

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: November 16, 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 (5:36 p.m. [00:06:45])

Vice Chair Dennis Miriani called the meeting to order at 5:36 p.m.

II ROLL CALL (5:37 p.m. [00:07:00])

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 (05:37 p.m. [00:07:30])

Director Landsberg mentioned a late addition under New Business.

- Resolution 22-04

MOTION to approve the agenda **CARRIED**

IV APPROVAL OF MEETING MINUTES (5:40 p.m. [00:10:00])

Commissioner Mirani noted that draft minutes for the February regular meeting, June special meeting, and the October regular meeting are posted on the website.

MOTION to approve the October regular meeting minutes **CARRIED**

Director Landsberg noted that February and June minutes were not considered by the above motion.

V REPORTS (5:42 p.m. [00:12:15])

Director Landsberg stated that a candidate for the vacant Historic District Commission seat is currently under consideration by the Mayor's Office.

Commissioner Hosey arrived at 5:42 p.m.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (6:43 p.m. [00:13:00])

None

VII POSTPONED APPLICATIONS (5:43 p.m. [00:13:15])

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS) (5:43 p.m. [00:15:30])

ADDRESS: 3740 Second (5:46 p.m. [00:16:00])

HISTORIC DISTRICT: Willis-Selden Local HD (adjacent)

SPONSORING CITY AGENCY/AUTHORITY: Detroit Economic Growth Corporation

OWNER: Greatwater Capital

SCOPE OF WORK: Erect new mixed-use building

Director Landsburg summarized the proposal to erect a four-story building. It is an advisory review under Section 21-2-5 of the City Code.

Commissioner Hamilton spoke favorably of the proposal.

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

Commissioner Hamilton moved that:

the Commission find that the proposed project at 3740 Second Avenue will have a demonstrable effect on the Willis-Selden Historic District, and that such a demonstrable effect is likely to be beneficial due to filling a vacant property, and that determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ADDRESS: 10201 Woodward (6:49 p.m. [00:19:00])

HISTORIC DISTRICT: Boston Edison HD (adjacent), Arden Park-East Boston HD (adjacent)

SPONSORING CITY AGENCY/AUTHORITY: Assessor's Office, Housing and Revitalization Department

OWNER: Mooney Real Estate Holdings (MHT Housing, Inc., developer)

SCOPE OF WORK: Erect new multi-family building

Director Landsburg summarized the proposal to erect a four-story building. It is an advisory review under Section 21-2-5 of the City Code.

Commissioner Hamilton spoke favorably of the proposal.

ACTION (5:51 p.m. [00:21:30])

Commissioner Hamilton moved that:

I move that the Commission find that the proposed project at 3740 Second Avenue will not have a demonstrable effect on the Boston Edison Historic District and the Arden Park-East Boston Historic District, and that the determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:52 p.m. [00:22:45])

APPLICATION/STAFF REPORT NUMBER: 22-8101 (5:53 p.m. [00:23:00])

ADDRESS: 47 Watson

HISTORIC DISTRICT: Brush Park HD

APPLICANT: Rachel Falahee, Marygrove Awning Company

OWNER: Gerald Kruger, 3100 Woodward, LLC

SCOPE OF WORK: Erect outdoor dining enclosure

Director Landsburg described the proposal. A Certificate of Appropriateness was previously granted for temporary outdoor dining furniture; this application is for a permanent enclosure. Staff recommends denial based on the Secretary of the Interior's Standards for Rehabilitation and the Elements of Design for Brush Park.

Tony Lockhart of Marygrove Awning Company, and Brian Riggerbach, of Bakersfield (the restaurant tenant) introduced themselves. Riggerbach suggested that the proposed structure provided a more enhanced appearance than the current temporary structure. He stated that Grey Ghost, another restaurant in the same building, has a similar structure. Riggerbach expressed a willingness to revise the proposed design if needed; however, he disagreed with the staff recommendations regarding materials.

PUBLIC COMMENT: (6:02 p.m. [00:32:00])

Carl Lundgren, who lives across the street, provided suggestions regarding the design.

Michele Lundgren, who lives on Peterboro, expressed concerns regarding traffic and parking, said that the proposed design did not fit with the neighborhood, and said that the proposal created too much encroachment into public space.

COMMISSION AND APPLICANT COMMENTS (5:47 p.m. [00:37:30])

Commissioner Hamilton agreed with the staff report and recommendation, and suggested that a setback would create a differentiation with the existing building. Commissioners Hardamon, Machielse, and Miriani discussed the setback, sign, roof, and other aspects of the design.

Commissioner Miriani suggested that modifying the extension at gone of the entrances would provide a setback and otherwise create a more compatible design.

The applicant clarified some aspects of the proposal, and withdrew the application to prepare a revised design based on the comments received.

APPLICATION/STAFF REPORT NUMBER: 22-8096 (6:19 p.m. [00:49:00])

ADDRESS: 3421 Seminole

HISTORIC DISTRICT: Indian Village

APPLICANT: Kenneth Gruszczynski and O'Kneco McTier

OWNER: Kenneth Gruszczynski and O'Kneco McTier

SCOPE OF WORK: Install retaining wall at sidewalk, enlarge driveway/front yard paving, other exterior alterations

Staff described the proposal, and noted that the work is completed. Staff opined that the work creates a front yard parking area that disrupts the historic spacing and design of the space, and also alters the walls of continuity and the rhythm of the streetscape as discussed in the Elements of Design. Staff recommends denial.

Ken Gruszczynski described the proposal and the rationale for the design, and that it would accommodate the mobility needs of elderly residents, and stated that the brick walkway had deteriorated.

Commissioner Miriani opined that the most objectionable parts of the proposal were the removal of the brick walkway and the addition of the raised terrace.

Michael Franks, also representing the applicant, stated that they were not aware of the requirement to receive approval for landscape work.

PUBLIC COMMENT: (6:02 p.m. [06:02:00])

[Inaudible] Miller, vice president of the Indian Village Association, spoke in opposition.

Taranta White stated that the existing retaining walls in the neighborhood were old, but that new retaining walls were not appraise for the neighborhood.

Deborah Langston suggested that the work doesn't meet the Elements of Design.

COMMISSION AND APPLICANT COMMENTS (6:08 p.m. [01:08:45])

Commissioners Machielse and Hamilton opined that the design was not appropriate.

Commissioner Miriani reminded that the work was done without approval and stated that there are other ways to make the building more accessible that could have been approved.

Staff noted that they received a voicemail from a resident across the street expressing support of the proposal.

Commissioner Hamilton provided suggestions for a future application. He also suggested that the current, wider driveway was acceptable.

ACTION (6:48 p.m. [01:18:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8096 for 3421 Seminole, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Hosey: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8092 (6:51 p.m. [01:21:00])

ADDRESS: 740 Van Dyke

HISTORIC DISTRICT: West Village HD

APPLICANT: Marques King, Fabrick Design, LLC

OWNER: 313 Property Group

SCOPE OF WORK: Demolish garage, demolish rear addition, alter rear elevation

Staff provided a summary of the proposal. Staff recommends approval, with conditions, for work on the house, and denial for the garage demolition.

Marques King, the architect and applicant, stated that the owners support the staff report.

PUBLIC COMMENT: (6:54 p.m. [01:24:00])

None

COMMISSION AND APPLICANT COMMENTS (6:54 p.m. [01:24:15])

Commissioner Hamilton suggested that demolishing the garage might be appropriate as part of a proposal for replacement with a new garage, but that it was not appropriate if replaced by an open parking area.

ACTION (TWO) (6:56 p.m. [01:26:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8092 for 740 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 demolition of the garage 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.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Commissioner Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (6:57 p.m. [01:27:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8092 for 740 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 remaining work items 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 materials, color, and foundation of the proposed deck shall be subject to approval by staff.
- The transom window above the rear door shall be retained.

Commissioner Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8093 (6:58 p.m. [01:28:45])

ADDRESS: 226 Arden Park

HISTORIC DISTRICT: Arden Park-East Boston HD

APPLICANT: William Finnicum, Finnicum Brownlie Architects

OWNER: Jordan Rattray

SCOPE OF WORK: Erect second-story garage addition, rehabilitate front and rear porches, replace driveway

Director Landsburg described the proposal. The house and garage are both significant, contributing buildings. The garage roof was replaced in the 1990s with an inappropriate flat roof. The present applicant is applying to build a second story onto the garage, along with other items. Staff suggests that the massing and appearance is appropriate and recommends approval with a condition.

Jordan Rattray, the owner, agreed with the report and condition.

PUBLIC COMMENT: (7:02 p.m. [01:32:00])

None

COMMISSION AND APPLICANT COMMENTS (7:02 p.m. [01:32:15])

ACTION (7:02 p.m. [01:32:45])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8093 for 226 Arden Park, 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 garage addition and other work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

- The garage windows will be repaired. Should additional field inspections suggest the infeasibility of repair, the applicant shall submit additional documentation to staff, who may approve replacement consistent with the window product submitted in this application or another window found appropriate by staff.

Commissioner Hosey: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (7:03 p.m. [01:33:45])

None

XI PUBLIC COMMENT (7:04 p.m. [01:34:00])

Carl Lundgren stated that he and his wife have been on Peterboro for 22 years and believe that the street should be a one-way westbound street in order to mitigate traffic. He noted that drivers frequently drive improperly and park illegally on the street.

Michele Lundgren also listed other challenges with the neighborhood, including traffic, noise, and violence.

Owen Burke at 3439 Iroquois expressed support of the proposed tree removal at 3451 Iroquois.

Marquis King, a resident of Indian Village stated that he supports zoning other than R1 in Indian Village, and pointed out that zoning and historic districts are separate issues; it is possible to have areas that are not zoned R1 but still have their historic character protected by historic districts.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:12 p.m. [01:42:45])

APPLICATION/STAFF REPORT NUMBER: 22-8095 (7:13 p.m. [01:43:00])

ADDRESS: 3451 Iroquois

HISTORIC DISTRICT: Indian Village HD

APPLICANT: Geraldine Cox Graves

OWNER: Geraldine Cox Graves

SCOPE OF WORK: Remove tree, repair driveway and porch steps

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

The applicant stated that she had no additional comments.

Commissioner Hamilton asked if the tree was there in 1974. Staff said that it was possibly older than that, but it could not be determined from photos and that a professional opinion from an arborist was not obtained.

ACTION (7:16 p.m. [01:46:15])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8095 for 3451 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 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 supply a description of the treatment of the tree's trunk and root removal for HDC review and approval before work is started.
- Two shade trees be planted on the property as a replacement for the loss of this tree. HDC staff review species and location for approval.
- The applicant provides photos of the rear pathway and front steps for HDC review before work is started.

Commissioner Machielse: **SUPPORT**

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8094 (7:17 p.m. [01:47:45])

ADDRESS: 19434 Stratford

HISTORIC DISTRICT: Sherwood Forest HD

APPLICANT: Kendra Paul

OWNER: Kendra Paul

SCOPE OF WORK: Install landscape features, construct new driveway

COMMISSION AND APPLICANT COMMENTS (7:18 p.m. [01:48:30])

Commissioner Miriani asked about the front yard wall, expansion of sidewalk and driveway, and rear concrete turnaround, noting that staff recommends approval of the other items.

Kendra Paul, the owner and applicant, noted that the original driveway was narrow and had been damaged by a tree. The applicant said she tore out the driveway with the intention of replacing it in-kind, but later decided to widen it. The applicant also explained the rationale for the proposed work on the side of the house and in the back, and discussed the possibility reconfiguring the turnaround from what is shown in the proposal.

Commissioner Hamilton asked about making the driveway ten feet wide instead of the proposed twelve, discussed the turnaround, and suggested plain concrete instead of stamped concrete.

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

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8095 for 19434 Stratford, 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 driveway 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 work with staff to adjust the design of the driveway and walkway with the following changes:
 - Maintain the driveway to a width no wider than 10' until it approaches the garage, and then expand from the area of the house to the outside edge of the driveway
 - To have the driveway be of material that is either concrete (non-stamped, non-color treated), brick, or stone

Commissioner Hamilton clarified that motion is intended to include exposed aggregate as acceptable.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Hamilton asked questions about other items in the application.

ACTION (TWO)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8094 for 19434 Stratford, 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 replacement of the original pathway with a single, wider concrete pathway, the installation of the concrete pad in the front yard, the use of stamped or colored concrete front yard wall, and the alteration of the front yard with the installation of the raised earth terrace and installation of the retaining wall 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 will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (THREE)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-8095 for 19434 Stratford**, 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 following work items 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 covers the following items:

- The applicant will work with staff to introduce some areas of lawn in the public berm and front yard and to issue more appropriate material in the landscape that reduces the number of edge materials to create a more cohesive and legible design.

- The applicant work with staff to adjust the design of the walkway with the following changes:
 - Maintain the walkway’s historic width, and a walkway material that either concrete, brick, or stone, including exposed aggregate concrete
 - The applicant work with staff to confirm the following for the proposed iron fence: a site plan that shows that the fence does not project past the front face of the house and the height of the fence confirms to the HDC fence guidelines, a product sheet that confirms the dimensions of the proposed fence and gate.
 - The above conditions are reviewed and approved by HDC staff before execution.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8019 (7:46 p.m. [02:16:45])

ADDRESS: 4770 Leslie

HISTORIC DISTRICT: Russel Woods-Sullivan HD

APPLICANT: Joel Perry

OWNER: BDE Creditors

SCOPE OF WORK: Replace doors/windows, other exterior alterations

COMMISSION AND APPLICANT COMMENTS (7:47 p.m. [02:17:15])

Rachel Zeigler, representing the applicant, said that the vinyl windows were done by a prior owner, and stated that she was not aware of any professionals who could repair the remaining historic windows.

Commissioner Miriani suggested that the steel windows appeared to be repairable.

Commissioner Hamilton asked questions about the remaining work items.

ACTION (ONE) (7:56 p.m. [00:26:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8019 for 4770 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 proposed front door replacement, rear balcony door replacement, replacement of historic steel windows, and replacement of historic wood windows on the west elevation 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.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration*

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:57 p.m. [02:27:45])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8019 for 4770 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 proposed front and side security door installation, aluminum side door installation, replacement of vinyl windows, replacement of historic wood windows on the east elevation only, fascias and soffits, gutter guards, replacement of front porch railing, front porch resurfacing, and addition of rear balcony railing, 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 design of the security doors shall be subject to approval by staff
The side door shall be painted an appropriate color selection from Color System D
- The proposed replacement windows shall be subject to approval by staff
- Fascias and soffits may be replaced on the building's rear ell only; elsewhere, the existing fascias and soffits shall be preserved; and
- The design of the front porch and balcony railings shall be subject to approval by staff.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8108 (8:00 p.m. [02:30:00])

ADDRESS: 2066 Atkinson

HISTORIC DISTRICT: Atkinson Avenue

APPLICANT: Zishan Sumbal

OWNER: Detroit Real Estate Value Fund II

SCOPE OF WORK: Paint dwelling

COMMISSION AND APPLICANT COMMENTS (8:00 p.m. [02:30:30])

Staff noted that the applicant is not present.

ACTION (8:01 p.m. [02:31:45])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8108 for 2066 Atkinson, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic

Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

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

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

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8102 (8:03 p.m. [02:33:15])

ADDRESS: 14894 Greenview

HISTORIC DISTRICT: Rosedale Park HD

APPLICANT: Elizabeth Gerster

OWNER: Elizabeth Gerster

SCOPE OF WORK: Replace windows with vinyl windows

COMMISSION AND APPLICANT COMMENTS (8:03 p.m. [02:33:30])

Elizabeth Gerster and Austin [last name inaudible] the property owners, stated that the proposed windows are very similar to what currently exists, and that the present windows do not open and are rotting and otherwise damaged. They stated that they don't want to change the appearance of the house.

Commissioner Hamilton noted that there is no repair estimate included in the application, and noted that the steel windows are very distinctive and very characteristic. He said that from the photos, they seem to be repairable. He also suggested that interior storm windows are often a solution to increase the efficiency of steel windows.

Commissioners Miriani and Machielse said that there was not enough information regarding the appearance of the proposed windows, but noted that vinyl windows are not likely to be approved. If the existing windows are not repairable, aluminum products would be more acceptable.

ACTION (8:10 p.m. [02:20:45])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8102 for 14894 Greenview, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8103 (8:13 p.m. [02:43:15])

ADDRESS: 2475 Chicago

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: Martin Leger, Central Dwellings Corp.

OWNER: Martin Leger, Central Dwellings Corp.

SCOPE OF WORK: Install new windows and other exterior alterations, revision to rear porch

COMMISSION AND APPLICANT COMMENTS (8:13 p.m. [02:43:45])

Martin Leger, owner and applicant, described the rationale for the window replacement.

Commissioners Miriani and Hamilton said that the windows were not historically appropriate.

ACTION (ONE) (8:24 p.m. [02:54:45])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8103 for 2475 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 proposed and installed vinyl windows, installed sliding door and aluminum railings **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

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

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

Commissioner Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:25 p.m. [02:55:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of Application #22-8103 for 2475 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 WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The rear wood porch stair railing will be replaced with a wood railing that matches the design and dimensions of the porch railing. The ends of the existing and new railings will have miter cuts to fit closely together, as well as ending at the inside edge of the at-grade baluster.
- Vertical skirting will replace the diagonal panels that span the area between the bottom of the deck and grade.
- The two-story porch, new stair railing, and deck skirting will be repainted to coordinate with the existing house color palette.
 - The horizontal porch decking and stairs can retain the concrete-like gray finish, while all vertical and outward facing porch elements (such as columns, baluster/balustrade, deck skirting) will be painted white. The new porch materials will be painted a minimum of three months after installation so the wood can properly dry out.
- The applicant will submit the following items for staff review/approval:
 - A drawing or modified photograph of the existing wood porch that confirms the new stair railing will be installed per the Commission's conditions,
 - A catalog cut sheet of the selected vertical skirting, and details of the glass block windows, confirming the manufacturer, dimensions of the blocks and how they will fill the opening, type and color of mortar, installation of vents, and surface finish of the glass, will be submitted for staff review.

Commissioner Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8099 (8:29 p.m. [02:59:00])

ADDRESS: 14933 Faust

HISTORIC DISTRICT: Rosedale Park HD

APPLICANT: Kerwin Moncrieffe

OWNER: Aisha Quarles

SCOPE OF WORK: Construct porch roof

COMMISSION AND APPLICANT COMMENTS (8:29 p.m. [02:59:15])

Kerwin Moncrieffe stated that the prior vinyl awning had deteriorated, and the applicant seeks to keep rain and snow off the porch.

Commissioners Miriani and Hamilton explained how the massing of the proposed porch was not consistent with the architectural style of the house.

The applicant and commissioners discussed other options for the porch.

Aisha Quarles, the owner, described how moisture from the porch leaks into the basement from the porch.

Commissioners and the owner continued to discuss options for the porch.

ACTION (8:72 p.m. [03:17:45])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8099 for 14933 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 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 Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Miriani left the room, assigning Commissioner Hamilton to chair the meeting in his absence.

APPLICATION/STAFF REPORT NUMBER: 22-8119 (6:49 p.m. [03:19:00])

ADDRESS: 6125 14th

HISTORIC DISTRICT: King Solomon Baptist Church

APPLICANT: Charles Williams II, Pastor

OWNER: Son of David Ministries

SCOPE OF WORK: Replace doors and windows

The applicant, Rev. Williams described the history of the congregation, stated that the building was already in disrepair when it was purchased by the congregation, and described the challenges of maintaining the building with a limited membership and limited budget.

Commissioner Miriani returned.

Commissioner Hamilton said that the windows appear to possibly be repairable, but that the application is lacking a professional assessment. He also mentioned that steel window repair is expensive and technically complex. Commissioner Hamilton also suggested that the 1917 façade was the most important and character-defining part of the

building, and that the large window with tracery on that façade was very important, and more information this window would be helpful.

Rev. Williams stated that he explored several options for that window, and that all options were in the millions of dollars.

Commissioner Miriani noted that the building was very deteriorated, that resources for such a major rehabilitation project were unlikely to be available, and mentioned a Notice to Proceed as a possibility.

Commissioner Machielse agreed that the large, leaded glass window on the 1917 portion of the building was most important. He suggested a Notice to Proceed might be acceptable for the steel windows if a solution was found to preserve the larger windows.

Commissioners Machielse and Miriani discussed the historic doors. They are important elements and should be preserved.

Staff noted that the Commission has not yet discussed the wood windows on the north wing of the building. Several commissioners responded that a Notice to Proceed should all cover windows except the primary stained glass window.

ACTION (ONE) (9:19 p.m. [03:49:00])

Commissioner Miriani moved that:

Having duly reviewed the complete proposed scope of Application #22-8119 for 6125 14th Street, 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 replacement of the two large Gothic windows on 14th Street and on the rear of the building **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.*
- 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.*

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:22 p.m. [02:52:15])

Commissioner Miriani moved that:

The Commission issue a Notice to Proceed for the balance of the application at 6125 14th Street as it meets prong #4 of the Notice to Proceed conditions, retention of the resource would not be in the interest of the majority of the community.

The Notice to Proceed is issued with the following conditions:

- o The two front main doors be saved for future restoration purposes.

Commissioner Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Miriani resumed chairing the meeting.

APPLICATION/STAFF REPORT NUMBER: 22-8107 (9:26 p.m. [03:56:30])

ADDRESS: 1915 Longfellow

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT: James Jenkins, Jr., Jenkins Construction, Inc.

OWNER: Nicholas and Maya Smith

SCOPE OF WORK: Install egress window, install porch doors, replace windows

COMMISSION AND APPLICANT COMMENTS (9:27 p.m. [03:57:00])

Nicholas Smith, the owner, described deterioration to the windows that had occurred prior to the purchase of the house.

Commissioner Hamilton asked about some replacement windows currently on the house. The applicant responded that he had installed those windows. Commissioners Hamilton and Miriani asked more questions about the windows and the proposal.

Commissioner Miriani said that casement windows are not appropriate for this house, as double hung windows would have existed originally. Commissioner Machielse pointed out that casement windows are visible in a 1980 photo of the house. Commissioners and the owner continued to discuss the window configurations and the replacement of leaded glass windows.

ACTION (ONE) (9:50 p.m. [04:20:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8107 for 1915 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 replacement of the historic wood windows with the proposed aluminum-clad wood windows **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: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:51 p.m. [04:21:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8107 for 1915 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 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 Machielse: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8100 (9:53 p.m. [04:23:15])

ADDRESS: 1517 Atkinson

HISTORIC DISTRICT: Atkinson Avenue HD

APPLICANT: Jakub Gibczynski

OWNER: Jakub Gibczynski

SCOPE OF WORK: Install vinyl and glass block windows

COMMISSION AND APPLICANT COMMENTS (9:53 p.m. [01:23:30])

Jakub Gibczynski explained that the alterations discussed in the proposal were made prior to his purchase of the house.

Commissioner Hamilton pointed out that there are other vinyl windows on the house besides the windows described in the application. Commissioners discussed the appropriateness of the existing vinyl windows and the glass block window.

ACTION (9:58 p.m. [04:28:45])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of Application #22-8100 for 1517 Atkinson, 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 vinyl window replacement 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 other work item is APPROVED.

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 Miriani: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 22-8133 (10:02 p.m. [04:32:00])

ADDRESS: 4000-4060 Vernor

HISTORIC DISTRICT: Hubbard Farms HD

APPLICANT: Edward Potas

OWNER: Edward Potas

SCOPE OF WORK: Revise previously approved design

Director Landsburg briefly described changes in materials and finishes from the previously approved design.

COMMISSION AND APPLICANT COMMENTS (10:02 p.m. [04:33:00])

Several commissioners said that they had no objection to the staff recommendation.

ACTION (10:03 p.m. [04:33:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Applications #22-8125 - 8133 for 4000–4060 W. Vernor, 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 Hosey: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: (10:04 p.m. [04:34:30])

ADDRESS: 1688 Bagley

HISTORIC DISTRICT: Corktown HD

APPLICANT: Andres Pichardo-Rosenthal

OWNER: Andres Pichardo-Rosenthal and S. Negron

SCOPE OF WORK: Replace siding, rebuild porches

COMMISSION AND APPLICANT COMMENTS (10:05 p.m. [04:35:15])

Andres Pichardo, applicant and owner, stated that, regarding the porch, he agreed with the conditions recommended by staff. Regarding the siding, he said that the wood siding on the sides of the house was badly deteriorated, he proposes to replace it with composite siding.

Several commissioners suggested that the proposed material is not appropriate; the siding should be repaired.

The applicant and staff discussed the skirting.

ACTION (ONE) (10:16 p.m. [04:46:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8118 for 1688 Bagley, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the installation of prefinished engineered wood siding 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.*
- 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 Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:17 p.m. [04:47:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of Application #22-8118 for 1688 Bagley, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items 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 provide HDC staff with dimensioned photographs or drawings of the existing (removed) columns.
- The applicant provide HDC with dimensioned and detailed drawings illustrating the construction of the porches including material callouts for approval prior to construction.
- The applicant provide HDC with documentation of replacement columns, including dimensions, materiality and finish color, for approval prior to construction.

Commissioner Hamilton: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING (10:19 p.m. [04:49:00])

None

XIV OLD BUSINESS (10:19 p.m. [04:49:00])

None

XV NEW BUSINESS (10:19 p.m. [04:49:15])

505 East Boston, Arden Park-East Boston HD (10:19 p.m. [04:49:15])

Director Landsburg explained that the property owners were concerned that the Buildings, Safety Engineering, and Environmental Department had scheduled this building for demolition.

Shirley Joyner and Kyra Joyner, the owners, explained that there was a fire in 2018, and a contractor had previously received approval to make repairs. The work was not completed because a contractor they hired had left the project. The owner has been working with BSEED and the Land Bank regarding certain deadlines. Several weeks ago, the owner received a demolition notice, and a deadline to tarp the roof by December 21, 2022. The property owners stated that it would be impossible to tarp the roof without rebuilding some of the underlying structure, which can not be completed by the deadline.

Commissioners Miriani and Hamilton and Director Landsburg discussed options to intervene to forestall the demolition. There has not yet been a demolition order.

Casey, from Renaissance Contracting, described the damage to the third floor and trusses and stated that it would be not possible to tarp the roof without first assessing the structural damage to determine a scope of work, and then making repairs to the structure.

ACTION (10:44 pm. [05:14:15])

Commissioner Hamilton moved that:

Whereas, The City of Detroit has made the Historic District Commission responsible for historic preservation in the City of Detroit; and

Whereas, the house at 505 East Boston is a contributing property to the Arden Park-East Boston Historic District;
Therefore be it resolved that the Historic District Commission proposes that the owners be given every opportunity to successfully restore the fire damaged house.

Commissioner Hardamon: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

Director Landsburg said that the resolution would be forwarded by staff to the relevant parties.

Resolution 22-03 (10:34 p.m. [05:04:30])

Director Landsburg discussed the resolution to choose 2023 meeting dates and associated deadline dates.

Resolution 22-04 (10:35 p.m. [05:05:15])

Director Landsburg discussed the resolution to extend temporary approval of an expedited approval process for outdoor dining spaces. The expedited process expires on November 30, 2022, but the Department of Public Works has proposed to extend use of this process through March 31, 2023. It is not certain that City Council will pass the extension.

Commissioner Miriani argued against extending the process.

ACTION (10:49 pm. [05:19:15])

Commissioner Hamilton moved that:
the Commission approve Resolution 22-04.

Commissioner Hosey: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (10:49 pm. [05:19:45])

Commissioner Hamilton moved that:
the Commission approve Resolution 22-03.

Commissioner Hosey: SUPPORT

Ayes: 5 Nays: 0

MOTION CARRIED

XVI ADJOURNEMENT (10:50 p.m. (05:20:30))

Commissioner Hosey moved to adjourn the meeting at 10:50 p.m.

Commissioner Hardamon: SUPPORT

Ayes: 5 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)