

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

March 25, 2025

Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chair Franklin called the meeting to order.

[Audio equipment/recording not working properly.]

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	
STAFF			
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA

Staff requested the removal of the agenda item for 708 Pallister.

ACTION

Commissioner Hamilton moved that the agenda be approved.

Commissioner Machielse: SUPPORT

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES

None

V REPORTS

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

None

VII POSTPONED APPLICATIONS

None

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

- A. 2915–2921 Garland & Public ROW on Charlevoix – Ossian Sweet HD – Advisory Review –**
Effect of Memorial Park on the Ossian Sweet House HD

Staff reported.

Arianna Zanetti present from GSD Parks Department online.

Motion made. *[Inaudible]* Supported by King.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

- A. 2010–2040 Michigan Ave. – Corktown HD – Construct parking lot and trash enclosure**

Staff reported.

Mr. Lee present and sworn in.

No public comments received; public hearing closed.

Discussion; commissioners ask some clarifying questions.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00011 for 2010 – 2040 Michigan Avenue**, 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 Machielse: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED

B. 1817 Leverette Street – Corktown HD – Demolish rear porch, erect rear addition

Staff reported.

Ms DeChard, project representative, present.

Commissioner discussion, questions of Ms DeChard.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00048 for 1817 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 siding shall be wood clapboard and with a 3-4-inch exposure.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioner Hamilton: AYE

Commissioner Franklin: No

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED.

C. 618 Arden Park – Arden Park-East Boston HD – Erect dwelling and garage

Staff reported.

Michael Flowers, owner, present. Presented.

Public hearing opened. No comments received. Hearing closed.

Discussion.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00706 for 618 Arden Park**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 site plan shall be adjusted to provide a ten-foot west setback, subject to staff approval.
- The trim boards, siding, and balustrade shall be wood.
- The shutters and garage door selection shall be subject to staff approval for compatibility with the Elements of Design.
- The wall material shall employ true brick with a recessed mortar joint, subject to staff approval.
- Window color and trim color shall be consistent with Color System C (Colonial Revival, Neo-Dutch Colonial, Neo-Georgian, Post-Depression Colonial), subject to staff approval.
- Section drawings of façade details shall be provided to ensure appropriate depth and complexity, subject to staff approval.
- Additional fenestration shall be added to the sides (east and west elevations) of the house, subject to staff approval.

Commissioner Machielse: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED.

D. 1090 Vinewood – Hubbard Farms HD – Erect rooftop addition/dormers
Staff reported.

Project representative Alissa Jacobs present online. Works for 4545 Architecture.

[Technical/sound issue resolved.]

Public hearing opened, no comments in room or online, one supportive comment came in via email and was posted to webpage. Hearing closed.

Discussion: sounds like revised design clarified/resolved staff concerns. Commissioner Machielse had no concerns.

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00069 for 1090 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.

Commissioner King: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

MOTION CARRIED.

- E. 9851 Hamilton – 24' portion within Boston-Edison HD-* Construct parking lot and trash enclosure

Commissioner Machielse recused himself and exited the auditorium.

Staff reported.

Adam Noel, representing owner, presented to commission.

Public hearing opened.

1. Keegan Skinnell spoke with concerns about the property. Shrubs were removed and now the neighborhood is left with a dumpster. This is a really important building in the community. Hopes the commission will pay special attention to this development—a lot of people care, even if they can't be here.
2. Charlotte McRae—has concerns about layout of development, ordinance requirements, and parking space deficiencies. Encourages commission to deny application.
3. Megan Finley—resident of area, supports the project, thinks solutions and designs proposed are adequate.
4. Greg Brown—may speak later for the related SPR later in the agenda.
5. Ekundayo Ojumu—requests the commission hold off on making a decision until later in the meeting after the related SPR has been heard.

Public hearing is closed.

Commission discussion.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00903 for 9851 Hamilton**, 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 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:

- Brick cladding compatible with the building is used on the trash enclosure and will be submitted for review by HDC staff,
- An invasive tree at the corner of the lot will be removed, subject to review by HDC staff.

Commissioner Hamilton: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Machielse: RECUSAL

MOTION CARRIED.

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT

- A. Keegan Skinnell. If this development will happen, there should be a wall there. There was no trash or food before. Worried about pests.
- B. Arthur Chip Rohde, owns business at 2711 E Jefferson. Witnessed the destruction of the Chene House on E Jefferson. President of Broadhead Association and the president of the Rivertown Detroit Association. Requests a resolution related to the Broadhead Armory.
- C. Charlotte McRae—broader 9851 Hamilton project—there is a significant deficiency of parking spots and on the block generally. Adding more deficient parking and not enough for the units they propose will exacerbate the parking problem in the area. There is an unenclosed dumpster in the alley on the other end of Glencourt and there are problems accessing the alley and the alley is the only way some residents can access off-street parking behind their homes so this is important.
- D. Greg Brown—unclear as to whether the 49-unit has been approved but he advocates that reducing the density and compromising so that the neighbors and future residents are happy would be the best thing to do.
- E. B. Y. U.—New Center resident, wonders if parking truly is inadequate. He lives in a condo nearby and has a dumpster from a large apartment building nearby near him and it has not been an issue for him.
- F. Megan Finley—online—full support of project, is a nearby resident, she thinks parking is adequate.
- G. Victoria Koski—neighborhood association for Boston Edison is not present to her knowledge.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

A. 31 E. Adams – Grand Circus Park Local HD – Install LED screen HDC2024-00544

Eric Allen, Adams Outdoor Advertising. Sworn in.

Presented about proposed billboard, is dimmable, can't change faster than 8 seconds. Revenue supports the church and its work and mission. Billboard content is limited—no tobacco, alcohol, cannabis, or political ads. 5% of the wall would be the sign. It is a little reduced from what they were first considering. Commissioner Marquez recused himself.

Discussion.

ACTION.

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00544 for 31 E. Adams**, 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 with the following conditions:

- The sign will have a dimmable feature.

Commissioner Machielse SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: RECUSAL

Commissioner Machielse: AYE

MOTION CARRIED.

B. 1101 Chicago – Boston-Edison HD – Replace tile roof with asphalt roof—*skipped or deleted.* *Was not in this order*

C. 4071 Leslie – Russell Woods-Sullivan HD – Replace steel casement windows Johnny Merahoutis, Krill Lebowsky, both with Alexander Home Solutions

Energy efficiency and fire egress are both issues

Commission discussion.

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00014 for 4071 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 replacement of historic steel windows and associated wood trim with new aluminum-clad windows WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- The steel windows and associated wood trim/brickmould proposed for replacement are distinctive, character-defining features of the building
- The submitted documentation did not indicate that the remaining steel windows and associated wood trim/brickmould are deteriorated beyond repair.
- If replacement of the character-defining steel windows is necessary, the proposed new windows do not match the existing windows and trim/brickmould in material and the application does not include information that indicates that it is unreasonable or infeasible to replicate the windows and trim in-kind.

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 King: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Machielse: AYE

MOTION CARRIED.

Discussion.

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00014 for 4071 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 that the remaining work items will be appropriate and issues a

Certificate of Appropriateness for the proposed work. The Certificate of Appropriateness is issued with the conditions that:

- The current aluminum siding on both rear porches (first- and second-story) will be removed. The conditions underneath will be assessed prior to proceeding with either restoration work or replacement work depending on what is underneath, subject to staff review. Photos of the conditions underneath the aluminum siding shall be submitted to HDC for review prior to any additional work at the rear porches. If historic siding does remain underneath the aluminum siding at the rear first story enclosed porch, it shall be retained and repaired. If historic siding remains beneath the aluminum siding at the first story enclosed porch, but is deteriorated beyond repair, it shall be replicated. If no historic siding remains beneath the existing aluminum siding, then new wood siding (either lapped horizontal or shake) shall be installed at the first story, enclosed porch.
- Cement fiber siding shall not be installed at the second story rear enclosed porch. Rather, wood siding (either lapped horizontal or shake) shall be installed, subject to HDC staff review and approval.

Commissioner Hamilton: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Machielse: AYE

MOTION CARRIED.

D. 8101 St. Paul – West Village HD – Install aluminum siding and trim

Applicant not present in auditorium or online..

Commission discussion. Commissioner thinks the proposed work would completely change the character of the building.

ACTION

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00032 for 8101 St. Paul**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the installation of aluminum siding and trim 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 photographs of the dormers and window casings show a few surfaces where deterioration is occurring, but the wood components remain intact, repairable and can be repainted.
 - The dimensions, profiles, and finishes of the windows and dormers within this application are integral components of the English Revival design of the building and are distinctive character-defining features. The proposed work would alter the features and spaces that characterize this property.

Windows

- The window trim is a distinctive feature and finish that characterizes the property and is not deteriorated beyond repair; a proposal to replace these items should not be considered at this time. The following concerns relate to any future proposal and demonstrate the importance of consistent maintenance and repair of the historic windows and surrounding components.
 - ♦ The wood trim is set within the stucco, and its removal may cause additional damage to the surrounding stucco finish, which is another distinctive character-defining feature.
 - ♦ If the decorative details of the existing horizontal trim aren't replicated, the new wood trim would have flat, square edges and be wider than the existing to compensate for the spaces where the existing horizontal wood trim extends beyond the vertical casings. These changes in details, dimension and dimensionality would further conflict with the dimensions of the integrated half-timbering of the second floor windows, as well as being out of proportion with the remaining windows and window trim on the structure.
 - ♦ Wrapping wood trim (existing or new) with aluminum may further flatten historic profiles and impart a sheen which is incompatible with the painted surfaces of this historic building.

Dormers

- The dormer walls are covered with asphalt roof shingles. This design treatment is not approved by the Commission, so any repair work at this area would require removal of the asphalt shingles and repair of the wood siding that likely remains on the dormer walls.
- The small roof dormers with shed roofs and wide, flat trim surrounding the windows are minimally designed so that they are secondary features and sit quietly against the roof. Manufactured products, through their materiality, dimensionality and sheen, whether it be [e.g.] cementitious siding or an aluminum product, would not be consistent with the general characteristics of this structure and its period of construction, and would alter these character-defining features.

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 7 & 10

Commissioner Machielse: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Machielse: AYE

MOTION CARRIED.

ACTION

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00032 for 8101 St. Paul**, 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 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:

- Cut-sheets for the proposed flashing, confirming material, finish and color will be submitted for staff review.
- Should any gaps or penetrations be identified on the stucco-finish chimney stack, crown or clay chimney pots, work will stop at this area and photographic documentation of the water penetration/deterioration of historic materials will be completed and sent to staff for review and approval, along with a detailed scope of work.

Commissioner Hamilton: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Machielse: AYE

MOTION CARRIED.

E. **3500 McDougall – Prince Hall Grand Lodge HD** – Replace windows and install wall signs

Staff presented report.

Applicant Brian Rebain, Kraemer Design Group. Presented.

Discussion

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00010 for 3500 McDougall**, 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:

There will be no LED sign.

Commissioner Marquez SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: ABSTAINED

Commissioner Marquez: AYE
Commissioner King: AYE
Commissioner Machielse: AYE

MOTION CARRIED.

F. **1610 Edison – Boston-Edison HD** – Install windows at rear porch
Applicant: Robert Colombo. Sworn in. Presented. Window restoration professional Fletcher Daniels, sworn in. Structural issues have been exposed, some windows may have to be replaced instead of restored.
Discussion.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2024-00059 for 1610 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 BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES an APPROVAL for the proposed work.

The Commission issues an approval with the following conditions:

- The applicant work with staff to understand how you will set the windows back and also
- The thickness of the main mullions there.
- Applicant will submit a window schedule with all associated dimensions included and all shop drawings including cutsheets and colors for staff approval.

Commissioner Machielse: SUPPORT

Commissioner Hamilton: AYE
Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner King: AYE

MOTION CARRIED.

G. ***90 Edison – Boston-Edison HD** – Erect fence at property lines*
Commissioner Hamilton recused himself.

Applicant Isaac Foster, applicant, present and sworn in. Presented re long-standing fence issues. Fence was for security. Fence was supposed to be taken down in 2017. They'd like to keep it. Staff reminds that this application includes the hedgerow also. Staff states that the issue is the location and height, but not materials. Commission would not have approved this application if it came before them. Commission reviewed the existing court order. Staff mentioned that there are 4 letters uploaded to the website that are not in support of the fence.

Commissioner King expressed sympathy to applicant but because the commission has a charge to enforce the Secretary of the Interior's Standards for Rehabilitation, and because leaving the fence could create an

unwanted precedent, Commissioner King moved that Having duly reviewed the complete proposed scope of **Application HDC2025-00044 for 90 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:

- Both the fence and arborvitae planting alter the district's historic character by introducing significant walls of continuity and landscape features that obscure and detract from the established context.
- This property, located midblock to the neighborhood, is characterized by having open sight-lines that do not obscure views through the neighborhood. A front yard fence at a height over 3'-6" and tall arborvitae hedgerows are not consistent with the general characteristics of this historic neighborhood, and introduces inappropriate features that obscure the distinctive character-defining historic feature of this neighborhood.

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.

and Elements of Design 12 & 13.

Commissioner Marquez: SUPPORTED.

ROLL CALL

Commissioner Hamilton: RECUSAL.

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION CARRIED.

H. 4236 Leslie – Russell Woods-Sullivan – Install aluminum/vinyl siding and trim

Applicant Gerry Maddox present, sworn in. Clarified scope: will remove gutters, replace damaged fascia, cover fascia with aluminum, overhang would be with vinyl soffits, install new gutters and downspouts.

Homeowner Sylvester Ogletree present, sworn in. Squirrel damage. Seeking new siding. Scrappers stole aluminum gutters from garage and now needs new gutters. Contractor stated that he doesn't work with wood and can't get tongue-and-groove. Commissioner explains that commission is bound by the Secretary of the Interior's Standards to preserve historic materials where they exist. The historic materials are still available.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00052 for 4236 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 soffit, fascia, dormer wall siding, and vergeboard replacement 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 elements proposed for removal are historic and materials and features that contribute to the character of the property that have not been shown to be beyond feasible repair.
- The wood elements proposed for removal include highly distinctive, decorative, flared vergeboards.
- The proposed replacement materials fail to match the old in materials (they are vinyl and aluminum rather than wood), design (their profile, orientation, and reveal are different), and appearance (they have a different texture and sheen and will wear differently than historic 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 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.

And Elements of Design #7 and #8,

Commissioner Machielse: SUPPPORT

ROLL CALL

Commissioner Hamilton: AYE,

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION CARRIED.

ACTION

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of gutters and downspouts for **Application HDC2025-00000 for 4236 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 remaining items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner King: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE,

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION CARRIED.

I. 801 Edison – Boston-Edison HD – Install windows, gutters, and downspouts

Applicant Michael Gibb, present online and sworn in.

Contractor proposing cementitious shingle siding. Navaho Beige.

Dormer sidewall was clay tile to match roof, so that sidewall should continue to match roof.

ACTION

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00037 for 801 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 replacement of the internal gutter system with an aluminum K-style hanging gutter 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 roof's deep, overhanging eaves with its flat, unadorned fascia are a distinctive, character-defining feature of the house. The addition of hanging, k-style gutters to the fascia will alter the appearance of the house's eaves and therefore will detract from the building'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*
- 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, 9, 10

Commissioner Marquez: SUPPORT.

ROLL CALL

Commissioner Hamilton :AYE
Commissioner Franklin: AYE
Commissioner Marquez: AYE
Commissioner Machielse: AYE
Commissioner King: abstained

MOTION CARRIED.

ACTION

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00037 for 801 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 remaining 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 with the following conditions:

- The new porch windows shall not have black screens. A less opaque screen type/color shall be selected and submitted to staff for review and approval
 - The new porch windows shall not include transoms. Rather, they shall have a simple 1/1 light configuration
 - The windows at both the house's main body and two-story porch shall be one uniform color. Therefore:
 - The new porch windows shall be finished with brown color to match the color of the windows and storms at the house's main body
- OR
- The property owner shall submit an application to staff for the painting of the windows and storms at the house's main body black, to match the proposed finish color of the new porch windows. The application shall be submitted prior to the issuance of the permit for the current project and shall provide a date/date range by which the painting will be initiated.
 - The dormer sidewall treatment shall be submitted to staff for review and approval and it will be painted a color to match the building's roof.

Commissioner Marquez :SUPPORT

ROLL CALL

Commissioner Hamilton :AYE
Commissioner Franklin: AYE
Commissioner Marquez: AYE
Commissioner Machielse: AYE
Commissioner King: abstained

MOTION CARRIED.

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

- A. **Resolution #25-01 – All Historic Districts, Citywide** – Trim trees and remove brush along overhead power line easement in alleys in all Local Historic Districts

Staff presented. Application HDC 2025-0053 came to staff, staff walked sites and found work appropriate. Commission could approve just the application or entertain a resolution since DTE work comes up time and again.

Julie Jozwiak, regional manager DTE, sworn in. Sarah Kosmicki-Johns, Forester for DTE, sworn in.

Thanked staff for their report. As for the resolution, they won't be able to sign off on the resolution yet—still have some leadership staff to review.

ACTION:

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00053 for the public right-of-way for the Arden Park-East Boston, Boston-Edison and New Center Historic Districts**, 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 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 King SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION PASSED.

- B. **Site Plan Review per Section 50-3-204 - 9851 Hamilton** – in/adjacent to **Boston-Edison HD**

Commissioner Machielse recused himself.

Staff presented. Commission has two site plan reviews tonight for comment.

Staff reads into record per legal guidance. Describes when these reviews come before the commission. Commission is commenting, purely advisory, and role is to provide expert historic preservation input and recommendations per sec 21-2-5. In this case, staff finds that this application is likely to have a beneficial effect and explained why. There are two letters of support for the 9851 Hamilton project. Jayda Philson, zoning manager at City, is available to answer questions.

ACTION:

Commissioner Hamilton moved:

Per Section 50-3-204, I move that the Commission find that the proposed project at **9851 Hamilton will not** have a demonstrable effect on the Boston-Edison Historic District.

Commissioner Marquez SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner Machielse: RECUSED

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION CARRIED.

C. Site Plan Review per Section 50-3-204 – 439-453 Selden – Willis-Selden HD

Commission discussion: Great addition and replaces surface lot.

ACTION:

Commissioner Hamilton moved:

Per Section 50-3-204, I move that the Commission find that the proposed project at **439 – 453 Selden will** have a demonstrable effect on the Willis-Selden Historic District, and;

That such demonstrable effect is likely to be **beneficial**, due to **adding a complementary building to the historic area**.

Commissioner Machielse SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner King: AYE

MOTION CARRIED.

XVI ADJOURNMENT

ACTION

Commissioner King moved to adjourn. (8:55 PM)

Commissioner Machielse: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 8:55 p.m.