

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

April 9, 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 (arrived late)	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	
Dan Rieden	PDD		X

III APPROVAL OF THE AGENDA

Proposed agenda changes:

- Due to staffing shortages, there are no minutes to approve.
- 4245 Fullerton, Russell Woods-Sullivan has withdrawn.

ACTIONCommissioner Hamilton moved to approve the agenda as modified.Commissioner King: SUPPORTCommissioner Franklin: AYECommissioner Hamilton: AYECommissioner King: AYECommissioner Machielse: AYECommissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED**IV APPROVAL OF MEETING MINUTES**

None.

V REPORTS

- Some staffing transitions. Tim Boscarino has left, a staffmember had to take an unexpected leave, and welcome to Lise St. James. She has proven invaluable.

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

***†708 Pallister – New Center Area HD** – Erect rooftop dormer addition, alter exterior, replace windows*†
Staff report.

Applicants Timothy Flintoff, Thomas Typinski, and Richard Pinkowski, present and sworn in. Presented information about the application.

[Commissioner Machielse arrived.]

Public hearing:

Online attendee James Lesko commented that he is not in support of this application for the work as it has proceeded. He thinks it should not be approved.

No other comments, public hearing closed.

Commission Discussion.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00068 for 708 Pallister**, 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 original wood 2/1 and multi-lite wooden windows were historic and distinctive character-defining features of the property, a key feature of the originally proposed rehabilitation design, and should be reproduced and restored.
- The proposed rooftop addition, or “dormer complex” consisting of large east-west dormers joined

together at a higher roofline, is incompatible with the historic scale and massing of the house and its block context, despite the effort to make them more compatible by improving materials and roof forms. They should instead be rebuilt in the smaller, narrower form of the precedent historic front dormer, as the original approved design prescribed, or removed altogether, restoring the original roof.

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 1, 11, and 16.

Commissioner Marquez: SUPPORT

ROLL CALL

Commissioner Franklin: AYE

Commissioner Hamilton: NAY

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 1

MOTION PASSED

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00068 for 708 Pallister**, 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.

Commissioner King: SUPPORT

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

14615 E. Jefferson - 1000 Philip – Jefferson-Chalmers Historic Business District HD – Demolish and rebuild exterior walls, erect additions, trash enclosure

Staff report.

Mustafa Allahham and Adnan Al Saati, applicants, present.

Commission discussion.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00107 for 14615 E. Jefferson-1000 Philip**, 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 car wash, as a noncontributing structure within the historic district, should remain a secondary building - physically, architecturally and visually - to the district's contributing historic buildings.
 - The proposed exterior cladding materials and color palette for the building are in contrast to the surrounding buildings and not appropriate for this building within the Jefferson-Chalmers Business Historic District.
 - A wall cladding material that is compatible with the dominant materials in the district, brick and cast stone, will be selected, as will a neutral color (or colors) that fall within the range of natural brick colors. Material samples will be submitted for staff review.
 - The trash enclosure, as it is a component of the site, will also be erected with a compatible masonry material and be painted with a neutral color, similar to or matching, the color(s) selected for the car wash building.
- Revised drawings and cut-sheets will be submitted for staff review, confirming the design, material, finish and color for all materials and building and site components.
- Should signage be part of this project, dimensioned drawings, sections and material and lighting specifications will be submitted for staff review.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

~~*4245 Fullerton – Russell Woods Sullivan HD – Demolish garage, remove trees*, erect gazebo~~

460-470 Brainard – Willis-Selden Local HD – Install new storefronts and windows; erect side porch
Staff presented report.

Property owners Teri Page and Richard Bennett, present and sworn in.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00082 for 460-470 Brainard**, 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 current metal panels shall be removed in full and the conditions photographed for submission to HDC staff for review prior to the initiation of any work.
- If the historic steel storefronts remain largely intact, they shall be retained and repaired. If the steel storefronts remain but are deteriorated beyond repair, they shall be replicated in metal.
- If only small portions of the steel storefronts remain per the owner's submitted statement, then the proposed aluminum storefront may be installed.
- The documentation of the original storefront and the final proposal shall be submitted to HDC staff for review and approval.

Commissioner Machielse: SUPPORT

Commission further discussion.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

3417 Seminole – Indian Village HD – Demolish garage, erect carriage house

Staff report presented.

Applicants Nicole Rodriguez, Calvin Reddick, and Markus Huff present and sworn in.

Chair opens application to public comment. No one in auditorium or online offered comment. Public hearing closed.

Further commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00070 for 3417 Seminole**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for that denial is that:

- The proposed garage is not compatible with the house and property, due to its massing/roof forms, undivided and large window openings, inappropriate garage door opening to the rear yard and excessive concrete driveway surface.
 - A side-gable roof to mimic the house's roof should be considered.
 - Traditionally-designed dormers are appropriate to create additional interior space.
 - An overhead garage door facing the house, without it being the primary opening which leads from the driveway, along with additional concrete driveway/parking pad, is not appropriate for this urban, early 20th century residential lot.
 - Most appropriate wall cladding for this property and historic district would be brick or stucco.
 - Windows should more closely match the operation, and grouped/mulled windows for wider openings, on the house.
- The future application needs to include fully detailed drawings that show the dimensionality of the design – including the roof, capture all window and door openings, changes to the landscape, and cut-sheets for all materials and building components.

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

- (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, 9 and 11.

Commissioner Marquez: SUPPORT

ROLL CALL:

Commissioner Franklin: *temporarily stepped out*

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00070 for 3417 Seminole**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the demolition of the one-story concrete block garage WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: ABSTAIN

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0 1 Abstention

MOTION PASSED

3964 W. Lafayette – Hubbard Farms HD – Erect carriage house

Staff presented. Staff noted that a new 3-D rendering arrived early the morning of the meeting.

Applicant Jamie Perez, present and sworn in.

Public hearing opened, no comments offered, closed.

Commission discussion.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00087 for 3964 W. Lafayette**, 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 carriage house will have a simple hipped roof (to match the house), with open, overhanging eaves which lack brackets, to indicate that it is distinctively new construction. The revised design shall be submitted to staff for review and approval prior to the permit's issuance.
- The applicant shall submit a section drawing of the historic house which indicates its exact heights at the eaves and ridge line to staff for review and approval prior to the permit's issuance.
- The applicant shall provide cutsheets which specifically depict the appearance of the new hardscape that is proposed for installation within the rear yard to HDC staff for review and approval prior to the issuance of the project's permit.

Commissioner Hamilton: SUPPORT

ROLL CALL

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

114 Erskine – Brush Park HD – Remove dormers, replace asphalt roof with asphalt roof

Staff report presented

Applicants Willie Fair and Theodore Thompson present and sworn in.

Public hearing opened, no comments, closed.

Discussion.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00063 for 114 Erskine**, 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 removal of six historic dormers 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 dormers proposed for removal are historic and distinctive materials and features that contribute to the character of the property.
- The submitted documentation did not indicate that the dormers are deteriorated beyond repair.
- If replacement of the character-defining dormers is necessary, the application does not include information that indicates that it is unreasonable or infeasible to replicate the dormers 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.

And Elements of Design 10, and 11.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioners:

Franklin: AYE

Hamilton: AYE

King: Aye

Machielse: AYE

Marquez: AYE

MOTION PASSED

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00063 for 114 Erskine**, 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.

Commissioner Hamilton: SUPPORT

Director Landsberg clarified that this motion is just for the areas that already have an asphalt roof and not for work on the dormers.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED, as to the replacement of the asphalt roof.

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

Virginia Park St (M10 to Woodward) – New Center Area HD – Replace brick pavers along Virginia Park Street

Director Landsberg clarified that there is no staff report available for this project because the staff member who was working on this was out unexpectedly. Staff is excited about this project to finally redo the brick pavers along Virginia Park and that they'll be done right. Department of Public Works is here to present. Their plan has staff endorsement.

DPW staff Dolin Diaz, Christina Peltier, and Cristina Bara, sworn in. Presented.

Public hearing opened.

Steve Waldrop, president of the Virginia Park Block Club and property owner on Virginia Park, had a couple questions about implementation, snow removal.

Jody Wise, 130 Virginia Park, very happy with this project and happy with the City's engagement on the project.

Public hearing closed.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00115 for Virginia Park Street from M10 to Woodward 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

Commissioners:

Franklin: AYE.

Hamilton: AYE

King: AYE

Machielse: AYE

Marquez: AYE.

MOTION PASSED, 5-0

XI PUBLIC COMMENT

None. Closed.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

1101 Chicago – Boston-Edison HD – Replace tile roof with asphalt roof

Applicants Ms Michele Penney and Alisha Sullivan from Victor's Home Solutions, and homeowner Gracie Brown, attending online and sworn in. Ms Penney outlined that current roof needs to be replaced and is causing significant damage and that the matter is urgent.

Ms. Brown stated that some roofers have proposed a patch/repair job and she needs a whole comprehensive solution. The wood underneath shows that the roof is leaking all over.

Commissioner Machielse stated that it seems that the historically correct approach would be to remove tiles, install new boards and underlayment and re-lay the salvaged tiles and fill in with necessary new like Ludowici, but that he has heard from other clients that roofers who might have repaired this roof in the past are no longer doing this kind of work.

There was a timeline provided of other roofing companies that Ms Brown has contacted and when and what their responses have been.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00626 for 1101 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 replacement of the clay tile roof with an asphalt shingle roof 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:

- Clay tile roofs' dimensionality, patterning, profile, and saturation of color make them distinctive character-defining features of a building. Material and visual qualities of a tile roof are intrinsically tied to each other. Specialized tile roof components, such as ridge end caps, further accentuate the unique roof material and design.
- Photos show some missing and loose tiles, particularly at junctions, but there is no indication that the damaged areas are numerous or beyond repair. Further, the planar surfaces of the roof appear to be intact.
- Without a comprehensive quote from a roofing company that specializes in tile roofs, the economic or technical feasibility of repair is unknown.
- Should any expanses of tile require replacement, the applicant has not explored the possibility of replacement with matching clay tiles (rather than non-matching asphalt shingles).
- The proposed asphalt shingles do not closely match the appearance of the historic clay tiles.

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.

And Elements of Design 8.

Commissioner King: SUPPORT

ROLL CALL

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

Ayes: 3 Nays: 1 Abstention: 1

MOTION FAILED

Commissioner Hamilton changed his vote to nay. The same motion was made a second time by Commissioner Marquez, supported by Commissioner Machielse.

ROLL CALL on the second denial motion:

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

Ayes: 4 Nays: 1

MOTION PASSED

Staff was going to find details for similar work in West Village and pass those facts (not a recommendation) on to Ms. Brown.

***†1760 Wabash – Corktown HD** - Install lap siding*†, add details to historic and new gable walls, resize existing window openings on façade and install windows, rebuild window casings – all sides, remove siding from chimney

Tim Flintoff, Gustaf Andreasen, owner representative, both present, sworn in. Clarified scope and history.

Commission discussion.

Applicant withdrew the lap siding from the application.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00054 for 1760 Wabash**, 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 other than the lap siding WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- A dimensioned drawing of the proposed window casings, to serve as a prototype for each opening, is required for staff review, and solid wood (no composite product) will be used.
- The second story double window will be resized to match the dimensions of the original opening. A dimensioned drawing will be submitted for staff review and will confirm the recessed placement of the windows and an installation of a wood mullion, matching the one that was removed. The window order for the two double-unit windows will be submitted for staff review.
- The front gable sketch included with this application is not sufficiently detailed for construction purposes. Dimensioned drawings and wall sections should be created for the front and side gables,

noting all elements within each gable and specifications for painting (color(s) and sheen) will be included on the drawings and submitted to staff for review before any work takes place.

- Upon removal of the siding from the chimney, no masonry work, outside of tuckpointing (if needed) will occur without submitting to staff for review and approval - a scope of work, visual and physical documentation of existing conditions which show why the existing brick is beyond repair, and a physical sample of replacement brick.

Commissioner Machielse: SUPPORT

ROLL CALL, on the revised application:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

Staff noted that windows that were replaced without approval should be addressed next time along with the lap siding.

14520 Ashton – Rosedale Park HD - Replace vinyl windows with vinyl windows

A person staff thought was the applicant did not accept their request to become a panelist.

Commission discussed application.

ACTION

Commissioner Marquez moved that: Having duly reviewed the complete proposed scope of **Application HDC2025-00060 for 14520 Ashton**, 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 vinyl 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 the denial is that:

- The proposed vinyl windows are not consistent with the general characteristics of a historic window of the type and period (material, operation, and, consequently, profile, are noticeably different than what typically were to had historically existed on the property).
- Through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - 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:

- (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.
- (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 Hamilton: SUPPORT.

ROLL CALL

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

Ayes: 5 Nays: 0

MOTION PASSED

15150 Warwick – Rosedale Park HD – Replace wood windows with vinyl windows

Applicant Eric Daniel present online, sworn in.

Commission discussion.

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00062 for 15150 Warwick**, 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 vinyl 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 the denial is that:

- The proposed vinyl windows are not consistent with the general characteristics of a historic window of the type and period (color, material, operation, and, consequently, profile, are noticeably different than the current historic wood windows).

- Through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat or thick appearance that does not adequately match the profile or dimensionality and appearance of historic windows, such as wood.
 - Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color and 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.
- (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.

Commissioner Marquez: SUPPORT

Director Landsberg stated that because Standards 5 and 6 are being cited here, there should an initial reason that is being omitted here regarding the fact that the existing wood windows are, in the commission's opinion, distinctive, character-defining features that have not been proven to be beyond feasible repair.

Commissioner Machielse accepts that friendly amendment.
Commissioner King: SUPPORT.

ROLL CALL:

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

Ayes: 5 Nays: 0

MOTION PASSED

Chair recommends that Mr. Daniel investigate restoring the windows or investigating a material other than vinyl.

4340 Glendale – Russell Woods- Sullivan HD – Replace wood windows with aluminum-clad wood windows

Applicant Mario Dewberry and Patrick Girvan, present online, sworn in. Reviewed recent denied application for vinyl windows and they are now returning with aluminum-clad wood Pella windows instead. Returning the functionality the windows had before.

Staff explained the history of this application and it involved illegal removal of wood windows and replacement with vinyl; this application seeks to replace all vinyl on the house with aluminum-clad wood to remedy the existing violation. It also seeks permission from the commission to leave a couple illegally-installed vinyl windows on the garage in place.

ACTION

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00116 for 4340 Glendale**, 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 original wood windows and trim at the house with new wood windows, and the installation of vinyl slider windows at the garage and removal of one window and enclosure of that opening 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::

- That the HDC staff review window order and all openings for consistency for consistency prior to issuing the certificate of appropriateness;
- That the east-facing window identified as Line 25 and Line 30 be a double-casement window with divided-light muntins proportional to the opening to staff discretion;
- and that the infill at the garage be an appropriate treatment instead of plywood.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Ayes: 5 Nays: 0

MOTION PASSED

3470 Cambridge – Sherwood Forest HD - Replace steel casement and wood windows with aluminum-clad wood windows

Applicants Mario Dewberry and Patrick Girvan present online and sworn in. Mr. Dewberry explained that the situation with this house was that Karen Pascal and her husband bought this house and were renovating it when he was diagnosed with brain cancer and he passed. Before he passed, he rushed to get

several vinyl windows installed and so there has been this violation. She wants to remedy the situation. They are proposing leaving the original windows in place that were left, but replacing the vinyl windows with wood windows with aluminum cladding. Mr. Dewberry described that he reached out to local companies who restore metal windows but don't fabricate new, so they can't help in this situation. He reached out to Hope windows and their rep said that, compared with the Pella Window quote in hand, Hope will be at least 5 times the cost of the Pella.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00117 for 3470 Cambridge**, 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 steel and wood windows with aluminum-clad wood windows 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:

- that the windows be of similar style in terms of divided lights and functionality in terms of fixed panels and operable panels and that
- the spec sheets be subject to staff approval before implementation of work.

Commissioner Machielse: SUPPORT

Discussion. **Commissioner King withdrew his motion.**

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00117 for 3470 Cambridge**, 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 steel and wood windows with aluminum-clad wood windows 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 Franklin: Abstain

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: NAY

Ayes: 3 Nays: 1 Abstention: 1

MOTION PASSED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

2024 Certified Local Government Report—presented for commission’s review; no motion needed; commission appreciated the review and the information.

XVI ADJOURNMENT

ACTION

Commissioner Machielse moved to adjourn.

Commissioner King: SUPPORT

MOTION PASSED.

Chairperson Franklin adjourned the meeting at 9:27 p.m.