

**MINUTES**  
**DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING**

June 12, 2024

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

**I CALL TO ORDER**

Chairperson Franklin called the meeting to order at 6:18 p.m.

**II ROLL CALL** (6:20 p.m.)

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

**III APPROVAL OF THE AGENDA** (06:22 p.m.)

Director Landsberg noted that 2285 Longfellow had withdrawn and recommended to move 441 W. Willis to the top of the case agenda. Staff made a correction that the Meeting Minutes for approval is April 2024, not May 2024.

**ACTION** (6:24 p.m.)

Commissioner Hamilton moved that the agenda be approved with the modifications.

Commissioner Simmons: SUPPORT

- Commissioner Chinchilla: AYE
- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: not present
- Commissioner Machielse: not present
- Commissioner Marquez: AYE
- Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**IV APPROVAL OF MEETING MINUTES**

**ACTION (6:25 p.m.)**

Commissioner Hamilton moved that the April 2024 minutes be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: ABSTAIN

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0 Abstain: 1

**MOTION CARRIED**

**V REPORTS (6:26 p.m.)**

Director Landsberg reminded the Commissioners that the Violations Tracker is available on the HDC website. He also introduced the HDC Applications Report which is posted online.

**VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA**

None

**IX APPLICATIONS SUBJECT TO PUBLIC HEARING (6:28 p.m.)**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00181 (6:28 p.m.)

**ADDRESS:** 441 W. Willis

**HISTORIC DISTRICT:** Willis-Selden Local

**APPLICANT:** Robert Slattery, 477 West Alexandrine LLC

**OWNER:** 477 West Alexandrine LLC

**SCOPE OF WORK:** Erect multi-family building

Staff summarized the proposal and revisions that the applicant had recently submitted since the posting of the staff report.

Robert Slattery, the applicant, and Steven Flum, the architect, described the proposal and presented a new site plan in response to the staff report.

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Franklin stated that staff had not been able to review the new plans. Director Landsberg and staff will coordinate the reception of the new site plans.

No public comment.

Commissioner Hamilton requested clarification on what the new site plan shows. The applicant states that the dumpster was relocated to the rear of the property and stone replaced CMU at the front facade of the building.

Director Landsberg states that other revisions on the drawing have not yet been reviewed if there are any.

Staff does not recommend the proposed stone or the proposed grout joint. Staff would recommend brick rather than this roughhewn stone.

Commissioner Chinchilla asked the applicant about how the decision was made to make a portion of the building to be stone. The applicant stated that he would prefer to make the whole first floor stone/brick. The applicant would be fine to make 50% or 100% the same material. They also discuss staff approval for both material and grout material.

**ACTION (6:46 p.m.)**

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00181 for 441 W. Willis**, 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 relocation of the dumpsters as submitted in the site plan at this meeting, assuming no other modifications to the site plan have been made.
- The CMU material that was initially proposed is not used, and a brick or stone that is approved by staff is utilized on the project.
- The mortar joints are consistent with the mortar joints typical for the neighborhood and be reviewed by staff.
- The front elevation (north) has continuous stone or brick from the datum line that is currently established for the currently proposed stone.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**ACTION (6:50 p.m.)**

Commissioner Chinchilla moved that:

Add an additional condition to the previously approved motion.

*The Certificate of Appropriateness is issued with an additional following condition:*

- The building's large window, to the right of the front door, be subdivided as noted in the staff report.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner King: not present  
Commissioner Machielse: not present  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE  
Ayes: 5 Nays: 0  
**MOTION CARRIED**

**VII POSTPONED APPLICATIONS** (6:52 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00182 (6:53 p.m.)  
**ADDRESS:** 1485 Longfellow  
**HISTORIC DISTRICT:** Boston-Edison  
**APPLICANT:** Tim Flintoff (4545 Architecture)  
**OWNER:** Sharif Affas  
**SCOPE OF WORK:** Erect Rear Addition

**COMMISSION AND APPLICANT DISCUSSION**

Staff summarized the proposal and revisions and reminded the Commission that this proposal was postponed per the applicant’s request at the former May 8, 2024, HDC Regular Meeting.

The applicants, Tim Flintoff and Josh Maddox, are the architects on the project and provided background on the project’s footprint changes. They believe that the work does reflect the Elements of Design: although taller than the original, there’s differentiate design and materials in their argument.

Commissioner Chinchilla asked about the roofline of the proposed work. The applicant responded there is a primary bedroom suite and bathroom at the rear of the house. Discussion around height of the roofline at the rear. Commissioner Marquez also added the higher roofline of the proposed work is inappropriate. Commissioner Hamilton pointed out the change of elevation near the rear porch. Discussion around the overhang is too large, Commissioner Marquez stated that reducing the overhang will help.

Commissioner Hamilton commented that he did not mind the scale of the addition. Windows could be adjusted to create a more harmonious look across the first and second floors of the West Elevation. South elevation windows should match, stated Commissioners. Discussion regarding window heights and sizes at South and West elevations.

There is a disconnect between the Sketch-Up model and the drawings, Commissioners noted.

The windows and doors should all have simulated divided light.

Commissioners discuss brick versus lap-siding for the rear addition. They conclude that the lap-siding is appropriate.

**ACTION** (7:13 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00182 for 1485 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 proposed rear wing addition 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 Commission issues the COA with the following conditions:*

- The new windows in the two-story extension shall be wood or aluminum-clad wood, and have the same profile dimension, design and operation as shown in the architectural drawings.
- The deck shall be painted or stained an appropriate color and approved by HDC staff.
- The widths of the soffits shall be narrowed from the architectural drawings and approved by HDC staff.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

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

None

## **IX APPLICATIONS SUBJECT TO PUBLIC HEARING (7:22 p.m.)**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00318 (7:22 p.m.)

**ADDRESS:** 1475 Longfellow

**HISTORIC DISTRICT:** Boston-Edison

**APPLICANT:** Tim Flintoff, 4545 Architecture

**OWNER:** Sharif Affas

**SCOPE OF WORK:** Erect rear addition

### **COMMISSION AND APPLICANT DISCUSSION**

Staff summarized the proposal.

The applicants, Tim Flintoff and Josh Maddox, are the architects on the project and agree with the staff report's assessment of the various violations, which were done before their involvement in the project. The front porch columns were dissolved by termite damage. The extension at the rear of the house with a low slope roof. They want to redo the rear porch and use trex decking. They wish to respond to the Staff Report's regarding the front porch columns and pilasters in wood, rather than fiberglass. They would like to update their drawings in response to Staff's comments.

### **PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION CONTINUED**

Commissioner Hamilton likes the design of the windows. Staff asked for additional conditions, such as the addition should not be fibrex windows. Discussion on conditions for windows and doors.

**ACTION (7:48 p.m.)**

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00318 for 1475**

**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 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 application to be modified to refer to the architectural drawings dated June 12, 2024, submitted at today’s meeting. This will be reviewed by HDC Staff to finalize details. The intent of this new drawing is to address staff’s issues and incorporate comments raised in the Staff Report.
- The rear addition window elevation per the drawings shared in meeting. The windows of the new addition shall be wood or aluminum-clad wood windows per HDC Guidelines.
- The revised deck design and materials be reviewed and approved by HDC Staff.
- New shutters which match the old in dimension, material (wood), and detail/style shall be installed where shutters were previously located. HDC staff be afforded the opportunity to review and approve a final proposal for the new shutters prior to initiation of the work and the lifting of the current stop work order.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00149 (7:56 p.m.)

**ADDRESS:** 570 Lodge

**HISTORIC DISTRICT:** Berry Subdivision

**APPLICANT:** Johnathon Fisher, Abraham Alzoubi (With Purpose Architects)

**OWNER:** Johnathon Fisher

**SCOPE OF WORK:** Demolish garage, erect garage, erect rear porch, paint dwelling

**Commissioner Marquez announced a conflict of interest and left the room.**

Staff summarized the proposed work and staff recommendation for approval with conditions.

The applicant presented updated drawings to the Commission in hard copy form. Chairperson Franklin distributed the drawing.

**PUBLIC COMMENT**

None

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Franklin asked about the age of the roofing. Johnathon Fisher stated that the asphalt shingles were present at the purchase of the house in 2019.

**ACTION (8:29 p.m.)**

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of Application **HDC2024-00149** for **570 Lodge**, 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:

- The front-facing, gable end, attic story of the garage shall employ a contrasting material, such as wood or a synthetic substitute.
- Garage materials and revised design shall be subject to review by staff.

Commissioner Simmons: SUPPORT

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

**MOTION CARRIED**

**Commissioner Marquez returned.**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00230 (8:07 p.m.)

**ADDRESS:** 3515 Beaubien

**HISTORIC DISTRICT:** Brush Park

**APPLICANT:** Yousef Hamawi (Hamawi Investment), Michael Sklenka

**OWNER:** HO Group Investment LLC

**SCOPE OF WORK:** Erect commercial building

Staff summarized the proposal.

**PUBLIC COMMENT**

None.

**COMMISSION AND APPLICANT DISCUSSION**

The architect clarified that brick pattern in the gable.

Commissioner Chinchilla stated that the proposed work was a great improvement from previous approval. Commissioner Simmons agreed.

**ACTION (8:12 p.m.)**

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00230 for 3515 Beaubien**, 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 Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00319 (8:18 p.m.)

**ADDRESS:** 1566 Bagley

**HISTORIC DISTRICT:** Corktown

**APPLICANT:** Michael Sklenka, Subject Studio

**OWNER:** Douglas G. Sweet and Nimfa Lobitana

**SCOPE OF WORK:** Erect dwelling

Staff summarized the proposal.

**PUBLIC COMMENT**

None.

**COMMISSION AND APPLICANT DISCUSSION**

Commissioner Marquez asked about the material under the primary gable. The applicant states the brick is the same brick material as the massing: it's a Belgium brick with creme color, protruding from the face of the house.

**ACTION (8:20 p.m.)**



Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00319 for 1566 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 work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00273 (8:29 p.m.)

**ADDRESS:** 3417 Seminole

**HISTORIC DISTRICT:** Indian Village

**APPLICANT:** Nicole Rodriguez

**OWNER:** Nicole Rodriguez

**SCOPE OF WORK:** Demolish garage, erect garage

Staff summarized the proposal.

#### **PUBLIC COMMENT**

None.

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

Commissioner Hamilton stated his initial support of demolition and his reasons. He stated the need for repair costs.

Commissioner Simmons expressed non-support of demolition. She expressed the need for more information on the existing condition.

Commissioner Marquez received clarity about the use of CMU on all sides and the number of doors. He observed how the roof pitches towards the middle and opined on the structural state. Staff observed that most blocks were intact, and this was a unique characteristic of its time, along with the scale.

#### **ACTION (8:35 p.m.)**

Commissioner Simmons that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00273 for 3417 Seminole**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

*The Commission's reason for denial is that:*

- The existing concrete block garage is a contributing structure/resource to the property and district and retains its integrity.
  - The wall material identifies the structure as being erected in the early 20<sup>th</sup> century,
  - Its materiality and neutral color are similar to the house’s stucco walls (which likely remains under the vinyl siding),
  - The cobblestone pattern relates to the English revival features of the house, and
  - The straightforward form of the garage and lack of additional architectural details is compatible with the stucco walls and general design of the dwelling
  - The historic openings on the east and west walls of the garage remain, and the wood pedestrian doors and double-hung windows are intact and in repairable condition.
- The applicant must submit a repair/rebuild estimate, along with the estimate for demolition/new construction so the Commission can fairly assess the economic feasibility of retaining the contributing resource.
- The proposed new garage is not compatible with the house and property, due to its massing, complex roof forms, multiple wall materials and design details. Erecting a “Victorian-style” garage, however defined, would be anachronistic for this property.

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

and does not meet the following Elements of the district: 7, 8, 9, and 10.

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**

**X      CITY PROJECTS SUBJECT TO PUBLIC HEARING**

None

**XI      PUBLIC COMMENT (8:42 p.m.)**

None.

**XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING** (8:41 p.m.)

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00223 (8:41 p.m.)

**ADDRESS:** 2325 W. Boston

**HISTORIC DISTRICT:** Boston-Edison

**APPLICANT:** Riley Hall

**OWNER:** Riley Hall

**SCOPE OF WORK:** Replace slate roof with asphalt shingle roof

**COMMISSION AND APPLICANT DISCUSSION**

Riley Hall, the homeowner, pointed out damaged areas of the roof and stated that the cost of new slate roofing would be more than half the purchase price of the house.

Commissioner Franklin noted that the staff recommendation is for approval.

**ACTION** (8:43 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00223 for 2325 W. Boston**, 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: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00204 and HDC 2024-00275 (8:44 p.m.)

**ADDRESS:** 971 Burns

**HISTORIC DISTRICT:** Indian Village

**APPLICANTS:** Emma Borngesser and Matt Smith, Bruttell Roofing

**OWNER:** Denine Ngoyi

**SCOPE OF WORK:** Replace wood shingle roof on house with asphalt shingle roof, replace asphalt shingle roof on garage, other garage repairs

**COMMISSION AND APPLICANT DISCUSSION**

Denine Ngoyi, the homeowner, described damage to the roof and stated that it had been installed incorrectly and they already spent \$2,000 trying to repair it.

Director Landsburg elaborated upon the “reasonableness” standard as discussed in the staff report. In-kind repair is technically feasible; the question is whether it is economically feasible.

Commissioner Hamilton asked about the longevity of wood shingle roofing. Matt Smith of Bruttell Roofing stated that he has 25 years of experience in roofing and his company has been in business for 50 years. He recently replaced a wood shingle roof that had lasted 19 years; they require costly annual maintenance and often fail prematurely. This roof would cost an estimated \$15,000 a year to maintain properly. The proposed asphalt roofing is expected to last 30 years.

Commissioners Hamilton and Simmons suggested that replacement with asphalt would be appropriate.

**ACTION (8:52 p.m.)**

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00204** and **HDC2024-00275** for **971 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 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.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

**MOTION CARRIED**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00260 (8:56 p.m.)

**ADDRESS:** 553 Arden Park

**HISTORIC DISTRICT:** Arden Park-East Boston

**APPLICANT:** Cleophus Ashburn, Jr., Trish Ashburn

**OWNER:** Cleophus Ashburn, Jr.

**SCOPE OF WORK:** Replace rear porch with deck, pergola, and gazebo; install fence and security cameras.

**COMMISSION AND APPLICANT DISCUSSION**

The owner presented new drawings which were distributed to the Commissioners. The owner described the flooding issues and other background on the project. He stated that agreement with the Staff feedback on the proposal. He would like to reduce the angle of the porch roof.

Commissioner Marquez asked about the roof history. Staff gave a short history of the expansion at the rear of the house and the succession design of the rear porch structure.

Commissioner Hamilton asked about the gazebo. Staff confirmed that the gazebo was once an independent element, but staff pointed out that the new roof is showing integration with the gazebo, rather than independent structure. The applicant confirmed that the gazebo could be potentially moved.

Commissioner Hamilton received confirmation from the applicant that the roof structure required the removal of the original rear roof structure, and the roof structure is attached to the house and has support posts that go to the ground, through the deck.

Commissioner Franklin recommended that the applicant potentially bring in an architect to help the design. The applicant stated that a certified carpenter was already helping him with drawings.

Commissioner Marquez commented that the bay already has a roofline, why wasn't this carried over the back door. The applicant stated the purpose was to direct rainwater from going into the cellar below the deck.

Commissioner Hamilton stated that the pitch of the roof seems to be the only major concern for this proposal.

The applicant stated he agreed with the concerns raised.

Commissioner Marquez stated concern for shingles and would like to work with staff for a solution.

Commissioner Hamilton summarized that the deck, gazebo and removal of the porch roof was approvable.

**ACTION ONE (9:23 p.m.)**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00260** for **553 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 installation of the rear deck, installation of free-standing gazebo, the removal of the original rear porch roof, and installation of the fence, gate and security cameras **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 paints the gate a solid appropriate color in a dark tone, approved by HDC staff.
- The applicant relocates the security cameras at the front porch post to an appropriate height or location.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

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

**MOTION CARRIED**

**ACTION TWO (9:23 p.m.)**

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00260 for 553 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 construction of the arbor/pergola over the rear deck 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 angles and pitches of the gazebo and arbor roof lines conflict with those 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, 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 Marquez: SUPPORT

Commissioner Chinchilla: abstain  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner King: not present  
Commissioner Machielse: not present  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE  
Ayes: 4 Nays: 0 Abstain: 1 (Chinchilla)

**MOTION CARRIED**

**COMMISSIONERS TAKE A BREAK (9:34PM)**

**APPLICATION/STAFF REPORT NUMBER:** HDC2024-00320 (9:42 p.m.)

**ADDRESS:** 660 Woodward

**HISTORIC DISTRICT:** Detroit Financial

**APPLICANT:** Lillian Candela, Bedrock; Brian Rebain, Kraemer Design Group

**OWNER:** Lillian Candela, Bedrock

**SCOPE OF WORK:** Alter façade, install signage

**COMMISSION AND APPLICANT DISCUSSION**

The applicant had no comments and support of the staff report.

Commissioner Hamilton requested feedback on the red storefront signage. The applicant stated this was a temporary installation and will be removed.

**ACTION (9:44 p.m.)**

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00320 for 660 Woodward**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: not present

Commissioner Machielse: not present

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

**MOTION CARRIED**

**XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**

None

**XIV OLD BUSINESS**

None

**XV    NEW BUSINESS**

**1.    Resolution in support of Tax Credit (9:45 p.m.)**

**COMMISSION AND APPLICANT DISCUSSION**

Director Landsberg presented the Resolution 24-02 Historic District Commission Support of H.B. 5430 Expanded Tax Credit Eligibility and Funding.

**ACTION (9:46 p.m.)**

Commissioner Franklin moved to pass Resolution 24-02 Historic District Commission Support of H.B. 5430 Expanded Tax Credit Eligibility and Funding.

Commissioner Marquez: SUPPORT

Commissioner Chinchilla: AYE  
Commissioner Franklin: AYE  
Commissioner Hamilton: AYE  
Commissioner King: not present  
Commissioner Machielse: not present  
Commissioner Marquez: AYE  
Commissioner Simmons: AYE  
Ayes: 5 Nays: 0

**MOTION CARRIED**

**2.    Discussion of Meeting Times for Remainder of 2024 (9:49 p.m.)**

**COMMISSION AND APPLICANT DISCUSSION**

Director Landsberg presented the Planning and Development Department’s request to move the HDC meeting times to the daytime. Concerns over cost were raised. There was some flexibility to move this proposal to Fall 2024.

Commissioners and Director discussed alternate start times for the meeting, parking and safety concerns, timing of meetings, and cost of time passed on to Commissioners. Caps on meeting time would not be appropriate.

Commissioners stated support for afternoon rather than morning meeting start times.

Commissioner Franklin stated that she would like to take advantage of postponing the discussion due to the absence of two Commissioners, who may have additional input in the discussion.

Commissioner Simmons stated that there is need for more information on logistics.

Commissioner Franklin would like to see the return of in-house council. Director Landsberg stated that this request has been made several times, but the Law Department is short in staff. Commissioner Hamilton points out that the Law Department sometimes sends 3 people.

Commissioner Chinchilla raised concerns about cost passed on to Commissioners. She also raised concern about applicants’ ability to attend during the day. Director Landsberg pointed out that all other city agency and application activities happen during business hours.



Commissioner Marquez raised the concern for Commissioners time on billable hours during the day.

Commissioner Simmons asked if there are models from other cities. Director Landsberg stated that other larger cities have this meeting during the day.

**XVI ADJOURNMENT**

**ACTION** (10:10 p.m.)

**Chairperson Franklin adjourned the meeting at 10:10pm.**