MINUTES
DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING
October 8, 2025
Coleman A. Young Municipal Center, Suite 808

I CALL TO ORDER

Chair Franklin called the meeting to order at 4:39 p.m.

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—arrived at 4:49	
William Marquez	Commissioner		X
Adrea Simmons	Commissioner	X	
Katy Trudeau	Commissioner	X—arrived shortly after 6:00	
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

ACTION
Commissioner Simmons moved to move four applications to the consent agenda: HDC2025-00586 70 W Boston; HDC2025-00566 76 W Adams; HDC2025-00493 644-656 Selden; HDC2025-00542 Sidewalk Kiosks at Public Roads and that the modified agenda be approved.
Commissioner Hamilton: SUPPORT

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0
MOTION PASSED 4-0

IV APPROVAL OF MEETING MINUTES

ACTION
Commissioner Hamilton moved to approve the April, May, July 2, July 9, August, and September Meeting minutes.

Commissioner King: SUPPORT
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0
MOTION PASSED, 4-0

V REPORTS

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

ACTION
Commissioner Simmons moved to approve the consent agenda, which includes HDC2025-00586 70 W Boston; HDC2025-00566 76 W Adams; HDC2025-00493 644-656 Selden; HDC2025-00542 Sidewalk Kiosks at Public Roads.

Commissioner Hamilton: SUPPORTED

ROLL CALL:

Chair Frankin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Simmons: AYE

MOTION PASSED, 4-0; also noting that Commissioner Machielse is now present (4:49 pm)

VII POSTPONED APPLICATIONS

None

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

None

IX SITE PLAN REVIEWS (per Section 50-3-204 of the 2019 Detroit City Code)

1663 Bagley, SLU2025-00120.
Staff report.

ACTION
Commissioner Simmons moved that no comments be returned in response to HDC involvement of the site plan review of 1663 Bagley, SLU 2025-00120.

Commissioner King: SUPPORTED.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
MOTION PASSED, 5-0.

X APPLICATIONS SUBJECT TO PUBLIC HEARING
~~**14501-14523 E. Jefferson – HDC2025-00234 – Jefferson-Chalmers Historic Business HD** – GL – Demolish three (3) buildings~~

255 E. Ferry – HDC2025-00551 – East Ferry Avenue HD – LSJ – Alter and rehabilitate dwelling, erect side porch
Staff report presented.
Applicants Brian Hurtienne and Adam Selzer, present and sworn in.
Public hearing 4:54 pm, no comments received, closed.

ACTION:
Commissioner King moved; Commissioner Simmons supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00551 for 255 E. Ferry**, 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 two-tone terrazzo and tesserae flooring on the front porch shall be replicated.
- When the vinyl siding is removed, photos of the existing conditions shall be submitted for staff review before moving forward with any work. Any existing historic siding is to be restored, with any damaged or missing siding to be replaced in-kind.
- The following shall be submitted for staff review and approval:
    - The height of the proposed wood railing along the edge of the new porch roof
    - The finish/color of the aluminum-clad windows
    - The material of the proposed custom doors
    - The design and materiality of the attic dormer door
    - The design and materiality of the storm windows

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE

MOTION PASSED, 5-0

264 Watson – HDC2025-00592 – Brush Park HD – JR – Erect porch at front and side elevations
Staff report presented.
Architect John Biggar and homeowner Peter Basile present and sworn in. Homeowner discussed application. Chair opened public hearing; no comments; public hearing closed.
Commissioner discussion.
Applicant withdrew application.

808-816 Virginia Park – HDC2025-00593 – New Center Area HD – GL – Erect two (2) attached duplex buildings
Staff report presented.
Jason Friedman of Housing and Revitalization Department provided testimony in support of proposed project.
Steven Flum, architect, and Shahin Mustafa and Mustafa Usuf, potential property owners/ applicants in person. All sworn in. Architect presented changes to design they've made and that they seek a notice to proceed.

Chair opened public hearing at 5:45 pm.

Public comments:

- Claudia Litz, neighbor, opposed.
- Ivan McGrady, longtime resident of Virginia Park, opposed.
- Steve Waldrop, neighbor, opposed.
- Orvin Smith, neighbor, opposed.
- Donald Rinter, neighbor, supported. A variety of sentiments have been expressed. Not everyone was surveyed.

6:03 pm: public hearing closed.

[Commissioner Trudeau has arrived.]

Commission discussion and concerns included: setback, roofline, contextual references are/contextually-sensitive design is important. Scale and massing are not sensitive enough to the Elements of Design for this district.

Procedural discussion regarding notice to proceed.

ACTION:
Commissioner King moved; Commissioner Hamilton supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00593 for 808 – 816 Virginia 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 NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

1) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
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 #2, 7, 10, 11, 12, 15, 16, 17, 19, 22.

For the following reasons:

- The proposed new use requires a building typology and massing that is contrary to the defined characteristics of Virginia Park Avenue, which is universally characterized by substantial single-family dwellings set off by spacious lawns.
- The new work, while differentiated from the older houses, is incompatible with the massing, size, scale and architectural features established by the existing Virginia Park Avenue historic context.
- Based on the historic context on Virginia Park, the proportion of the front façade should appear taller than wide or wider than tall, with an overall neutral appearance. The proposed attached dwellings are substantially wider than tall, very far from neutral.
- Cement panels with metal reveal trim are not reasonably related to a historic material precedent on Virginia Park Avenue. The extensive use of these modern panels on these proposed buildings makes them the default primary expression and substantially at odds with the historic context.
- Despite the addition of some elements at the porches and garden units, the revised proposal does not incorporate "ornate" architectural detailing as specifically called out in the Elements of Design for Virginia Park.
- Flat roofs, despite the addition of more traditional forms at the porches, remain the dominant expression in the revised design and are not compatible with the existing character of Virginia Park, which is universally marked by pitched and complex roof forms of various types.
- The proposed setback does not align with the wall of continuity and the existing rhythm of established setbacks of the Virginia Park Avenue historic corridor.
- The scale of the facades in the proposal are not compatible with the scale/complexity of the facades on the historic buildings along Virginia Park.
- The directional expression of the proposed front elevations is not compatible with the overall "neutral" directional expression of the houses on Virginia Park.
- The degree of complexity in the facades of the existing houses on Virginia Park requires a similar complexity in a historically compatible new structure, independent of the style, which is not achieved by the proposal.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

1613 Leverette – HDC2025-00515 – Corktown HD – BS – Demolish garage, erect carriage house
Staff report presented.
Sarah Greenwood, Brian Ducoffe, and Blake Hatterman, all sworn in. Discussed condition of garage and appropriateness of a carriage house.
Chair opened public hearing at 6:36 pm, no comments received. 6:37: public hearing closed.

ACTION:
Commissioner Hamilton moved; Commissioner King supported:
I move that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00515 for 1613 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 NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,
as 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.*
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.*

For the following reasons:

- The proposed new carriage house will result in the demolition of the existing garage, without demonstrating that the existing structure is beyond repair.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

14635 E. Jefferson – HDC2025-00561 – Jefferson-Chalmers Historic Business HD – LSJ **–** Alter and rehabilitate building, construct new parking lot

Staff report.
Owner representative Rachel Mahrle, and John Marusich and Spencer Jovanovski, architects, present online and sworn in.
Architect brought attention to latest design changes submitted morning of meeting, highlighted those, including skylights moving to rear of building.
Chair opened public comment at 7 PM, no comments received, hearing closed.
Commission discussion regarding clarifications, materials, dormers might be more compatible than skylights, procedural discussion.

ACTION 1:

Commissioner Hamilton moved; Commissioner King supported.
I move that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00561 for 14635 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 installation of skylights WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment*
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.*
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.*

   Elements of Design #: 7, 8, 9

For the following reasons:

- The new skylights will be highly visible from the public right-of-way as they will extend nearly the full length of the south roof's surface and will diminish the historic building's character.
- The NPS' guidelines state that "Adding skylights or dormers on primary or highly-visible roof elevations where they will negatively impact the building's historic character." and "Buildings that have prominent roofs or highly visible roof elevations are usually not good candidates for skylights."

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

ACTION 2:
Commissioner Hamilton moved; Commissioner Machielse supported:
I move that:
Having duly reviewed the complete proposed scope of **Application HDC2025-00561 for 14635 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 remaining work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The proposed storefront system panel design, materials, and specifications shall be provided to staff for review and approval.
- A photo of the sample of the infill brick next to the existing historic brick shall be provided to staff for review and approval to ensure that it is suitable for exterior use and is compatible in texture, color, and dimension with the adjacent historic brick.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

795 Longfellow (Voigt Park) – HDC2025-00576 – Boston-Edison HD – GL – Install paved concrete paths and pads, benches, trash receptacles

Commissioner Hamilton recused himself.

Staff report presented.
Juliana Fulton, Theresa Mcarleton, Rayshaun Landrum, General Services Department, all sworn in.
Chair opened public hearing at 7:18 pm.

- Lawrence Young, opposed.
- Ayo Thomas, opposed to current proposal but not opposed to access, concerned about flooding
- Tamara Young, would like more natural-looking path.
- Megan Royal, Doesn't think community engagement process was robust and is concerned about multiple phases of construction
- Catherine Allen, appreciates effort so far and supports plan.
- Olumba , opposed.
- Ashley Lynch, would like to see fixes (ponding, more trees), then additions.
- Jenna Footit, loves trees, there is a flooding issue.
- Anne Marie Deanna, values natural peace of park, worried about tree roots, park's character must be protected.
- Betty Lyons, concerned that proposal jeopardizes trees and historic character.
- Victoria Kosky, concerned about community engagement process, concerned about materials.
- Althea Johnson, wants ADA accessibility provided in a way that protects park's character and nature.
- Trevor Footit, opposed, no community engagement, urges protecting park's unique character.
- Rosa Lyons, opposed to benches because she is concerned they will be used as beds.

Public hearing closed at 7:57 PM.

Commissioner discussion. Commissioner King clarified that aggregate is not bright white. Asked for clarification on ponding issue. Ms Fulton explained that draining the wet areas could negatively impact the health of the trees. Ms McArleton summarized the community engagement efforts. More discussion.

ACTION
Commissioner Machielse moved; Commissioner King supported:
I move that:

Having duly reviewed the complete proposed scope of **Application HDC2025-00576 for 795 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.

ROLL CALL:
Commissioners:
Franklin: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE
MOTION PASSED, 5-0; one recusal

[Commissioner Machielse took over chairing responsibilities while Commissioner Franklin stepped out for a moment.]

6325 (6301) W. Jefferson (Fort Wayne) – HDC2025-00387 – Fort Wayne HD – AD – Excavate and install natural gas pipeline and meters
Staff report presented.
Jonathon Ferris, applicant, present and sworn in.
Brenna Grace Donahue, online and can answer questions.
Chair opened public hearing, 8:14 pm; no comments received; closed public hearing at 8:15 pm.

ACTION:
Commissioner Simmons moved; Commissioner King supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00387 for 6325 (6301) W. 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 archaeological monitoring during the drilling and excavation work will be reported to staff in real time and notified if archaeological items are located.
- If the pathway of work needs to be altered for any reason, work will stop immediately. The applicant will notify staff of the pause of work and will apply for the Commission's review of the proposed changes and the reasons for the change.
- When 302, 303, 312 and 314 are repaired/rehabilitated to the level needed for the installation of gas service, DTE or its contractor will submit to staff details illustrating the placement and installation method of the exterior meter(s) as well as a cut sheet of the meter and its associated frame and pipes.

ROLL CALL:
Commissioners:
Hamilton: AYE
King: AYE;
Machielse: AYE
Simmons: AYE
Trudeau: AYE.
MOTION PASSED, 5-0 (Frankin temporarily stepped out)

~~**2585-2603 W. Grand Blvd (Martin Luther King Park) – HDC2025-00589 – West Grand Boulevard African-American Arts and Business Historic District HD** – BS – Expand, alter, and rehabilitate park~~
~~**2733 2nd Ave (Cass Park) – HDC2025-00575 – Cass Park Local HD** – AD – Alter and rehabilitate park, revise internal path layout~~
~~**6325 W. Jefferson (Fort Wayne) – HDC2025-00249 – Fort Wayne HD** – AD – Replace fence, renovate primary entrance, site improvements, replace signs~~

XII PUBLIC COMMENT

Clark Campbell, Lafayette Park resident. The Lafayette Park neighborhood had objected to Detroit Thermal's sliplining project, and were told by the Historic District Commission that property owner rights were outside the purview of the Commission. At the 10/2 hearing about their property rights case, an attorney intervened on behalf of the commission and they don't understand why.

Virginia Stanard, Lafayette Park resident, same question as above, and why is the commission using its authority to undermine the property rights of Detroit residents?

Seth, Lafayette Park resident, loves his neighborhood and is confused why the commission is acting on behalf of a private company instead of protecting residents.

Sarah Hayash, bringing up a couple notes from July 2. Concerned about the steam stacks/vents and doesn't feel the safety concerns around this was fully addressed and is concerned about steam covers popping off. Also concerned about the commission's ability to enforce the conditions of their approval.

Natalie Pruett, doesn't understand why the historic district commission intervened in their property rights dispute.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

2224 W. Boston – HDC2025-00531 – Boston-Edison HD – LSJ – Widen driveway and service path, replace concrete porch flooring and walkway
Julia Ericksen, Daniel Ericksen, present and sworn in. Described why they seek the widening of the drive—for practicality and safety, they can't use the alley to get to the garage, so they have to park in the drive but it's not wide enough to allow cars or people exiting the car. They shared a list of addresses of houses that have wider drives, but the commission isn't sure whether those were approved or if they are violations. Commission suspects they are violations.

ACTION:
Commissioner Trudeau moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00531 for 2224 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 work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The driveway width will not exceed 9'-0"
- The service path width will not exceed 3'-0"

No second. Commission sought clarity and/or an amendment.

Commissioner Trudeau restated the motion: Having duly reviewed the complete proposed scope of **Application HDC2025-00531 for 2224 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 that the work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The driveway width will not exceed 9'-0"
- The driveway length will terminate at the flower bed adjacent to/in front of the house
- The service path width will not exceed 3'-0".

Commissioner King supported.

ROLL CALL:
Motion failed 4-2.

ACTION:
Commissioner Hamilton moved; Commissioner King supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00531 for 2224 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 widening of the driveway 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 existing driveway and extension shall not exceed 9'-0"
- The extension to the existing driveway shall be no longer than 15' from the existing flower bed forward to the street.
- The service path width will not exceed 3'-0" in width

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE

King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

644-656 Selden – HDC2025-00493 – Willis-Selden HD – JR **–** Erect gazebo, install historic sign at side elevation
This application was approved as part of the consent agenda at the beginning of the meeting, and a certificate of appropriateness for the proposed work was issued with the following conditions:

- The applicant shall use the gentlest means to remove the painted murals and the black paint from the front' façade's limestone entry door surround has not been outlined in the current application. The process for removal shall be submitted to HDC staff for review and approval prior to the issuance of the permit.
- The material for the new west facade door shall be submitted to HDC staff for review and approval prior to the issuance of the permit.
- The new wood trellis shall be painted a color that is complementary to the 644 Selden's exterior cladding's color palette within a year of its erection. The final color choice shall be submitted to HDC staff for review and approval prior to the issuance of the permit.

[Chair Franklin resumes chair responsibilities.]

2011 & 2025 Orleans – HDC2025-00461 & HDC2025-00464 – Lafayette Park/Mies van der Rohe HD – LSJ **–** Replace historic aluminum-framed windows with Fibrex windows

Present: Raymond Sinclair, Home Depot, representing owners; Trudy Thedford and Doug Thedford, owners. All sworn in.

Mr. Sinclair presents situation and proposal.

[Commission discussion, understanding how to protect the building looking consistent across many owners, commission understanding the existing measurements and proposed, understanding the co-op structure.]

ACTION:
Commissioner King moved; Commissioner Machielse supported.
I move that:
Having duly reviewed the complete proposed scope of **Application HDC2025-00461 & HDC2025-00464 for 2011 & 2025 Orleans**, 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:

- Window details will be provided for the replacement, specifically detailing the interface of the window units with each other and new window units interfacing with existing mullions.
- Actual material and color of each window unit will be submitted to staff for review and approval.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

863 Iroquois – HDC2025-00129 – Indian Village HD –** ET **–** Repair/replace limited trim and stucco, replace front porch column, replace ribbon drive**

ACTION:
Commissioner Simmons moved; Commissioner Machielse supported.
Having duly reviewed the complete proposed scope of **Application HDC2025-00129 for 863 Iroquois**, 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 vinyl corner board trim pieces at the northeast and southeast corners of the house will be removed and replaced with trim that is compatible for the house and meets the Standards. The applicant will submit a replacement corner board proposal to staff for review and approval prior to the issuance of the permit.
- A dimensioned drawing of the porch guardrail and handrail for the steps (if one is proposed) will be submitted to staff for review and approval prior to the issuance of the permit.
- The ribbon driveway will be retained. The concrete may be replaced, but the driveway's form as two ribbons of concrete with dirt between and on either side to support grass must be retained. An updated site plan and quote/contract for the work will be submitted to staff for review and approval prior to the issuance of the permit.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau:AYE

MOTION PASSED, 6-0.

6108 28th St – HDC2025-00305 – St. Cyprian's Church HD – ET – Replace historic windows
Bryan Cook, architect, property owner Rashard Dobbins, and Kelly Averhart, all attending online. Mr. Dobbins was not able to be sworn in because he has no camera, but Mr. Cook and Ms Averhart were both sworn in.

Mr. Cook stated that there have been a lot of break-ins through the windows and the windows are inefficient. It is hard to get contractors out to assess condition or give quotes/estimates. It's been difficult for them to keep the building secure. They are doing good work and integrating themselves with the community and offering valuable programs. They seek these windows for security, energy efficiency, and consistency across the different sides of the building. This building has been so valuable to the community as a positive place for kids, seniors, and the whole community. It has become a community hub.

Commission discussion. Commission discussing whether the photos show windows beyond repair. Mr. Cook asked about how the historic requirements interact with building security. Commissioners asked about the possibility of storm windows—those could perhaps offer additional security as well. Architect and building team haven't looked at storm windows. Commissioners suggested thinking about different solutions for different windows—it doesn't have to be one solution for all of the windows—and commissioner suggested phasing the project as well so it doesn't all have to get done at once.

Applicant withdrew the application to come back again with more information and to give them time to look at some of these other potential ideas.

1760 Van Dyke – HDC2025-00522 – West Village HD – JR – Install vinyl siding, install vinyl windows
Homeowner Quintin Hunter, present online. Sworn in.

Mr. Hunter wanted to understand better about window replacements and why Fibrex windows were approved at the Lafayette apartments a couple cases ago but not on his house with wood double-hungs. Chair and a commissioner explained that the Orleans property was from the 1960s so that Fibrex window they approved in that specific case is a better match for those 1960s windows than it would be for a historic wood window. The proposed window, by the Standards, has to be a good visual match if the historic window is beyond repair. Commission discussed that they agree with the staff recommendations.

ACTION:
Commissioner Machielse moved; Commissioner Simmons supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00522 for 1760 Van Dyke**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,
as 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.*

   Elements of Design #: 7, 8, 10

For the following reasons:

- The proposed vinyl replacement windows are not appropriate to the building's historic appearance because:
  - Vinyl windows present 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 windows also lack rigidity and can expand and contract more than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- Vinyl siding is not a compatible replacement product as it does not match the surface texture, reflectivity, finish, edge details, and at times width/profile and reveal, of historic wood clapboard siding. Additional typical details, such as vertical joints in the cladding and protrusion of the siding (either past or in-line with the window casings) further obliterates the siding's ability to "match" the look of wood siding and trim. Replacing the current exterior siding with an equally incompatible siding is not in keeping with the standards/that any siding treatment should be compatible with the building's overall historic character.
- The current proposal has not provided evidence that the historic lapped wood siding that remains underneath the existing faux brick/asphalt/Insulbrick siding is deteriorated to an extent that merits its wholesale removal. It is staff's opinion that retaining and repairing the original siding, if possible, is the most appropriate treatment for the siding at this property.
- Wood features, including siding and trim, are distinctively significant historic features of the district.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse; AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

76 W. Adams – HDC2025-00566 – Grand Circus Park HD – BS – Install storefront doors and floor tiles, rehabilitate roof canopy
This application was approved as part of the consent agenda approved at the beginning of the meeting, and a CERTIFICATE OF APPROPRIATENESS for the proposed work was issued.

19219 Warrington – HDC2025-00577 – Sherwood Forest HD – ET – Replace house and garage roofs

Director Landsberg clarified that a new finding from 1978 showed that at that time, the house had asphalt shingles. The house historically had wood shakes, and it had wood shakes when it was designated, but there was a time when the house had asphalt. So the thread of the historic feature, the asphalt shingles, was not continuous as staff had thought when the staff report was written. Staff still recommends wood shakes since that historic feature has been restored to the property. There was a similar situation at 971 Burns, and staff in that case also suggested wood shakes, but in that case, the commission approved asphalt.

Roofer Robert Hingst of Next Exteriors was at the meeting on behalf of the homeowner, sworn in. Could not find wood shingles for the garage, which is unique, but also can't find a wood product for the house. Instead is proposing a product that simulates wood shakes. It's Certainteed's Presidential shake line and it is twice as thick as a normal shingle.

Commissioner Machielse explained that shake roofs are actually split, vs wood shingles, which are sawn. These roofs have a regularity and were originally stained or painted. To him, a regular architectural shingle has more regularity and mimics the wood shake better than the faux shake version proposed.

ACTION:
Commissioner King moved; Commissioner Machielse supported:
Having duly reviewed the complete proposed scope of **Application HDC2025-00577 for 19219 Warrington**, 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 replacement roof will be an asphalt architectural shingle and the color will be reviewed and approved by staff.
- This approval is for both the house and the garage.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE
Trudeau: AYE

MOTION PASSED, 6-0.

***70 W. Boston – HDC2025-00586 – Boston-Edison HD –** BS **–** Install inground pool at rear yard*
This application was approved as part of the consent agenda at the beginning of the meeting, and a certificate of appropriateness for the proposed work was issued.

2233 Park – HDC2025-00591 – Park Avenue Local HD – AD **–** Replace wood windows with aluminum-clad wood windows
Steven Flum, architect, Sean Harrington, present and sworn in.
Mr. Flum stated that the windows really are beyond repair. They have proposed a different window replacement, but this time are proposing a window with a vertical grill in the lower sash to better replicate what is there, and the brick mold with this window is almost identical to the historic.
Commissioners and applicants discussed operation. Could the transom above open (awning or hopper) and the window with the muntin or meeting rail be fixed in place? Director Landsberg offered clarification that with replacements, the visual matching of the new window to the historic is more important than the operation, by National Park Service guidance.

ACTION:
Commissioner Hamilton moved; Commissioner Machielse supported:

Having duly reviewed the complete proposed scope of **Application HDC2025-00591 for 2233 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.
The Certificate of Appropriateness is issued with the following conditions:

- the proposed vertical strip on the lower sash of the cottage window will be six inches wide rather than three inches wide.

ROLL CALL:
Commissioners:
Franklin: AYE
Hamilton: AYE
King: AYE
Machielse: AYE
Simmons: AYE

[The edge profile of that muntin will be ogee as proposed in the application.]

MOTION PASSED, 5-0 (Trudeau had left)

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

Public rights-of-way/sidewalks adjacent to 2934 Russell – Eastern Market HD, 600 Woodward Ave. – Vinton Building HD and Financial District HD, 1501 Washington Blvd – Grand Circus Park HD, 1450 Washington Blvd – Washington Boulevard HD, 1435 Randolph – Madison-Harmonie HD, and 1883 Woodward – Grand Circus Park HD – HDC2025-00542 – GL – Install information kiosks
This application for 6 kiosks as proposed in locations in several commercially-oriented historic districts was approved as part of the consent agenda approved at the beginning of the meeting, and a Certificate of Appropriateness was issued. The Certificate of Appropriateness included approval of future installations of wayfinding kiosks consistent with the design/operation of the six units approved in HDC2025-00542,

and approves previous installations of kiosks, in commercially-oriented historic districts, subject to the following criteria, as interpreted by HDC staff:

- Within or immediately adjacent to historically commercial uses, properties or corridors
- Not blocking the location of an entrance to a historic building (including closed off locations)
- Not close enough to affect the physical condition of a historic resource (buildings, trees, or other historic elements) through either initial construction or continued use.
- Not unusually conspicuous; installed in the context of a varied and active commercial streetscape containing other elements typically found in a commercial district, including but not limited to traffic light control boxes, streetlights, signals, benches, bus stops, bike racks, public trash cans, street art/sculpture, newsstands, kiosks, advertising and other signage, etc. Not all listed items must be present to establish the presence of a "varied and active" commercial streetscape.
- No more than one kiosk unit per commercial block
- No installations on historically residential blocks excepting those that have been legally adapted to commercial uses and non-residential zoning classifications

XV OLD BUSINESS

None

XVI NEW BUSINESS

None

XVII ADJOURNMENT

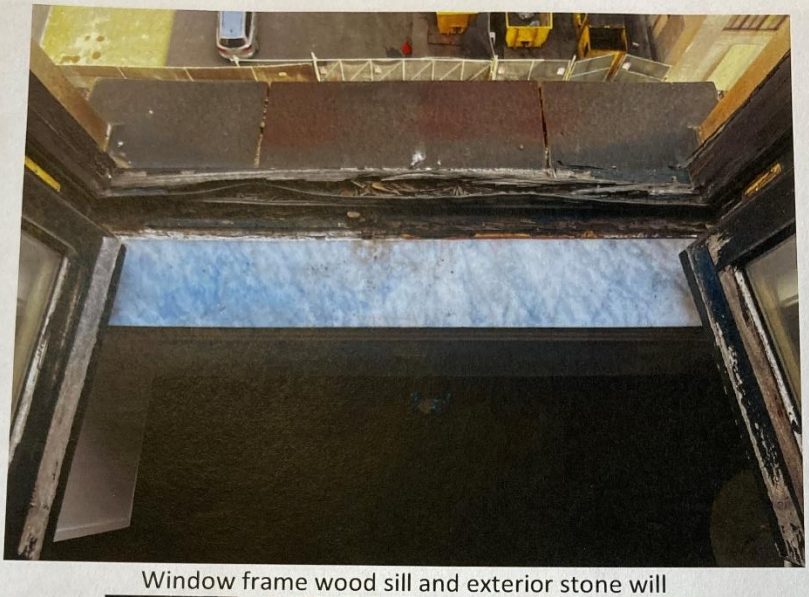
ACTION
Commissioner Machielse moved to adjourn.

Commissioner Hamilton: SUPPORTED

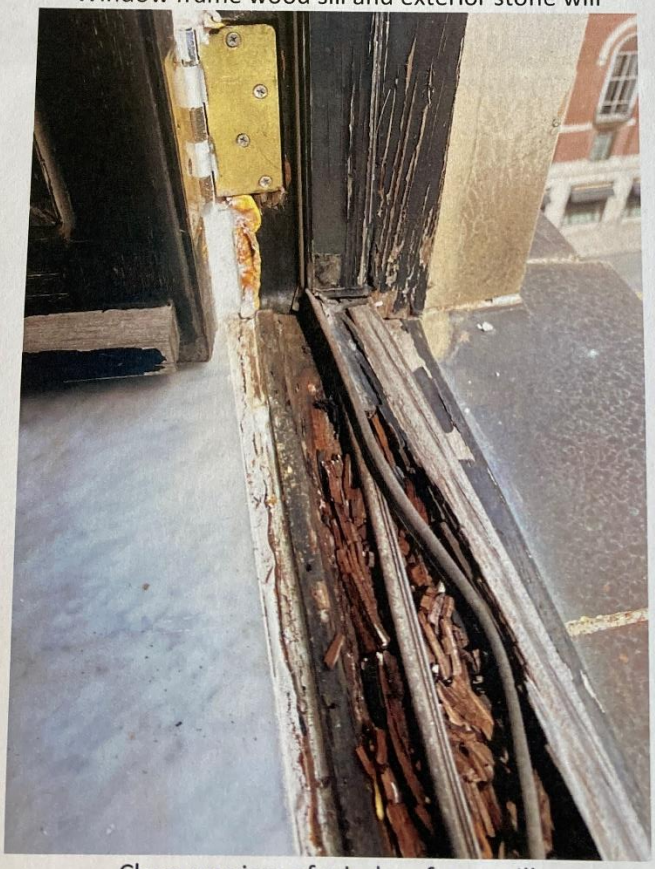
Chairperson Franklin adjourned the meeting at 11:00 p.m.

DISTRIBUTED TO COMMISSION
RE 2233 PARK,
10/8/25

Iodent building photographs

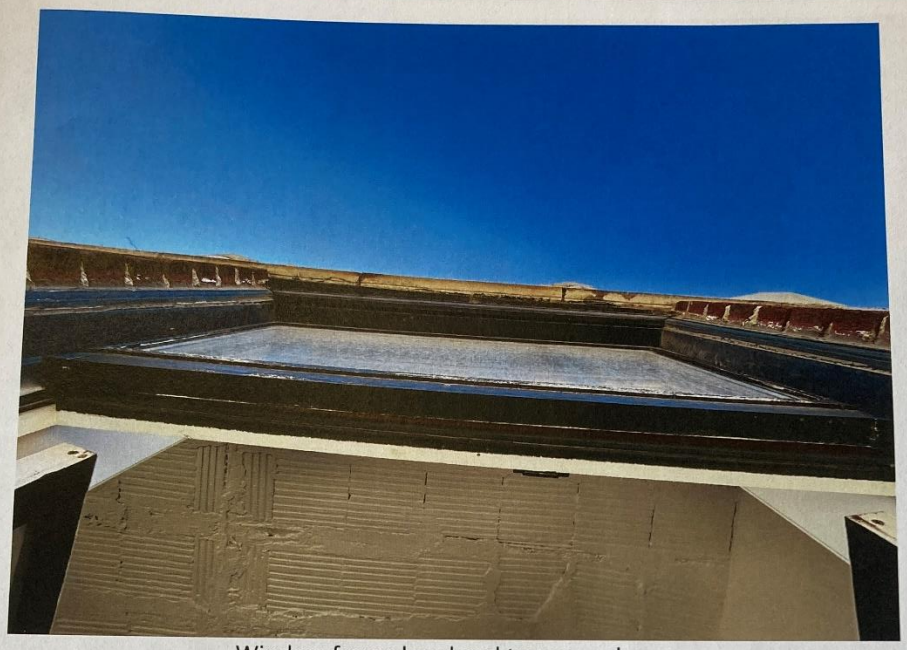


Window frame wood sill and exterior stone will



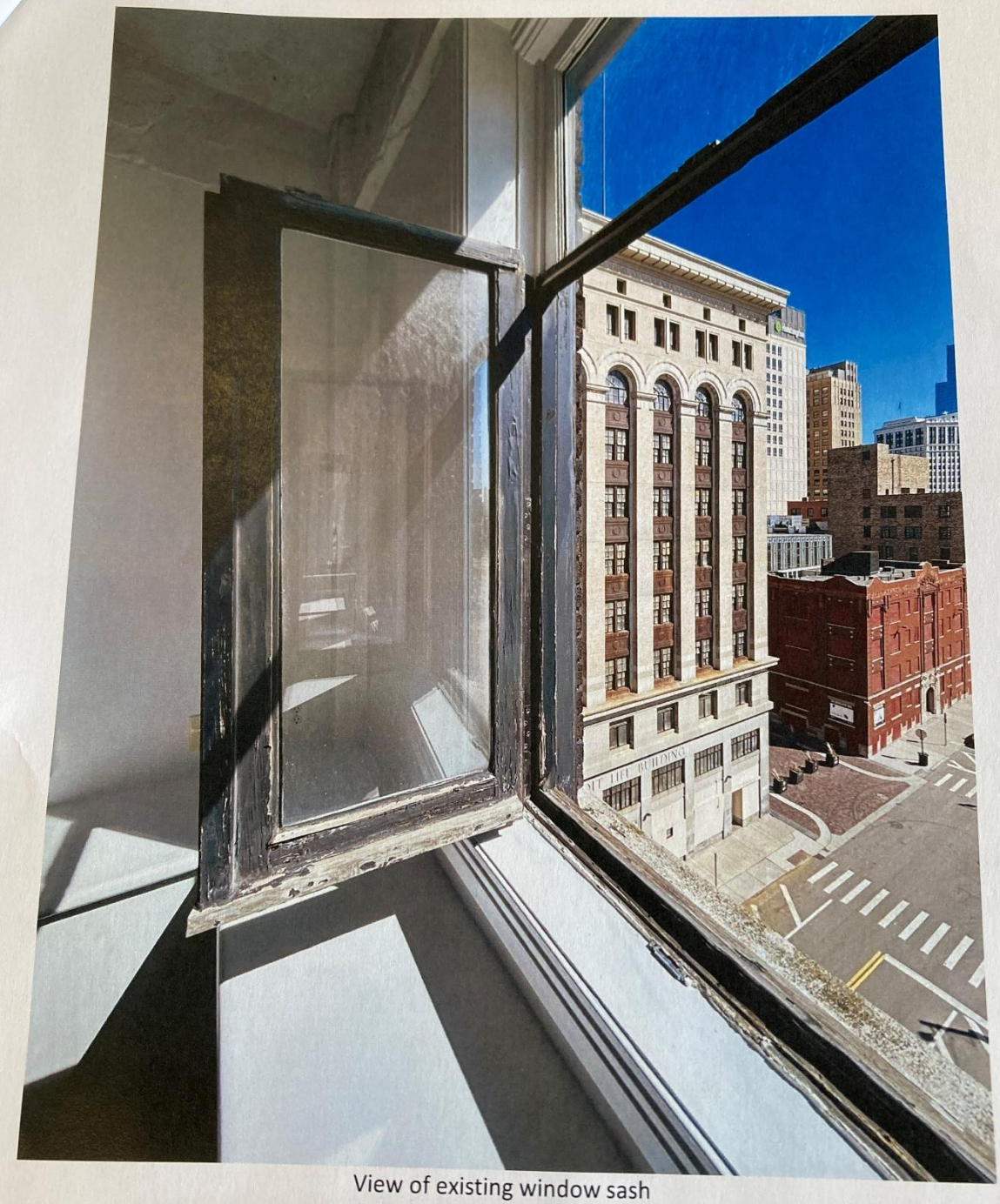
Close up view of window frame sill

Iodent building photographs



Window frame head and transom above

Iodent building photographs



View of existing window sash

10

DISTRIBUTED TO COMMISSION 10/8/25 RE 2011 & 2025 ORLEANS

VILLAGE OF HOLLY

HISTORIC DISTRICT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date: _____ Historic District Review Commission $105.00

Receipt/Check #: _____ Administrative Review $20.00

Please refer to the pages following this application to find out if your project will require HDC or Administrative Review.

FOR HDC REVIEW: Submit this application along with supporting documentation, including photos, material samples and/or work plans for the proposed project. For documentation in color, please submit **10 copies.** Your application will be reviewed by the Holly Historic District Commission (HDC). You or your representative ***must*** attend the meeting in person if going before the HDC. **THIS APPLICATION MUST BE SUBMITTED NO LATER THAN 20 DAYS PRIOR TO THE REGULARLY SCHEDULED MEETING. THE HDC MEETS ON THE THRID THURSDAY OF EVERY MONTH.**

For Administrative Review: Submit this application along with supporting documentation including photos, material samples and/or work plans for the proposed project. For documentation in color, please submit **2 copies. YOUR APPLICATION MUST BE TURNED IN NO LATER THAN 10 DAYS PRIOR TO THE START OF THE PROJECT.**

If you would like assistance with the preparation of this application or if you have any questions concerning your request or the review procedure, please call the Holly Village offices at (248) 634-9571.

ADDRESS OF PROPOSED WORK: 115 Battle Alley

APPLICANT'S NAME: Raymond Sinclair Senior Design Consultant / Home Depot

APPLICANT'S ADDRESS: 115 Battle Alley

TELEPHONE #: (CELL): 989-572-2119 **(OTHER):** —

PROPERTY OWNERS NAME: Randy Redmond **PHONE #** 734-740-0805
(If Different than Applicant)

NATURE OF PROPOSED CHANGE (Check all that apply)

☐ New Construction	☐ Extensive Renovation	☐ Roof
☐ Repair	☐ Minor Renovation or Alteration	☐ Porch
☐ Siding or masonry	☐ Demolition	☒ Windows or doors
☐ Façade or storefront	☐ Fence or railing	☐ Awning

☐Other_____

Describe all changes proposed for the structure's exterior. Include plans, photographs, material samples, dimensions, size and style of lettering (for signs), and any other information to assist the commission in their deliberations. Use attachments as necessary. Include an estimated date when the project will be completed.

To replace front window due to fire damage.
Anderson 100 Series window is recommended.
Same design proposed. Picture window with 2 fixed awning windows above picture window.

I, the undersigned, hereby state that all of the information presented in this application is true and complete to the best of my knowledge.

Applicant Signature: _____ Date: 11/7/22

Property Owner's Signature (if different from applicant) X _____

HISTORIC COMMISSION/BUILDING OFFICIAL USE ONLY

This application has been approved/disapproved because it meets/fails to meet the Secretary of Interior's Standards for Rehabilitation and the following criteria established for the historic district (Holly Code Section 6-04-080(3).

☐ The historical or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

☐ The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.

☒ The general compatibility of the design, arrangement, texture and materials proposed to be used.

☐ Any other factors such as aesthetic value that the commission finds relevant.

This permit has been approved subject to the following conditions or modifications:
- Follow #5 & #6 Interior standards, insert only. All wood must remain in place

On 11/17/22 the Village of Holly Historic District Commission/Building Official approved/denied a certificate of appropriateness for the property identified above.

Chairperson/Village Manager Signature: _____ Date: 11/21/2022