

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Date: March 30, 2022

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

[Actual Time] **AGENDA**
/ Audio
Recording
Time Stamp

[05:43 pm] **I CALL TO ORDER**
00:48:25 Commissioner Hamilton called the meeting to order at 5:43 p.m.

[05:43 pm] **II ROLL CALL**
00:48:25

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair		X
James Hamilton, Detroit	Chair Pro Tem	X	
Richard Hosey, Detroit	Commissioner	X	
Alease Johnson	Commissioner	X	
Brandon Lockhart, Detroit	Commissioner	X	
Dennis Miriani, Detroit	Vice Chair Pro Tem	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	

[05:44 pm] **III APPROVAL OF THE AGENDA**
00:49:30 Commissioner Miriani moved to approve the Agenda.

Commissioner A. Johnson - SUPPORT
Ayes – 5 Nay – 0
MOTION CARRIED

[05:45 pm] **IV APPROVAL OF MEETING MINUTES**
00:50:30 None

[05:45 pm] **V REPORTS**
00:50:30 Director Landsberg reported on the following items:

- The mayor’s office is reviewing HD Commissioner candidates and hope to have new appointments to City Council and seated by the May HDC meeting
- Staff Ann Phillips is leaving city employment and we wish her well.
- Thank you to DOIT team, Rebecca Lockhart, Amber Eastern, Roger Grant and their team.

[05:46 pm] **VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA**

00:52:28 None

[05:46 pm] **VII POSTPONED APPLICATION**

00:52:28 None

[05:46 pm] **VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)**

00:52:28 None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

[05:46 pm]
00:52:28

- **APPLICATION/STAFF REPORT NUMBER:** #22-7696 GL

ADDRESS: 1705 Sixth

HISTORIC DISTRICT: Corktown HD

APPLICANT: Michael Sklenka (Subject Studio)

OWNER: Cary L Brainard

SCOPE OF WORK: Erect addition, replace windows

PROPOSAL: Per the submitted drawings and narrative, the applicant is proposing to erect an adjacent garage/ADU addition, per the following points:

- Construct two-car garage with storage closets, enclosed mudroom with small rear porch, roof deck adjacent to and accessible from existing house, and accessory dwelling unit (ADU) with walk-up entrance off 6th Street.
 - Install two (2) carriage style overhead garage doors at front façade, and one (1) steel and glass overhead garage door at rear façade.
 - Construct brick parapet wall at side façade.
 - Construct two peaked dormers at front façade roof
 - Install one (1) fixed window at second level of side façade and one (1) casement window second level at rear façade.
 - Install horizontal fiber-cement lap siding (smooth) with 4" exposure and trim boards at front and rear facades, dormers, and second level adjacent to roof deck
 - Install standing-seam metal roof with aluminum gutters and downspouts in matching color over addition, dormers, and mudroom enclosure
- Additionally, rehabilitation proposed for the existing historic house includes the following:

- Relocate HVAC exhaust penetrations from underneath existing masonry porch to rear side yard
- Relocate air condenser unit to rear side yard
- Replace all existing wood windows (non-historic with between-glass muntins) with new aluminum-clad, wood windows (Marvin Signature Ultimate Double Hung G2/divided lite configuration not specified; authentic divided lites (ADL), simulated divided lites (SDL), or simulated divided lites with spacer (SDLS) available per manufacturer) with brickmolding inset into masonry openings.
- Install aluminum-clad wood windows with brick molding inset at grade-level basement masonry openings
- Remove window at second level side yard, relocate door and frame from kitchen into opening for new roof deck access
- Install new aluminum-clad wood window with brick molding inset into masonry opening from relocated kitchen door. Infill base with brick and stone sill to match existing house

Site alterations include the following:

- Remove small trees and CMU planting bed at rear yard
- Remove multiple dead limbs from large tree in side yard
- Remove existing (non-historic) pergola in rear yard
- Relocate leg of fence along 6th Street to align with sidewalk
- Relocate (anachronistic/re-sited) historic light pole at sidewalk to rear yard.
- Remove existing masonry porch pad and wood stair at side yard

[05:51 pm]

00:56:28

PUBLIC COMMENT: START (AUDIO)

- None

[05:52 pm]

00:57:28

END (AUDIO)

[05:48 pm]

00:53:28

COMMISSION (AND APPLICANT) COMMENTS

- Applicants– The Brainards and Michael Sklenka commented on the color pick and the conditions in the Staff’s recommendation and would like permission to have a dark bronze window color instead of the recommended color.
- Commissioners applaud the changes to have the windows closer to the original condition of the windows and asked the applicants regarding the status of the divided lights. Applicants can work this out with HDC Staff.
- Commissioner discussed their concerns regarding the addition, which should be subordinate to the historic building, hides the façade of the original building from public view, and sits forward of the house, rather than sitting back. It becomes the focal point of the property, which diminishes the building, in the opinion of one of the Commissioners. While the design is good, the location, height and scale of the building was discussed. Commissioners discuss how the footprint of the original garage matches the proposed footprint of the new addition. Staff provided explanation for support for this design.

[6:07 pm]

01:12:50

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7696 for 1705 Sixth** 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 work 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 on the historic building:

- Window finish color be revised to match the door trim, both to be a yellowish-white (“classical white”) consistent with the recommendations made in Color System C and acceptable to staff
- Windows should incorporate authentic divided lights, or at least simulated divided lights with spacers.

Commissioner Hosey – SUPPORT

Ayes –3 Nay – 2 (Hamilton, Lockhart) Abstain – 0

MOTION CARRIED

[06:12 pm]
01:14:47

• **APPLICATION/STAFF REPORT NUMBER:** #22-7716 JR

ADDRESS: 86-92 E. Forest

HISTORIC DISTRICT: Sugar Hill/John R Music & Art HD

APPLICANT: Jeff Klatt (Architect)

OWNER: Neil Check

SCOPE OF WORK: Demolish and rebuild east/side elevation addition; replace ADA ramp; and rehabilitate building at 92 E. Forest. Establish parking lot at 86 E. Forest

PROPOSAL: With the current submittal, the applicant is proposing to rehabilitate the building so that it might house a number of apartment units. Specifically, per the submission, the application proposes to undertake the following work items:

Front Elevation

- Remove, repair, and reinstall the existing stone trim surround the primary entry door
- Install new light fixtures
- Remove repair and reinstall the existing front porch steps, cap and sidewalls
- Install new metal handrails and front porch
- Remove the non-historic wood infill at the primary entrance

Rear Elevation

- Remove 4 windows and enclose to match adjacent wall surface
- At second story, remove one existing window and trim and shift opening slightly and install a new 1/1 aluminum window, trim, and sill

Side/East Elevation

- Demolish existing flat roof one and two-story brick wing. Build new addition according to same footprint and same height at one-story portion. The height at the two-story portion of the wing will be higher than the current wing. The new wing will include three sets of paired, 1/1 aluminum windows. The brick at the existing wing will be retained and reused to clad the new wing. Remaining/infill brick will be salvaged and shall match to the reused brick.
- Remove three historic windows at the third story as a result of increasing the height of the flat roof wing
- Add an opening and new set of sliding glass doors at the second story to open upon the roof/patio atop the one-story flat roof wing. Install a new metal handrail to enclose the patio
- At south end of wall, first story, remove two existing windows and two existing pedestrian doors, widen openings and install three sets of sliding glass doors in the new openings
- At the south end, second story, remove window and enclose opening to match adjacent wall surface

Side/West Elevation

- At existing accessible ramp, install new metal handrails, rebuild ramp support wall, and reclad ramp sidewalls with new brick to match that found at the existing ramp
- Install new metal handrails at basement steps
- At southern portion, below grade, add new stairwell with concrete exterior basement stairs. Also add doorway to lead to interior basement area (new door type/material not specified)

All Elevations

- Install new light fixtures per submission at front, rear, and side elevations
- Clean existing masonry throughout
- Repair damaged masonry where necessary using new mortar to match existing

Site Modifications

- Add new striped concrete paving within 86 E. Forest. This will result in the removal of three existing trees
- Add trash enclosure with concrete apron (material/elevation not provided) to parking area at 86 E. Forest
- Add light poles at parking area at 86 E. Forest (location, height, and style not specified)
- Add 6'-0" high, metal ornamental fencing and gates at 86 E. Forest to enclose new parking area. Parking gate to be operable. This fence will be located at the edge of the sidewalk
- Add 6'-0" high, metal ornamental fencing and gates at 92 E. Forest to enclose side yards
- Erect monument identification sign in lieu of building mounted signage (final design, dimensions, and location not specified)
- Add four exterior patio spaces and dog run at side yards. Patio spaces to be exposed aggregate concrete finish
- Add new lawn at front and landscape (specific landscape plan/plant species not provided)
- Remove and replace existing sidewalks with new to match existing

[06:16 pm]
01:22:28

PUBLIC COMMENT: START (AUDIO)

- Elise Fields of Midtown Detroit Inc. spoke in support of the project.

END (AUDIO)

[06:17 pm]
01:23:28

[6:15 pm]
01:21:18

COMMISSION (AND APPLICANT) COMMENTS

- Staff reminded the Commissioners that the Applicant removed the roof work from this application.
- Applicant– Jessica Gilbert spoke about the wood windows to be specified.
- Commissioner had questions around the windows' operation and design. Staff explained that there are final conditions in COA that addresses this. Commissioners agreed to include a provision in the COA to have staff review and approve the windows.

[6:21 pm]
01:26:27

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7698 for 86 & 92 East Forest** 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 work, 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 existing brick chimney shall be retained/shall not be removed.

- Details for the new gutters and downspouts shall be submitted to HDC staff for review and approval prior to the issuance of the project’s permit. If staff determines that these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- A final landscape plan for 86 and 92 E. Forest shall be submitted to HDC staff for review and approval prior to the issuance of the project’s permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- RE: the proposed new parking lot at 86 E. Forest, the applicant shall provide details for the light poles, the dumpster enclosure, and any landscaping to HDC staff for review and approval prior to the issuance of the project’s permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- Staff shall be afforded the opportunity to review and approval the project’s final signage prior to the issuance of the project’s permit. If staff determines that the proposed signage does not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting.
- Staff has final approval over the final condition of the windows.

Commissioner Hosey – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[06:22 pm]
01:27:28

• **APPLICATION/STAFF REPORT NUMBER: #22-7699 AP**

ADDRESS: 235 E. Boston

HISTORIC DISTRICT: Arden Park- East Boston HD

APPLICANT/OWNER: Rickie & Egenia Hardaway

ARCHITECT: Roland F. Day II

SCOPE OF WORK: Erect garage

PROPOSAL: Per the submitted drawings and documents, the applicant is proposing to partially demolish the existing concrete foundation, pour a new concrete foundation and slab and erect a new 62’ x 24’ 5-car garage and associated concrete drive and apron. Proposal details include:

- Garage to be single-story (22’ tall), wood-framed structure with attic storage
- Three (3) walls (east, south, west) to be clad in 4” modular brick veneer and 1 wall (north/alley-facing) to be clad in 8” concrete masonry units (CMU)
- Side-gable roof to be covered in asphalt 3-tab shingles
- Brown aluminum gutters and downspouts
- Gable ends at east and west elevations to be clad in synthetic slate roofing tile and include a single 1/1 double-hung, aluminum-clad wood window (white in color) at each gable end
- Install five (5) overhead, multi-paneled garage doors (white in color), one (1) single-panel person-door at the west end of the south elevation, install seven (7) outdoor light fixtures with motion sensors
- Concrete apron to be located adjacent to the garage’s south elevation and is to have a footprint of 55.5’ x 25’

[06:28 pm]
01:33:28

PUBLIC COMMENT: START (AUDIO)

- Sarita Jackson, neighbor, is in support of the garage project. Spoke of the crime rate in the neighborhood and supports taking the cars off the street.

END (AUDIO)

[6:29 pm]
01:34:28

[6:24 pm]
01:29:18

COMMISSION (AND APPLICANT) COMMENTS

- Applicant– Ms. Virginia and Ricky Hardaway, owners, described their reasons for the structure and called out a neighbor support letter. They stated their willingness to reduce the number to 4 bays to the garage. They described the crime in their neighborhood.
- Commissioner asked how many cars are being stored. The applicant states there are 7 cars to store, as well as tools and equipment.
- Commissioners point out that the applicant is willing to scale it down to 4 cars and reducing the bays to four. Discussion around material siding, brick for the structure, cinder block on the alley side.

[6:21 pm]
01:40:00

ACTION

Commissioner A. Johnson moved that:

Having duly reviewed the complete proposed scope of **Application #22-7699 for 235 E. 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 work, **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 proposed garage shall be reduced by one bay by removing the east bay based on the current design.
- The CMU is stained by an appropriate color and approved by HDC Staff.

Commissioner Miriani – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[6:43PM]
01:44:00

- **APPLICATION/STAFF REPORT NUMBERS:** #22-7708, #22-7709 DR

VIOLATION NUMBERS: #402, #567

ADDRESS: 885 & 931 Covington

HISTORIC DISTRICT: Palmer Park Apartment Buildings HD

APPLICANT: Kevin Brandon (Architect)

OWNER: RCI Covington Townhouse LLC

SCOPE OF WORK: Erect new trash enclosure structures, erect entranceway, install landscaping/hardscape (work completed without approval)

PROPOSAL:

The proposed work consists of three parts: the construction of trash enclosure structures, removal of central parking and replacement with landscaping, and revisions of a previously approved front entry for both properties. While the trash structures are currently under construction, the landscape and entries are already complete. See also attached narrative, drawings, photos, and product sheets.

Trash Enclosure Structures

The area proposed for the trash structures are off the existing alley behind both buildings. The work consists of three newly constructed trash structures. The center structure is 12’x22’ and the east and west end structures are 12’x12’. The construction of the trash structures is of brick veneer facing on 8” concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The structures shall be roofed with a metal standing seam roof. Each structure will have secured access doors, an overhead door, window, and louvered vent.

Landscaping

The area for landscaping is for both 885 and 931 Covington. Replace the parking lot in poor condition with a center courtyard, which provides a link to and a focal point for the two apartment buildings. Plant a 35’ tall evergreen tree at the sidewalk entry. Install a 6’-0’ high steel fence with gate to separate the front courtyard with the rear. Replace damaged and broken existing columns with new brick piers built in a similar style.

Front Entries

The front entry has been constructed with modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the owner not wanting anyone to be able to climb on the roof. The original design had a 12” high fascia. The fascia as constructed is 16”. This was because a small parapet was required for roofing and metal coping allowances, per the owner.

[06:52 pm]

01:57:28

[6:52 pm]

01:57:28

[6:45 PM]

01:50:34

PUBLIC COMMENT: START (AUDIO)

- None

END (AUDIO)

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants- Kevin Brandon, representative for RCI, owner commented on the trash structures and why they were constructed, and they paved the entire area for the alleyway for the residents. The idea is to secure and keep the alleyway clean.
- Applicant addressed concern around the front entrance design that was previously approved was a concern for safety. Applicant is willing to remove some of the bars and work with staff to rectify the paneling.
- Applicant addressed landscape piers, would like to maintain the existing conditions.
- Commissioners asked applicant why they didn’t come before the Commission before the work was done. Applicant didn’t have a response. Mr. Robert Cristoph, owner is joining it down.
- Commissioners discussion around the front entrance redesign and asking what purpose they serve, the Commissioners agree with Staff Report that the wingwalls are not necessary.

[07:06 pm]

02:12:00

ACTION

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7708 and #22-7709 for 885 and 931 Covington**, 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 scope 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 agrees to submit changes to the previously approved drawings for the screening walls, as originally proposed, to change vertical screening to match the vertical dimensional characteristic of the entrance windows.
- The applicant agrees to remove the wingwalls and the external piers of the wingwalls that were installed without HDC approval, and cap the remaining piers with limestone that mimics the limestone capping of the wingwalls next to the entrance of the building.

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:10 pm]

02:16:00

ACTION

Commissioner Miriani moved that:

to remove the three-day waiting period to allow the COA for **Application #22-7708 and #22-7709 for 885 and 931 Covington** be issued tomorrow.

Commissioner Lockhart – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

[07:11 pm]

02:17:47

- **APPLICATION/STAFF REPORT NUMBER:** #22-7697 DR

ADDRESS: 202, 234, 242 & 252 Watson (John R Watson Park)

HISTORIC DISTRICT: Brush Park HD

APPLICANT: John Deruiter, City Of Detroit General Services Department

OWNER: City Of Detroit General Services Department

SCOPE OF WORK: Expand and renovate park

PROPOSAL: The proposed plan seeks to reestablish a functional public park within the Brush Park Historic District. Community priorities identified landscape edges, historic brick features, open green space, a playground, nature/sensory exploration area, patios and lighting.

1. Demolish exiting site features, including concrete walkways, concrete curbs and columns. Remove all trees except 4 shade trees near the corner of John R and Watson. Remove berms and mounds from along John R. Demolish 1983 park lighting.
2. Grade site to improve drainage. Install high point in central lawn, and mounds near playground.
3. Establish a durable natural turf. With irrigation system.
4. Install concrete walkway system. Concrete to be sandblasted exposed aggregate - tinted grey.
5. Install planting beds along John R, Watson, and locations within the park.
6. Install shrub beds at select locations within the park.
7. Install shade and ornamental trees
8. Install 15 ornamental brick piers along the street edges of the park, made of common red brick.

9. Install benches
10. Install park lighting. Stone poles to match existing street lights.
11. Install playground, including swings, slide, climbing structure
12. Install nature play and sensory zone, to include boulders and logs.
13. Install cedar fencing along the eastern edge of the park and the alley. 8' hampton style fence, with taper to 4' at ends.

[07:16 pm]
02:21:28

PUBLIC COMMENT: START (AUDIO)

None

[07:16 pm]
02:21:28

END (AUDIO)

[7:17 pm]
02:22:18

COMMISSION (AND APPLICANT) COMMENTS

- Applicant– John DeRuiter, agrees with the Staff Report recommendations and conditions.
- Commissioners noted the dramatic change to the configuration to the park, but there's nothing in the configuration that is being removed that is historic. The existing design is less than 50 years old, so the original design is not protected by the historic district.
- No other comments from the Commission.

[7:17 pm]
02:22:18

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #22-7697 for 202, 234, 242 & 250 Watson**, 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 work 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 submits final landscape drawings that shows the fence at 6' maximum height and terminates before the front façade of the adjacent residential house for staff to review prior to permit/approval.

Commissioner A. Johnson – SUPPORT

Ayes –5 Nay – 0 Abstain – 0

MOTION CARRIED

[7:19 pm]
02:24:00

XI PUBLIC COMMENT

- Ms. Ingrid White: requested HDC contact information for preview of proposed work. Director Landsberg gave contact information for HDC staff.

IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

[7:23 pm]
02:28:26

- **APPLICATION/STAFF REPORT NUMBER: #22-7663 JR**

ADDRESS: 296 Eliot

HISTORIC DISTRICT: Brush Park HD

APPLICANT: John Biggar

OWNER: Dean Sigler

SCOPE OF WORK: Erect new porch/deck, replace windows, general rehabilitation

PROPOSAL:

Per the submitted proposal, the applicant is seeking this body's approval to rehabilitate the building according to the below description:

Front/North Elevation

- Erect a new porch at primary entry to include wood columns which are clad with Azek /composite cladding and a hipped roof
- Repair both existing porch steps/landings in kind where necessary
- At second story, western most windows, remove existing non-historic sash and trim while retaining existing wood surround. Replace with new windows and trim and repair retained wood surround
- Replace all remaining existing wood windows and trim with new windows and trim
- At second story, replace existing paired French doors and trim above and install with new wood French doors to fit within existing opening

East/Side Elevation

- At original building, east elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim. At second story, northernmost remove windows, trim, and wood infill. New windows will be taller than existing. It is unclear if new windows are fixed or double hung.
 - Remove one window and trim at second story and infill opening with brick
- At central addition, east elevation
 - Remove four windows, sills, and trim and enclose openings with brick
 - Replace remaining non-historic windows and trim and replace with new windows and trim
 - Install new concrete stairs to basement, to include a masonry sidewall above grade which shall be clad with brick and topped with a limestone cap and 2" round metal guardrail. A new doorway and door in the south wall of the original house will lead to these stairs (door type, dimensions not specified)
- At rear/southernmost addition, east elevation:
 - Remove one door, infill opening and cover with cement fiberboard
 - Replace remaining non-historic windows and trim and replace with new windows and trim
 - Cover existing brick walls with new cement fiberboard siding

Front/North Elevation

- Erect a new porch at primary entry to include wood columns which are clad with Azek /composite cladding and a hipped roof
- Repair both existing porch steps/landings in kind where necessary
- At second story, western most windows, remove existing non-historic sash and trim while retaining existing wood surround. Replace with new windows and trim and repair retained wood surround
- Replace all remaining existing wood windows and trim with new windows and trim
- At second story, replace existing paired French doors with new wood French doors

West/Side Elevation

- At original building, west elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.
- At central addition, west elevation:
 - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.
- At rear/southernmost addition, west elevation:
 - Remove non-historic windows, trim, and historic sills, enclose openings, and cover with cement fiberboard siding
 - Replace remaining non-historic windows and trim with new 1/1 double-hung windows and trim
 - Cover all existing brick walls with new cement fiberboard siding

Rear/South Elevation

- At central addition, south elevation:
 - Erect a new wood porch at second story to include composite lumber deck boards (Trex Enhance series, Foggy Wharf color) with Trex composite 4 x 4 post sleeves, skirt and top cap. Trex top rail with cable rails below.
 - Remove all existing non-historic wood windows and wood trim. Expand openings and install three sets of sliding glass doors and one set of swinging glass doors
 - At first story, new sliding glass doorway, install a concrete steps with brick wingwalls
- At rear/southernmost addition, south elevation:
 - Remove two non-historic windows, trim, and historic sills and partially enclose openings. Create new lower openings and install new 1/1 double-hung windows and trim
 - Cover all existing wall with new cement fiberboard siding

Roof

- At rear, erect a new rooftop penthouse (to be clad with cement fiberboard) to lead to new rooftop deck.
- At hipped roof, replace existing asphalt shingle roof with new asphalt shingles (Certainteed XT-25 shingles, Nickel Gray color)
- Install new K-style aluminum gutters and round downspouts (dark bronze color)
- At flat roof, install a new TPO roof membrane (Firestone Ultraply TPO on 3” poly-isocyanate insulation)
- Install 2-piece metal coping/wall cap at parapet walls (dark bronze anodized finish color)

All Elevations

- Repoint/tuck existing masonry where necessary

Site

- Add 4 new concrete parking spots at rear
- Re-seed rear yard

COMMISSION (AND DEVELOPER) COMMENTS

[7:23 pm]
02:28:26

- Applicants – John Biggar is present and agrees with most of the Staff Report recommendations. Agrees with the double windows suggestion for the front entrance is more appropriate than what was proposed, because they formally were not aware of the historic photos. The applicant was not sure about the Northeast, second floor window on the east elevation: understood there are concerns with the size of the windows but wanted to remove the knee-wall that might have been built to replace a sleeping porch opening at one time.
- Commissioners discuss the original window conditions of the second floor. Staff recommends not having this opening be fully glass. Commissioners have a preference with preserving the knee-wall with windows on top, but not having a brick material because it won't fit in very well.
- Applicant suggests a potential handrail with wood panel below and windows above.
- Discussion on the application of these panels and their originality.
- Commissioners and staff agree that the year 2000 photo best represents treatment for replication of this window/paneling condition.
- Applicant asks the Commission to override staff recommendation regarding the back elevation grey panels of the rear addition. They would like to differentiate the materiality of the original house to the two additions at the rear of the house.
- Staff used Sanborn maps to verify that they are historic additions and are character-defining features of the house. These types of additions were built in Detroit to accommodate population growth and are a significant, character-defining historic feature of the house. So staff recommends denial of the addition of cladding because it drastically changes the expression of the historic material.
- Staff and the applicant discuss how the cladding is being proposed to be attached to the brick wall, and water/moisture issues with the brick.
- The applicant wants to bring uniformity to the house because there's three different bricks on the house, so the cladding is meant to help bring uniformity to the house. Commissioners discuss that this is part of the history of the house.
- Commissioner raised the glass block window on the east elevation, but this is not part of the application.
- Commissioner discuss the front porch and original conditions of the front entrance.

[7:46 pm]
02:52:20

ACTION ONE

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #22-7663 for 296 Eliot**, 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 new cladding to the rear additions' exterior walls **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.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0
MOTION CARRIED

[7:47 pm]
02:53:20

ACTION TWO

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #22-7663 for 296 Eliot** 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 work, with the exception of the new cladding to the rear additions' exterior walls, **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 shall provide HDC staff with dimensioned details around the specific manner in which the new windows and trim (to include brickmould and mullions) will be installed within each opening at the building prior to the issuance of the project permit. Staff shall be afforded the opportunity to review and approve the new windows. Should staff determine that the proposed new windows are not compatible with the building's historic appearance, staff shall forward the work item to the Commission for review at a regular meeting.
- The new window proposed for installation at the northernmost window opening at the second story, east elevation, shall maintain the size, light and configuration to include the 4 windows as seen in earlier photos and the knee wall will be maintained with wood and wood trim.
- If the current, centrally located, small 1/1 window unit will be removed, it shall be replaced with paired, mulled, 1/1 units 12.

Commissioner Lockhart – SUPPORT

Ayes – 4 Nay – 0
MOTION CARRIED

[07:50 pm]
02:55:20

(COMMISSIONER A. JOHNSON HAS STEPPED OUT OF THE ROOM AND RETURNED 7:53)

[07:51 pm]
02:55:56

- **APPLICATION/STAFF REPORT NUMBER:** 22-7701 AP
ADDRESS: 6125 14th Street (AKA King Solomon Baptist Church)
HISTORIC DISTRICT: King Solomon Baptist Church HD
APPLICANT: Saundra Little (Quinn Evans Architects)
PROPERTY OWNER: Rev. Charles E. Williams, Sr., King Solomon Missionary Baptist Church
SCOPE OF WORK: Alter/replace roof, repair roofing
PROPOSAL:
This application is for the first phase of a larger rehabilitation project and includes a partial roof repair, replacement, and alteration at various locations in addition to masonry stabilization at the bell tower.

[07:52 pm]
02:55:56

COMMISSION (AND APPLICANT) COMMENTS

- Applicant Sandra Little (Quinn Evans Architects) is present. Had nothing to add and seeks additional funds to support this effort. They have a goal to have the project well underway by 2026. They have created an advisory board to help move things along.
- Commissioner has no comments.

[07:53 pm]
02:58:56

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #22-7701 for 6125 14th**, 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 work 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 removed ornament is to remain and be preserved on-site for future reproduction.
- Once additional funding is in place, a new application is to be submitted to the Commission to complete an historically appropriate rehabilitation of the building

Commissioner Lockhart– SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[7:54PM]
03:00:56

- **APPLICATION/STAFF REPORT NUMBER:** #22-7703 JR

ADDRESS: 1068 Vinewood

HISTORIC DISTRICT: Hubbard Farms HD

APPLICANT: Charles Voden

OWNER: Michael Webb

SCOPE OF WORK: Replace slate roofing with new asphalt roofing

PROPOSAL:

Per the submitted proposal, the applicant is seeking this body’s approval to replace the existing slate roof with a new asphalt shingle roof.

[7:56 PM]
03:00:56

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants are not present.
- Commissioners discuss the siding on the dormers and the replacement of slate with asphalt. Staff confirmed that the dormer siding is retained.
- Commissioners agree with the Staff Report.

[07:58 pm]
03:03:56

ACTION

Commissioner Lockhart moved that:

Having duly reviewed the complete proposed scope of **Application #22-7703 for 1068 Vinewood**, 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 work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[07:59 pm]
03:04:56

- **APPLICATION/STAFF REPORT NUMBER: #22-7704 AD**
VIOLATION NUMBER: 558
ADDRESS: 19208 Parkside
HISTORIC DISTRICT: Sherwood Forest HD
APPLICANT: Joshua Sandlin, American Metal Roofs
PROPERTY OWNER: Jerome Shepard
SCOPE OF WORK: Install new metal roofing (work complete without approval
PROPOSAL:
Remove two layers of asphalt shingles and wood shake shingles. Install Rustic Shingle metal shingles (top photo) on majority of pitched roof surface; and the Oxford metal shingles (bottom photo) on the two small areas (color of both shingles: Vermont Slate). Install IA rolled roofing (color: white) on the flat roofs.

[07:59 pm]
03:04:56

COMMISSION (AND DEVELOPER) COMMENTS

- Applicants not present.
- Commissioners had no discussion.

[08:00 pm]
03:05:56

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #22-7704 for 19208 Parkside**, 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 work **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 – 5 Nay – 0

MOTION CARRIED

[8:02PM]
03:06:56

- **APPLICATION/STAFF REPORT NUMBER: #22-7702 AD**
VIOLATION NUMBER: #442
ADDRESS: 1659 Longfellow
HISTORIC DISTRICT: Boston-Edison HD
APPLICANT: Brennan Lienau, Home Depot
OWNER: William Kolobaric, ABI Investments
SCOPE OF WORK: Replace windows (work complete without approval)
PROPOSAL:
Requesting approval for previously removed wood double-hung windows and installed one-over-one, white vinyl double-hung windows. Total individual window count is 48.

[8:03 PM]
03:06:56

COMMISSION (AND DEVELOPER) COMMENTS

- Staff confirmed this application is only regarding the windows.

- Applicant William Kolobaric, representative of ABI Investments, was in the process of selling the house. Applicant stated they want to find a solution short of replacing all the windows. The buyers are not English-speaking. They did not have an alternative to the vinyl windows ready to correct this issue for this application. The applicant states that they purchased the house in late March of 2021 and states that the windows were replaced before they purchased the house.
- Discussion on ownership and windows materiality, color and next steps. Commissioner advises that the next proposal address the remaining violations on this property and to check if the original brick molding around the windows still remains.

[08:10 pm]
03:15:56

ACTION

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #22-7702 for 1659 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 work WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Commissioner Lockhart – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[8:12PM]
03:17:56

- **APPLICATION/STAFF REPORT NUMBER: #22-7705 JR**
VIOLATION NUMBER: #576
ADDRESS: 1501 Washington Blvd (313 Park Ave)
HISTORIC DISTRICT: Grand Circus Park HD
APPLICANT/OWNER: Peter Burgoyne (City Club Apartments)
SCOPE OF WORK: Allow multi-color changeability at front elevation led lighting; install synthetic green wall; & add changeable art to front and side elevation parapet (work complete without approval)

PROPOSAL:

With the current submission, the applicant is seeking the Commission’s approval to retain the synthetic greenery as installed. The applicant is also seeking the Commission’s approval to display colored lighting at the front elevation for a specific number of days throughout 2022. Finally, the applicant is seeking the Commission’s approval to utilize the parapet area at the front and side elevations for the installation of changeable art/murals.

[8:13 PM]
03:17:56

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant, Peter Burgoyne (City Club Apartments), present responded to the staff report and intends to comply to the staff recommendations. Applicant states that they are not covering any historic material, in response to staff’s recommended denial and they spoke to the durability of the material.
- Commissioner asked if this work was before the HDC previously. Staff gave history of past approvals. Staff states that HDC staff was given wide latitude for approval in 2017, but what wasn’t approved was the lighting color changes.
- Commissioners discuss color changes, temperature to the lighting, calendar dates and limit color changes to number of days per calendar year rather than listing holidays/events.
- Mr. David DiRita, present, is speaking on behalf of the David Whitney Building and on behalf of the Detroit Theater District Association. He agrees with Commission to take the approach to limit the number of days. Primary concern is to keep the primary color white and to have the limit of 2700 kb to the lighting temperature, to keep the lighting soft white, outside of the daylight zone. He supports these limits and supports the lighting portion of the project.
- Commissioners discuss the synthetic greenery and concerns on the maintenance of it. They would be supportive of it, as long as it is maintained.
- Commission received confirmation that the lighting will not be animated.

[08:32 pm]
03:37:00

ACTION ONE

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7705 for 1501 Washington**, 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 synthetic greenery 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:

- A maintenance program be submitted to HDC staff for approval.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[08:33 pm]
03:38:00

ACTION TWO

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7705 for 1501 Washington**, 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 changeable/colored lighting and art 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:

- The default lighting be a 2700k white.
- The building's front elevation shall only display colored/non-white lights for no more than 30 days each calendar year.

Commissioner Hosey – SUPPORT

Ayes – 4 Nay – 0 Abstain – 1 (Hamilton)

MOTION CARRIED

[08:34 pm] **XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**
03:39:00 None

[08:34 pm] **XIV OLD BUSINESS**
03:39:00 None

[08:36 pm] **XV NEW BUSINESS**
03:39:00 Commissioner Miriani moved that:
Whereas Ann Phillips has served the Detroit Historic District Commission above and beyond the call of duty, and whereas we will be less prepared without her input, and whereas we wish her the best of luck returning to her home state of Iowa, that we resolve a parting round of applause and appreciation for her service with the Detroit Historic District Commission.

Commissioner A. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[8:37 pm] **XVI ADJOURNMENT**
03:42:00 Commissioner Miriani motioned to adjourn the meeting at 8:37 pm.

Commissioner Hosey – 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)