

MINUTES
DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING
May 8, 2024
Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

I CALL TO ORDER

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

II ROLL CALL (5:30 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner		X
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Alan Machielse	Vice Chair		X
William Marquez	Commissioner	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

The agenda was approved, with the removal of 441 Willis, unanimously.

IV APPROVAL OF MEETING MINUTES

The March 2024 meeting minutes were approved unanimously.

V REPORTS

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (6:09 p.m.)

None

VII POSTPONED APPLICATIONS (6:09 p.m.)

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)
(6:10 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00157 (6:10 p.m.)
ADDRESS: 1601 Bagley

HISTORIC DISTRICT: Corktown (adjacent to)

APPLICANT: Michael D. Essian II, CK-2003 Limited Dividend Housing Association Limited

SPONSORING AGENCY: City of Detroit Housing Revitalization Department

SCOPE OF WORK: Redevelop site with multifamily residential buildings

Staff summarized the work subject to an advisory determination.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Mike Essian, vice president of American Community Developers, spoke briefly.

Several commissioners expressed support.

ACTION (6:15 p.m.)

Commissioner Hamilton moved that:

I move that the Commission find that the proposed project at 1601 Bagley WILL have a demonstrable effect on the Corktown Historic District, and;

That such demonstrable effect is likely to be BENEFICIAL, due to the interesting architecture that will be added to the community, and;

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (6:16 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00182 (6:16 p.m.)

ADDRESS: 1485 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Tim Flintoff, 4545 Architecture

OWNER: Sharif Affas

SCOPE OF WORK: Erect rear addition

Staff summarized the proposal.

Timothy Flintoff and Josh Maddox, of 4545 Architecture, and Gustaf Andreason, representing the owner, introduced themselves and discussed the history of the property and the proposed work.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners offered criticism of the massing and fenestration.

ACTION (6:48 p.m.)

Commissioner Hamilton moved to postpone this matter until June.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00183 (6:50 p.m.)

ADDRESS: 64 Edmund Place

HISTORIC DISTRICT: Brush Park

APPLICANT: Anthony Askew, Edmund Place Partners LLC

OWNER: Altco LLC

SCOPE OF WORK: Erect rear addition and roof decks, restore full-width front porch, install windows

Staff summarized the proposal. Staff noted that there have been seven letters in support of the project.

Timothy Flintoff and Josh Maddox, of 4545 Architecture, introduced themselves, along with Anthony Askew of City on the Rise Development and [inaudible] Tidwell of the Tidwell Group and Jason Jones of Techtown Development. The applicant team discussed the proposed work.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioners Marquez and Simmons discussed the form of the third story addition.

ACTION (ONE) (7:18 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00183 for 64 Edmund Place**, 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 four chimneys on the main house be repaired and preserved.
- The “doghouse” elements housing the new stairs to the mid-building roof deck be redesigned to be less obtrusive, via internal reconfiguration of the stairs, the introduction of glass planes to allow greater transparency through the elements, and/or reintroduction of a rooftop balustrade as seen in historic photographs.
- Window product selection and configuration throughout the rehabilitated areas of the building will be true wood or aluminum-clad wood units, with vertically oriented double-hung configuration compatible with Italianate or Colonial Revival examples. A new front elevation depicting revisions to the first-floor, front-facing windows shall be submitted.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00116 (7:20 p.m.)

ADDRESS: 1459 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Tramar Clay, the Clay Group; Steven Lucarelli, Red Point Ventures

SCOPE OF WORK: Erect garage, rehabilitate exterior of dwelling

Staff summarized the proposal.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Tramar Clay and Steven Lucarelli asked about the windows.

ACTION (ONE) (7:32 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00116 for 1459 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed items involving the garage and the repair of half timbering and stucco **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 submits a design that shows exterior cladding, such as brick, that is compatible with the property and/or district, subject to staff review.

- The applicant provides HDC staff with a garage door and siding color that is selected from the HDC Color System to match the house.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Hamilton said that the soffits should not be clad; if damaged, they should be repaired. Commissioner Hamilton also said that the proposed window replacement is not appropriate.

Steven Lucarelli stated that the windows in question were missing when the building was purchased.

Commissioner Hamilton offered the opinion that only three-over-one windows would be compatible for the second floor, front façade.

ACTION (TWO) (7:52 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00116 for 1459 Edison**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application to replace the original wood windows with aluminum-clad or vinyl windows and cover the soffits with aluminum **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 establishing that the original condition of the windows are beyond repair was submitted or available.
- The application lacks information indicating the specific proposed design, operation, material, installation method and window profile of each proposed window installation.
- The replacement of the original wood windows with vinyl windows is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights and radial transom detailing,
 - introduce a new operation, configuration, design, and scale,
 - introduces a new material, vinyl, which is not historically appropriate material and does not conform to the District's Elements of Design.
- Covering the bracketed soffits with aluminum destroys distinctive, character-defining features and creates a new element that is not compatible with the historic features of the English Revival architecture of the house.

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 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, other visual qualities, and where possible, materials. Replacement of missing features shall be documented by documentary, physical, or pictorial evidence.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (8:01 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00166 (8:01 p.m.)

ADDRESS: 150 State

HISTORIC DISTRICT: Capitol Park Local

APPLICANT: James Fidler, Downtown Detroit Partnership

OWNER: City of Detroit General Services Department

SCOPE OF WORK: Rehabilitate park

Staff summarized the history of the property and the current proposal.

James Fidler and Eric Larson, of the Downtown Detroit Partnership, summarized the proposal.

PUBLIC COMMENT

Richard Carp, of RKP Group, spoke in opposition to the proposed kiosk and proposed monument alterations, but otherwise supported the proposal.

COMMISSION AND APPLICANT DISCUSSION

[Inaudible], of Public Work and part of the applicant team, described the rationale for the proposed monument alteration.

Several Commissioners said that altering the monument would not be appropriate.

ACTION (ONE) (8:39 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00166 for 150 State**, 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 relocation of the Stevens T. Mason statue, and the installation of an obelisk on the

monument’s base 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 Stevens T. Mason monument, to include its original bronze statue and limestone base, is a contributing element to the district as a discrete/single object and was originally erected to mark Mason’s grave.
- The proposed dismantling of this historic object/the statue from its original base, the resulting disconnection from Mason’s remains, and the installation of a new obelisk on the base remains will result in a false sense of historic development within the park and will contribute to a diminution of features that characterize the monument.

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.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Commissioner Hamilton opined that the proposed kiosk was not inappropriate.

ACTION (TWO) (8:40 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00166 for 150 State**, 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 proposed 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 shall provide the final planting plan, construction drawings for the food and beverage kiosk, and design for the dog park fencing to HDC staff for review and approval prior to the issuance of the project’s permit.
- The masonry and bronze marker entitled “The First Capitol Building in Michigan” shall remain within the park. The applicant shall provide HDC staff with a plan which indicates the location of the marker for review and approval prior to the issuance of the project’s permit.

Commissioner Simmons: SUPPORT

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

MOTION CARRIED

Chairperson Franklin recessed the meeting for a break at 8:42 and resumed the meeting at 8:55.

XI PUBLIC COMMENT (8:55 p.m.)

Barbara Wynder, an Indian Village resident, expressed that DTE has changed coarse aggregate concrete, that had been installed at the expense of homeowners, to smooth concrete, contrary to Resolution 23-03.

Vadim, an Indian Village resident, concurred with the previous comment.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (9:03 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00180 (9:03 p.m.)

ADDRESS: 4801 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Jason Kaleta; Doug Benoit

OWNER: One Sturtevant LLC

SCOPE OF WORK: Install aluminum-clad wood windows and cementitious siding at rear

COMMISSION AND APPLICANT DISCUSSION

Jason Kaleta and Douglas Benoit stated that the unapproved work had been done before they purchased the property.

Commissioner Hamilton suggested that the windows were repairable. Doug Benoit elaborated upon the condition of the windows and the proposed new installation.

Commissioner Hamilton said that removing window openings from the back of the house was not appropriate.

ACTION (9:28 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00180 for 4801**

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 following 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: Restoration of the lower three windows on the front façade, installation of the proposed windows throughout the rest of the house, recreation of the original fenestration on the rear of the house, the installation of either lap siding or true cedar shakes on the rear façade, removal of the stucco and half timbering and replacement with non-vinyl lap siding or cedar shakes, removal and enclosure of the second story door on the rear

The Certificate of Appropriateness is issued with the following conditions:

- The applicant will submit photographs of the selected brick for approval by commission staff. The infill brick will be inset at least one-half inch from the wall plane so the original opening is still observable, and the stone sill shall be retained.
- The color scheme has to be approved by HDC staff according to the style.

Commissioner Hamilton clarified that the replacement windows should be one-over-one.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00079 (9:37 p.m.)

ADDRESS: 3844 Bagley

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Luz Jannet Ayala-Moreno

OWNER: Luz Jannet Ayala-Moreno

SCOPE OF WORK: Alter side porch, replace windows and doors, install vinyl siding

Staff stated that the applicant provided a video showing deterioration of the porch columns. Staff was not able to share the video as the website does not accommodate video uploads. Even if the columns are beyond repair, the Standards require that new ones have the same dimensions as the old.

COMMISSION AND APPLICANT DISCUSSION

The applicant provided a letter from a contractor describing deterioration of the porch columns.

The applicant expressed that they were willing to restore the historic windows and replace the non-historic windows with double-hung windows.

Commissioner Hamilton suggested that the addition, removed without approval, was ancillary and not character-defining.

Commissioner Marquez suggested that the columns could be repaired but that replacement might also be appropriate, provided that the new columns match the old. Commissioner Marquez opined that the entire porch deck appears to require replacement and substitute materials would be appropriate.

ACTION (ONE) (9:56 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00079 for 3844 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 installation of a plywood porch surface, replacement of historic windows, installation of

vinyl siding WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- A plywood porch surface is not compatible with the property; it would also weather quickly and cause additional deterioration.
- The historic windows have not been shown to be beyond repair.
- The proposed work adds historically inappropriate vinyl siding to the building.

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 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 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: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:02 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00079 for 3844 Bagley**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items, plus the installation of the proposed replacement windows where two historic windows were removed without Historic District Commission approval, **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:

- Replacement of porch elements shall be limited to those that are deteriorated beyond feasible repair; new elements must match the old, subject to approval by staff.
- The first and second floor windows shall be double-hung wood or clad-wood sash windows, subject to approval by staff.
- The basement windows shall be installed according to the Glass Block Guidelines.
- The doors shall be wood or metal panel doors with a rectangular vision panel, or no vision panel,

- subject to approval by staff.
- The color scheme shall be taken from either Color System A, or Color System B, but not both; or, another appropriate color scheme may be used subject to approval by staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00129 (10:08 p.m.)

ADDRESS: 231 W. Lafayette

HISTORIC DISTRICT: Detroit Financial

APPLICANT: Todd Satter, United States General Services Administration

OWNER: United States General Services Administration

SCOPE OF WORK: Erect ramps at façade, install signage

COMMISSION AND APPLICANT DISCUSSION

Todd Statter of the General Services Administration expressed agreement with the staff report.

ACTION (10:09 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00129 for 231 W. Lafayette**, 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: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00184 (10:10 p.m.)

ADDRESS: 2491 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Steve Mamat

OWNER: Steve Mamat

SCOPE OF WORK: Alter dwelling, remove tree, install parking pad and fence

COMMISSION AND APPLICANT DISCUSSION

Steve Mamat stated that the alterations were done by a prior owner without approval. The applicant is also proposing additional work.

The applicant withdrew the portion of the application pertaining to the work already completed without approval.

ACTION (10:32 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00184 for 2491 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of house and garage roofs, installation of glass block basement windows, rebuilding front porch deck, replacement of rear porch, replacement of garage doors, removal of tree and installation of parking pad and fence 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 HDC staff with a planting plan that offers at least one shade tree on the property to replace the removed tree.
- The applicant provides HDC staff with a paint or solid stain color for the fence.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00164 (10:34 p.m.)

ADDRESS: 1032 Vinewood

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Joshua Bryan Riley

OWNER: Joshua Bryan Riley

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

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

ACTION 10:35 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00164 for 1032 Vinewood**, 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:

- All fifteen windows are historic, character-defining elements that have not been shown to be deteriorated beyond repair. Their removal would constitute a “removal of historic materials.”
- It is unclear how the proposed new units are to be installed. Installation of new units within the existing sash boxes would reduce the size of the glazed area, constituting an “alteration of ... spaces that characterize [the] property.”
- It appears that the proposed work would cover existing brickmould with aluminum wrap, constituting an “alteration of features ... that characterize [the] property.”
- The existing windows appear to be repairable.

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

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

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-000170 (10:37 p.m.)

ADDRESS: 4428 Second

HISTORIC DISTRICT: Willis-Selden Local

APPLICANT: Marc Grassi, Push Design

OWNER: Scott Lowell, Lowell Construction Management

SCOPE OF WORK: Replace windows, install fiber cement siding at rear

COMMISSION AND APPLICANT DISCUSSION

Scott Lowell, the owner, and Marc Grassi, the applicant, described deterioration of the windows.

Commissioner Hamilton noted that there is no professional assessment regarding the windows and that the windows appear to be repairable.

ACTION (ONE) (10:51 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00170 for 4428 Second**, 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-age wood windows **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for the proposed work.

The Commission's reason for denial is that:

- The wood windows, due to their thin sash profiles and deep setting within the openings, are distinctive character-defining features of this property.
- Standard Six states, “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.”
- Written estimate or testimonials from window repair companies confirming the existing windows are deteriorated beyond repair were not submitted. The submitted photos appear to show that most of the window sash are intact and in repairable condition.

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

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

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:54 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00170 for 4428 Second**, 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 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 window order confirming the details of the replacement windows and the locations that are approved will be submitted to staff for review.
- The wood window trim at the rear enclosure window openings will be retained and remain exposed.
- The exterior color scheme for the house will be submitted for staff review.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

MOTION CARRIED

XVI ADJOURNMENT

ACTION (10:56 p.m.)

Commissioner Simmons moved to adjourn.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

The Commission adjourned the meeting at 10:56 p.m.