

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

June 11, 2025

Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chair Franklin called the meeting to order.

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
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			
Audra Dye	PDD		X
Garrick Landsberg (Director)	PDD	X	
Jennifer Ross	PDD	X	
Lise St James	PDD	X	
Bilqees Salie	PDD	X	
Ellen Thackery	PDD	X	

III APPROVAL OF THE AGENDA

IV APPROVAL OF MEETING MINUTES

None

V REPORTS

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

None

VII POSTPONED APPLICATIONS

None

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

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

A. 709-729 Seward – HDC2025-00183 – New Center Area HD – JR – Demolish single-family house, construct parking lot

1. Applicant present in person, presented.
2. Staff Jennifer Ross presented staff report.
3. Two public commenters spoke against the demolition. Public hearing closed.
4. Commission discussed potential demolition.

5. ACTION:

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00183 for the demolition of the house at 709 Seward and the construction of a parking lot at 709-729 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 MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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 reasons for the denial are that:

- The contributing historic building proposed for demolition retains its historic integrity is not deteriorated beyond repair.
- The replacement of a building for new paved parking is not in keeping with the district's general environmental character.

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.

(10). New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and Elements of Design #22.

Commissioner Simmons: SUPPORT.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSES, 4-0

B. 8325 E. Jefferson – HDC2025-00208 – Indian Village HD – GL – Rehabilitate building, erect rear roof canopies, construct patio and gardens, resurface parking lot

1. Director Landsberg presented staff report.
2. Applicant absent.
3. No public comments; public hearing closed.
4. Commission discussion.

5. ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00208 for 8325 E. Jefferson**, 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 first option for the exterior rear work be selected, the second option for a mansard roof is not approved.
- Within the first option, that the new eastern gable at the rear block addition be modified to appear more contemporary and similar in expression to the new western gable, to ensure distinction from the property's historic gables, subject to staff review and approval.

Commissioner Simmons: SUPPORTED.

Director Landsberg corrected his cardinal direction and requested a friendly amendment to the motion that would state that the “new western gable at the rear block be modified to appear more contemporary and similar in expression to the new eastern gable.”

Commissioner Machielse accepted the amendment. Commissioner Simmons SUPPORTED.

Roll Call:

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED 4-0

C. 1036 Hubbard – HDC2025-00264 – Hubbard Farms – AD – Erect carriage house

1. Staff Ellen Thackery presented report in Audra's absence.
2. Applicant and architect Ceara O'Leary, present online, sworn in. Devin Foote, present, online; sworn in. Applicant presented, addressing staff concerns.

3. Public hearing. No public comments in auditorium. One comment online: Spoke in support. Public comment portion closed. Applicant stated that they have two letters from neighbors supporting the carriage house design. Director Landsberg noted that the four supporting letters have been posted on the website.
4. Commissioner discussion.
5. **ACTION:**

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00264 for the installation of the rear porch at 1036 Hubbard** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 Machielse SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0.

ACTION:

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00264 for the erection of a carriage house at 1036 Hubbard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application 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.

The Certificate of Appropriateness is issued with the following conditions:

The dormer on the west elevation will be moved in a minimum of one foot.

Commissioner Machielse: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT (4:52 pm)

Niall Berkery, owner of the East Jefferson property discussed earlier missed the meeting and sought clarification on his agenda item. Director Landsberg through the chair explained the motion that had passed and offered to discuss further. Mr. Berkery thanked the commission.

Public comment closed.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- A. ***1659 Longfellow – HDC2025-00134 – Boston-Edison HD – LSJ – Replace front windows***
1. Owner representative William Kolobaric present online. Sworn in. Addressed some items from staff.
 2. Commissioners stated that the representative answered their questions. No further discussion.
 3. **ACTION:**
Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00134 for 1659 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:

Individual window units instead of multi-window units be installed and the existing historic wood brickmold and mullion be retained. HDC staff shall be afforded the opportunity to review and approve the new window order or the final proposal. The proposed aluminum-clad wood windows and surround shall be painted an exterior color according to the HDC color chart system E for this house.

Commissioner Machielse: SUPPORTED

Roll Call:

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED 4-0

- B. ***3751 Leslie – HDC2025-00192 – Russell Woods-Sullivan HD – LSJ – Replace historic windows*, multiple exterior alterations***

1. Applicant Kayode Adekoya present. Sworn in. Removed several items from the plan and agrees to change the big front window that had been changed to an aluminum one with a grid in it and paint it as it was before. On the rear, the windows are very close to what was there and they have been painted to match how they were before.
2. Staff clarified that they revised the staff report to reflect the removed items but could not revise to include the new proposed window replacement for the front window. Staff received the email Monday and posted it to the property page.
3. Commissioner can't understand enough detail to assess whether the proposed is compatible. Planter will be put back.

ACTION:

Commissioner Simmons moved that Having duly reviewed the complete proposed scope of **Application HDC2025-00192 for the removal historic steel windows and vinyl windows to replace with vinyl windows; installation of a new front door and storm door, and installation of outdoor wall light at 3751 Leslie**, 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 MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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 reasons for denial are that:

- The historic steel windows were distinctive, character-defining features and not proven to be beyond repair.
- The proposed windows are not in-kind matches to the historic windows at this property.
- Due to limitations in material quality and fabrication, vinyl windows are not appropriate for use in historic districts.
- Introducing features that are not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

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 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.

And Elements of Design #: 7, 8, 10, & 19

Commissioner Machielse SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED, 4-0

ACTION:

Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00264 for the remaining work items at 3751 Leslie** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The historic brick planter box which was removed without approval shall be rebuilt box in-kind, subject to staff review and approval
- The foundation planting scope shall be submitted to staff for review and approval

Commissioner Machielse: SUPPORTED.

Roll Call:

Commissioner Franklin:

Commissioner Machielse:

Commissioner Marquez:

Commissioner Simmons:

- C. ***4069 Sturtevant – HDC2025-00203 – Russell Woods-Sullivan HD – AD – Replace asphalt roof with metal roof*, replace gutters and downspouts*, replace rear porch enclosure*, install railing at front porch**
1. Applicant Justin Johnson present. Sworn in.

2. Applicant addressed the staff's concerns. Returned collector boxes that had been missing. Addressed the rear enclosed porch.
3. Discussion.
4. **ACTION:**

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00203 for the metal roof at the bay window, front porch masonry walls, and rear porch enclosure at 4069 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 reasons for denial are that:

- The “coppertone” color of the installed gutters, downspouts and collector boxes is bright and shiny; and, unlike real copper, will retain its bright, shiny finish for the duration of their installation. This unchanging contrast of color and finish with the dark brick exterior walls is not compatible for this English Revival dwelling, where the overall color palette for this architectural style is muted and with matte finishes.
- The metal roof installed at the bay window will similarly have an incompatible bright and shiny never-changing finish, as well as highly dimensional surfaces which are not characteristic of metal roofed bay windows. The material, color, and dimensionality of the installed product causes this roof to be the dominant feature on the front of the house, rather than being one of collection of decorative features.
 - The previous exterior condition of the first floor rear porch had fixed and operable vinyl windows extending the entire width and height of the masonry openings. The current design of this porch, as partially constructed, encloses the porch further through the installation of shorter windows and erection of sections of walls below and above the windows, which alters the features, massing and proportions of the historic rear porch structure.
 - The vertical LP Smartside siding is a panelized product with a faux raised wood grain and shiplap edges and does not adequately replicate painted historic, horizontal wood lap siding.
- Through limits of fabrication and material, vinyl windows are not appropriate for historic districts and are not compatible with this house and its early 20th century character.
 - 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.

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.
- 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 :SUPPORTED.

Roll Call:

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED 4-0

ACTION

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00203 for the remaining work items at 4069 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 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 top railing of the porch railing be a maximum 36" from the step surface.
- The gutters, downspouts and collector boxes will be painted dark brown, similar to the asphalt shingle roof and brick veneer on the house walls; or, the Sherwin Williams Sage Green Light, which will be used on the house's trim.

Commissioner Machielse: SUPPORTED.

Roll Call:

Commissioner Franklin:
Commissioner Machielse:
Commissioner Marquez:
Commissioner Simmons:

MOTION PASSED 4-0

D. *141 W. Boston – HDC2025-00238 – Boston-Edison HD – JR – Remove tile roof* and replace with asphalt roof

1. Chair notes that there are two letters received—one from a roofing company and one from the applicants.
2. Applicants Derek Berk and Sandaya Berk, present. Applicants shared samples and explanation of conditions. Roofer Steve DeBruyn, Steve’s Improvement Services, present and sworn in. Provided verbal assessment and will provide a written assessment.
3. Discussion.

4. ACTION:

Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00238 for the removal of a tile roof and installation of an asphalt shingle roof at 141 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 MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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 reasons for denial are that:

- The application does not include an assessment/statement of condition of the roof from a qualified clay tile roof repair contractor which notes that the roof merits wholesale removal and replacement with all new clay tiles/is deteriorated beyond repair
- The proposed new roofing materials present an inadequate match for the house’s historic, character-defining clay tile roofing for the following reasons:
 - The proposed asphalt shingles are designed to resemble slate, not clay tile. Also, they do not adequately match the existing clay tiles in profile, dimension, texture, and color variation
 - The “polymer” shake proposed for the dormer side and front walls are designed resemble wood shake, not clay tile. Also, they do not adequately match the existing clay tiles in profile, dimension, texture, and color variation

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: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

E. **15064 Minock – HDC2025-00262 – Rosedale Park HD – BS – Replace vinyl and wood windows with vinyl windows**

1. Applicant Theodore Prassinis present. Sworn in. Presented and clarified.
2. Discussion.
3. **ACTION:**

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00262 to replace windows at the historic portion of the house with vinyl windows at 15064 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 work 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 reasons for the denial are that:

- Through the limits of fabrication and material, vinyl windows are not appropriate for historic districts. Vinyl windows offer a plasticity and flat 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 glazing) of vinyl windows break down more quickly in ultraviolet light than wood windows.
- Vinyl also lacks rigidity and can expand and contract more greatly than wood. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- Per the Elements of Design, wood is a prevalent material used for windows in the historic 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 historic property shall be preserved.

And Elements of Design #: 7

Commissioner Simmons: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00262 for the remaining work items at 15064 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 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 Simmons: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0

Chair called a quick 5-minute break.

F. ***4000 Cortland – HDC2025-00172 – Russell Woods-Sullivan HD – AD – Replace back porch enclosure***

1. Applicant absent.
2. Director Landsberg clarified that an additional complaint was made about this property today. He stated that despite staff's request for a BSEED stop work order, work has continued; staff has not been able to visit the site because that complaint just reached staff this morning.
3. **ACTION**

Commissioner Marquez moved

Having duly reviewed the complete proposed scope of **Application HDC2025-00172 for the replacement of the back porch enclosure at 4000 Cortland**, 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 that the proposed work 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 reasons for denial are that:

- The two-story masonry columns tie into the house architecturally and materially and allow for expansive open perimeter spaces at each floor. Retaining open qualities of both porches is important to visually and physically balance the two porches with each other while retaining their secondary relationship to the dwelling and serving as an intermediary space between the private spaces of the house and open spaces of the rear yard. The rear porch is a distinctive character-defining feature of the property.
- The first floor rear porch, due to the recessed brick foundation and poured concrete floor, was originally an open, or possibly fully rear screened, porch, which was an important feature on a pre-war house.
- The walled enclosure of the first floor porch altered the features and spaces that characterize the historic dwelling by limiting and enclosing the historic “open-air” feel of the porch. Additionally, T1-11 siding was used for the wall material, matching what was in place prior to district designation. As a panelized product with a textured surface, it does not emulate historic wood clapboard siding. It is susceptible to water damage, insects and its deterioration can cause the ends to shred and flake off, unlike solid wood lap siding.
- The enclosure was painted bright white, which is a contemporary color that created a too-strong contrast against the dark brick. Variations of off-white, yellowish white, and cream are appropriate contrasting colors to use on early 20th century buildings.
- The metal railing at the second floor almost disappeared against the brick walls and columns furthering the open feeling of the upper porch. The applicant must confirm if the historic age metal railing will be reinstalled.
- As there is visual evidence that a historic age wood railing had been in place at the second floor, a new wood railing can be a compatible selection at this location. A dimensioned drawing, confirming a matching-height wood railing that includes top and bottom rails and a historically appropriate paint color, will be submitted for HDC review prior to installation.

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 Machielse SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED.

G. *1760 Wabash – HDC2025-00274 – Corktown HD – AD – Install aluminum-clad wood windows*

1. Applicants Alissa Jacobs and Tim Flintoff present online. Both sworn in.
2. Applicants presented and clarified.
3. **ACTION:**

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00274**, 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 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 reasons for denial are that:

- The installed windows have exceptionally thin and minimally profiled window frames and don't match the more robust dimensions and depth of profile of a historic wood window at this property.
- The new windows have altered the features and spaces that characterize the property. ‘
- Recessed placement of windows is a distinctive character-defining feature. The majority of new windows were installed in plane with the exterior walls. This created a monolithic wall form and the windows frames sitting forward of the window trim. The appearance and placement of the replacement windows is not consistent with the general characteristics of a historic window of the type and period of this 19th century dwelling, nor is it consistent with the historic placement of windows at this particular property.
- Bright white windows were installed; bright white is a contemporary color and offers too high a contrast and is not compatible with exterior color palettes of Victorian-era houses.
 - Regarding the unapproved removal of the historic wood siding and its replacement with the current lapped wood siding:
 - The work has altered the features and spaces that characterize the property.
 - The historic siding was intact and not beyond repair.
 - The existing siding does not meet the dimensions, profile (new siding is flatter, not similarly angled so the shadow lines are reduced) and surface finish (planed surface not entirely smooth).
 - As the historic wood siding was a distinctive, character-defining feature and the dominant surface feature on the dwelling, it is staff's opinion that another wood siding product should be located (new or possibly reclaimed historic wood siding) that more closely matches the siding removed without approval, and a physical sample must be submitted to staff for review.

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.
- 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 SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED.

H. **4282/4284 Waverly – HDC2025-00154 – Russell Woods-Sullivan HD – LSJ – Replace windows, add windows to exterior of existing windows, install windows where current windows are missing**

1. Applicant Tracey Cooley, nonprofit director, and Kyle Adkins, contractor, present and sworn in. Looked at conditions pictures.
2. Commission seeking documentation that windows are beyond repair from window restoration companies. Applicant had a hard time getting anyone out to look at the windows. Commission needs a good understanding of window conditions.
3. **ACTION:**

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00154 for the replacement of historic wood with aluminum clad windows and the addition of aluminum clad windows to the exterior of historic wood casement windows at 4282/4284 Waverly** 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 that the proposed work 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 reasons for denial are that:

- The existing wood windows are distinctive character-defining features that have not proven to be beyond feasible repair.

- The proposed addition of exterior windows to existing historic window units are not compatible with the overall historic character of the dwelling
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 SUPPORTED.

Roll Call:

Commissioner Franklin:

Commissioner Machielse:

Commissioner Marquez:

Commissioner Simmons:

MOTION PASSED.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00154 for the remaining work items at 4282/4284 Waverly** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following condition

- If window #301 (and thus #302) proves to be beyond feasible repair, subject to staff approval, replacement aluminum clad casement windows with 9-lite configuration is allowed.

- This Certificate of Appropriateness does not include the leaded windows in the attic, Windows 215 and 216.

Commissioner Simmons SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

I. **2018 11th – HDC2025-00250 – Corktown HD – JR – Install brick veneer to foundation, paint porch, replace porch spindles, landscaping**

1. Applicant Timothy Killeen present and sworn in. Clarified that the brick veneer is .75” thick and that the house had a brick foundation originally. They’d be happy to lower the rail height. Other blocks have berms near the curb. Concrete block foundation from 1988.
2. If the original siding were ever able to be restored, but the foundation now has this veneer on it, it would be imperative that the siding above project over the material below so the house can shed water.
3. *More discussion.*
4. **ACTION:**

Commissioner Marquez moved

Having duly reviewed the complete proposed scope of **Application HDC2025-00250 for 2018 11th**, 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 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 reasons for denial are that:

- The proposed new porch spindles/balusters would present a false sense of historic development. Additionally, they are proposed within a railing that was installed without approval at an incompatible height.
- The introduction of a thin-brick veneer will eliminate that projection at the wall/foundation junction, thus flattening the appearance of the wall and detracting from the building’s historic character
- The berm area throughout the district typically features grass/turf. The proposed introduction of brick pavers/hardscape in the berm is not appropriate to/incompatible with the district’s historic character

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.
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 SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION CARRIED.

ACTION:

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00250 for the remaining work items at 2018 11th** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Simmons: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED.

J. 3928 Porter – HDC2025-00269 – Hubbard Farms HD – BS – Replace historic wood windows

1. Applicant Eric Hensley, present. Sworn in.

2. ACTION:

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00269 for the replacement of historic wood windows at 3928 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 work 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 reasons for that denial are that:

- The historic windows proposed for removal are still in well enough condition to be preserved and repaired.
- The historic windows proposed for removal are significant historic features that contribute to the character of the property and as they have been shown to be in repairable condition, should be retained.

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 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.

And Element of Design #:7

Commissioner Simmons: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00269 for the remaining work item at 3928 Porter, to include the installation of glass block at a basement windows**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Simmons: SUPPORTED.

Roll Call:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED.

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

A. Site Plan Review per Section 50-3-204 – 32 Monroe Street - *Adjacent to* Financial District and Water Board Building HDs – GL

1. Director Landsberg outlined process and clarified that this project is going to be discussed by the commission because the proposal is adjacent to a historic district. Commission is being asked to make a verbal oral motion regarding the demonstrable effect on the district—whether there will be a demonstrable effect and whether it is likely to be beneficial or adverse.

2. ACTION

Commissioner Machielse moved that the Commission find that the proposed project at 32 Monroe will not have a demonstrable effect on the Water Board Building and Financial District and Bagley Fountain Historic Districts.

Commissioner Marquez SUPPORTED.

Roll call:

Commissioner Franklin: AYE

Commission Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTON PASSED.

B. Site Plan Review per Section 50-3-204 – 19244 Grand River Avenue - *Adjacent to* Rosedale Park HD – GL

1. Director Landsberg described project.

2. ACTION

Commissioner Machielse moved that the Commission find that the proposed project at 19244 Grand River Avenue will not have a demonstrable effect on the Rosedale Park Historic District.

Commissioner Simmons: SUPPORTED.

Roll call:

Commissioner Franklin: AYE

Commission Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTON PASSED.

XVI ADJOURNMENT

ACTION

Commissioner Simmons moved to adjourn.

Commissioner Machielse: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting.