

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: October 11, 2023

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

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:41 p.m.)

Chairperson Franklin called the meeting to order at 5:41 p.m.

II ROLL CALL (5:41 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner	X	
Tiffany Franklin	Chair	X	
James Hamilton	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 (05:44 p.m. [00:14:30])

ACTION (5:44 p.m. [00:14:30])

Director Landsberg suggested adding an item under New Business to discuss a recent decision of the State Historic Preservation Review Board.

Commissioner Machielse moved that the agenda be approved with the suggested item.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (5:45 p.m. [00:15:00])

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

Commissioner Hamilton moved that the September meeting minutes be approved.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: abstain

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 3 Nays: 0

MOTION CARRIED

V REPORTS (5:46 p.m. [05:46:00])

Director Landsberg noted that Commissioner Hardamon resigned on October 9, 2023. Chairperson Franklin thanked Commissioner Hardamon for his hard work and service.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (5:47 p.m. [00:17:00])

None

VII POSTPONED APPLICATIONS (5:47 p.m. [00:17:00])

None

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

(5:47 p.m. [00:17:00])

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:47 p.m. [00:17:00])

APPLICATION/STAFF REPORT NUMBER: 23-8517 (5:47 p.m. [00:17:00])

ADDRESS: 20119 Wisconsin

HISTORIC DISTRICTS: William E. Higginbotham School, Johnson Recreation Center and Playfield

APPLICANT: Blake Hill, McIntosh Porish Associates

OWNER: City of Detroit, Urge Imprint

SCOPE OF WORK: Rehabilitate school building, erect multi-family buildings

Director Landsberg described the proposal to rehabilitate the historic building and erect two additional buildings. The recommendation is for approval.

Dylan Hengy, and Blake Hill of McIntosh Porish introduced themselves.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners expressed agreement with the staff recommendation.

Commissioner Hamilton and Director Landsberg noted that window replacement is rarely appropriate, but in this case the retention of the existing windows was not feasible due to their large number, their mullioned construction, and the anticipated maintenance needs of a commercial use, and the proposed new windows were a very close match to the appearance of the historic windows.

ACTION (5:56 p.m. [00:26:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application 23-8517 for 20119 Wisconsin**, 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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00048 (5:57 p.m. [00:27:45])

ADDRESS: 14551 Warwick

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Steven Mitchell

OWNER: Steven Mitchell

SCOPE OF WORK: Erect garage addition

Staff summarized the proposal to remove a patio and erect a garage addition. A proposal for this property was discussed by the Commission in July 2023 but withdrawn. The staff recommendation is for approval of the patio work and denial of the garage work.

Steven Mitchell, the applicant, distributed some handouts describing the timeline of the application and review process. (Note: After the meeting, staff received and filed the handouts in the property folder.)

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioners Hamilton and Franklin suggested that the proposed garage was appropriate but that a condition regarding the drawings would be required.

ACTION (ONE) (6:11 p.m. [00:41:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00048 for 14551 Warwick** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the application **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:

- That the applicant provide staff drawings that incorporate the agreed change in the height of the roof, the pitch of the roof, and the brick veneer siding.

Staff asked about the scale of the addition. Commissioner Hamilton clarified that the addition should be lower than the existing garage, or at least the same height, and have a brick veneer.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (6:14 p.m. [00:44:15])

Commissioner Hamilton moved for a waiver of reconsideration.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC23-00024 (6:16 p.m. [00:46:00])

ADDRESS: 2244 Wabash

HISTORIC DISTRICT: Corktown

APPLICANT: Jill Selman

OWNER: Jill Selman

SCOPE OF WORK: Demolish rear of house, erect rear addition

Staff described the proposal, including the demolition of a character-defining portion of the building. The recommendation is for denial.

Jill Selman, the applicant and owner, described the poor condition of the demolished portion and stated a belief that the portion of the building was not original, describing differences in the foundation and framing.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla asked about a leaded glass window and gable on the demolished portion. Staff opined that it was not clear if these elements were original but they were certainly historic and character-defining.

Commissioners discussed the appropriateness of a new addition. It should reestablish the massing that was lost.

ACTION (6:35 p.m. [01:05:15])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00024 for 2244 Wabash** 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 historic side wing was removed without substantiation that it was beyond repair. Its removal destroyed the house's historic massing and its contextual relationship to other 19th century houses within the district.
- The addition, proposed to be constructed in line with the remaining portion of the historic house, will continue to alter the features and spaces that characterize the property and district.
- The applicant states the new design is to duplicate the neighboring homes as a style and size reference. The Standards do not allow for a house to be changed to match other houses; a house must remain a product of its time and its individual architectural design. Beyond that, the previous footprint did match most neighboring homes that were built within the same 19th century time period. The side wing should be reconstructed as part of a new construction proposal.
- Detailed, dimensioned drawings that would adequately convey the finished appearance of the house and lot were not submitted, therefore the Commission can't review the proposal beyond the work completed without approval.

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

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

- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 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.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00049 (6:38 p.m. [01:08:30])

ADDRESS: 3769–3777 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Frank Mastroianni, Italy American Construction

OWNER: Eric Ragland

SCOPE OF WORK: Demolish garage, erect garage

Staff described the proposal to demolish an attached garage and build a new garage on an adjacent parcel. The recommendation is for denial.

Frank Mastroianni and Eric Ragland introduced themselves. Frank Mastroianni, the contractor, stated that the existing garage was missing bricks and that it could not be expanded due to code requirements pertaining to the roof slope.

Commissioner Franklin suggested that a written assessment of the building condition would be helpful before the Commission were to consider its demolition.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton suggested that the garage appears to be repairable.

The applicant stated that the size of the garage does not accommodate present-day vehicles. They had considered enlarging the garage but determined that was not possible.

Commissioners Chinchilla and Franklin discussed the massing of the proposed garage.

Commissioner Hamilton suggested that the proposed garage was too large, but adding a second, smaller garage might be appropriate.

ACTION (6:57 p.m. [01:27:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00049 for 3769 - 3777 Sturtevant** 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 existing garage proposed for demolition is contributing to the subject parcel and the wider neighborhood/historic district.
- The current application does not provide sufficient documentation that the current deteriorated conditions of the contributing garage could not be successfully addressed via repair versus demolition.
- The proposed new garage's extension into the adjacent parcel and the width of the new driveway is inconsistent with extant properties within the district.
- The scale and mass are too large and commercial in nature.

The Commission's reason for denial is that 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 historic 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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE
Commissioner Simmons: not present
Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00050 (7:01 p.m. [01:31:00])

ADDRESS: 603–609 E. Milwaukee

HISTORIC DISTRICT: Jam Handy/North End-East Grand Boulevard

APPLICANT: Ed Fish, Peerless Realty, LLC

OWNER: Ed Fish, Peerless Realty, LLC

SCOPE OF WORK: Erect addition

Staff summarized the proposal for an addition within the footprint of a portion of the building that has been previously approved for demolition. The recommendation is for approval.

Derek Slupka of PS Architects introduced the owners Ed and Elizabeth Fish, the contractor Kermit Ball, and design professional Allison Miller. Derek Slupka stated agreement with the staff report.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin noted that the staff recommendation is for approval.

ACTION (7:07 p.m. [01:37:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00050 for 603 - 609 E. Milwaukee** 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 Chinchilla: SUPPORT

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC23-00035 (7:08 p.m. [01:38:00])

ADDRESS: 1471 Hubbard

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Peter Kutil

OWNER: Peter Kutil

SCOPE OF WORK: Erect garage

Staff summarized the proposal. A prior garage has already been demolished with approval of the Historic District Commission. The proposal is to build a new garage in its place. The recommendation is for approval with a condition.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla asked about the proposed garage window. The applicant noted that it would match windows already approved for the house.

ACTION (7:11 p.m. [01:41:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00035 for 1471 Hubbard** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 window shall match the materials and color of the windows previously approved for the property (currently installed and visible on the rear [west elevation] of the house), subject to review by staff.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING 7:13 p.m. [1:43:00])

None

XI PUBLIC COMMENT (7:13 p.m. [1:43:00])

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:13 p.m. [1:43:00])

APPLICATION/STAFF REPORT NUMBER: HDC2023-00053 (7:14 p.m. [01:44:30])

ADDRESS: 3747 Tyler

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Michael Eisenberg, Eisenberg Exclusives

OWNER: Michael Eisenberg

SCOPE OF WORK: Remove original windows, install aluminum-clad windows

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present. Staff noted that there is no approval for this work, but it is not certain if the work was done after establishment of the historic district.

ACTION (7:16 p.m. [01:46:45])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00053 for 3747 Tyler** 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 existing vinyl windows do not match the original windows in materiality, dimensionality, operation, decorative features, and color. The existing and proposed windows, in addition to the rear elevation door removal/window installation, destroyed distinctive character-defining features and substantially altered the appearance of the building. Therefore, this proposal to replace the existing vinyl units with aluminum-clad wood units that will match the operation, design and color of the existing windows does not improve the historic and architectural design of this property.
- All the windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows should match all the details of the historic windows that were removed.
- The uniformity and relationship between the window openings on each floor and each elevation is an important architectural component of the dwelling. Picture windows and sliding windows are contemporary window designs. The wide expanse of plate glass creates a negative void on an elevation, and sliding windows require horizontally placed uneven planes of glass. These window styles disrupt the traditional uniformity of this house's architectural design and features.
- The submitted drawings for the rear porch do not offer clarity of dimensions, design, and finish for this two-story element. Additionally, the applicant proposes to retain windows within the door openings leading to the porch. This is not an appropriate solution for these openings; doors should be reintroduced to the door openings as part of the porch design.

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 historic 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

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00043 (7:19 p.m. [01:49:30])

ADDRESS: 4201 Glendale

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Pamela Harrison

OWNER: Pamela Harrison

SCOPE OF WORK: Replace window sash, remove tree and landscaping

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton stated that even though the work was done without approval, much of it has been appropriate. However, the leaded glass panes should be repaired or replaced in kind.

ACTION (7:31 p.m. [02:01:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00043 for 4201 Glendale** 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 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 glazing on the upper window sashes will be replaced with leaded glass to match what was historically present and the existing leaded glass windows that remain will be repaired.

Commissioner Hamilton: SUPPORT

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

MOTION CARRIED

Chairperson Franklin announced a recess at 7:34 and resumed the meeting at 7:43.

APPLICATION/STAFF REPORT NUMBER: HDC2023-00051 (7:43 p.m. [02:13:30])

ADDRESS: 4300 W. Vernor

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Kendall Bowman, Arcos Studio, and Louis Antonio Uribeagan, Design Think Tank

OWNER: Omar Hernandez, Oddfellows Mexicantown LLC

SCOPE OF WORK: Install windows at side wall

COMMISSION AND APPLICANT DISCUSSION

Louis Antonio Uribeagan, the applicant, described the proposal, and stated that the proposed window configuration was required by the interior layout.

Commissioners Hamilton and Machielse argued that the pilaster was an important feature that should be retained.

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

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00051 for 4300 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.

The Certificate of Appropriateness is issued with the following conditions:

- The proposed openings will be adjusted to avoid severing the brick pilasters on the east elevation.
- Wood, rather than EIFS, will be used for the unglazed portions of the storefront.
- The sign will conform to the *Sign and Awning Guidelines* or be approved by staff subject to the Secretary of the Interior's Standards for Rehabilitation.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla argued that the condition described in the motion could result in a window only filling half of a bay, which would be less appropriate than what was proposed.

Commissioner Chinchilla: NAY

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 3 Nays: 1

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00052 (8:06 p.m. [02:36:45])

ADDRESS: 14811 Rosemont

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Danell Wilkerson

OWNER: Danell Wilkerson

SCOPE OF WORK: Remove Tree

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the report was posted late due to an error. Staff summarized the contents of the report.

The applicant, Danell Wilkerson, described safety and maintenance concerns regarding the tree.

Commissioner Franklin argued that the tree was an important part of the landscape. Several commissioners noted that there was no reason to believe the tree was unhealthy or dangerous.

ACTION (8:23 p.m. [02:53:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00052 for 14811 Rosemont** 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:

- No documentation was provided to show that the tree was unhealthy or an immediate threat to historic structures.
- Removal of this tree will destroy a historic, character-defining feature that characterizes this historic property and the neighborhood.

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

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00029 (8:24 p.m. [02:54:00])

ADDRESS: 2010 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: George Shihadeh

OWNER: George Shihadeh

SCOPE OF WORK: Alter vergeboards

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant was not present.

Commissioner Machielse opined that restoring the vergeboards to their prior condition should be a simple repair.

ACTION (8:27 p.m. [02:57:45])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00029 for 2010 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 reason for denial is that:

- The work eliminates a distinctive, character defining feature (pointed vergeboard ends) of the property.

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

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

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00054 (8:28 p.m. [02:58:45])

ADDRESS: 400 Fiske

HISTORIC DISTRICT: Berry Subdivision

APPLICANT: Derrick Gilford, JCA Enterprises

OWNER: Wade Davis

SCOPE OF WORK: Replace slate roof with asphalt shingles

COMMISSION AND APPLICANT DISCUSSION

Derrick Gilford, the applicant, described damage to the existing roof.

Several commissioners noted that there was no evidence that the roof was beyond repair and suggested that the proposed new shingles were not appropriate.

Commissioner Hamilton suggested that more information regarding the condition of the roof would be needed before the Commission could make a decision.

ACTION (ONE) (8:46 p.m. [03:16:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00054 for 400 Fiske** 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 removal of the slate roof **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 slate roof is a distinctive character-defining feature of the home.
- The current application does not provide sufficient documentation that the slate roof is deteriorated beyond repair.
- The current brown asphalt shingle roofing which has been installed without HDC approval and/or permit does not provide an adequate replication of the home's historic slate roof.

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 historic 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

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:48 p.m. [03:18:30])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00054 for 400 Fiske** 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 item **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 existing slate at the rear mansard roof be retained.

Commissioner Hamilton: SUPPORT

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00055 (8:50 p.m. [03:20:00])

ADDRESS: 9120 Dwight

HISTORIC DISTRICT: Berry Subdivision

APPLICANT: Brett Mahaffey, Renewal by Anderson

OWNER: Diane and Thomas Linn

SCOPE OF WORK: Replace wood windows with composite windows

COMMISSION AND APPLICANT DISCUSSION

Brett Mahaffey, the applicant, suggested that the upper windows were from the 1940s and not original, and that some of the original windows and doors have been removed and replaced with a large sheet of glass.

Several commissioners noted that there was no noticeable deterioration of the historic windows and expressed agreement with the staff recommendation.

ACTION (ONE) (8:55 p.m. [03:25:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00055 for 9120 Dwight**, 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 removal of the wood windows at the third floor dormers **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 historic wood windows appear to be intact and in solid, repairable condition. Visual and physical information substantiating the windows are beyond repair was not submitted.
- The six-over-six and four-over-four true divided-light double-hung windows are a distinctive character-defining feature. The multi-pane glazing in both sashes is a common design of early 20th century colonial revival houses. The dimensionality of the historic windows is highly visible from the street and offers a depth and visual weight that is equal to the abundant exterior detailing on the house.
- The proposed replacement windows specify between-the-glass grilles with a patterned upper sash, like the existing replacement windows. The flat, diminished appearance of this type of grille pattern, in conjunction with a clear glass lower sash, would alter the features of the windows and appearance of the dwelling.

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

Commissioner Machielse: SUPPORT

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

MOTION CARRIED

ACTION (TWO) (8:58 p.m. [03:28:30])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00055 for 9120 Dwight**, 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:

- A dimensioned drawing that clearly shows how the reverse cottage-style window will look within the newly sized opening, as well as clarification over the exterior detailing of the lower wall, will be submitted to staff for review.
- Should staff determine the reverse cottage-style window is not appropriate for these windows openings, a standard double-hung window (no grid pattern in the upper or lower sash) will be selected.

Commissioner Machielse: SUPPORT

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00056 (9:00 p.m. [03:30:30])

ADDRESS: 226 Mack

HISTORIC DISTRICT: Brush Park

APPLICANT: Hina M. Hassan

OWNER: Hina M. Hassan

SCOPE OF WORK: Replace wood and vinyl windows with aluminum-clad wood windows

COMMISSION AND APPLICANT DISCUSSION

Hina Hassan, the homeowner, and Wael Elmaksoud, the applicant, described the proposal.

Staff clarified that two different sets of windows specifications were provided and the staff report was revised based on the most recent submission.

Several commissioners noted that a historic photo shows that subdivided windows on the front-facing bay window had previously been replaced, possibly before the historic district was established. It is recommended that any new windows in this area match those in the photo, but this is not required.

Commissioner Franklin stated that the front facing attic windows, eight-over-eight windows with curved upper sashes, are known to have been removed without approval; therefore, the Commission may require that the new windows in this area match the ones that were removed.

Several commissioners and staff discussed appropriate window colors.

ACTION (9:16 p.m. [03:46:15])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00056 for 226 Mack**, 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 item 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:

- Existing historic window casing will be retained (it may be replaced with matching wood casing if missing or deteriorated beyond repair) and will not be obscured by aluminum cladding.
- For the north-facing dormer windows, the windows must have eight-over-eight design and have the curved character of the original windows.
- The color of the windows is subject to staff approval.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Franklin assigned Commissioner Machielse to chair the meeting, but remained present.

XII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

APPLICATION/STAFF REPORT NUMBER: HDC2023-00057 (9:18 p.m. [03:48:30])

ADDRESS: 12512 Dexter

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Bethany Howard, City of Detroit General Services Department

OWNER: City of Detroit

SCOPE OF WORK: Paint entire building, paint mural on side

COMMISSION AND APPLICANT DISCUSSION

Zak Meers, representing the applicant, stated that he could add a contrasting color to emphasize architectural elements of the façade.

ACTION (ONE) (9:14 p.m. [03:54:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00057 for 12512 Dexter**, 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 painting of the building and the mural **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 front façade shall be repainted using color variation to highlight the character-defining that are lost under a wash of a single monochrome color.
- The color scheme must be appropriate for the building according to the HDC color guide and must be approved by HDC staff.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: not present

Ayes: 4 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

ADDRESS: 1815 Seminole

HISTORIC DISTRICT: Indian Village

DISCUSSION OF ACCEPTABLE ALTERATIONS TO HISTORIC CHURCH BUILDING, AS PART OF DETROIT LAND BANK AUTHORITY MARKETING/SALE FOR ADAPTIVE REUSE

Director Landsberg explained the efforts of the Detroit Land Bank to market the property and stated that potential buyers frequently wish to make alterations to the building. Director Landsberg noted that Section 21-2-56 of the City Code directs the Commission to advise city agencies in the sale of historic property. Clarity from the Commission provided at this meeting would not be binding but would be helpful regarding what kinds of future alterations to the building would be appropriate. Director Landsberg also noted that notice was provided to solicit comment from the public.

Staff shared images of some alterations that potential buyers have suggested for the building.

Commissioner Machielse asked for public comment.

Martin White expressed support of R1 zoning.

Taranta White expressed support of R1 zoning and said the stained glass windows should be kept.

Tarian Marks expressed support of R1 zoning and opposition to any use that would cause increased traffic. A residence or church would be ideal.

Mary Nelson would prefer the building to be owner occupied and not subdivided into smaller units.

Renata Miller stated opposition to any changes to the appearance of the building, including removing windows.

Diane Haska opposed demolition of the building.

Kelsey Maas expressed support of adaptive reuse, including for commercial use.

Zhara Marks opposed any adaptive use or design changes to the property, including to windows. The speaker opposed any uses other than single family or religious.

Rhonda Miller opposed any use other than single family residential, including a church.

Tyrone Miller said that the stained glass windows should be kept and the use should be residential. Any commercial use would cause too much traffic.

Satterlund Seabrook, a building contractor, said that changes to the window openings, driveway, and other elements would be required if the building were to be reused as residential.

Jeff Stevens opposed any commercial use.

David C. opposed any changes to the appearance of the building.

Commissioner Machielse ended public comment.

Commissioners Chinchilla and Machielse said any changes should be on the alley façade.

Commissioner Chinchilla said the roofline and pitch of roof, stonework, stained glass on the Seminole side should be preserved. Replacing the windows that have already been replaced without approval with clear glass would be acceptable.

Commissioner Machielse said the flat roofed rear section would be an acceptable location for a garage door.

Commissioner Hamilton said changes to the windows would be required if the building were to be used as a residence.

Commissioner Franklin opposed any changes to the windows.

Commissioner Machielse said adapting the building to any use other than a church would require changes to the building.

Several Commissioners said skylights would be acceptable if not easily visible from the street.

Commissioner Chinchilla said fencing should be set back and not run along the perimeter of the lot.

INDIAN VILLAGE GAS LAMPS/DTE UPDATE

Julie Jozwiak of DTE provided an update.

RECENT DECISION OF STATE HISTORIC PRESERVATION REVIEW BOARD

Director Landsberg provided an update on the recent decision of the State Historic Preservation Review Board in *David Rzyzi v. City of Detroit Historic District Commission*.

The Commission unanimously adjourned the meeting at 11:49 p.m.