12 pm]
01:23:56

• **APPLICATION/STAFF REPORT NUMBER: 21-7612 DR**

VIOLATION NUMBER: 481

ADDRESS: 2522 W Boston

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/ PROPERTY OWNER: Kristyn Patterson

SCOPE OF WORK: Replace all windows and shutters, restore original window openings

PROPOSAL:

The applicant provided documentation that shows where all windows were replaced with American Craftsman 50 Series Buck vinyl windows. The applicant supplied a proposal to replace some of these vinyl windows with JELD-WEN W-2500 aluminum-clad-wood windows for the front elevation only. These new windows would share the same operation and between-the-glass muntins that are currently in place by the vinyl windows, but do not share the same design or operation of the original wood windows. The applicant also proposes to replace the front elevation shutters. All scope items are work complete unless noted as “Proposed”. See also applicant photos and attachments:

Windows:

- The Applicant replaced forty-one (41) wood windows with thirty-eight (38) windows and added eight (8) new transoms from American Craftsman 50 Series Buck vinyl windows. All double-hung and slider windows contain between-glass grilles. Three (3) original windows are retained, and all basement windows are retained. Staff counted only 32 new windows that consists of the following composition. Staff requested the Applicant to make any correction but has not received this by the time of this report:
 - Front (South) – 6 casements replaced with 4 double-hung and 2 sliders, 4 transoms added, 2 windows retained.
 - 1st Floor: 2 casements and 2 wood panels replaced with 4 double-hung windows, 4 transoms added, 2 casements retained.

- 2nd Floor: 4 casements replaced with 2 double-sliders
 - Rear (North) – 7 windows replaced with 5 windows, 1 window retained
 - 1st Floor: rear 2 “closet” windows replaced with 2 picture windows, 1 single-hung replaced with 1 single-hung,
 - 2nd Floor: 4 casements replaced with 2 double-sliders,
 - 3rd Floor: 1 window retained
 - Side (East) – 12 casements replaced with 7 double-hung, 1 single hung, 1 slider, and 2 picture windows, 4 transoms added.
 - 1st Floor: 2 casements and 2 wood panels replaced with 4 double-hung windows, 4 transoms added, 2 casements replaced with 1 single-hung and plywood, 2 casements replaced with 1 double-slider.
 - 2nd Floor: 2 casements replaced with 2 double-hung, 2 casements replaced with 1 picture window
 - 3rd Floor: 2 casements replaced with 1 picture window.
 - Side (West) – 16 windows replaced with 10 windows.
 - 1st Floor: 8 casements replaced with 4 double-sliders
 - 2nd Floor: 2 casements replaced with 1 double-slider, 4 double-hung replaced with 4 double-hung
 - 3rd Floor: 2 casements replaced with triple gliding windows

Shutters (Front elevation):

- Replace six (6) front elevation shutters with six (6) wood shutters of same design and dimensions.

[06:12 pm]
01:24:34

COMMISSION (AND APPLICANT) COMMENTS

- Applicant Kristyn Patterson described how upon the acquisition of the property in 2020 and windows were previously removed in the front and side. A squatter set house on fire which damaged the rear windows. Not being from Detroit, the applicant replaced windows without knowing the HDC approval process. Like to rectify any issues or concerns.
- Commissioners inquired if there were any photos of the windows condition after the fire. The applicant states that there was only a few photos provided by the insurance adjuster, but not of the windows. They were of the damage around the wood and door.
- Applicant asked to replace only front wood windows in the front with the wood windows. Applicant hopes to keep the vinyl windows on the side and rear.
- Commissioner points out that the original configuration and design of the windows have been changed as well as the material of the windows.
- HDC Staff pointed out that not only the material, but the configuration, operation and between the glass grid items are not recommended for approval. Commissioners agree.
- Commissioner will consider what is visible from the street. Operation of the windows are character defining features. Slider windows on all sides of the house. Operation, configuration and material is all wrong along with the dividers between the glass. All are not approvable.

[06:24 pm]
01:36:50

ACTION ONE

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7612 for 2522 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 replacement of 41 original windows with vinyl windows and between-the-glass muntins, WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Commissioner A. Johnson– SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[06:26 pm]
01:37:50

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7612 for 2522 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 replacement of the front and side elevation wood panels with transoms and windows, and the restoration of shutters 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 replace the vinyl windows in these openings with wood or aluminum-clad-wood that matches in design, operation, dimension of the original windows and submitted to HDC Staff for review and approval.
- The applicant produce drawings or other documentation that show how the final dimensions, design, material, and color are to match historic design of the original shutters as shown in the designation photo and submitted to HDC Staff for review and approval.

Commissioner Lockhart– SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[6:28 PM]
01:40:00

• **APPLICATION/STAFF REPORT NUMBER: #21-7613 AD**

ADDRESS: 1409 Bagley

HISTORIC DISTRICT: Corktown HD

APPLICANT/ PROPERTY OWNER: Nadav Doron, ABI Investments

SCOPE OF WORK: Replace all windows, install vinyl siding on home and garage and replace front porch

PROPOSAL:

Per the submitted documents and photographs, the applicant is proposing to replace all existing windows with vinyl single-hung, one-over-one units; install new vinyl siding (double 5-inch lap siding, smooth surface) on the house and garage; install new gutters and downspouts; and repair the existing front porch.

[6:29 PM]
01:40:34

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants Nadav Doron and Layla Edwards states that they are flipping houses. They believe that this house was in tear-down condition. They did complete rework of the inside of the house. They want to complete work
- Commissioners note that there are vinyl windows in Corktown but that a reason and not a majority case, so there is not a precedent for vinyl windows. This Commission has consistently not approved vinyl siding nor vinyl windows. Commissioners agree with Staff's report.
- Applicant asked Commission what would be approved for siding and windows.
- Commission stated that historically appropriate material such as wood windows and wood siding would be approved.
- Agree with Staff recommendations. If applicant wants to repair vinyl siding it can be done, but if replace then with a more appropriate approval. Make sure that windows also match in configuration and design to the historic design.

[06:40 pm]
01:52:00

ACTION ONE

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7613 for 1409 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 vinyl window and vinyl siding installations WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

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

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

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

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[06:41 pm]
01:53:00

ACTION TWO

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7613 for 1409 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 front porch repair and gutter/downspout installation 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:

- Should the existing porch require replacement materials that exceed the insertion of components currently missing in order to meeting building and safety codes, the applicant will erect a new porch. The new porch will be designed similar to the one shown in the designation photo and the new-construction photo included within the applicant’s HDC submission. Dimensioned drawings, which also specify material and finish (color of paint or solid stain), will be submitted for staff review.
- If a new porch is constructed, it will not be painted or stained until the wood has properly dried, which generally requires waiting at least two months after installation (and warm weather).

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[06:43 pm]
01:55:00

- **APPLICATION/STAFF REPORT NUMBER: #21-7614 AD**

VIOLATION NUMBER: 542

ADDRESS: 3546 Burns

HISTORIC DISTRICT: Indian Village HD

APPLICANT/PROPERTY OWNER: Zachary Rosen

SCOPE OF WORK: Replacement of Originally Erected Without Approval Fence (Work Done Without Approval)

PROPOSAL:

Per the submitted documents, the applicant is proposing to retain the recently installed wood privacy fence that runs along the south, east, and west property lines.

[06:46 pm]
01:56:00

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants, Zachary Rosen lives at 3536 Burns next door. A car drove through property and hit the owner’s swing-set. Owner replaced the existing fence with a new one. A fence was there for at least 20 years. Garbage and bus stop often comes into the yard and wanted to keep the garbage. Applicant wants to keep fence as built, even though it is currently done without approval.

- HDC Staff spoke to revisions of the report that were made just before the meeting. Commissioners asked for description of the changes to the report which Staff presented: Staff presented a series of example photos of other fences in the neighborhood. Some fences show privacy fences, with a transparent feature in the frontyard of the lot. Full parcels have been enclosed. Guidelines allow for a maximum of two material types for a property fence-line. Examples also showed a fully enclosed rear lot and a lower picket fence in the front yard with views in into the front yard.
- Commissioners asking Staff to clarify recommendation. Staff clarified that it does not recommend the privacy fence installation as is, with it coming out all the way to the front property line of the front yard. Staff recommends that the Commission consider the guidelines, which has the fence at 3 FT height in the front of the property to retain or regain visual openness at the front yard.
- Fence and hedge guidelines are very general and the HDC has the ability to follow or make exceptions to these guidelines. The guidelines don't speak to vacant lots that are adjacent to a house.
- Director Landsberg expressed for the record that he is a resident and neighbor to the applicant and has apprised him of the circumstances of his fence construction.
- Staff recommends an approval with conditions but not a denial.
- Commissioner inquired if there was a house at this location. Staff clarified that a house was demolished in 1970, 1971 was the designation of this neighborhood. It has been a vacant lot for at least 50 years.
- Commissioners have a discussion around the busy street conditions of Mack Ave. They expressed an appreciation for mitigating this condition with a privacy fence. Discussion around dropping the fence level down beyond the façade line of the front of the house and “softening” this fence-line up with landscape. Commissioner summarized past approvals have typically been a 6 FT height in back lots until it reaches the front façade of the house where it drops to 3 FT height at the front yard.
- Commissioners discuss parameters/tools that they give Staff to take to the Applicant for staff approval.
- Commissioners discuss an allowance for a 6FT height if the whole front yard is a transparent metal fence. Transparency is vital for the front yard. Commissioners agree that a lower fence or higher transparent fence for the front of the house is appropriate.

[07:10 pm]
02:20:00

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7614 for 3546 Burns**, 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 a fence 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 fence be modified to conform to the hedge and fence guidelines set by the historic district commission or

- Option 2 that a 6-foot fence be erected of a transparent metal material for the fence in front of the house’s façade line or
- Option 3 that a 3-foot wood picket fence be constructed for the fence in front of the house’s façade line.
- The fence will be painted or stained in a color that complements the adjacent house. The selected color will be submitted for staff review. The paint or stain will be applied after the wood has time to dry out, no earlier than May 2022 and no later than October 2022.
- HDC Staff has the authority to make the final decision for approval of the fence, whichever option is chosen.

Commissioner Miriani – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:13 pm]
02:25:00

- **APPLICATION/STAFF REPORT NUMBER :#21-7615 DR**

VIOLATION NUMBERS: 462, 432, 537

ADDRESS: 1702-1716 Shipherd

HISTORIC DISTRICT: West Village HD

APPLICANT/PROPERTY OWNER: Cynthia Farley

SCOPE OF WORK: Replace all windows, paint on front elevation masonry

PROPOSAL:

The replacement of fifty (50) windows on all elevations of the first and second floors and the front elevation basement, and the painted masonry on the front porch and first floor windowsills per the submitted documents, drawings, and other submitted materials. All windows are one-over-one, single light, double hung windows, except for the ten (10) basement windows, which are five (5) picture windows and five (5) slider vinyl windows.

[07:14 pm]
02:25:45

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Cynthia Farley, presented a comment regarding the number of inspections and stated that she was not aware until the last inspection that was done, dated August 23, 2021. She stated that she did not intentionally mean to not respond to earlier notices. She stated that she was aware that she was in a historic district.
- Commissioners pointed out that work was done without a building permit and that is what also triggered the stop work orders and why HDC was not notified. Applicant agreed but stated it was not intentional.
- HDC staff confirmed BSEED inspections took place back in June 2021. However, this does not necessarily confirm direct communication with the owner. HDC Staff sent out mailings as well, which the Applicant responded to in August 2021.
- Commissioners and HDC staff clarified that there was not a professional evaluation of the windows original condition.
- Applicant requested additional time. HDC Staff would not seek additional enforcement if the Applicant can present a plan within a reasonable time.

[07:20 pm]
02:32:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7615 for 1702-1716 Shipherd**, 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 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.*

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:24 pm]
02:35:56

- **APPLICATION/STAFF REPORT NUMBER:** #21-7616 JR
ADDRESS: 1502 Randolph
HISTORIC DISTRICT: Randolph – Madison- Harmonie HD
APPLICANT/PROPERTY OWNER: Ismail Houmani
SCOPE OF WORK: Install digital signage
PROPOSAL:

Per the submitted documentation, the application seeks this body's approval of the following work item: At the north elevation, install a 39'-0"x17'-8" dynamic electronic message center/digital billboard. Note that the applicant has indicated that the message board will display advertisements which will "...change every 8 seconds." The sign will be located towards the western edge of the wall, below the existing window at the elevation, per the submitted application materials.

[07:24 pm]
02:36:34

COMMISSION (AND DEVELOPER) COMMENTS

- The Applicant/ Owner, Ismail Houmani owns La Casa and states that they are the only business open during this pandemic, struggling with financial hardship. The signs would provide advertisement for Paradise Valley businesses, and the applicant pointed to the letters of support from adjacent businesses in the application. The applicant also points out that the lots to the south have been approved for development by the HDC, which would cover this wall in the future.
- Commissioners stated that they support the staff reports recommendation.

- Rainy Hamilton, a business owner across the street at 1435 Randolph, asked to speak on support of the Applicant and was acknowledged: Recommends that the HDC offer a Notice to Proceed (NTP), and responding to the Issues in the Staff Report: bullet point number 3 where acts of God (regarding the pandemic, which is beyond the owner’s control) and harm local business, Mr. Hamilton believes that the 3rd point for a NTP is applicable, so this is a way to supplement this hardship. Signage is a benefit to the Paradise Community. Mr. Hamilton believes that this could be approved for a period of 3-5 years before other developments happen and then perhaps removed afterwards. Seating is curbside but must come down during winter, and this sign would bring more revenue for the applicant during this down-season.
- Commissioners’ confirmed no precedents of approved dynamic signage in historic districts.
- Commissioner’s response to the Applicant’s proposal of a NTP: Bullet 3 is very complicated and very difficult to establish, and a lot of conditions to meet to establish hardship. It is not easy to meet this standard.
- Mr. Hamilton stated that Music Hall has an electronic sign on its east face. Staff stated that they believe that sign was up before 2012 and was mounted without approval, but then approved by the HDC after the fact. Commissioners pointed out that the east face of the Music Hall does not face the historic district, but the current application faces the historic district.

[07:34 pm]
02:45:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #21-7616 for 1502 Randolph**, 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 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.*
- 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 A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:35 pm]
02:46:50

• **APPLICATION/STAFF REPORT NUMBER: #21-7634 GL**

ADDRESS: 1501-1541 Church

HISTORIC DISTRICT: Corktown HD

APPLICANT: Joel Smith, Neumann/Smith Architects

PROPERTY OWNER: Godfrey Detroit PROPCO LLC

SCOPE OF WORK: Revision of Previously Approved Application; Changes To Windows and Window Openings, Materials

PROPOSAL:

Per the submitted drawings (relevant elevations reproduced below) and subsequent discussions with the applicant, the proposed revisions to the Commission's previous approval include:

- Remove all granite base from building, currently approved for the base of the NW and SE towers, and at the NE storefront (east elevation), in favor of pre-cast concrete base to match the remainder of the building.
- Replace metal panels currently approved at top of NW elevator override tower; will be replaced with brick expression to match the remainder of the building (i.e., brick embed in pre-cast).
- Removal of crossed interior muntins from mulled windows at towers, resulting in larger panes. Previous approved design showed muntins, which staff interpreted as true divided lights but the applicant wished to interpret as interior- or exterior-applied (adhered).
- Replacement of previously approved spandrel glass panels at NE storefronts, not technically feasible due to adjacent concrete columns, with pre-finished metal closure panels colored to match window frames
- Substitution of fence-like closure of openings around base of building with 4" mesh grid. Addition of mesh grid in other openings at the south, east, and north elevations.

[07:39 pm]
02:50:50

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Joel Smith, is present.
- HDC Staff presented a review of the report.
- Commissioners- No discussion or questions.

[07:39 pm]
02:51:50

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #21-7634 for 1501 – 1541 Church**, 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 Lockhart – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[7:40pm]
02:52:00

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

[7:40pm] **XIV OLD BUSINESS**
02:52:00 None

[7:40pm] **XV NEW BUSINESS**
02:52:00 None

[7:41 pm] **XVI ADJOURNMENT**
02:53:00 Commissioner Hamilton motioned to adjourn the meeting at 7:41 pm.

Commissioner A. Johnson – SUPPORT
Ayes – 4 Nay – 1 (Miriani)
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)