

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: June 14, 2023

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

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:36 p.m. [00:06:00])

Chairperson Franklin called the meeting to order at 5:36 p.m.

II ROLL CALL (5:37 p.m. [00:07:30])

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
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	
STAFF			
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 (05:08 p.m. [00:08:30])

ACTION (5:09 p.m. [00:09:00])

Commissioner Machielse moved that the agenda be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

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

ACTION (5:39 p.m. [00:09:00])

Commissioner Chinchilla moved that the May 2023 regular meeting minutes be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: abstain
Commissioner Simmons: AYE
Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS (5:40 p.m. [00:10:15])

Director Landsberg noted that there are a large number of applications presently due to the summer construction season and the end of the fiscal year.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (5:42 p.m. [00:12:00])

None

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

APPLICATION/STAFF REPORT NUMBER: 23-8325 (6:12 p.m. [00:42:00])

ADDRESS: 2998 Iroquois

HISTORIC DISTRICT: Indian Village

APPLICANT: Pat and Lana Murphy, Murphy Family Trust

OWNER: Pat and Lana Murphy, Murphy Family Trust

SCOPE OF WORK: Erect house

Director Landsberg summarized revisions to the application made since the May meeting. There is now a landscape plan depicting plantings and the preservation of the elm tree. The side wings of the house were pushed back and the window pattern was changed. The siding has been changed to wood. The three-car garage has been changed to a two-car garage with a separate single-car garage added. The staff recommendation is for approval.

Robert Clark, architect for the project, commented on the proposal.

Chairperson Franklin invited members of the public to speak.

Maureen Kerns, an Indian Village resident, spoke in opposition to the design of the house.

J. Alexander Stevens, an Indian Village resident, spoke in opposition.

Renata Miller, an Indian Village resident, spoke in opposition.

Zahra Taha Marks, an Indian Village resident, spoke in opposition.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse expressed that the location of the driveway would threaten the health of the tree. Commissioner Machielse also expressed that allowing a wood-sided house could establish a precedent that would result in the construction of more wood-sided houses in the future.

Commissioner Franklin asked about the tree. Robert Clark stated that a landscape architect and arborist were consulted and that the concrete slab would be shallow to protect the tree.

Commissioner Hardamon asked about the massing and scale. Director Landsberg described how the design of the flanking masses was revised to emphasize the verticality of the house.

Commissioner Simmons asked about the siding. Director Landsberg stated that wood siding is common in Indian Village.

Commissioners Chinchilla and Machielse discussed the appearance of the garages.

Commissioner Franklin expressed that a written opinion from an arborist should be followed.

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

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application 23-8325 for 2998 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 condition:

- An arborist's report regarding the condition of the existing elm tree, and the impact of the proposed driveway thereon, be submitted to staff prior for review. If the report is negative, a reconfiguration of the driveway shall be returned to the Commission for further review.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: NAY

Commissioner Simmons: NAY

Ayes: 3 Nays: 0

MOTION CARRIED

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

(6:19 p.m. [00:49:30])

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (6:20 p.m. [00:50:00])

APPLICATION/STAFF REPORT NUMBER: 23-8388 (6:20 p.m. [00:50:00])

ADDRESS: 1186 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Leon Hunter III

OWNER: HB1 Alternative Holdings, LLC

SCOPE OF WORK: Demolish garage, erect garage, replace wood windows

Staff summarized the proposal.

Andrea Johnson, property owner, withdrew the application.

PUBLIC COMMENT

None

APPLICATION/STAFF REPORT NUMBER: 23-8389 (6:27 p.m. [00:57:00])

ADDRESS: 1773 Parker

HISTORIC DISTRICT: West Village

APPLICANT: Daniel DeRose

OWNER: Daniel DeRose

SCOPE OF WORK: Erect garage

Staff summarized the proposal and recommendation.

Daniel ReRose stated that the non-textured cement board mentioned in the report would be possible.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners expressed agreement with the staff recommendation.

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

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application 23-8389 for 1773 Parker** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The siding shall be smooth rather than textured.
- Trim and soffit panels shall be fiber cement (i.e., James Hardie) or wood.
- The trim and doors shall be painted a contrasting color selected from Color System E, selected from the house at 1773 Parker, or approved by staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8390 (6:33 p.m. [01:03:00])

ADDRESS: 1 Park

HISTORIC DISTRICT: David Whitney Building

APPLICANT: David Di Rita, Roxbury Group

OWNER: David Di Rita, Roxbury Group

SCOPE OF WORK: Install awnings, canopies, and pergolas; establish outdoor patios; replace storefronts (including at designated interior)

Commissioner Machielse said that he had been employed by the architect and recused himself, leaving the room.

Staff summarized the proposal.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla asked if the proposed new awning was based on a historic feature. Kristine Kidorf, representing the applicant team, stated the design was based on original construction drawings.

ACTION (6:40 p.m. [01:10:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application 23-8390 for 1 Park Avenue** 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: not present

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Machielse returned.

APPLICATION/STAFF REPORT NUMBER: 23-8391 (6:12 p.m. [00:42:00])

ADDRESS: 2108, 2120, and 2146 Burns

HISTORIC DISTRICT: Indian Village

APPLICANT: Gary Brownell, owner; Kevin Adkins, architect

OWNER: Gary Brownell

SCOPE OF WORK: Erect workshop/garage building, alter landscape

Staff summarized the proposal.

Gary Brownell mentioned that a similar proposal was approved 24 months ago; this proposal is a change to that design with two buildings instead of one. Gary Brownell stated that there are 55 letters in support of this project.

PUBLIC COMMENT

Maureen Kerns, resident of Indian Village, spoke in opposition to the design.

Calvin Jackson, resident of Indian Village, spoke in opposition to the proposal.

Keith Martin, resident of Indian Village and president of the Indian Village association, submitted a written message to the Commission and spoke in opposition to the proposal. Keith Martin additionally stated that William Worden, Indian Village resident, is also opposed to the design.

Robert Costello, resident of Indian Village, spoke in opposition to the design.

A speaker (who did not provide a name) stated that there were over 150 letters in opposition to the previous proposal, and also provided several letters in opposition to the current proposal.

Zara Marks spoke in opposition to the proposal and provided additional letters in opposition.

Erica McKinnon, Indian Village resident, spoke in support of the proposal.

Kris Cravens-Hutton, Indian Village resident, spoke in support of the proposal.

Dave Hutton, Indian Village resident, spoke in support of the proposal.

Lawrence Smith, Indian Village resident, spoke in support of the proposal.

Bill Sneed, Indian Village resident, spoke in support of the proposal.

[Inaudible] Indian Village resident, spoke in support of the proposal.

Alex Grabowski, Indian Village resident, spoke in support of the proposal.

A resident of Indian Village (who did not provide a name) spoke in support of the proposal.

Dane Masters, Indian Village resident, spoke in support of the proposal.

COMMISSION AND APPLICANT DISCUSSION

Staff noted that approximately 5 new letters were provided by audience members in opposition to the proposal.

Commissioner Franklin asked if there were any outstanding violations. Staff responded that there is an open violation from September 2020 regarding an inappropriate paint color on the house; a new color scheme has been approved but the applicant is waiting to paint the house at the same time as the proposed new building.

Commissioner Chinchilla asked about the garage color. Kevin Atkins, the architect, stated that the garage door would be black. Commissioner Chinchilla suggested that the black garage and painted brick on the proposed building was not appropriate. Staff pointed out that the color scheme was part of the previously approved design.

Commissioner Simmons asked about the skylights. Director Landsberg opined that it was not appropriate to have visible skylights on most historic homes but skylights may be appropriate on new buildings. Staff stated that there are fewer skylights on the proposed building than on the previously approved building.

Several commissioners and the architect discussed the stained cedar finish on the building. Director Landsberg pointed out that it was part of the previously approved design.

Commissioner Chinchilla asked about the roof materials. Director Landsberg suggested that the entire roof should be the same material, as set forth in the proposed staff condition.

ACTION (7:45 p.m. [02:15:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application 23-8391 for 2108, 2120, 2146 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 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 roof material of the proposed structure be asphalt.
- The windows of the front elevation hallway more closely express the design, scale, and operation of the house at its front elevation.
- HDC staff review the above changes for approval prior to implementation.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

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

APPLICATION/STAFF REPORT NUMBER: 23-8392 (7:48 p.m. [02:18:00])

ADDRESS: 1524-1550 Bagley (AKA 1530 Bagley)

HISTORIC DISTRICT: Corktown

APPLICANT: Timothy R. Flintoff, 4545 Architecture

SCOPE OF WORK: Erect multi-family building

Staff summarized the proposal and the recommended approval conditions.

Josh Maddox and Timothy Flintoff, architects, expressed support of the recommended conditions.

PUBLIC COMMENT

Joe Clutch, a Corktown resident, expressed concern regarding the configuration of the proposed development with respect to the alley.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla asked questions about the roof penthouses. The applicant stated that they taper to minimize visibility.

ACTION (8:02 p.m. [02:32:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 23-8392 for 1524 – 1550 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 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:

- Additional detailing, which may include additional subdivision of windows, relief or variation in the brickwork, or other accents/complexity be added to the design. Such revisions are subject to staff approval.
- Landscape plan subject to staff review and approval be submitted.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Chairperson Franklin returned.

APPLICATION/STAFF REPORT NUMBER: 23-9326 (8:03 p.m. [02:33:00])

ADDRESS: 1322-1366 Broadway

HISTORIC DISTRICT: Broadway Avenue Local

APPLICANT: Robert K. Kraemer, Kraemer Design Group

OWNER: Broadway Detroit Development II, LLC

SCOPE OF WORK: Demolish building at 1332-1336 Broadway, partial demolition and rehabilitate historic facades at 1332 and 1326 Broadway, erect new multi-family building (revision to previously approved design)

Staff provided a history of the proposed development, including the City of Detroit RFP process, a prior Historic District Commission approval, pandemic-related construction days, and deterioration that has occurred in the interim.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Robert Kraemer of the applicant team continued to summarize the proposal.

ACTION (8:23 p.m. [01:20:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application 23-8393 for 1322 – 1336 Broadway** 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 NOTICE TO PROCEED** for the proposed work.

The Commission's reason for notice-to-proceed is that:

- The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible.

The Notice to Proceed is suspended and not issued until:

- (1) The applicant submits final construction documents (including specifications) incorporating the conceptual approach here approved, for final review and approval by the Historic District Commission.
- (2) All other necessary approvals, including planning, zoning, financing, and environmental clearances, are documented and provided to HDC/PDD staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING 8:26 p.m. [02:56:30]

APPLICATION/STAFF REPORT NUMBER: 23-8394 (8:27 p.m. [02:57:00])

ADDRESS: 12655 Broadstreet

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: John Deruiter, City of Detroit General Services Department

OWNER: City of Detroit

SCOPE OF WORK: Alter landscaping

Staff summarized the proposed work from the Detroit General Services Department.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

The applicant expressed agreement with the staff conditions and mentioned additional community engagement around the design. Several commissioners expressed agreement with the staff analysis.

ACTION (8:31 p.m. [03:01:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 23-8394 for 12655 Broadstreet** 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: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8395 (8:32 p.m. [03:02:00])

ADDRESS: Washington Boulevard (Median between Park and West Lafayette Avenues)

HISTORIC DISTRICT: Washington Boulevard Local and Grand Circus Park
APPLICANT: Downtown Detroit Partnership
OWNER: City of Detroit
SCOPE OF WORK: Alter landscaping

Staff summarized the proposal and made a correction; Downtown Detroit Partnership should be mentioned in the proposal instead of Bedrock. Staff summarized the recommended conditions.

PUBLIC COMMENT

David Di Rita, representing the ownership of three properties on Washington Boulevard, spoke in support of the proposal, stating that the plan recreates a central walkway that existed during the period of significance and minimizes the removal of shade trees; the ornamental trees proposed for removal block the view corridor.

COMMISSION AND APPLICANT DISCUSSION

Elise Fields of Downtown Detroit Partnership and Erin Porter with Groundswell Design Group introduced themselves.

Barry Burton, horticulturalist with the General Services Department, representing this city-owned property, stated that some trees needed to be culled as they were blocking sunlight from the ground and preventing additional plants from becoming established.

Commissioner Chinchilla expressed concern about the location of the pathways and the lack of connectivity between the various islands of the median.

Erin Porter explained that a survey was forthcoming and that the applicant team would address the issue of connectivity in the near future.

Elise Fields described a future phase of the project that would include crosswalks.

ACTION (8:47 p.m. [03:17:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application 23-8395 for Washington Boulevard** 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 provide a plan which addresses seating, lighting, tree removal, pathways, and planting.
- Staff shall have the authority to review and approve the final design of the work prior to their implementation.
- The pathways will be consistent with the intent of the period of significance.

Commissioner Hardamon: SUPPORT

Director Landsberg expressed that the latter condition is unclear.

Commissioner Chinchilla modified the motion, replacing the final condition with:

- The medians have connected accessible paths that transfer from one median to the next.

Staff pointed out the pathways, as currently configured, do not facilitate traveling from one end of a median to the other; the pathway along each median stops short of its end. This is a separate issue from the difficulty in getting from one median to the next or to the side of the street.

Commissioner Chinchilla modified the motion, replacing the final condition with:

- The applicant modifies the plan to provide pathway access from the north to south end of each median.

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

XI PUBLIC COMMENT (8:57 p.m. [03:27:30])

Hilanius Hansbury Phillips expressed concerns about the vacant Bertha Hansbury School and about another property on Frederick Street. Director Landsberg and Commissioner Franklin encouraged the speaker to share additional details by email.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (9:04 p.m. [3:34:00])

APPLICATION/STAFF REPORT NUMBER: 23-8396 (9:04 p.m. [03:34:00])

ADDRESS: 2405 Burns

HISTORIC DISTRICT: Indian Village

APPLICANT: Paul Shuert

OWNER: Paul Shuert

SCOPE OF WORK: Replace vinyl windows with wood windows; replace fence; remove paint; repair chimney, porch steps, and front walkway

COMMISSION AND APPLICANT DISCUSSION

The applicant described the proposal and suggested that there is evidence that the large window openings in question once held casement windows.

Commissioner Franklin expressed that the fixed five-over-one window was not appropriate.

ACTION (ONE) (9:27 p.m. [03:57:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8396 for 2405 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 windows with newly constructed wood fixed windows, vinyl windows, front door replacement, and paint removal from the brick walls WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- The newly constructed windows at the front and side elevations of the house are not compatible with historic architecture in the house in that they:
 - introduce a new operation, configuration, design, and scale,
 - and destroy the distinctive, character-defining features of the relationship to the original remaining windows, particularly the muntins and ribbon series of windows of the house.
- Vinyl is not an appropriate material for windows in the Indian Village Historic District.
- The application does not include photo documentation that the front door replaced without approval was deteriorated beyond repair to an extent that merited its replacement.
- The newly constructed front door replaced the wood paneling by introducing glazing that is not in scale with the house, thereby destroying the relationship between the door and windows which shared the same scale and configuration of divided light, which are historic character defining features of the building.
- Signs of abrasion and potential harm to the brick may be apparent and requires further investigation.

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.*
- 4) *Changes to a property that have acquired historic significance in their own right will 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.*
- 7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.*

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:30 p.m. [04:00:30])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8396 for 2405 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 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 provides staff with a clear window schedule of original windows to be replaced with photo documentation of each original window and their proposed location.
- Documentation of the window restoration process from a qualified craftsman or architect
- The applicant provides HDC staff with a review of the above items before installation.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8398 (9:32 p.m. [04:02:00])

ADDRESS: 2274 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Lonnell Gaskin

OWNER: Lonnell Gaskin

SCOPE OF WORK: Replace wood windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

Ruth Gaskin and Lonnell Gaskin stated that they moved in in 2010 and there was deterioration of the windows, including rotting wood and rain leaking in. The applicants also stated that “the windows up top” had been replaced by the previous owner. The older vinyl windows were white and the applicants replaced them with the current beige-colored windows to create a uniform appearance. The applicants also noted that when they acquired the house, an interior grade door was used as the front door, and they replaced it with the current exterior door.

Commissioner Franklin opined that the new, four-over-four windows were an inappropriate change from the old, one-over-one windows.

The applicant stated that the grilles were used in the new vinyl windows to match the grilles used in the preexisting vinyl windows already installed.

ACTION (9:46 p.m. [04:16:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application #23-8398 for 2274 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 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 wood windows proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The windows proposed for removal have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the old windows in design (their dimensions are noticeably different, including thicker and more visible jambs, balances, and other trim) or materials (they appear to be vinyl).
- The proposed between-the-glass grilles introduce a conjectural element not previously found on the subject building.
- The proposed aluminum window surrounds constitute an alteration of the appearance of the historic window opening, which is a historic feature and space formerly employing wood casing.

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

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8399 (9:49 p.m. [04:19:00])

ADDRESS: 15002 Ashton

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Amanda Johnson

OWNER: Amanda Johnson

SCOPE OF WORK: Replace aluminum windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

The applicant stated that this project is being administered by a City of Detroit project manager as part of a zero percent loan program. The applicant mentioned that there are already white windows elsewhere on the house and would like the new windows to also be white for consistency.

Commissioner Hardamon encouraged the applicant to submit an application for windows that are not vinyl.

Director Landsberg and Commissioner Hardamon asked for additional information about the loan program.

ACTION (10:13 p.m. [04:43:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8399 for 15002 Ashton**, 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:

- It appears that the two proposed products are meant to be installed in new construction vs. existing construction. As a result, it is not clear how the project contractor will appropriately install them within the current window openings.
- The window unit casing/brickmould is too flimsy and flat/lacks depth.
- Both proposed window unit types are single hung so that the top, fixed “sash” is integrated with the casing/brickmould. Therefore, a true jamb, sash channel, and blind stop is not visible from the exterior. As a result, the windows display a flat appearance which is wholly inappropriate to an historic property. A compatible replacement window should be double hung/display an independent upper sash, true jamb, sash channel, and blind stop. If single hung, the top sash of the unit should be independent of the brickmould/trim and the brickmould/trim should adequately display a true jamb, sash channel, and blind stop.
- The sill is minimal at both units.
- The sash top, side and bottom rails appear to be too wide/thick (due to strength limitations of the material and each unit’s accommodation of double paned glazing)
- The white finish color of the “American Standard” unit is not consistent with the color of the brick and/or the home’s trim and does not conform to any of the colors outlined in the HDC’s Color Systems.
- The current application does not include specifications for the proposed new windows so the dimensions of the windows at key locations (to include the jambs, head, meeting rail sill, side rails, and bottom rail) are unknown.
- Information re: the manner in which the windows will be trimmed out to fit in each opening has not been included in the current application. It is therefore unclear to staff how the windows will be installed.

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.*

- 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: abstain

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8400 (10:15 p.m. [04:45:30])

ADDRESS: 535 Arden Park

HISTORIC DISTRICT: Arden Park-East Boston

APPLICANT: David McCall

OWNER: David McCall

SCOPE OF WORK: Install aluminum-clad wood windows, apply window trim

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

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

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8400 for 535 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 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 project alters or obscures the features that characterize the property.
- The proposed applied trim and painting of the windowsills does not mitigate the inappropriate nature of the replacement windows.

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.

- 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8401 (10:18 p.m. [04:48:00])

ADDRESS: 2984 Iroquois

HISTORIC DISTRICT: Indian Village

APPLICANT: Mark Reynolds

OWNER: Mark Reynolds

SCOPE OF WORK: Install driveway gate

COMMISSION AND APPLICANT DISCUSSION

The applicant distributed a written statement.

The applicant stated that there had been a gate on the property previously; wingwalls have since collapsed and were rebuilt by a prior owner. The applicant stated that the second owner, in the 1920s, had widened the driveway and created the current situation, including the wingwalls. The applicant expressed that a wood gate would be difficult to open and close.

Commissioner Machielse suggested that a wrought-iron-style aluminum gate might be acceptable. The applicant responded it would be a higher cost.

Director Landsberg suggested that a chain link gate would be appropriate on a temporary basis.

ACTION (10:32 p.m. [05:02:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8401 for 2984 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 with the condition that:

- The proposed chain-link fence be installed for not more than two years' time.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8404 (10:36 p.m. [05:06:30])

ADDRESS: 8022 Kerchival

HISTORIC DISTRICT: West Village

APPLICANT: Michael Sklenka, subject studio

OWNER: David Spencer, National Solutions, Inc.

SCOPE OF WORK: Rehabilitate house, alter landscape

COMMISSION AND APPLICANT DISCUSSION

Michael Sklenska and Molly Decker, architects, described deterioration to the brick veneer and stated that they have specified a new brick of similar appearance. They also noted that three windows are entirely missing. The applicants also discussed a new, proposed brickmold.

Staff suggested that if the proposed new brick were approved, a condition could be added to ensure that it matches.

Commissioner Machielse agreed and said that a site visit would be needed to confirm that the new work matches the historic brick and raked mortar joints.

Commissioner Machielse asked for more information on whether the windows were repairable. The applicant stated that they will be performing an assessment with a window repair contractor next week.

ACTION (ONE) (10:50 p.m. [05:20:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8404 for 8022 Kercheval**, 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 brick at the front elevation, alteration of the front bay first floor windows and the complete replacement of the wood windows and brickmold **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 two-story bay windows are distinctive character-defining features; the uniformity and relationship between the window openings on each floor and elevation is an important architectural component of the structure. The installation of storefront glass in the front elevation first floor bay windows would disrupt and alter the symmetry of these window openings.

- The existing wood windows are set deeply within the openings, and the wide brickmold has an exceptionally detailed profile. Replacement windows and aluminum brickmold will not offer the same dimensionality and placement.
- Replacing the historic brick on the front elevation with new brick will drastically alter the appearance and features of the structure, due to the loss of patina and the subsequent contrast between old and new brick. Additionally, it is not known if the new brick offers an identical dimensional product to seamlessly fit within the existing brick pattern and mortar joints.

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.*
- 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: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:52 p.m. [05:20:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application #23-8404 for 8022 Kercheval** 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 concrete block enclosing the wheelchair lift will be painted to match the color selected for the lap siding.
- A cut sheet of the proposed skylights, which lists all details, dimensions, and finish, will be submitted for staff review.
- A cut sheet of the selected exhaust vent shall be submitted for staff review that offers a picture of its exterior appearance, in addition to the details, dimensions and finish of the product. Revised

elevation drawings will be submitted for staff review should the selected vent require modifications to the existing opening.

Commissioner Hardamon: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8405 (10:54 p.m. [05:24:45])

ADDRESS: 950 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Carol Dargin

OWNER: Carol Dargin

SCOPE OF WORK: Replace wood windows with composite windows

COMMISSION AND APPLICANT DISCUSSION

The applicant and staff summarized the applicant's written response, provided by email earlier today, to the staff report. The staff report asserts that the subject property is a contributing (historic) building but the applicant's response argues that the building is noncontributing (nonhistoric).

Several commissioners discussed whether the building was contributing or noncontributing.

Several commissioners and the applicant discussed the character of the windows and the technical and financial challenges in repairing wood windows from the era.

Director Landsberg pointed out that if the building is contributing, window replacement is appropriate only if the windows are deteriorated beyond repair or if the windows are not distinctive character-defining features.

ACTION (11:25 p.m. [05:55:00])

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #23-8405 for 950 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 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 replacement windows will match the appearance of the original windows and they should have simulated divided lights and the final selection of windows is subject to staff approval.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: abstain
Commissioner Hamilton: not present
Commissioner Hardamon: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0

MOTION CARRIED

XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING (11:28 p.m. [05:58:30])

None

XIV OLD BUSINESS (11:28 p.m. [05:58:45])

None

XV NEW BUSINESS (11:28 p.m. [05:58:45])

XVI ADJOURNEMENT (11:29 p.m. [05:59:00])

Commissioner Machielse moved to adjourn.

The Commission adjourned at 11:29 p.m.