

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

December 11, 2024

Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 5:32 p.m.

II ROLL CALL (5:33 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	
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA (05:35 p.m.)

ACTION (5:37 p.m.)

Commissioner Hamilton moved that the following case be moved to the consent agenda:

- 4642 Second
- 1502 Parker
- 1783 Iroquois
- 1133 Griswold
- 3960-66 W 7 Mile Rd

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (5:41 p.m.)

Commissioner Hamilton moved that the agenda be approved.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

ACTION (5:42 p.m.)

Commissioner Marquez moved to approve the October 2024 HDC Regular Meeting minutes

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

ACTION (5:44 p.m.)

Commissioner King moved to approve the November 2024 HDC Regular Meeting minutes

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

V REPORTS

- PDD Director Antoine Bryant was present and addressed the Commission with his appreciation for the work that was done, also announcing his leaving his position as Director of the PDD.

- Director Landsberg pointed out the Application Intake Report and all applications for today’s meeting are posted on the HDC website.
- Director Landsberg also stated that additional HDC staff is forthcoming in the new year.
- Commissioner Chinchilla announced her resignation as a Commissioner starting in 2025.
- Director Landsberg pointed out a couple of process improvements: beginning in 2025, all HDC meetings will start at a new time, beginning at 4:30pm. Also, a new legal process was announced where each applicant would be sworn in when they are before the Commission.
- Chairperson Franklin thanked the service of Commissioner Chinchilla and the work of the HDC Staff over the past year.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

- 4642 Second
- 1502 Parker
- 1783 Iroquois
- 1133 Griswold
- 3960-66 W 7 Mile Rd

ACTION (5:51 p.m.)

Commissioner Hamilton moved that the agenda be approved.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

VII POSTPONED APPLICATIONS

None

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

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION/STAFF REPORT NUMBER: HDC2024-00560 (5:53 p.m.)

ADDRESS: 1819 Leverette

HISTORIC DISTRICT: Corktown

APPLICANT/OWNER: Elena Herrada

SCOPE OF WORK: Erect rear addition

COMMISSION AND APPLICANT DISCUSSION

Elena Herrada, owner, was present and presented her family’s need for the proposed extension. Commissioners agreed with the staff report’s recommendations.

PUBLIC COMMENT (6:00 p.m.)

None

ACTION (6:00 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00560 for 1819 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:

- The windows at the new addition shall not be made of vinyl nor shall they have a horizontal sliding operation. Rather that should be single or double-hung units. The applicant shall revise the project drawings/proposal to outline the windows’ materiality, subject HDC staff approval.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: ABSTAIN

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes:7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00658 (6:01 p.m.)

ADDRESS: 15107 Minock

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Robert Naeyaert, Lunar Garages & Modernization, Inc.

OWNER: Rod Hartsfield

SCOPE OF WORK: Demolish garage, erect garage

COMMISSION AND APPLICANT DISCUSSION

Staff presented staff report. Robert Naeyaert, contractor and Rod Hartsfield, owner, were present. Commissioners agreed that the structural report met conditions to allow the demolition of the garage.

PUBLIC COMMENT (6:04 p.m.)

None

ACTION (6:06 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00658 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 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 garage will adhere to Color System C or another appropriate color scheme approved by staff.

Commissioner King: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: Not present

Commissioner Simmons: AYE

Ayes:6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00650 (6:07 p.m.)

ADDRESS: 235 E. Boston

HISTORIC DISTRICT: Arden Park – East Boston

APPLICANT: Robert Naeyaert, Lunar Garages & Modernization, Inc.

OWNER: Eugena and Ricky Hardaway

SCOPE OF WORK: Erect garage

COMMISSION AND APPLICANT DISCUSSION

Staff presented staff report. Robert Naeyaert, contractor was present, while the owners, Eugena and Ricky Hardaway were present virtually. Commissioners and applicants discussed driveway and turn-around dimensions.

PUBLIC COMMENT (6:16 p.m.)

None

ACTION (6:16 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00650 for 235 E. 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 conditions:

- The placement of the garage will be within 10' – 14' of the west property line.

- The width of the concrete apron will be reduced in accordance with the garage’s revised placement, and the depth of the concrete apron will be reduced to 20’.
- The pre-finished color for the overhead doors will not be bright white.
- Specifications for gutters and downspouts will be submitted.
- A revised site plan, cut sheets and exterior finish colors for the doors, siding and trim will be submitted for final staff review before a building permit is issued.

Commissioner Hamilton: SUPPORT

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

Ayes:6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00659 (6:18 p.m.)

ADDRESS: 729 Seward

HISTORIC DISTRICT: New Center Area

APPLICANT/OWNER: 700 Seward Detroit LLC

SCOPE OF WORK: Demolish garage (work completed without approval)

COMMISSION AND APPLICANT DISCUSSION

Staff presented staff report. Garrity Guenther, the applicant, was present virtually. Commissioners stated that the removal of this nonhistoric structure was an improvement, but cautioned the applicant on doing work prior to the approval of the Commission. Commissioners asked about the work that will be done in the backyard. The applicant stated that they will come back to the Commission with a plan.

PUBLIC COMMENT (6:25 p.m.)

None

ACTION (6:25 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00659 for 729 Seward**, 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: AYE

Commissioner Machielse: AYE
Commissioner Marquez: Not Present
Commissioner Simmons: AYE
Ayes:6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00666 (6:28 p.m.)

ADDRESS: 264 Watson

HISTORIC DISTRICT: Brush Park

APPLICANT: John Biggar, Studiozone Detroit

OWNER: Elizabeth Brush

SCOPE OF WORK: Erect covered deck and stair at rear

COMMISSION AND APPLICANT DISCUSSION

Staff presented staff report. Stephen Basile and John Biggar, applicants were present. The applicant described the work that will be done with the windows, front entrance, and porches. They will get an arborist to look at the tree's distressed state. Commissioners agreed with the staff report's assessment and discussed the absence of proof that the existing porch is beyond repair. They also discussed proposed wrap-around front porch concept, that if this route were pursued, the new porch would be distinctive. They also discussed that there are not many wrap-around porches in this historic neighborhood, but there is precedent for a separation between service and front entrance porches. The commissioners raised concern over proposed details attempting to mimicking what was there, which enforces the idea that new porches be distinctive and differentiated and not part of the original home. The commissioners also stated that if the original porch is repairable, it should be preserved first. Commissioners discussed potential for expansion of the two porches but keeping them separate. Applicant and commission have discussion around the front door, transom and sidelights.

PUBLIC COMMENT (6:37 p.m.)

Mona Ross Gardner is a resident of Brush Park and is Chair of the Brush Park Development Corporation and stated support for the project as long as it meets historic standards. She oversaw the development of an adjacent neighborhood park and would like to see that this application be approved because it sits alongside the park and would be an asset to the community.

ACTION ONE (7:05 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00666 for 264 Watson**, 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 east side porch proposed for removal is a distinctive, character-defining feature of the property because it appears to date from the building's original date of construction and displays significant ornamental features which are illustrative of the building's vintage/period of construction and Queen Anne style.
- The application does not provide documentation that shows that the distinctive character-defining east side porch is deteriorated beyond repair. Also, if the porch was shown to be deteriorated beyond repair the new porch the Standards require an exact replication. While the new porch appears to borrow design cues from the historic, it does not exactly replicate the existing.

- The vinyl windows which were installed without COA are not appropriate for a house of this vintage for the following reasons:
 - Vinyl windows 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.
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 Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: ABSTAIN

Commissioner Simmons: AYE

Ayes:6 Nays: 0 Abstain: 1

MOTION CARRIED

ACTION TWO (7:06 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00666 for 264 Watson**, 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 work WILL BE APPROPRIATE according to the standards of review set forth in

the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The new dormer proposed for installation at the west side roof display an eave overhang this is consistent with the existing homes in the district. HDC staff shall be afforded an opportunity to review the dormer plan details prior to the issuance of the project permit.
- The new front porch shall only extend the width of the current front porch/shall not wrap around the east side. The final permit documents shall be revised to reflect this condition.
- HDC staff shall be afforded an opportunity to approve the dimensions of the new rear yard patio prior to the issuance of the project permits.
- Documentation of the condition of the tree proposed for removal of the rear yard shall be provided to staff for review and approval.
- A new design of the front door to include the incorporation of a transom shall be submitted to staff for review and approval.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes:7 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT (7:16 pm)

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:17 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00570 (7:17 p.m.)

ADDRESS: 751 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: John McCarter, John McCarter Construction

OWNER: Nerissa Session

SCOPE OF WORK: Replace front door and transom

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton recuses himself for this application. The applicant and the owner are not present. The commissioners state their agreement with the staff report.

ACTION (7:20 p.m.)

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00570 for 751 Chicago**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- The historic leaded glass transom window and French doors are distinctive, character-defining features of the house, and their removal and replacement would substantially alter the appearance of the dwelling.
- The applicant hasn't substantiated that the doors and window are beyond repair, therefore replacement of these components should not be considered at this time.
- Additionally, if replacement components are considered, Standard Six requires the new doors and window match the old in design, materiality, texture, and other visual qualities.

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: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: Not present- recused himself

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00522 (7:28 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 aluminum windows

COMMISSION AND APPLICANT DISCUSSION

Dominic Matina and Justin Bercheny, the applicants, are present and present their window proposal. They stated that the repair of the existing windows are beyond reasonable and feasible. The commissioners reminded the applicant that not all windows have to be taken on at once in order to make the work more affordable. The commissioners also stated that the description of the windows is well done but does not show that they are beyond repair, rather they appear to be repairable. The commissioners also pointed out that window repair does not necessarily require them to be removed. The owner has owned the property since September 2024. Commissioners also pointed out that each window may need specific attention, not a one for all solution. They also pointed out that this property has several sides publicly viewable.

ACTION (7:59 p.m.)

Commissioner Marquez 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 “highly significant” character-defining features that have not been shown to be deteriorated beyond repair; repair would be economically and technically feasible, and reasonable under the Standards.

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 7 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00625 (8:12 p.m.)

ADDRESS: 1670 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT/OWNER: JMM Single Family Holdings LLC

SCOPE OF WORK: Replace wood windows with vinyl windows, and vinyl siding, alter roof (work completed without approval)

COMMISSION AND APPLICANT DISCUSSION

Chairperson Franklin stepped out of the room. The owner/applicant, John Schamy, was present virtually. The applicant presented a history of the home. Commissioners received verification from staff that the proposed work is complete (without approval). Commissioners discussed how the paint on brick is a violation and process for paint removal with use of a test area and without the use of abrasive materials. Commissioners discuss windows, shutters, railing and infill of an opening at the rear, which are additional violations.

ACTION (8:29 p.m.)

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00625 for 1670 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 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 windows were historic, character-defining features that have not been shown to be beyond repair.
- The replacement windows do not match the three-dimensional qualities and design of the historic windows in that they are thinner and lack subdivided upper sashes.
- The replacement windows do not match the materials of the historic windows (they are vinyl, which has a noticeably different sheen and appearance from historic wood windows).
- The added brickmold introduces an inappropriate element to the building.
- The proposed siding installation removes historic materials that have not been shown to be beyond repair.
- The proposed work eliminates the important contrast of stucco and brick that was formerly present on this building and specifically highlighted in the Elements of Design.
- The proposed work greatly alters the texture and appearance of the character-defining sun porch.
- The loss of rafter ends and vergeboards eliminates distinctive features that formerly contributed to the character of the property.
- The installation of vinyl soffit panels, gutters, and downspouts adds non-historic materials and incompatible new features to the building.

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

- 3) 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 where possible, materials. Replacement of missing features shall be documented by documentary, physical, or pictorial evidence.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: Not present
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00660 (8:31 p.m.)

ADDRESS: 2458 Brush

HISTORIC DISTRICT: Brush Park

APPLICANT/OWNER: Mona Ross

SCOPE OF WORK: Install a LED screen

COMMISSION AND APPLICANT DISCUSSION

The owner/applicant, Mona Ross, is present. The owner provided background information regarding the need and location of the LED sign. The Commission stated that they are okay with the size and location of the sign but had discussion around the LED animation. The applicant stated that the sign would not be flashing all night but clarified that the sign has time that it will be off and on. The Commission stated that the framing of the sign should be respectful of the detailing and be an extension of the building's features, unlike the current proposal.

ACTION (8:44 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00660 for 2458 Brush**, 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 APPROPRIATENESS** for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The sign shall have a cabinet that is in keeping with the design of the building, to be approved by HDC staff.

Commissioner King: SUPPORT

Commissioner Chinchilla: NO
Commissioner Franklin: ABSTAIN
Commissioner Hamilton: AYE

Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 1 Abstain: 1
MOTION CARRIED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

Resolution #24-04: Administrative Approval Authority for Work at Noncontributing Resources

Director Landsberg described the proposed resolution. Commissioners and staff discuss the definition of “noncontributing resources” and edited the proposal to provide clarification.

ACTION (8:47 p.m.)

Commissioner Hamilton moved that the resolution be adopted with the amendment that the first bid resolved be changed to “whereas” and the second bid be “be it resolved”.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 7 Nays: 0
MOTION CARRIED

Resolution #24-05 HDC Meeting Dates for Calendar Year 2025

Commissioner discussed the starting time for the meetings.

ACTION (9:05 p.m.)

Commissioner Hamilton moved that the resolution be adopted with the omission of the 2nd to last paragraph.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE

Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 7 Nays: 0

MOTION CARRIED

Resolution #24-06 Historic District Commission Review of the Proposed Rosa and Raymond Parks Flat Historic District

Staff described the proposed resolution. Commissioners discussed the need photographing the site to capture all four sides of the property. Staff stated that this is not necessarily a requirement but can be noted. Commissioners also pointed out that stained glass windows are missing on the Wildemere side of the building. Staff confirmed that this is not mentioned in the report but the report is finalized.

ACTION (10:20 p.m.)

Commissioner Hamilton moved that the resolution be adopted with the following changes:

1. Under the section called, “regarding proposed historic district designation”, a second bullet be added which says, “The Commission requests that the Historic Designation Advisory Board provide photographs of all 4 sides of the house and garage as such any photos will be helpful in any future application for work on the property”.
2. The Commission suggests that the Elements of Design recognize that 2 pairs of stained glass windows that were present in the Parks flat along the Wildemere elevation of the house have been removed.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Ayes: 7 Nays: 0

MOTION CARRIED

XVI ADJOURNMENT

ACTION (9:24 p.m.)

Commissioner Hamilton moved to adjourn.

Commissioner Simmons: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 9:24 p.m.