

## DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: April 8, 2023

Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

### AGENDA (Actual time [audio recording time stamp])

#### **I CALL TO ORDER** (5:30 p.m. [00:00:00])

Chairperson Franklin called the meeting to order at 5:30 p.m.

#### **II ROLL CALL** (5:32 p.m. [00:02:30])

<b>HISTORIC DISTRICT COMMISSION</b>		<b>PRESENT</b>	<b>ABSENT</b>
Najahyia Chinchilla	Commissioner	X	
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Roderick Hardamon	Commissioner	X	
Richard Hosey	Commissioner		X
Alan Machielse	Vice Chair	X	
Adrea Simmons	Commissioner	X	
<b>STAFF</b>			
Timothy Boscarino	PDD		X
Benjamin Buckley	PDD		X
Audra Dye	PDD		X
Garrick Landsberg (Director)	PDD		X
Daniel Rieden	PDD		X
Jennifer Ross	PDD		X

#### **III APPROVAL OF THE AGENDA** (05:33 p.m. [00:03:00])

Director Landsberg noted that 269 Winder should be removed.

#### **ACTION** (5:38 p.m. [00:02:15])

Commissioner Hardamon moved that the agenda be approved with the suggested modification.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6      Nays: 0

**MOTION CARRIED**

#### **IV APPROVAL OF MEETING MINUTES** (5:34 p.m. [00:04:00])

**ACTION** (5:34 p.m. [00:04:15])

Commissioner Machielse moved that March 8, 2023 minutes be approved.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

**V REPORTS** (5:34 p.m. [00:05:00])

Director Landsberg stated there would be no reports.

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA** (5:35 p.m. [00:05:15])

Commissioner Chinchilla moved that 3509-3521 Seminole and 450 Amsterdam be placed on the consent agenda.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

Commissioner Machielse moved that the cases on the consent agenda be approved.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

**VII POSTPONED APPLICATIONS** (5:38 p.m. [00:08:15])

None

**VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)**  
(5:39 p.m. [00:08:45])

None

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING** (5:40 p.m. [00:09:30])

**APPLICATION/STAFF REPORT NUMBER:** 23-8272, 23-8296 (5:40 p.m. [00:09:45])

**ADDRESS:** 3606-3618 Lincoln and 1352 Brainard

**HISTORIC DISTRICT:** Woodbridge Farm

**APPLICANT:** Carlo Liburdi, Studio BD Architects

**OWNER:** Detroit Land Bank Authority

**SCOPE OF WORK:** Erect Multi-Family Development

Staff summarized the proposal.

Carlo Liburdi and Alex Pereira, representing the applicant, expressed agreement with the staff report and conditions.

**PUBLIC COMMENT**

Lori Champagne, a neighborhood resident, expressed disagreement with the proposed design and noted that there had been no presentation to the Woodbridge Council.

Amy McLaughlin, a neighborhood resident, vice president of the Woodbridge Citizens Council, and a board member of the Woodbridge Neighborhood Development Corporation, asked if the Historic District Commission decision could be deferred to allow time for additional community meeting to occur.

Christine Holmes of the Woodbridge Neighborhood Development Corporation also asked that the Historic District Commission decision could be deferred to allow time for additional community meeting to occur.

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Hamilton explained that the Commission's role is to consider historic appropriateness and not community engagement.

Commissioner Hamilton suggested that the proposed siding looked like concrete block and was not appropriate.

Several commissioners expressed concerns about the materials not being appropriate or consistent with the historic district. The applicants described the rationale for the material choices. Several Commissioners suggested that more information regarding the materials was needed. Commissioner Franklin said that material samples or pictures would be helpful.

**ACTION** (6:09 p.m. [00:39:00])

Commissioner Hamilton moved that:

**Application #23-8297, 8298 & 8272 for 3606 and 3618 Lincoln, and 1352 Brainard** be tabled until the next meeting.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8197 (6:14 p.m. [00:44:00])

**ADDRESS:** 4152 (4156) Third

**HISTORIC DISTRICT:** Willis-Selden

**APPLICANT:** John Biggar, Studio Zone LLC

**OWNER:** Silk and Morgan, Inc./Willis Show Bar

**SCOPE OF WORK:** Erect patio roof structure

Staff summarized the proposal.

John Biggar, the architect, and Sean Patrick, the owner, described the proposed patio.

#### **PUBLIC COMMENT**

None

#### **COMMISSION AND APPLICANT DISCUSSION**

Commissioner Chinchilla asked about gutters and additional fixtures.

John Biggar responded that there would be no gutters and additional elements will be forthcoming.

Commissioner Hamilton asked if there could be an alternative to the proposed corrugated fiberglass. Director Landsberg suggested that the material was not appropriate but that an opaque fiberglass might be an improvement.

**ACTION** (6:32 p.m. [01:02:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8274 for 4152 Third** 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 structure is built inside the property line.
- The footings clear any impact from the building's foundation.
- The fiberglass roof be changed to a more appropriate design subject to approval of staff
- The applicant provide HDC staff a review of the above items before installation.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: abstain

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5            Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8197 (6:35 p.m. [01:05:30])

**ADDRESS:** 469 Brainard

**HISTORIC DISTRICT:** Willis-Selden

**APPLICANT:** Marques King, Fabrick Design, LLC

**OWNER:** Simply Well Communities LLC

**SCOPE OF WORK:** Erect Multiple-building village-style development

Director Landsberg described the proposal.

Don Butler, Lawrence Williamson, Mary Butler, and Kimberly Williamson of Simply Well Communities and Marques King, the architect, described the proposed development.

#### **PUBLIC COMMENT**

None

#### **COMMISSION AND APPLICANT DISCUSSION**

Several commissioners discussed the proposal.

**ACTION** (6:47 p.m. [01:17:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8276 for 469 Brainard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6        Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8277 (6:48 p.m. [01:18:15])

**ADDRESS:** 5021 Tireman

**HISTORIC DISTRICT:** Blue Bird Inn

**APPLICANT:** Jonah Raduns-Silverstein, Detroit Sound Conservancy

**OWNER:** Detroit Sound Conservancy

**SCOPE OF WORK:** Demolish addition, rehabilitate addition, rehabilitate facade, erect wall sign

Staff described the proposal.

Jonah Raduns-Silverstein described the proposed work.

**PUBLIC COMMENT**

Allison Turner spoke in support of the proposal.

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Chinchilla asked if the staff recommendation would impede structural evaluation. The applicant expressed agreement with the staff recommendation.

**ACTION** (6:55 p.m. [01:25:15])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8277 for 5021 Tireman 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 removal of any bricks or masonry elements beyond those specified on sheet A20 of the application materials shall be subject to approval by staff.
- The brick veneer to be used on the addition shall be subject to approval by staff.
- Stucco veneer and mural rehabilitation shall be limited to filling existing cracks and voids and repainting with the existing color or colors. Existing material shall not be removed, and the painted figures must not be disturbed.
- The final design of the proposed LED “neon” sign, including its color and the locations of its anchors, electrical penetrations, and other supporting elements, shall be subject to approval by staff.
- A full scope of work, subject to approval by staff, shall be provided before any work on the canopy is performed.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6        Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8279 6:58 p.m. [01:28:00])

**ADDRESS:** 1550 Woodward

**HISTORIC DISTRICT:** Lower Woodward

**APPLICANT:** Brian Rebain, Kraemer Design Group

**OWNER:** Ian Donaldson, 1550 Woodward LLC

**SCOPE OF WORK:** Demolish substantial portion of building, construct new commercial building

Staff described the proposal.

Brian Rebain and John Skok, representing the applicants, expressed agreement with the staff report.

**PUBLIC COMMENT**

Ester Gelvez Topico, a nearby resident, asked about the use of the building.

**COMMISSION AND APPLICANT DISCUSSION**

The applicant stated that the building would be used for a restaurant.

**ACTION** (7:05 p.m. [01:35:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application #23-8279 for 1550 Woodward** 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 Machelse: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6        Nays: 0

**MOTION CARRIED**

**X CITY PROJECTS SUBJECT TO PUBLIC HEARING** 7:06 p.m. [01:36:30])

**APPLICATION/STAFF REPORT NUMBER:** 23-8288 (7:06 p.m. [01:36:35])

**ADDRESS:** 1600 and 1883 Woodward

**HISTORIC DISTRICT:** Rose

**APPLICANT:** Kristine Kidorf, Robert Gregory, Detroit 300 Conservancy

**OWNER:** City of Detroit General Services Department

**SCOPE OF WORK:** Establish master plan

Director Landsburg described the proposal, explaining the recommendation that the Commission approve the master plan and delegate to staff the authority to approve future development in accordance with the master plan (which the exception of the proposed cafe building, which must be brought to the Commission for approval).

Robert Gregory, David DiRita, Kristine Kidorf, and Lori Singleton described the master plan.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Chinchilla asked about the existing historic objects and about traffic. The applicants responded that the monuments will be moved slightly to allow clear sight lines, with the 1990s obelisks reincorporated and the Millennium Bell removed, and that a traffic study was forthcoming. Commissioners continued to discuss the proposal.

**ACTION** (7:19 p.m. [01:49:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8288 for 1600 and 1883 Woodward**, 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 shall present an application for the cafe to the Commission for review and approval at a regular meeting once they have more detailed documentation of the building, prior to the issuance of the project's permit, and that review shall be subject to Public Hearing under Section 21-2-77.
- Staff shall have the authority to review and approve the final design of all aspects of the work outlined in the Master Plan document (outside of the proposed new building) prior to their implementation.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE



Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6        Nays: 0

**MOTION CARRIED**

**XI PUBLIC COMMENT** (8:22 p.m. [01:52:00])

Carol [inaudible] and Janessa Manning, Brush Park residents, expressed concern about a trench being dug in the alley between Edmund and Alfred. The brick pavers were removed and the trench was filled in with gravel. The speakers asked if the work was approved.

Director Landsburg and stated that staff would look into the matter.

**Chairperson Franklin left the room, assigning Commissioner Machielse to chair the meeting.**

**XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING** (8:27 p.m. [1:57:30])

**APPLICATION/STAFF REPORT NUMBER:** 23-8280 (8:27 p.m. [1:57:45])

**ADDRESS:** 729 Seward

**HISTORIC DISTRICT:** New Center Area

**APPLICANT:** Sarah Garrity Guenther

**OWNER:** 700 Seward Detroit LLC

**SCOPE OF WORK:** Replace wood windows with aluminum-clad wood windows

**COMMISSION AND APPLICANT DISCUSSION**

Garrity Guenther and Brian Hurttienne, representing the applicant, summarized the proposal.

Commissioner Hamilton asked if the new windows could be reinstalled at a depth matching the lost historic windows. Other commissioners agreed that this would improve the appearance.

**Commissioner Franklin returned.**

**ACTION** (7:50 p.m. [02:20:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8280 for 729 Seward** 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 reasons for denial are that:

- The windows that were removed without approval were a distinctive historic feature that characterized the property. The windows dated to the building's original construction and included 1/1 double-hung wood units.
- The application does not include documentation that the windows removed without approval were deteriorated beyond repair to an extent that merited their replacement.
- Some double-hung windows were replaced with single-hung windows.
- The installation of the windows has created a flatness across the exterior of the house,

destroying the distinctive, character-defining features of shadow lines and recessed window openings.

and therefore, 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

Commissioner Chinchilla: AYE

Commissioner Franklin: abstain

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5            Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8271 (7:53 p.m. [02:22:00])

**ADDRESS:** 3917-3923 W. Vernor

**HISTORIC DISTRICT:** Hubbard Farms

**APPLICANT:** Jose M. Vargas, La Jaliscience

**OWNER:** Laura A. Alkevicz

**SCOPE OF WORK:** Construct patio and shed roof

### **COMMISSION AND APPLICANT DISCUSSION**

Jose Vargas and Dan Lopez, representing the applicant, expressed agreement with the staff recommendation.

**ACTION** (7:54 p.m. [02:24:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8271 for 3917-3923 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 Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6          Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8232 (7:55 p.m. [02:26:00])

**ADDRESS:** 4440 E. Canfield/4444 Russell

**HISTORIC DISTRICT:** Sweetest Heart of Mary Roman Catholic Parish

**APPLICANT:** Jason Fligger, 4J Architecture Detroit, PLLC, and Edmund Borke, Finance Committee Chairman

**OWNER:** Mother of Divine Mercy Parish

**SCOPE OF WORK:** Alter front porch of rectory building

**COMMISSION AND APPLICANT DISCUSSION**

Ed Borke and Jason Fligger discussed the possibility of retaining the pilasters but discussed the challenges in retaining other historic material.

Several commissioners discussed how the proposed porch departed from the appearance of the historic porch, especially the wider eaves of the proposed porch.

**ACTION** (8:10 p.m. [02:40:45])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8232 for 4440 E. Canfield and 4444 Russell** 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 proposal does not fully examine the possibility of original historic materials being present. The original porch, to the extent that it exists, is an important, visually prominent, character-defining feature that should be retained.
- The proportions of the proposed porch are clearly different from those of the historic porch.

and therefore, 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

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6          Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8197 (8:16 p.m. [02:46:15])

**ADDRESS:** 19255 Berkeley, 12940 Warrington, 19248 Warrington

**HISTORIC DISTRICT:** Sherwood Forest

**APPLICANT:** Arthur Merriweather

**OWNER:** Arthur Merriweather and Patrick Langford

**SCOPE OF WORK:** Replace an existing fence with a new fence and install new landscaping

#### **COMMISSION AND APPLICANT DISCUSSION**

Arthur Merriweather, the applicant, spoke and expressed support of the staff recommendation.

**ACTION** (8:18 p.m. [02:48:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8299, 8300 & 8301 for 19255 Berkely, 19240 & 19248 Warrington**, 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:*

- Any new fencing shall be erected on or close to the property lines, on private property
- The project shall not result in the removal of any trees beyond the identified maple tree and yew shrubs which line the current fence. Should any other tree be targeted for removal, the applicant shall submit a new application to the Commission for review and approval prior to the initiation of the work.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6          Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8284 (8:20 p.m. [02:50:00])  
**ADDRESS:** 10321 W. Outer Drive  
**HISTORIC DISTRICT:** Rosedale Park  
**APPLICANT:** Berris Flemmings  
**OWNER:** Victolyn Flemmings  
**SCOPE OF WORK:** Replace wood windows

### COMMISSION AND APPLICANT DISCUSSION

Victolyn Flemmings, the applicant, described the application and the windows.

#### **ACTION (ONE)** (8:29 p.m. [02:59:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8284 for 10321 W. Outer Drive**, 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 front elevation 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 existing wood windows are not deteriorated beyond repair, and the wood sash at the front elevation retains a level of materiality and dimensionality that offers architectural detail to the structure.

and therefore, 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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner Hardamon: AYE  
Commissioner Hosey: not present  
Commissioner Machielse: AYE  
Commissioner Simmons: AYE  
Ayes: 6          Nays: 0

### **MOTION CARRIED**

Commissioner Hamilton expressed opposition to the proposal.

#### **ACTION (TWO)** (8:32 p.m. [03:02:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application #23-8284 for 10321 W. Outer Drive**, 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 side and rear elevation windows **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:*

Window units at the east elevation (#1, 2 and 8) can be one-over-one double-hung units, thereby matching the existing one-over-one double-hung windows at the side and rear locations.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: NAY

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: NAY

Commissioner Simmons: AYE

Ayes: 4          Nays: 2

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8285 (8:34 p.m. [03:04:00])

**ADDRESS:** 1444 Edison

**HISTORIC DISTRICT:** Boston-Edison

**APPLICANT:** Sheryl Murphy, Tykey PM

**OWNER:** Michael Shelp

**SCOPE OF WORK:** Install vinyl windows, entry and storm doors, garage doors, install vinyl siding on garage, install glass block, brick in basement windows

#### **COMMISSION AND APPLICANT DISCUSSION**

Sheryl Murphy described the history of the property, explained that some of the work was done by prior owners without approval, explained a need to replace the one remaining window as soon as possible, and noted that the material chosen for the garage was common in the neighborhood.

Staff clarified that the application is for one proposed window that the applicant seeks to install along with other windows that have already been installed.

Commissioners Machielse and Franklin said that the current door does not appear to be original and that a replacement would be acceptable.

Commissioners Hamilton and Franklin noted that the vinyl siding is not appropriate.

Commissioner Machielse clarified that the proposed door is not appropriate.

**ACTION (ONE)** (8:57 p.m. [03:27:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8285 for 1444 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the installation of vinyl siding at the garage, and installation of 11 vinyl windows at the front dormers,

side elevations and rear elevations 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 materials are not compatible with the architectural style and age of the garage and house.
  - The installation of synthetic siding does not adequately reproduce a historic wall surface.
  - The installed and proposed 11 vinyl windows do not mimic the dimensionality, operation (installed slider and proposed single-hung units), and color of historic window sash.

and therefore, the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- 1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 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

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6        Nays: 0

**MOTION CARRIED**

**ACTION (TWO)** (9:02 p.m. [03:32:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #23-8285 for 1444 Edison** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 approved items are the installation of glass block, rear entry doors and storm doors, overhead door and pedestrian door garage, bricking in of one basement window opening, masonry repair at the front installation, installation of one rear kitchen window to be approved by staff, painting of black-painted masonry a color approved by staff, painting of the black ceiling and appropriate color approved by staff.

*The Certificate of Appropriateness is issued with the following conditions:*

- The east elevation basement window will be selected for the HVAC vent installation. The brick and vents will be recessed one inch from the exterior house wall. Dimensions of the existing and new brick will be submitted to staff, along with a photo of the selected brick sitting next to the wall of the house for confirmation of color match.
- A bulleted scope of work for the masonry repair will be submitted for staff review and will list the defined boundary for the work and mortar specifications (matching the strength, composition, color, and profile of the historic mortar). Should it be determined that some replacement brick is needed, new brick samples will be submitted for staff review to confirm the size, pattern, color, and surface texture will closely match the historic brick.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6        Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** 23-8287 (9:07 p.m. [03:37:45])

**ADDRESS:** 4762 Cortland

**HISTORIC DISTRICT:** Russell Woods-Sullivan

**APPLICANT:** Kagan Gursoy

**OWNER:** Kagan Gursoy

**SCOPE OF WORK:** Install wood windows, install steel side door

### **COMMISSION AND APPLICANT DISCUSSION**

The applicant stated that the house was purchased last year from the Detroit Land Bank with missing doors and windows. The applicant described financial concerns pertaining to the selection of new windows.

Several commissioners discussed the appropriateness of single hung windows for the front elevation if simulated divided lights were added.

Director Landsburg suggested to the Commission that one-over-one windows are compatible in this situation, according to National Park Service guidance, and the third bullet point of the staff recommendation would not apply.

Commissioner Hamilton said that fixed wood windows as proposed on the side elevations are not appropriate. Several Commissioners discussed the distinction between single-hung and double-hung windows.

**ACTION (ONE)** (9:37 p.m. [04:07:30])



Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application #23-8287 for 4762 Cortland**, 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 windows and the installation of the side door with staff approval of the material WILL BE APPROPRIATE with the following conditions:

- The front windows will all be six over six, either wood or aluminum-clad wood windows
- The rear and side windows will be allowed to be one-over-one single-hung or double-hung windows in either wood or aluminum-clad wood.
- The profiles of all the windows will be consistent with the Secretary of the Interior's Standards.
- As the lost brick mouldings of all window openings have not been adequately addressed with dimensional drawings, a cross section will be provided to staff for review prior to installation.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6          Nays: 0

**MOTION CARRIED**

## **XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING** (9:42 p.m. [04:12:00])

None

## **XIV OLD BUSINESS** (9:42 p.m. [04:12:00])

None

## **XV NEW BUSINESS** (9:42 p.m. [04:12:15])

### **SIGNAGE GUIDELINE UPDATE**

Staff discussed a potential update to the 2008 sign guidelines to provide additional clarity around internally illuminated signs, allowing staff to approve such signs in certain cases.

### **ACTION** (9:37 p.m. [04:07:30])

Commissioner Simmons moved to accept the following revision to the Illumination section of the *Sign and Awning Guidelines*:

- Consider if the sign needs to be lighted
- Consider the use of external or halo lighting to illuminate building and/or storefront signage
- Lighting should fit within the building design and its storefront and be architecturally compatible with the site and context

- Internally illuminated signs must contain an dark/opaque background that remains opaque at night. This is required so that light shines through the lettering, logo, and graphics only and reduces the glaring white box effect that often results when transparent light-colored plastic is used for sign backgrounds.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6            Nays: 0

**MOTION CARRIED**

**XVI ADJOURNEMENT** (9:47 p.m. (04:17:30])

The Commission adjourned at 9:47 p.m.