

**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

Date: February 9, 2022

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

[Actual Time] / Audio Recording Time Stamp

**AGENDA**

[05:34 pm] 00:38:44

**I CALL TO ORDER**

Chair Commissioner Johnson called the meeting to order at 5:34 p.m.

[05:35 pm] 00:39:30

**II ROLL CALL**

<b>HISTORIC DISTRICT COMMISSION</b>		<b>PRESENT</b>	<b>ABSENT</b>
Katie Johnson, Detroit	Chair	X	
Tiffany Franklin	Vice-Chair		X
James Hamilton, Detroit	Commissioner	X	
Richard Hosey, Detroit	Commissioner	X	
Alease Johnson	Commissioner		X
Brandon Lockhart, Detroit	Commissioner	X	
Dennis Miriani, Detroit	Commissioner	X	
<b>STAFF</b>			
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	

[05:36 pm] 00:40:30

**III APPROVAL OF THE AGENDA**

Commissioner Hamilton moved to have the following case added to the Consent Agenda:

- Application 655 W. Willis

Commissioner Miriani - SUPPORT

Ayes – 4      Nay – 0 (Commissioner Hosey recused himself from this vote)

**MOTION CARRIED**

Commissioner Miriani moved to approve the Agenda with the following changes:

- Removed 1500 Van Dyke (The COE II) has been removed from the agenda.

Commissioner Hamilton - SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

[05:39pm] 00:43:00

**IV APPROVAL OF MEETING MINUTES**

Commissioner Hamilton moved to approve the following set of Meeting Minutes:

- December 8, 2021 Meeting Minutes- Revised Draft

- October 13, 2021 Meeting Minutes
- September 22, 2021 Meeting Minutes
- July 14, 2021 Meeting Minutes
- June 9, 2021 Meeting Minutes

Commissioner Hosey - SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

[05:40 pm]  
00:44:35

**V REPORTS**

Director Landsberg reported on the following items:

- Back in person for the Commissioners, this the first hybrid meeting for both remote and in person meeting.
- No reports by the Staff unless asked by the Commission.
- Time limits may be considered for various cases.
- Three Commissioner terms are expiring next week:
  - Commissioner Lockhart
  - Commissioner Alease Johnson
  - Commissioner Katie Johnson

[05:43 pm]  
00:46:00

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA**

Commissioner Hamilton moved to approve the consent agenda for 655 W. Willis :

Commissioner Lockhart - SUPPORT

Ayes – 4      Nay – 0 (Commissioner Hosey recused himself from this vote.)

**MOTION CARRIED**

[05:43 pm]  
00:46:00

**VII POSTPONED APPLICATION**

None

[05:43 pm]  
00:46:00

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

[05:45 pm]  
00:49:28

- **ADDRESS:** 2231 Michigan Avenue (Roosevelt Park)  
**HISTORIC DISTRICT:** *Adjacent to Corktown HD*  
**APPLICANT/OWNER:** City of Detroit, General Services Department  
**SCOPE OF WORK:** Alter & rehabilitate park- Advisory opinion (Section 21-2-5)  
**PROPOSAL:** Per the submitted documentation by the General Services Department, the city proposes to replan and rehabilitate the park by removing the automobile traffic thoroughfares, creating a super parcel, and then redesigning the park to serve as a comprehensive and unified amenity for the Corktown vicinity. The historic “promenade” boulevard on axis with the train station will be reconfigured as a pedestrian space.

[5:54 pm]  
01:00:18

**COMMISSION (AND APPLICANT) COMMENTS**

- Commissioner Hosey has returned to the room.
- Commissioner Franklin has recused herself for this case and left the room.
- Commissioner Hamilton takes over as the Chair.
- Not subject to public hearing.

- Commissioners state that this is not under historic review.
- Commissioners agree with the proposal.

[5:57 pm]  
01:06:29

**ACTION**

Commissioner Mariani moved that:

I move that the Commission find that the proposed project at 2231 Michigan Avenue will have a demonstrable effect on the Corktown Historic District, and;

That such demonstrable effect is likely to be beneficial due to improve the beauty of the neighborhood and embraces the historical character of the original design and is not subject to any additional conditions.

That the determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner Lockhart – SUPPORT

Ayes –4    Nay – 0    Abstain – 0

**MOTION CARRIED**

[06:03 pm]  
01:08:28

**Commissioner Katie Johnson returns to the room and assumes the Chair.**

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING**

[06:03 pm]  
01:08:28

- **APPLICATION/STAFF REPORT NUMBER:** #22-7656 JR

**ADDRESS:** 1535 Leverette

**HISTORIC DISTRICT:** Corktown HD

**APPLICANT:** Jason Fligger/Architect

**OWNER:** Joseph Kelecha

**SCOPE OF WORK:** Erect new addition at rear; rehabilitate dwelling

**PROPOSAL:** With the current proposal, the applicant is seeking the Commission's approval to rehabilitate the dwelling at 1535 Leverette. Per the submitted drawings, the specific work items associated with the current application include the following:

**Rear Elevation**

- Demolish the existing composite first-story porch and the second-story wood and composite deck
- Erect a new one-story mud-room addition with partial width porch/deck at first story and a roof-top deck at second story
- Add one new casement window at the first story (Andersen 400 Series/wood with vinyl exterior cladding)
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

**West Elevation**

- Install two new casement windows (Andersen 400 Series/wood with vinyl exterior cladding) in new openings
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

**East Elevation**

- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

**Front/North Elevation**

- Replace existing T1-11 siding at porch foundation with new cedar wood foundation skirting

**General Repair**

- On all elevations, repair areas of deteriorated wood trim at walls, doors, windows, and foundation where necessary with new wood to match existing  
Paint per submitted drawings

[06:14 pm]  
01:19:28

**PUBLIC COMMENT: START (AUDIO)**

None

END (AUDIO)

[6:15 pm]  
01:19:28

[6:10 pm]  
01:15:18

**COMMISSION (AND APPLICANT) COMMENTS**

- Applicant– Jason Fligger described windows to address Staff concerns regarding vinyl cladding instead of aluminum cladding due to use of paint on the vinyl. Also addressed the non-traditional shape of the window to accommodate a bed within the room. Intend to match the existing siding.
- Commissioners challenge the notion that that aluminum is not paintable.
- Commissioners discuss the materiality, shape, profile, and functionality of the proposed windows.

[6:20 pm]  
01:25:29

**ACTION**

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7656 for 1535 Leverette** 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 vinyl clad windows painted to match existing windows.

Commissioner Hosey– SUPPORT

Ayes –5    Nay – 0    Abstain – 0

**MOTION CARRIED**

**X CITY PROJECTS SUBJECT TO PUBLIC HEARING**

None

[6:23 pm]  
01:26:00

**XI PUBLIC COMMENT**

- Melanie Markowicz of Preservation Detroit: Enjoyed the presentation of Roosevelt Park. Supports the redesign of vehicular traffic. Believes the original design was in the spirit of the City Beautiful Movement. The design team had a historic preservationist on their team. Asks that the GSD continue to include historic preservationists with their consulting contractors in the redesign of public parks and asks that the GSD consider hiring a historic preservationist on their staff.
- Brenda and Wayne Groleau: expressed need to clarify the Minutes for the HDC Meeting in November 2021. They referenced a garage that had collapsed in a past case. Wanted to clarify that they did not mean to convey the idea that this was demolition by neglect condition. They believe this would require a survey to state the initial condition of the property. They were by no means accusing the owners of neglect. The point they wanted to make was that this should have been a Notice to Proceed based on safety factors. They would like to have the Minutes revised so that they can accurately reflect their sentiments regarding the property.

**IX APPLICATIONS NOT SUBJECT TO PUBLIC HEARING**

[6:28 pm]  
01:32:34

- **APPLICATION/STAFF REPORT NUMBER: #22-7664 DR**

**VIOLATION NUMBER: 544**

**ADDRESS: 2485 Burns**

**HISTORIC DISTRICT: Indian Village HD**

**APPLICANT: Terry Swafford**

**OWNER: Jared Stasik**

**SCOPE OF WORK: Alter front porch; alterations at rear porch and second floor sleeping porch completed without approval\***

**PROPOSAL:**

The scope of work under review includes several different projects. The initial applicant is a contractor submitting the front porch proposal. Upon receipt of this proposal, staff observed that there were several violations at the rear of the property, which the owner directly addressed and identified as the 2<sup>nd</sup> floor “sleeping porch” and the rear porch. Staff pulled excerpts from the applicant’s narrative to identify individual scope items found within the application. All scope items at the rear of the property are work complete unless noted as “Proposed”.

**Front Porch Alteration**

- Expand Porch:
  - Demolish, excavate and haul away existing front porch
  - Compact infill
  - Install pavers (Old World Vintage Series “Holland-Antique Blend” 4in by 8in units cement pavers) with sand infill at two levels:
    - First level in a semi-circle, 27ft, 5in wide
    - Second level (supports balcony columns) in semi-circle, 10ft 11in wide
  - Install limestone step perimeter with crushed limestone infill
- Install Wingwalls:
  - At each end of new first level porch, install two (2) partial wing walls (8ft long, 2.3ft high, 6in wide) terminating the semi-circle that consist of railing, newel post and balusters, with a planter bowl/vessel (1ft tall) on top of the leading newel post.

**Front Porch Repair and Gutter Replacement**

- Repair four (4) columns:
  - Two (2) round columns: Prop balcony, remove, strip all paint layers, repair surface, re-work (or replace) previous replacement portion (lower 5”), prime, paint two (2) coats in Guardian exterior or equivalent, re-install.
  - Two (2) box pilasters (at front door): same as above with fewer repairs.
- Repair four (4) capitals:
  - Two (2) remove, strip, repair as needed, prime, paint, and reinstall.
- Repair four (4) bases:
  - Two (2) round: rebuild to match existing.
  - Four (4) square: first layer box
  - Two (2) 2<sup>nd</sup> level at house: strip, surface repair, prime and paint.
- Repair Balcony/Deflection/Porch Roof/ceiling:
  - Prop balcony into the proper position after columns have been removed, ensure copper roof flashing edge is thoroughly inserted into masonry groove (original placement before deflection) attach structurally, from underneath, after ceiling is removed.
  - Replace bead board ceiling
  - Replace inset ceiling panels with matching components
- Paint Door Surround:
  - Lower panels on sidelights and frame returns, repair/ replace rotten wood
  - Seal, prime, paint all remaining parts of front porch
- Replace Gutter and Fascia:
  - Replace ½ round gutters in bronze (or other preferred color) aluminum across façade and around both side returns.
  - Replace fascia and install extended copper drip edge under slate to ensure proper water capture by the new gutters.

**Rear 2<sup>nd</sup> Floor Sleeping Porch**

- Replaced 7” wood clapboard siding with 7” cement board siding (Hardie Board) to match overlapping pattern of existing wood.
- Replaced damaged wood with pressure-treated lumber, added house-wrap to prevent moisture damage. Added trim board at the exterior corners.
- Painted white to match existing siding color.
- Replaced all metal casements and fixed windows with vinyl slider windows, muntins between the glass. The design configuration of the glass was changed from 4 divide lights per pane to 2x4 simulated divided light with a between-the-glass-grid.

**Rear 1<sup>st</sup> Floor Screen Porch**

The replacement of the rear screened porch, as approved by the 2017 HDC’s COA was built with several changes to the originally approved design. The sketches provided by the applicant were also deviated by the homeowner due to availability of materials. As a result, there are no accurate as-built drawings available. However, the photos provided by the applicant shows several modifications from the approved 2017 drawings as follows:

- Removed all aluminum sliding doors and tracks.
- Maintained fascia board below gutter and paint white.
- All screened-in knee walls replaced with full walls and windows:
  - Northeast Face: 6’1” length with 1 window @ 36”, centered

- Southeast Face: 11'6" length with 2 windows @ 41" each, centered
- Southwest Face: 13'2" length with 2 windows @ 27" each and 1 door @ 34", evenly divided
- Installed Marvin Signature wood windows
- Installed Thermatru fiberglass door and Provia steel storm door
- Installed 7" Hardie board to match sleeping room siding.
- Add two exterior electrical outlets, fed from box existing outlets in screen porch
- Paint siding white to match all other wood on house exterior

The floor plan dimensions remain the same as the original porch.

[6:29 pm]  
01:33:34

#### COMMISSION (AND DEVELOPER) COMMENTS

- Applicants – good job in presenting the separate conditions of the house. Owner gives explanation for work done without approval.
- Applicant explored cost of replacement of windows with wood windows.
- Commissioner received confirmation from the applicant that the first-floor enclosed porch are true divided light windows.
- Commissioners expressed concern about the work done without proposal.
- Commissioner discussion regarding the rounded shape of the porch and how the balustrades interrupt the flow of the rectilinear form of the front of the house.
- Commissioners agree with the Staff report.
- Commissioners agree that the curvilinear form is not appropriate.
- Commissioners talk about how the rear screen porch is a change from open porch to a closed porch. They noticed how the roof and footprint is same. They are sympathetic to safety concerns and notice how this porch is not part of the original house and located at the back. Commissioners are okay with downstairs rear porch proposal.
- Commissioners discuss rear sleeping porch, with vinyl windows with between the glass windows.
- Applicant asked what material to use for the front porch. The Commissioners suggested to come back with a proposal that uses brick and limestone.

[6:50 pm]  
01:55:20

#### ACTION ONE

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #22-7664 for 2485 Burns**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the redesign of the front porch as proposed, **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

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

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

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding*

*conjectural features or architectural elements from other buildings, shall not be undertaken.*

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

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

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

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

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[6:52 pm]  
01:56:20

**ACTION TWO**

Commissioner Miriani move that:

Having duly reviewed the complete proposed scope of **Application #22-7664 for 2485 Burns**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of wood siding, the replacement of casement windows of the rear sleeping porch and the enclosure of the rear screen-in porch as installed WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Hamilton – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[06:55 pm]  
02:00:56

• **APPLICATION/STAFF REPORT NUMBER: 22-7665 AD**

**VIOLATION NUMBER: 543**

**ADDRESS: 715 Van Dyke**

**HISTORIC DISTRICT: West Village HD**

**APPLICANT/ PROPERTY OWNER: Ellen Barrett & Nick Assenmacher**

**SCOPE OF WORK: Demolished without approval and rebuild front porch**

**PROPOSAL:**

Demolish (already completed) existing porch and erect new porch, per applicant drawings and narrative.



[06:56 pm]  
02:00:34

**COMMISSION (AND APPLICANT) COMMENTS**

- Applicant described background on the project and the conditions of the porch and described no issues with the staff report.
- Staff, Commissioners and applicant have a discussion around the skirting of the front porch.

[07:00 pm]  
02:04:50

**ACTION**

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application #22-7665 for 715 Van Dyke**, 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 skirting design will be revised to include framing and vertical boards at column/pier locations and will be submitted for staff review.
- The paint color/finish for each porch component (including decking) will be submitted for staff review.
- The porch elements won't be painted until the wood members have dried out.

Commissioner Lockhart– SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[7:02PM]  
02:07:00

- Commissioner Hamilton steps of out room 7:02pm.
- **APPLICATION/STAFF REPORT NUMBER: #22-7667 AD**

**ADDRESS:** 2130 Michigan Avenue

**HISTORIC DISTRICT:** Corktown HD

**APPLICANT:** Shane Overby, Artisan Contracting, LLC

**PROPERTY OWNER:** Sugar House

**SCOPE OF WORK:** Replace storefront system

**PROPOSAL:**

Per the submitted documents, the applicant proposes to rehabilitate the first-floor facade:

- Remove areas of existing trim as noted on plans
- Remove existing windows and 2 entry doors
- Remove existing knee wall below windows
- Install new casement windows and non-operable transom windows
- Install new wood and glass custom doors x2
- Install new tongue and groove in vertical layout as noted on plans
- Paint exterior black to match existing

[7:03 PM]  
02:07:34

**COMMISSION (AND DEVELOPER) COMMENTS**

- Applicant present but had no comment.

- Staff reviewed items in the Denial portion of the recommendations. Clarified that the drawings included items that needed to be addressed.
- Commissioners had no comment.

[07:06 pm]  
02:11:00

### **ACTION ONE**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7667 for 2130 Michigan**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the limestone details, installation of a terrazzo stoop, and installation of a reclaimed cast iron column, as proposed, WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

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

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

*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 Miriani – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

[07:08 pm]  
02:12:00

### **ACTION TWO**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7667 for 2130 Michigan**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed replacement of the storefront 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 elevations shall be corrected to reflect the approved scope of work, including the method of paint removal. The revised drawings will be submitted for staff review and approval.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[07:09 pm]  
02:13:00

• **APPLICATION/STAFF REPORT NUMBER: #22-7666 JR**

**VIOLATION NUMBER: 330**

**ADDRESS: 1356-1368 Labrosse**

**HISTORIC DISTRICT: Corktown HD**

**APPLICANT: John Biggar**

**PROPERTY OWNER: Five On 8<sup>th</sup> LLC**

**SCOPE OF WORK:** Add two new dormers, replace windows, rehabilitate dwelling and remove trees

**PROPOSAL:**

The applicant proposes to rehabilitate the dwelling at 1356 Labrosse. He is therefore seeking the Commission’s approval to undertake the following items, per the submitted project materials:

**Front/South Elevation**

- Remove the existing damaged wood cornice/entablature board at the front elevation soffit area and retain existing dentils. Install a new cornice/entablature board with a new “composite lumber, Azek, or approved equal” (dimensions of existing and proposed have not been provided) and reinstall salvaged dentils
- Retain and restore existing front door and frame
- Erect a new concrete front porch deck with brick sidewalls (brick sample not provided)
- Replace existing windows and associated trim/brickmould with new double-hung, 6/6 aluminum units
- Erect a new temporary wood porch deck with wood handrail (work complete)

**East/Side Elevation**

- Replace existing windows and associated trim/brickmould with aluminum window units. The windows shall include two, 6/6 double-hung units and a 3-lite fixed window.

**West/Side Elevation**

- Replace existing windows and associated trim/brickmould with new 6/6 double-hung aluminum units
- Install new single lite fixed aluminum windows in new openings at first story. Please note that the new openings were administratively approved in November 2021 via COA #21-7597, under authority given to staff under Resolution #21-04

**Rear/North Elevation**

- Install a temporary, shed-roof, wood-frame shelter (work initiated)
- Replace existing windows and associated trim/brickmould with new 6/6 and 3/3 double-hung aluminum units

- Install new 6/6 and 6/3 double-hung aluminum windows in new openings. Please note that the new openings were administratively approved in November 2021 via COA #21-7597, under authority given to staff under Resolution #21-04
- Install new wood, full-lite French door in existing opening
- Erect a new full width porch with composite decking. Balustrade will be composed of wood composite clad balusters/posts and horizontal wire cables

**Roof**

- Replace existing asphalt shingle covering with new composite, slate style shingles
- At front/south-facing roof surface, install two new dormers. Dormer sidewalls shall be clad with Hardie/composite siding (exposure and profile not included) and rakes/trim pilaster detailing shall be of composite. Each dormer will have a 6/6 double-hung aluminum window
- At front/south and rear/north elevation, install new half-round copper gutters and round copper downspouts
- At rear/north facing roof surface, remove existing skylight and install two new skylights

**Landscaping**

- Remove the large Poplar tree which has entered the house foundation/crawlspace and has caused damage to the brick masonry walls
- Keep the Crab Apple tree at the southwest corner of the house.
- Cut the Rose of Sharon down to grade along the sidewalk between the house and the driveway at 1364 Labrosse to permit safe access for equipment to repair the brick, masonry façade. Leave the roots in place and allow the Rose of Sharon to grow back after masonry repairs are completed
- Keep the existing groundcover material along the sidewalk in front of the house
- Remove the dead Cherry tree in the driveway at 1364 Labrosse
- Remove the upright Yews which have encroached onto the driveway at 1364 Labrosse
- Remove the dead Ash tree at the corner of 8th and Labrosse and trim back all dead and overhanging branches interfering with the sidewalk.
- Remove the invasive “spray” or “weed” trees along 8th Street and continuing along the alley.
- The black walnut at the rear of the property is to remain.

[07:09 pm]  
02:14:00

**COMMISSION (AND DEVELOPER) COMMENTS**

- Applicants John Biggar and Brian Mooney agree with the Staff Report especially on the windows, will work with wood windows. Ask for clarification on size for the dormers. Reviewed several scope items.
- Applicant described the temporary structures and their use with intention to work in Michigan weather while restoring both front and rear porches.
- Commissioners received confirmation that the limestone caps are included in the application.
- Commissioners and Staff clarified what was previously approved: masonry repair.

[07:16 pm]  
02:20:00

**ACTION ONE**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7666 for 1356 Labrosse**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the existing wood sash and/or the replacement of the existing wood window trim/brickmould, as proposed, **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:

*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 Hosey – SUPPORT

Ayes – 5            Nay – 0

**MOTION CARRIED**

[07:17 pm]  
02:21:00

**ACTION TWO**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7667 for 2130 Michigan**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items (outside of the proposed wood window sash and trim replacement) **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:*

- Two new trees be planted to replace the dead trees that shall be removed. The applicant shall refer to the attached “List of Trees Recommended for the City of Detroit” and select a medium or tall species for installation within the property’s parcel. HDC staff shall be afforded the opportunity to approve the species and location of the two new trees prior to the issuance of the project permit.
- The scale of the two new dormers proposed for installation at the front roof surface shall be increased to an appropriate size. The applicant shall submit a revised proposal for this work item to HDC staff for review and approval prior to the issuance of the Certificate of Appropriateness prior to the issuance of the project permit. Should staff determine that the proposed revision to the dormer size is inappropriate, staff shall forward the work item to the Commission for review at a future meeting.
- HDC staff be afforded the opportunity to review and approve any new landscape/hardscape plans for the property prior to permit issuance. Should

staff determine that the proposed work does not meet the SOI Standards, staff shall forward the work items to the Commission for review at a future meeting.

- The new cornice board at the front elevation shall be wood and shall include the reinstallation of the existing wood dentils. The board shall match the existing in dimension, detailing, and texture. The applicant shall provide HDC staff the dimensions of the existing vs the proposed for review and approval prior to the issuance of the project permit.
- All existing wood windows (to include the existing sash and wood trim) shall be retained and repaired. Where wood sash does not exist (i.e., where 1/1 aluminum storm units exist), the existing historic trim be retained and repaired and new wood sash which match the existing historic sash shall be installed.
- The existing, newly installed front porch/railing and rear wood enclosure shall be removed on or before December 31, 2022.

Commissioner Hosey – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

[07:20 pm]  
02:25:00

**Commissioner Hosey stepped out of the room for the next application.**

[07:21 pm]  
02:25:00

- **APPLICATION/STAFF REPORT NUMBER :#22-7669 GL**

**VIOLATION NUMBERS:** 559

**ADDRESS:** 1405 Griswold

**HISTORIC DISTRICT:** Capitol Park HD

**APPLICANT/PROPERTY OWNER:** Capitol Park Deck LLC

**SCOPE OF WORK:** Replaced storefront system without approval

**PROPOSAL:**

Per the submitted drawings, product information, and narrative, the applicant proposes to legalize the unapproved full replacement of the existing storefront system, including doors, glass, and filler panels.

[07:21 pm]  
02:25:45

**COMMISSION (AND DEVELOPER) COMMENTS**

- Applicants pointed areas where they disagreed with the Staff Report: windows, doors, and mullions were described in greater detail.
- Commissioners asked why this work was done before approval. Applicant stated that this was an oversight.
- Commissioners agree with the proposal and will support it.

[07:28 pm]  
02:32:00

**ACTION**

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7669 for 1405 Griswold**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the original storefront glass system, including the doors and framing members, **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a COA for the proposed work.

Commissioner Lockhart – SUPPORT

Ayes – 4 Nay – 0

**MOTION CARRIED**

[07:31 pm] **Commissioner Hosey Returns to the room**

02:34:00

[07:30 pm]

02:34:56

- **APPLICATION/STAFF REPORT NUMBER: #22-7670 AD**

**ADDRESS:** 686 Selden

**HISTORIC DISTRICT:** Willis-Selden HD

**APPLICANT:** Andrew Casazza, Holcomb Contracting, LLC.

**PROPERTY OWNER:** GW1 Cass LLC

**SCOPE OF WORK:** Replace vinyl windows with vinyl windows

**PROPOSAL:**

Per the submitted documents, the applicant proposes to replace the existing vinyl windows at the secondary elevations with new white vinyl windows; operation of all new window units will be one-over-one double-hung sash.

[07:31 pm]

02:35:34

**COMMISSION (AND DEVELOPER) COMMENTS**

- The Applicant/ Owner states reason for replacement of vinyl with vinyl.
- Commissioners asked how many windows were replaced with sliders. Applicant stated that most are sliders.
- Commissioners discuss substitute materials to windows. There's guidance in the NPS standards for replacement with non-historic material.
- Commissioners discuss use of a higher quality material than vinyl.
- Owner representative stated cost concerns regarding the building and used for workforce development. Lower rent rates are offered and there's an agreement with City of Detroit.
- Some units are occupied.
- Commissioners discuss options including a Notice to Proceed and discussed community benefits. The applicant sites statistics past work done on the building and statistics regarding low-income residents of this building.
- The windows are one-over-one, no divided lights. In 2021, staff pointed out that 6-1 simulated divided light, aluminum frame windows were staff approved.
- Commissioners discuss appropriate window colors.

[07:56 pm]

03:01:50

**ACTION**

Commissioner Miriani moved that:

- I move that we issue a Notice to Proceed for application #22-7670 located at 686 Selden because the work proposed will improve the condition, which will be Condition #4, that the retention of the existing windows will not be in the interest to the community.

With the conditions that windows are 1 over 1, in a color approved by HDC Staff before installation, and the existing brick mold be retained.

Commissioner Hosey – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[07:59 pm]  
03:03:50

• **APPLICATION/STAFF REPORT NUMBER: #22-7673 DR**

**VIOLATION NUMBERS:** 382

**ADDRESS:** 1219 Hubbard

**HISTORIC DISTRICT:** Hubbard Farms HD

**APPLICANT/PROPERTY OWNER:** LETICIA PATINO

**SCOPE OF WORK:** Install pavers at front yard, installation of arbor, raised garden beds and pavers, removal of tree;\* repair roof

**PROPOSAL:**

Staff pulled excerpts from the applicant’s narrative to identify individual scope items found within the application. All scope items are work complete unless noted as “Proposed”. Repair of the roof shingles are typically considered ordinary maintenance and is considered to match the scale of ordinary maintenance.

**Repair Roof Shingles**

- Replaced asphalt roof shingles in areas to cover holes in the roof.

**Install Siding (All elevations)**

- Installed wood paneling on top of insul-brick siding, painted grey.

**Front yard**

- Removed dead tree in front yard
- Installed perimeter garden bed with wood and paver edging.
  - Garden beds are 4½” above the surface, 4FT wide and have lengths of 15FT, 4FT and 24FT in length.
  - Planted with boxwood, bulbs, roses and evergreens.
- Installed arbor at front gate: applicant would like to remove this arbor, as it was installed by the previous owner.
- Installed concrete pavers with a pattern form and concrete mix with two shades of grey.

[07:59 pm]  
03:03:50

**COMMISSION (AND DEVELOPER) COMMENTS**

- Applicant, Laticia Patino, explained background how her father started repair of the porches and her father passed away before the work was complete. The applicant wasn’t aware of the historic designation. The applicant described the background for the proposed pavers, garden, and tree removal. The tree died after her father passed. The grass dried out and died which caused mud in the house, so she installed concrete and pavers. Roofing work is covering a leak.
- Commissioners have no trouble approving roof repair.
- Commissioners do not approve the pavers nor the siding.
- Applicant states that the siding was installed in the rear and the applicant was attempting match the rear treatment with new installations.
- Commissioners expressed sympathy to have time for removal of items such as the siding and pavers. The commissioners would like to see a proposal with a timeline included.
- There’s no stop work order on the property.
- The applicant requested an approved material for the siding. Staff offered support for appropriate materials.

[08:14 pm]  
03:19:00

**ACTION ONE**

Commissioner Miriani moved that:



Having duly reviewed the complete proposed scope of **Application #22-7673 for 1219 Hubbard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the repair/re-shingling of the roof, removal of dead tree and arbor, and addition of garden beds 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 replacement of asphalt shingles is consistent in color and matches the existing color of the roof.
- The applicant provide HDC staff a repair plan with asphalt type and color for review.

Commissioner Lockhart – SUPPORT

Ayes – 5      Nay – 0

**MOTION CARRIED**

[08:18 pm]  
03:20:00

#### **ACTION TWO**

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of **Application #22-7673 for 1219 Hubbard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the application of wood panel siding and the replacement of the front lawn with concrete paving, as proposed, 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.*

I further move that the Commission give the Applicant six months to come back to staff with a plan for remediation of these items and that a request be sent to BSEED that no notice be served until that deadline passes.

Commissioner Lockhart – SUPPORT

Ayes – 5 Nay – 0

**MOTION CARRIED**

[8:20pm]  
03:22:00

**XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**

None

[8:20pm]  
03:23:00

**XIV OLD BUSINESS**

None

[8:20pm]  
03:24:00

**XV NEW BUSINESS**

- **APPLICATION/STAFF REPORT NUMBER: #22-7649 JR**

**ADDRESS:** 1404 Atkinson

**HISTORIC DISTRICT:** Atkinson Avenue HD

**APPLICANT/PROPERTY OWNER:** Stuart & Antu Segal

**SCOPE OF WORK:** Emergency demolition of fire-damaged building per Sec. 21-2-74. (Emergency issuance)

**REPORT:**

Note that Detroit City Code, Chapter 21, Section 21-2-74. “Emergency issuance” states the following:

*Where it is determined by the Director of the Buildings, Safety Engineering, and Environmental Department that work is immediately necessary for the protection of public health and safety, the Buildings, Safety Engineering, and Environmental Department may issue a permit for the necessary work and shall immediately notify the Historic District Commission of that action.*

Per email correspondence received by HDC staff on 1/6/2022, Buildings, Safety Engineering, and Environmental Department (BSEED) staff visited 1404 Atkinson and “... found extensive fire damage to 2-story, 2-family brick building, mostly destroyed by fire and collapsed to ground and basement with open void hazard. Remaining section of the exterior west wall and front columns are structurally unsound, leaning and their collapse is imminent. Debris from damaged / collapsed structure scattered throughout property and on to public ROW, damaged structure is completely open to trespass, a blight and near public ROW.” The BSEED Director therefore issued a “Notice of Emergency Ordered Demolition” on 1/5/2022 to address the unsafe conditions. Please see the attached order which serves BSEED’s notice of the demolition to the HDC in compliance with Detroit City Code, Chapter 21, Section 21-2-74.

[8:20pm]  
03:24:00

**COMMISSION (AND STAFF) COMMENTS**

- Staff presented the background of this report and notification from BSEED.
- Commissioners- No discussion or questions.

**NO ACTION**

[8:22 pm]  
03:26:00

**XVI ADJOURNMENT**

Commissioner Hamilton motioned to adjourn the meeting at 8:22 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)