

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: October 12, 2022

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

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:33 p.m. [00:03:00])

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

II ROLL CALL (5:34 p.m. [00:04:20])

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Roderick Hardamon	Commissioner	X	
Richard Hosey	Commissioner		X
Alan Machielse	Commissioner	X	
Dennis Miriani	Commissioner	X	
STAFF			
Timothy Boscarino	PDD	X	
Benjamin Buckley	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA (05:35 p.m. [00:05:00])

Director Landsberg mentioned a late addition under Applications Not Subject to Public Hearing to be added as the first case.

- 1062 Vinewood

Commissioner Hamilton moved to amend the agenda to include Director Landsburg’s addition and place the following cases on the Consent Agenda:

- 19355 Parkside
- 461 W. Forest
- 4001 14th Street with the staff conditions

Commissioner Miriani: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (5:39 p.m. [00:09:30])

Commissioner Miriani moved to approve the August and September meeting minutes as posted on the website.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

V REPORTS (5:40 p.m. [00:10:45])

Director Landsberg stated that there are no staff reports.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (6:41 p.m. [00:11:00])

Commissioner Hamilton moved to approve the Consent Agenda.

Commissioner Miriani: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

VII POSTPONED APPLICATIONS (5:42 p.m. [00:12:30])

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS) (5:42 p.m. [00:12:40])

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:42 p.m. [00:12:45])

APPLICATION/STAFF REPORT NUMBER: 22-8049

ADDRESS: 15131 Faust

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Charles Voden, Voden Construction

OWNER: John Castleberry

SCOPE OF WORK: Demolish garage

Staff provided a verbal summary of the proposal and staff report. The applicant proposes to demolish the garage, which staff suggests is a contributing building.

PUBLIC COMMENT: (5:45 p.m. [00:15:00])

None

COMMISSION AND APPLICANT COMMENTS (5:46 p.m. [00:16:45])

Larry Castleberry, the applicant, stated that several contractors have said that the garage is beyond repair.

Commissioners Miriani, Machielse, Franklin, and Hamilton described condition of the garage, including deterioration of the sill plates and slab.

Commissioner Miriani suggested that the lap siding and the windows are character-defining features, but that the underlying structure appears to be beyond repair.

Direction Landsburg reminded the Commission that financial and technical feasibility should be considered when applying the Secretary of the Interior's Standards for Rehabilitation.

ACTION (5:55 p.m. [00:25:20])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 22-8049 for 15135 Faust** 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 is issued with the conditions identified in the staff report.

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Hosey arrived.

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (5:57 p.m. [00:27:00])

None

XI PUBLIC COMMENT (5:57 p.m. [00:27:30])

Angel Lastra, the applicant for 1062 Vinewood, stated that he had first submitted an application in March and that it was lost by staff.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (6:00 p.m. [00:30:00])

APPLICATION/STAFF REPORT NUMBER: 22-8106 (6:00 pm. [00:30:30])

ADDRESS: 1062 Vinewood

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Angel Lastra

OWNER: Angel Lastra

SCOPE OF WORK: Install vinyl window

COMMISSION AND APPLICANT COMMENTS (6:46 p.m. [01:26:20])

Staff stated that there had been a misunderstanding about the application which was resolved within the past few hours, and that the staff report would be given orally.

Staff described the proposal. The work has already been partially completed, and includes the replacement of a mid-twentieth century glass block window on the rear of the building with a smaller vinyl sliding window. The window has already been replaced, and the applicant intends to fill the remainder of the

Angel Lastra, the applicant and owner, stated that he had difficulty identifying an appropriate window, and he needed to complete the project promptly due to a deadline imposed by a construction loan, and because the window opening needed to be closed before cold weather arrives. Even before the glass blocks were removed, the opening leaked water and air.

Staff stated that there were other aspects of the application that would be reviewed by staff.

Commissioners Miriani and Hamilton said that the window was not appropriately sized, and that the window should fill the opening.

ACTION (6:13 p.m. [00:43:30])

Commissioner Hamilton moved that:

The work is inappropriate, and that the Commission deny the application for the proposed work.

Commissioner Miriani: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8017 (6:15 p.m. [00:45:00])

ADDRESS: 3956 W. Lafayette

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Eamon Harnois

OWNER: Miller, Jon A. & Harnois, M. C.

SCOPE OF WORK: Install solar panel array

COMMISSION AND APPLICANT COMMENTS (6:46 p.m. [01:26:20])

Eamon Harnois, the applicant, stated that he agreed with the staff recommendation and conditions.

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8017 for 3956 W. Lafayette**, 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 equipment proposed for installation will be field painted an appropriate color, subject to approval by staff.

Commissioner Machielse: SUPPORT
Ayes: 5 Nays: 1 (Commissioner Hamilton voted nay)
MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 20-6663 (6:18 p.m. [00:48:50])
ADDRESS: 2515 Brush
HISTORIC DISTRICT: Brush Park
APPLICANT: MHT Housing, Inc. and Kem-Tec
OWNER: MHT Housing, Inc.
SCOPE OF WORK: Demolish existing front porch, construct new front porch

Staff described the proposal. The application for this project first appeared before the Commission in March 2020. It was tabled while the applicant made design changes, and subsequently approved at the April 2020 meeting. However, this applicant subsequently proposed to employ a different façade system that was not consistent with the April 2020 approval.

COMMISSION AND APPLICANT COMMENTS (6:19 p.m. [00:49:00])

George Etheridge, of Thomas Group Consulting, representing the applicant, introduced Paul Stoddard from MHT Housing as well as an engineer from Kem-Tec.

Commissioner Hamilton stated that he disapproved of the changes, but they weren't demonstrably inappropriate.

Commissioners Hardamon and Machielse stated that they agreed with the staff recommendation.

ACTION (6:24 p.m. [00:54:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #20-6663 for 2515 Brush and 269-291 Winder**, 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 permit drawings be updated to show the proper tan color tone of the concrete panels (beige instead of polar white).

Commissioner Machielse: SUPPORT
Ayes: 6 Nays: 0
MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8046 (6:26 p.m. [00:56:00])
ADDRESS: 1531 Parker
HISTORIC DISTRICT: West Village
APPLICANT: Megan Anderluh
OWNER: Dziuda, Brandon & Anderluh, Megan

SCOPE OF WORK: Demolish existing front porch, construct new front porch

COMMISSION AND APPLICANT COMMENTS (6:26 p.m. [00:56:20])

Megan Anderluh, the applicant and property owner, described the proposal and stated that they support the conclusion of the staff report.

ACTION (6:27 p.m. [00:57:40])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #22-8046 for 1531 Parker**, 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:

- A porch roof shall be added, meeting the Secretary of the Interior's Standards for Rehabilitation, subject to approval by staff, incorporating the historic elements still extant (i.e., the pediment and columns), which may be repositioned.

Commissioner Hosey: **SUPPORT**

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8051 (6:29 p.m. [00:59:10])

ADDRESS: 1465 Centre

HISTORIC DISTRICT: Madison-Harmonie

APPLICANT: Kevin Deters, Metro Signs and Lighting

OWNER: Firm Real Estate Management I, LLC

SCOPE OF WORK: Install four (4) wall signs

COMMISSION AND APPLICANT COMMENTS (6:30 p.m. [01:00:00])

Paul Deters, of Metro Signs and Lighting, introduced Marvin Beatty and Sanford Nelson, the owners. Paul Deters stated that he agreed with the staff recommendation, but stated that there is a typo in the staff report; the proposed UHY signs are each 15 feet tall, 60 square feet total. The applicant noted that there are letters of support from the Paradise Valley Conservancy and Real Times Media.

ACTION (6:31 p.m. [01:01:30])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8051 for 1465 Centre**, 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 Hardamon: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8059 (6:33 p.m. [01:03:20])

ADDRESS: 506 Parkview

HISTORIC DISTRICT: Barry Subdivision

APPLICANT: Edward Kelsey and Jose Garcia

OWNER: Edward Kelsey and Jose Garcia

SCOPE OF WORK: Erect wrought iron fence

COMMISSION AND APPLICANT COMMENTS (6:34 p.m. [01:04:30])

Staff mentioned that the applicant had sent an email stating they are in support of the staff recommendation.

Commissioner Hamilton disagreed with the staff report regarding a “wall of continuity” at the line of the proposed front yard fence, and suggested that the fence would be an intrusion. The fence should be at or behind the plane of the façade. Commissioner Franklin agreed.

Staff noted that there are other houses to the south that have fences at the front of the lot. The proposed fence is consistent with the other fences, with the exception that it is five feet, whereas the other fences are four feet.

The applicant noted that a house next door formerly had a fence at the front lot line. He also stated that he had concerns about trespassing and theft.

Staff noted that the fence on the next door property was not a historic fence. However, front yard fences nonetheless have precedent.

Commissioner Miriani suggested that the proposed fence was appropriate.

ACTION (6:47 p.m. [01:17:10])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8059 for 506 Parkview**, 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 fence line be located at or inside the property line.
- The fence and gates along Parkview measure no higher than 5 feet.
- Staff receive final plan and drawings that show the fence location and height before installation.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 1 (Hamilton voted nay)

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8047 (6:49 p.m. [01:19:00])

ADDRESS: 1991 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Raymond “Doc” Holliday, Holliday Building Inc.

OWNER: Andrew Cox

SCOPE OF WORK: Rehabilitate front porch, reconstruct rear porch

Staff described the proposal, and said that the recommendation for denial was due to the absence of a drawing showing the work proposed for the back porch.

COMMISSION AND APPLICANT COMMENTS (6:50 p.m. [01:20:30])

Andrew Cox, the property owner, stated that he is still working on a drawing for the back porch. He also said that some of the front porch is rotted, but he intends to retain as much original material as possible.

Commissioners Miriani and Franklin suggested that the application, as presented, is not complete.

Andrew Cox withdrew the application.

APPLICATION/STAFF REPORT NUMBER: 22-8055 (6:53 p.m. [01:23:00])

ADDRESS: 2801 Oakman

HISTORIC DISTRICT: Oakman Boulevard

APPLICANT: David Morgan

OWNER: David Morgan

SCOPE OF WORK: Install vinyl windows, replace existing vinyl windows with new vinyl windows

COMMISSION AND APPLICANT COMMENTS (6:53 p.m. [01:23:30])

David Morgan, the applicant, stated that some windows had already been replaced when he purchased the property in 2020. He is proposing to replace some older vinyl windows with new vinyl windows.

Staff confirmed that none of the vinyl windows presently on the house had been replaced sometime between 2018 and 2020 without Historic District Commission approval. The current application also includes the existing windows. Staff also reminded the Commission that they have previously delegated to staff the ability to approve appropriate windows in cases where historic windows no longer exist.

Members of the Commission discussed the appropriateness of the proposed windows.

ACTION (7:06 p.m. [01:36:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-8055 for 2801 Oakman**, 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 Machielse: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8048 (7:07 p.m. [01:37:00])

ADDRESS: 1515 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Dereck Watson

OWNER: Roxana Kuhn, Chicago Blvd. Trust

SCOPE OF WORK: Replace front porch columns and repair front porch floor and steps, erect rear deck

COMMISSION AND APPLICANT COMMENTS (7:07 p.m. [01:37:30])

Dereck Watson, the applicant, stated that he would like to have all four columns on the building match. The proposal is for four new columns; however, he is looking into the possibility of replicating one column to match the others. The applicant also discussed removing paint from the concrete porch.

ACTION (ONE) (7:13 p.m. [01:43:20])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8048 for 1515 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 replacement of the porch columns 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: 6 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:15 p.m. [01:45:00])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8048 for 1515 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 remaining work items within the proposed application **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The deck and stair railings will be constructed with the molded or routed railings and square balusters. The final selection will be listed on the deck material list and drawings.
- The deck will be inset from the west wall of the house by 3". The deck plan will be revised, or a note stating this design change will be added to the existing drawings.
- A site plan will be submitted confirming the porch step repair will retain the existing footprint and radius, along with the dimensions for the new concrete front walkway steps.
- Repaint painted porch elements in off-white colors to match historic conditions. Paint samples will be submitted to staff for field verification for approval prior to application.

Commissioner Hamilton: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8056 (7:17 p.m. [1:47:00])

ADDRESS: 4290 Leslie

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Pamela Salters

OWNER: Pamela Salters

SCOPE OF WORK: Rehabilitate dwelling, install fence

COMMISSION AND APPLICANT COMMENTS (7:17 p.m. [01:47:10])

A representative of the applicant spoke, but did not provide his name. Commissioners, the applicant, and staff discussed which violations (work begun or completed without approval) had been done prior to the current owner, and which had been done by the current owner.

Commissioner Hamilton suggested that the vinyl windows on the front façade, the vinyl soffits and fascia boards, and the aluminum coil surrounds, were the most adverse of all the violations.

Commissioners noted that the applicant has not had a chance to read the staff report, and suggested that the applicant could read the report and return at a subsequent meeting with a proposal that addresses the violations.

ACTION (ONE) (7:29 p.m. [01:59:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #22-8056 for 4290 Leslie**, 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 original windows, front door, wood fascia and soffits, and the alteration to the front porch **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's 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 Hamilton: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:30 p.m. [02:00:45])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #22-8056 for 4290 Leslie**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts

Act, the Commission determines the remaining work items within the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Applicant supply HDC staff with a paint or stain product information to be applied to the fence for approval.

Commissioner Hamilton: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8070 (7:32 p.m. [02:02:00])

ADDRESS: 2184 Iroquois

HISTORIC DISTRICT: Indian Village

APPLICANT: Lee Drummond

OWNER: Lee Drummond

SCOPE OF WORK: Paint dwelling

COMMISSION AND APPLICANT COMMENTS (7:32 p.m. [02:02:10])

Lee Drummond, the applicant and owner, disagreed with the architectural style and color system suggested by staff. Color System D or Color System B would allow for a darker trim color as proposed.

Staff explained the rationale for recommending Color System C.

ACTION (7:38 p.m. [02:08:15])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #22-8070 for 2184 Iroquois**, 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.

Commissioner Hosey: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8057 (7:40 p.m. [02:10:45])

ADDRESS: 691 W. Canfield

HISTORIC DISTRICT: West Canfield

APPLICANT: Doug Pattison

OWNER: Doug Pattison

SCOPE OF WORK: Rehabilitate dwelling, install pavers at patio and driveway

COMMISSION AND APPLICANT COMMENTS (7:41 p.m. [02:11:00])

Staff summarized the proposed scope of work. At the rear of the house, a porch and double door have been removed, and windows have been replaced. The proposal includes this work, which has already been completed without approval, and the installation of a stone patio, which has not yet been done. Also done without approval is the creation of several basement window wells, and the installation of a fence.

Rosanne Pattison, and Doug Pattison, owners and applicants, responded. They described the condition of the house when they acquired it and answered questions from the Commission about the work done without approval. The applicants stated that many of the features they altered were in dangerous condition and not original to the house.

ACTION (ONE) (8:07 p.m. [02:37:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #22-8057 for 691 W. Canfield**, 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 roof work, chimney repair, tuckpointing of brick where needed, the repair/painting of trim where needed, the proposed landscape grading, driveway, walkway and at grade patio installations, and the installation new fencing at the rear and side yards, **WILL BE APPROPRIATE** according to the standards of review set for the work forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the work:

The Certificate of Appropriateness is issued with the following conditions:

- Applicant supply HDC staff with the asphalt shingles, rear door and metal fence product information for approval.
- The proposed fencing shall conform to the Commission's Fences and Hedges Guidelines and the fencing proposed for the side/east & west property line shall be of one consistent material.

Commissioner Miriani: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:09 p.m. [02:39:30])

Commission Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #22-8057 for 691 W. Canfield**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items within the proposed application **WILL 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 Machielse: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8050 (8:12 p.m. [02:42:00])

ADDRESS: 19471 Shrewsbury

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: Mike Fisher

OWNER: Mike Fisher

SCOPE OF WORK: Install security doors, replace patio doors

Chairperson Franklin stated that she is on the board of the Sherwood Forest association, and recused herself, assigning Commissioner Hamilton to chair the meeting in her absence.

Chairperson Franklin left the room.

COMMISSION AND APPLICANT COMMENTS (8:42 p.m. [02:42:45])

Mike Fischer, the owner and applicant, described the proposal.

Regarding the storm doors, Fischer stated that the front door had a rectangular storm door at one point. The selection of security doors was intended to restore the arched appearance “avoid looking like prison bars.” He stated that diamond patterns are common in Sherwood Forest. He also objected to a black color as there is no black anywhere on the house. He stated that the front door was originally an orange walnut finish and the proposed green color would look good if the original door finish was restored.

Regarding the patio doors, Fischer described the damaged condition of the existing doors and suggested that they obscure the original steel doors. He is certain that the patio doors had always been glass doors, they never had screens.

Commissioner Hamilton asked for more detail about the side lights on the patio doors. Mike Fischer described how they would be retained and repaired. The muntin pattern on the side lights matches the interior doors, but the muntin pattern on the patio doors clashes.

Commissioners Hamilton and Machielse suggested that green was an appropriate color for the patio doors.

Director Landsburg noted that the applicant has provided new photos that were not available at the time the staff recommendation was made. Based on the new photos, staff is changing the recommendation and no longer recommends that the wood patio doors need to be preserved.

Commissioner Hamilton suggested that the interior doors are an important feature and that being able to see them more clearly would be an improvement.

Commissioner Miriani discussed the front door. He opined that it was a character-defining feature and should not be obscured by a security door. Commissioners Hamilton and Hardamon agreed.

Commissioner Hosey left the room.

ACTION (ONE) (8:30 p.m. [03:00:30])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8050 for 19471 Shrewsbury**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that the installation of the security door for the front door **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 Hamilton clarifies that the motion on the table is to deny the proposed security door, but that a different security door design might potentially be approved at a later date.

Commissioner Hamilton: SUPPORT

Ayes: 4 Nays: 0 (Commissioner Franklin has recused herself and Commissioner Hosey has left the room)

MOTION CARRIED

ACTION (ONE) (8:35 p.m. [03:05:00])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8050 for 19471 Shrewsbury**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work within the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The security doors shall be black, or another appropriate color subject to approval by staff.
- The design of the security doors shall eliminate the proposed central diamond pattern, subject to approval by staff.

Director Landsberg noted that staff supports hunter green.

Commissioner Hamilton: SUPPORT

Ayes: 4 Nays: 0 (Commissioner Franklin has recused herself and Commissioner Hosey has left the room)

MOTION CARRIED

Commissioners Franklin and Hosey returned.

APPLICATION/STAFF REPORT NUMBER: 22-8082 (8:37 p.m. [03:07:00])

ADDRESS: 683 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Edward Wenz Jr., CTI Contractor Services

OWNER: John and Charsha Olumba

SCOPE OF WORK: Replace existing windows

Commissioner Hamilton left the room.

COMMISSION AND APPLICANT COMMENTS (8:37 p.m. [03:07:45])

John and Charsha Olumba, the owners, described the proposal to replace the windows in the house with wood windows.

Staff noted that the applicants provided some additional information today, but staff has not yet had a chance to review the new information.

Chairperson Franklin noted that Commissioner Hamilton has recused himself.

Staff reviewed the new information. Staff leaves the recommendation unchanged, as there is no reason to believe that the existing windows can't feasibly be repaired and abated.

Commissioner Miriani asked if the proposed windows were similar to the current windows. Staff responded that it was unclear based on the information provided.

Commissioner Hardamon suggested approving the window replacement, delegating to staff the authority to approve the replacement windows.

Director Landsburg suggested other options include a Notice to Proceed, or assigning a Commission member to conduct a site visit, or tabling the matter for a future meeting.

ACTION (8:55 p.m. [03:25:20])

Commissioner Miriani moved that:

The Commission table the application in order to get more information related to the decision.

After some discussion, Commissioner Miriani withdrew the motion. Commissioner Machielse expressed willingness to make a site visit.

ACTION (9:01 p.m. [03:31:00])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-8082 for 683 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a NOTICE TO PROCEED** under option one [the resource constitutes a hazard to the safety of the public or to the structure's occupants] for the proposed work, with the condition that:

- Staff, and a member of the Commission, review and approve the window selection.

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0 (Commissioner Hamilton has recused himself.)

MOTION CARRIED

Commissioner Hamilton returned.

APPLICATION/STAFF REPORT NUMBER: 22-8082 (9:05 p.m. [03:35:00])

ADDRESS: 2648-2660 W. Grand Blvd.

HISTORIC DISTRICT: West Grand Boulevard African-American Arts and Business

APPLICANT: John Skok, Mcintosh Poris Associates

OWNER: Ahmend Beasley, Gordy Company

SCOPE OF WORK: Replace porch railing

COMMISSION AND APPLICANT COMMENTS (9:05 p.m. [03:35:30])

John Skok, Malcolm Davis (Perkins and Will), and Allen Rawls (Motown) presented. John Skok suggested that the existing railing is not safe and requested a Notice to Proceed. John Skok also reminded the Commission that a prior design was denied at the October 2022 meeting; this redesign has been approved by BSEED.

Commissioners Franklin and Miriani suggested that a Notice to Proceed would be warranted.

ACTION (9:12 p.m. [03:42:45])

Commissioner Miriani moved that:

The commission issue a Notice to Proceed for **Application #22-8005 for 2648-2660 W. Grand Blvd.** under prong 1, “health and safety.”

Commissioner Hosey: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8082 (9:15 p.m. [03:45:00])

ADDRESS: 2011 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Mario Mongini

OWNER: Mario Mongini

SCOPE OF WORK: Replace wood windows with wood and fiberglass units, alter porch

Commissioner Machielse noted that he is employed by the applicant’s architectural firm, and recused himself.

Commissioner Machielse left the room.

COMMISSION AND APPLICANT COMMENTS (9:05 p.m. [03:35:30])

Mario Mongini, the owner, and Joe Hudec, the architect, responded to the staff report. They stated that some of these conditions existed prior to the purchase of the home. They propose to replace fiberglass windows with aluminum-clad wood windows, and replicate brick surrounds, to restore the historic appearance of the front façade. The architect proposes to retain some of the existing fiberglass windows on other elevations, and add wood grilles to approximate the historic appearance. The applicant also discussed porch alterations and lighting.

Commissioner Hamilton listed several reasons why he suggests the windows on side and rear elevations are inappropriate.

Commissioners discussed options that would allow the applicant to complete the proposed work on the front façade, but still be required to add appropriate windows on the other elevations in the future.

Director Landsburg pointed out that staff already has the authority to approve appropriate replacement windows when historic windows no longer exist.

ACTION (9:27 p.m. [03:57:20])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-8066 for 2011 Longfellow**, and having duly considered the appropriateness thereof pursuant to

Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that the replacing of fiberglass windows with aluminum-clad wood windows as proposed, and the removing of planter boxes as proposed, and planting covering landscape, **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Applicant supply HDC staff with a planting plan that identifies the evergreen species to screen the scarring of the house where the planters once stood.
- The applicant provide HDC staff with the product and description of method to safely attempt to remove the scarring from the brick face of the house.
- HDC staff shall review and approve these submissions before their application/installation.

Commissioner Miriani: SUPPORT

Ayes: 5 Nays: 0 (Commissioner Machielse has recused himself)

MOTION CARRIED

ACTION (9:27 p.m. [03:57:20])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-8066 for 2011 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items 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.*
- 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 Hardamon: SUPPORT

Ayes: 5 Nays: 0 (Commissioner Machielse recused himself)

MOTION CARRIED

Commissioner Machielse returned.

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

XVI ADJOURNEMENT (9:34 p.m. (04:04:30])

Commissioner Miriani moved to adjourn the meeting at 9:35 p.m.

Commissioner Hardamon: SUPPORT

Ayes: 6 Nays: 0

MOTION CARRIED

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
 - TB: Timothy Boscarino
 - BB: Benjamin Buckley
 - DR: Dan Rieden
 - GL: Garrick Landsberg
 - JR: Jennifer Ross
- Planning & Development Department (PDD)