

MINUTES
DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

August 10, 2024
Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 5:40 p.m.

II ROLL CALL (5:43 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
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	
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.)

ACTION (5:44 p.m.)

Commissioner Machielse moved that the agenda be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

ACTION (5:40 p.m.)

Commissioner Machielse moved that the August 2024 minutes be approved.

Commissioner Simmons: SUPPORT

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

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (5:44 p.m.)

Commissioner Machielse moved that the September 2024 minutes be approved.

Commissioner Simmons: SUPPORT

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

Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS (5:45 p.m.)

Director Landsberg provided several updates: A current violations report is now on the website, replacing the former practice of monthly reports. Staff is now embarking on a new system for internal review and staff reports. The Citywide Historic Preservation Plan review team has selected a recommended consultant to be presented for City Council consideration in the coming weeks.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

None

VII POSTPONED APPLICATIONS (5:42 p.m.)

None

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

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:49 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00520 (5:49 p.m.)

ADDRESS: 15107 Minock

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Robert Naeyaert, Lunar Garages and Modernization Inc.

OWNER: Rod Hartsfield

SCOPE OF WORK: Demolish garage, erect garage, replace doors and windows

Staff summarized the proposal and recommendations for denial and approval.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Sean Horvath, representing the applicant, described the proposal.

Commissioner Machielse expressed that the garage has important character and options other than demolition should be explored.

The speaker stated that there were deficiencies with the garage including the slab being below grade, the studs and rafters being inadequately spaced, and the ridge board being undersized.

Staff noted that interior photos were requested but not received.

ACTION (ONE) (6:04 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00520 for 15107 Minock**, 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 demolition of the garage, erection of a new garage, and the replacement of the windows and front door **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 original garage was beyond repair was submitted or available.
- The original garage is a contributing building that was present at the time of historic designation and exemplifies the modest, yet character-defining features that bore strong relationship to the main house, namely the lower pitched, overhanging front gable that complements the front façade of the house, which is indicative of the modest form of mid-century architecture that defines this historic district.
- No documentation establishing that the original condition of the wood windows was beyond repair was submitted or available.
- The replacement of the original wood windows with vinyl windows with between the glass grilles 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,
 - introduce a new design, material, and scale that does not conform to the District's Elements of Design.
- The half-moon shaped vision panel of the front door is not compatible with the Colonial Revival style 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 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: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (6:06 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00520 for 15107 Minock**, 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 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 condition:

- The color of the side door will be selected from the HDC Color Guidelines, Color System C.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00532 (6:07 p.m.)

ADDRESS: 2061 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Tim Flintoff, 4545 Architecture

OWNER: ASM Realty Holdings LLC

SCOPE OF WORK: Erect garage and rehabilitate dwelling

Staff summarized the proposal and recommendation for approval with conditions.

Alissa Jacobs of 4545 Architecture summarized the proposal to replace the rear leaded glass window.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse expressed agreement with the staff recommendation.

ACTION (5:18 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00532 for 2061 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 one existing distinctive character-defining wood casement window (with diamond patterned lead caming) at the rear wall, second story proposed for replacement shall be retained and repaired.
- The new window which shall be installed at the rear wall, second story to replace a casement window with diamond patterned lead caming that was removed without HDC approval shall display a lite configuration and material which adequately replicates the window that was originally present within the opening. HDC staff shall be afforded the opportunity to review and approve the final window selection.
- The terraced landform at the front yard shall be retained/shall not be lowered or flattened. The new front yard walkway and porch steps shall be redesigned to replicate those which were removed without HDC approval. HDC staff shall be afforded the opportunity to review and approve the final design prior to the issuance of the permit.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00509 (6:20 p.m.)

ADDRESS: 3628 and 3644 Lincoln

HISTORIC DISTRICT: Woodbridge Farm

APPLICANT: William Barbour-Keir, Mark Johnson Architects

OWNER: Hollis Holdings LLC

SCOPE OF WORK: Demolish rear wings, construct new rear addition, rehabilitate exterior, demolish garage, erect new carriage house

Staff summarized the proposal and recommendation for approval with conditions.

Michael and Lori Steward, the homeowners, mentioned that they had brought material samples.

Mark Johnson, the architect, further summarized the proposal.

Several commissioners expressed that the proposed addition was too similar to the historic building.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners expressed agreement with the staff recommendation.

ACTION (6:47 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00519 for 3628 – 3644 Lincoln**, 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 exteriors of the rear addition (including the “hyphen”) and the carriage house/garage be designed in a simplified architectural vocabulary distinct from the Italianate style of the main nineteenth-century house, subject to staff approval.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00509 (5:49 p.m.)

ADDRESS: 150 W. Boston

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Maurice Morton

OWNER: Maurice Morton

SCOPE OF WORK: Construct swimming pool, pergola structures, hardscaping, and associated landscape elements.

Staff summarized the proposal and recommendation for approval with conditions.

Maurissa Morton and Maurice Morton, residents and homeowners, provided letters of support from neighbors.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners expressed agreement with the staff report.

ACTION (ONE) (6:56 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00509 for 150 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.

The Certificate of Appropriateness is issued with the following condition:

The applicant provides a planting plan with a more relaxed spacing of the evergreen screen plantings that compliments the front façade of the house approved by HDC staff.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00569 (5:49 p.m.)

ADDRESS: 1180 Vinewood

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Valeria Lopez

OWNER: Valeria Lopez

SCOPE OF WORK: Alter dwelling including window and door openings, roof, siding, and porch

Staff summarized the proposal and recommendation for approval with conditions.

Rito Bueno and Valeria Lopez, owners, elaborated on the proposal.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse opined that this was an improved proposal and expressed agreement with the staff report.

ACTION (7:08 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00569 for 1180 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 BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Additional window openings shall be added to the north elevation, subject to staff approval.
- The three windows on the second floor, west (front) elevation, box-bay shall be increased in height to match the historic condition, subject to staff approval.
- The selection of scalloped shingles shall be subject to staff approval.
- Decorative trim, including Classical dentils and curved Queen Anne brackets on the porch and bay windows, and window casings on the front (west) and side (north) bay windows, shall be added, subject to staff approval.
- The basement windows shall be installed according to the *HDC Glass Block Guidelines*.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00577 (7:10 p.m.)

ADDRESS: 5021 Tireman

HISTORIC DISTRICT: Blue Bird Inn

APPLICANT: Jonah Radnus-Silverstein, Detroit Sound Conservancy

OWNER: Detroit Sound Conservancy

SCOPE OF WORK: Erect addition (changes to previously approved design)

Staff summarized the proposal and recommendation for approval with conditions; this is a change to a proposal that was approved about a year ago.

Jonah Radnus-Silverstein, applicant, stated that the expanded addition was needed for archives storage.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse expressed agreement with the staff report.

ACTION (ONE) (7:14 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00577 for 5021 Tireman**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

- The specification of brick veneer or visible concrete masonry units to be used on the addition shall be subject to approval by staff.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT (7:15 p.m.)

Stephanie Esters stated that the Sherwood Forest board of directors believes that vinyl windows are not appropriate for 19566 Canterbury.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:20 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00542 (7:20 p.m.)

ADDRESS: 3960 (3966) W. Seven Mile

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: James Holland, United Building Service
OWNER: Jurlene Hurst
SCOPE OF WORK: Replace doors, windows, and siding

COMMISSION AND APPLICANT DISCUSSION

Jurlene Hurst, the property owner, stated that the existing windows offer poor insulation and they are warped to the extent that they cannot be operated; several contractors said repair of the windows would not be feasible.

Commissioner Machielse asked if there were storm windows.

The applicant stated that there are storm windows but they do not provide adequate insulation.

Staff and several commissioners opined that this is a contributing building despite being newer than most of the buildings in Sherwood Forest, and the windows are character-defining features. The house was built in 1951 according to building permit records.

ACTION (ONE) (7:42 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00542 for 3960 (3966) W. 7 Mile**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed replacement of windows and front doors and the removal/alteration of architectural siding and details **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 were beyond repair was submitted.
- The replacement of the original windows with aluminum-clad wood 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 with a 2/2 horizontal configuration,
 - introduce a design, scale, and configuration with grilles between the glass,
 - remove the original brickmould and introduce a new material, aluminum coil stock to cover the window trim, which does not conform to the District's Elements of Design.
- Many important details are proposed to be altered or erased, thereby destroying the historic character of this architecture, which includes: the replacement of the wood paneled front doors with fiberglass doors, the replacement of the wood paneling around the front door openings, the replacement of the wood dental detailing and curved trim board along the front porch roof with vinyl and/or Trex PVC, the wrapping of the front porch posts with aluminum, and the replacement of all soffits, fascia and siding with Hardie board.
- The proposed fiberglass material and multi-faceted vision panel of the front door is not compatible with the mid-century style 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 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: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:45 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00542 for 3960 (3966) W. 7 Mile**, 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:

- The side windows have no grilles between the glass.
- The brick mould be reconstructed if no longer present, and no aluminum coil stock is used to cover the brickmould.
- The rear steel doors have a simple rectangular vision panel.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00489 (7:46 p.m.)

ADDRESS: 1550 Trumbull

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Joseph Humphreys, Catalogue LLC

OWNER: Devan Caldwell, Ballpark Bagley, LLC
SCOPE OF WORK: Paint masonry facade

COMMISSION AND APPLICANT DISCUSSION

Brian Malloy, representing the applicant, described the proposed work.

Several commissioners pointed out that painting of brick was not reversible.

ACTION (8:00 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00489 for 1550 Trumbull**, 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:

- Nineteenth-century masonry wall construction anticipates that some moisture will be absorbed and slowly released through evaporation during dry weather. With this type of wall system is imperative that the surface of the bricks and mortar remain exposed to air and not covered or coated.
- Painting the central bay two different colors of white will obscure the decorative brick coursing near the parapet as well as create a disjointed appearance to the Trumbull façade by the disruption of the dark color palette present on the building, as well as a contrast with the white glazed brick.
- The building is approximately 150 years old and will continue to have many owners and tenants. The building was not erected to serve a single business (i.e., Kresge or contemporary CVS/Walgreen's), therefore the building should not be permanently altered in an inappropriate manner to suit the marketing strategy of tenants.
- The applicant states the painting of the brick is to “create some separation and distinction between the three tenants in the building and will reflect the aesthetic of our space and brand”. A sign affixed to the building, whether it be on the door, in the storefront window or attached to the masonry wall through the mortar joints, has historically served as a major communication tool without causing long-term damage, or inappropriate alteration, 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 property shall be preserved.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00490 (8:04 p.m.)

ADDRESS: 15035 Grandville

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Albert Benezra, Weathergard Windows

OWNER: Romeo J. Harvey

SCOPE OF WORK: Replace wood windows with vinyl windows

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant was not present.

Commissioner Machielse expressed agreement with the staff recommendation.

ACTION (8:05 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00490 for 15035 Grandville**, 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 wood windows proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The windows proposed for removal have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the old windows in design:
 - They employ between-the-glass grids, rather than true divided lites.
 - The grids are of a different pattern than that of the historic muntin pattern.
- The proposed new windows are not appropriate as they do not match the old windows in materials (they are vinyl rather than wood).

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 Simmons: SUPPORT

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00498 (8:07 p.m.)

ADDRESS: 1628 Leverette

HISTORIC DISTRICT: Corktown

APPLICANT: Jason Florarea

OWNER: Jason Florarea

SCOPE OF WORK: Rehabilitate dwelling

COMMISSION AND APPLICANT DISCUSSION

Jason Florarea, owner, expressed agreement with the staff report.

Commissioner Machielse expressed agreement with the staff report.

ACTION (8:09 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00498 for 1628 Leverette**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- Additional information (either enlarged detailed drawings or annotated photographs) shall be included in the final permit drawing documents which graphically depict the design detail for the following elements:
 - Front and side porch handrails, guardrails, and columns
 - The decorative detail proposed for the front and side porch roof/cornice
 - The decorative vertical siding proposed for installation at the front façade gable end
 - The jigsaw window surrounds proposed for location at the front and east side gable ends
 - The detailing for the rebuilt and side front bays
 - The stepped roof fascia and soffit that is proposed to replace the recently installed/unapproved basic wood fascia which was installed when the new roof was added
 - The new frieze board and corner trim boards which will be installed to replace those which were removed without approval
 - The new front, side, and rear doors
- The existing historic-age wood window casing and sills shall be retained and repaired in kind where necessary and new aluminum clad wood sash inserts be installed within the existing casing/opening.

A skirting of an appropriate design and material, such as a wood beadboard panels, shall be installed at the rebuilt east side porch. The new design shall be subject to HDC staff review and approval.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00501 (8:10 p.m.)

ADDRESS: 4081 Porter

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Miguel Angulo

OWNER: Miguel Angulo

SCOPE OF WORK: Paint dwelling and install stone veneer at façade

COMMISSION AND APPLICANT DISCUSSION

Miguel Angulo and Stephanie Angulo, owners, stated that the front porch and windows were falling apart at the time the house was purchased in 2021.

ACTION (ONE) (8:22 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00501 for 4081 Porter**, 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 vinyl window installation, masonry cladding at enclosed front porch, installation of a masonry front porch/deck at primary entrance and installation of a masonry paver patio/walkway at the front yard **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 new masonry front porch deck, paver patio and walkways, and enclosed porch cladding do not conform to the Standards and district's Elements of Design as they present a modern expression of masonry that is incompatible with the property's historic appearance and the historic character of the historic district.
- Also, the due to the large size of the porch/deck, the steps extend well north of the datum established by the historic front porch steps in the near vicinity, as the bottom step lands only inches south of fence and sidewalk beyond. This is inconsistent with the existing porches within the district and the property's near vicinity.
- Regarding the three vinyl windows that were installed at the enclosed front porch it is staff's opinion that such windows are inappropriate for installation in historic districts because:
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.

- Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
- The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
- Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not “consistent with the general characteristics of a historic window of the type and period” which would have been originally present at 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.
- 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: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (7:25 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00501 for 4081 Porter**, 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 as completed, to include the proposed front door, aluminum fence and asphalt roof, tree removal, and paint 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 work.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0
MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00517 (8:27 p.m.)
ADDRESS: 1760 Van Dyke
HISTORIC DISTRICT: West Village
APPLICANT: Irma Louise and Quintin Hunter
OWNER: Irma Louise Hunter
SCOPE OF WORK: Replace seven wood windows

COMMISSION AND APPLICANT DISCUSSION

Quintin Hunter, applicant, described problems with the existing windows.

Commissioner Machielse suggested that the photos show that the windows are extensively deteriorated.

Several commissioners described challenges inherent in trimming the windows with respect to the deteriorating asphalt siding.

ACTION (TWONE) (8:53 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00517 for 1760 Van Dyke**, 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 CERTIFICATE OF APPROPRAITENESS for the proposed work.

The Certificate of Appropriateness is issued with the conditions that:

- The new windows be wood in material with either aluminum or vinyl cladding in a color that is compatible with the building and approved by staff.
- The installation and trimming out of the windows be reviewed and approved by staff and, if in their opinion, they need additional guidance from this commission, they come back before this body.

Commissioner Simmons: SUPPORT

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

APPLICATION/STAFF REPORT NUMBER: HDC2024-00522 (8:56 p.m.)

ADDRESS: 19566 Canterbury
HISTORIC DISTRICT: Sherwood Forest
APPLICANT: Justin Bercheny, Max Broock Realtors
OWNER: Wolcott Land Development LLC
SCOPE OF WORK: Replace steel windows with composite windows

COMMISSION AND APPLICANT DISCUSSION

Justin Bercheny, applicant, described the application, stating that the windows would be composite, not vinyl. The window installer would be able to customize the pattern of each window.

Commissioner Marquez opined that more appropriate metal replacements were available and might be acceptable.

Commissioners Machielse and Simmons suggested that the windows did not seem to be beyond repair based on the information presented.

ACTION (ONE) (9:18 p.m.)

Commissioner Machielse moved that:
Having duly reviewed the complete proposed scope of **Application HDC2024-00522 for 19566 Canterbury**, 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 windows proposed for removal are historic materials and features that define the character of the property and have not been shown to be deteriorated beyond repair.
- The proposed new windows are not appropriate as they do not match the existing windows in visual qualities (the proposed between-the-glass grids, with fewer lites, do not provide the same textural depth as the existing windows).

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

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

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

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00523 (9:36 p.m.)

ADDRESS: 1457 Seminole

HISTORIC DISTRICT: Indian Village

APPLICANT: Georges Ayoub

OWNER: Georges Ayoub

SCOPE OF WORK: Replace asbestos-cement shingle roofing with asphalt shingles

COMMISSION AND APPLICANT DISCUSSION

The applicant, staff, and commissioners discussed the proposed work.

ACTION (9:38 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00523 for 1457 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 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 design for recladding of the dormer sidewalls be submitted, subject to staff approval.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00538 (9:39 p.m.)

ADDRESS: 4881 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: U I 23 LLC

OWNER: U I 23 LLC

SCOPE OF WORK: ALTER PORCH, CONSTRUCT DECK

COMMISSION AND APPLICANT DISCUSSION

Staff mentioned that the applicant is not present.

Several commissioners expressed agreement with the staff recommendation.

ACTION (9:44 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00538 for 4881 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 former brick and concrete front porch is a distinctive character-defining feature of the house and district, and should be repaired or replaced to match
- The proposed deck is of a standard recreational/contemporary design built in an incompatible modern/utilitarian character, using outboard-baluster railings, raw dimensional lumber, modern railing heights, and x-cross latticework, and makes no effort to integrate into the historic design of the house and district.

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.

And Elements of Design 6 and 8 of the Russell Woods-Sullivan Historic District.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00514

ADDRESS: 2906 Cass

HISTORIC DISTRICT: Cass Park Local

APPLICANT: Anthony Morin, Architect

OWNER: Christina Boukas

SCOPE OF WORK: Alter parapet and cornice

COMMISSION AND APPLICANT DISCUSSION

Chairperson Franklin explained that Commissioner Machielse would need to recuse himself from this discussion due to a conflict; therefore, there would be no quorum available to act on this application. Director Landsburg pointed out that if the Commission remained unable to act, state law provides that this application would be automatically approved sixty days from today.

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

APPLICATION/STAFF REPORT NUMBER: 22-8012 (9:46 p.m.)

ADDRESS: 1556 Bagley

HISTORIC DISTRICT: Corktown

APPLICANT: Brooke Schwartz

OWNER: Brooke Schwartz

SCOPE OF WORK: Rehabilitate dwelling, erect rear deck

COMMISSION AND APPLICANT DISCUSSION

Staff explained the proposed revision to the previously approved design; some items have been completed without approval.

Steve Edelman and Brooke Schwartz explained the changes.

Several commissioners expressed that the lost windows, with angled upper sashes, were very unique, character-defining features.

ACTION (10:11 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application 22-8012 for 1556 Bagley**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the work completed.

The Certificate of Appropriateness is issued with the following conditions:

- The missing brackets and front porch corbel identified by staff will be replaced in kind.
- The reconfigured chamfered windows in the front bay be replaced with the appropriate windows and sashes.
- The glass block windows at the basement be replaced with an appropriate wood window.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XV NEW BUSINESS

None

XVI ADJOURNMENT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner King: not present

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Chairperson Franklin adjourned the meeting at 10:19 p.m.