

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

May 14, 2025

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Chair Franklin called the meeting to order.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Alan Machielse	Vice Chair		X
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner	X	
STAFF			
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD		X
Jennifer Ross	PDD		X
Bilqees Salie	PDD	X	
Lise St James	PDD	X	

III APPROVAL OF THE AGENDA**ACTION**Commissioner Hamilton moved that the agenda be approved.Commissioner King: SUPPORT**ROLL CALL:**Commissioner Franklin: AYECommissioner Hamilton: AYECommissioner King: AYECommissioner Marquez: AYECommissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED**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)

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

***4245 Fullerton – Russell Woods-Sullivan HD** – Demolish garage, remove trees,* install gazebo
Staff presented report.
Applicant(s) not present.

Public hearing opened, no comments, closed.
Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00109 for 4245 Fullerton**, 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:

- New landscaping/foundation plantings "...of a deciduous nature" be planted in the same location as the mature shrubs that were removed without HDC approval, i.e. at the house's front façade foundation. As feasible, plantings of appropriate size shall be selected
- A new shade tree shall be planted in the property's rear yard to replace the mature tree that was removed without approval. Staff shall have the final authority to review and approve the species and location of the tree prior to the issuance of the project's permit.
- Vinyl fencing shall not be installed at the property because it does not provide an adequate approximation of natural wood fencing due to its synthetic appearance, high sheen, and poor durability. Fencing that is of historically appropriate material is widely available and would be compatible with the site. Should the applicant desire to install new fencing, they must submit a complete application to staff for review and approval, which notes the proposed height and style of the new fencing, as well as a site plan/drawing that indicates the proposed location of the new fencing and the footprints of all extant buildings within the parcel. Staff shall approve the work if it conforms to the HDC's Fences and Hedges Guidelines. If the proposed work does not conform to the HDC's Fences and Hedges Guidelines, the application will be forwarded to the Commission for review at a regular meeting.
- Should the applicant wish to install the proposed gazebo and/or firepit, they shall submit a site plan and drawing which indicates the location of the new elements. The applicant shall also

provide final specifications which describe appearance, material, and dimensions. Staff shall have the final authority to review and approve the proposed elements prior to their installation.

Commissioner Simmons :SUPPORT.

Discussion.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

1681 Leverette – Corktown HD – Demolish rear addition, erect new rear addition, rehabilitate/alter porch

Staff presented report.

Applicant Brian Hurtienne, architect, present and sworn in. Erin Swales and Robert Swales, homeowners, present and sworn in. Architect described that the connector to the garage and a redesign of the house is for whole house handicapped accessibility to a property that has been in the homeowner's family for generations.

Public hearing opened. No Comments. Closed.

Commission discussion. Homeowner explained that one of their children has a condition that requires him to be in a wheelchair and so the connector to the garage is to accommodate his needs and the rooftop deck is to give him more access to the outdoors, especially because the yard will be reduced.

ACTION

Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00101 for 1681 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 “breezeway” element connecting the proposed garage to the new rear addition will receive some massing alterations that could be reviewed with staff.

Commissioner Simmons :SUPPORT.

Discussion

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

2012 Wabash – Corktown HD –Erect single-family dwelling

Staff presented report.

Applicant(s) Viveka Mishra, Brett Babin, and Marc Grassi of PUSH Design. present and sworn in.

Homeowner presented an overview of aspects of design they'd like to address with staff, and stated that if revising the design is outside of staff approval, then they would withdraw their application.

Commission discussion about scale, massing, height, height of first floor and raised basement, and context.

Commissioner King began to make a motion, but Chair Franklin asked for clarification from the applicants—do they intend to withdraw? **Applicants withdrew their application.** Commissioners pointed applicants to other successful infill projects within historic districts and stated that they thought staff gave good guidance to revising their design in the future.

3261 Sherbourne- Sherwood Forest HD – Erect rear addition, rehabilitate dwelling

Staff presented report.

Applicant(s), Robin Glasco, Bryan Shishakly, Diana Evennou, and Kevin Stripling, present and sworn in.

Mentioned some aspects of the project.

Public hearing opened, no comments, closed.

Commission discussion.

ACTION

Commissioner moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00189 for 3261 Sherbourne**, 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 rear addition **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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Sherwood Forest Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 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.

- Standard 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- and Elements of Design # 7, 8, 11, and 15.

and for the following reasons:

- The proposed rear addition will result in the removal and destruction of the entire façade, which incorporates many prominent and distinctive character-defining features, including but not limited to historic half-timbering, textured brick, ornamental windows, and the substantial alteration of historic massing/expression that is fundamental to the historic character of the building.
- The proposed design is not distinguished sufficiently from the elements of design of the historic property.

Commissioner King :SUPPORT.

Discussion

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: No

Commissioner King: AYE

Commissioner Marquez: No

Commissioner Simmons: AYE

Ayes: 3 Nays: 2

MOTION FOR DENIAL FAILED. Threshold for denial motions is four.

Commission discussion.

ACTION

Commissioner Simmons restated the motion.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: No

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 1

MOTION PASSED.

ACTION

Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00189 for 3261 Sherbourne**, 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:

- Subject to HDC Staff review and evaluation of any “damaged” windows that are proposed for replacement, including consideration of the proposed replacement product or design.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 No: 0

MOTION PASSED.

†**150 W. Boston – Boston-Edison HD** – Erect bathroom/shower pool structure

Staff presented report.

Applicant(s) Maurice Morton and Joshua Morton, present and sworn in.

Public hearing opened, no comments, closed.

Commission discussion

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00157 for 150 W. Boston**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application 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 Marquez: SUPPORT.

No discussion.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

***708 Pallister – New Center Area HD – Erect dormers, replace windows ***

Chair handed responsibility of chairing the meeting to Commissioner Simmons.

Staff presented report.

Applicant(s) Tim Flintoff and Alissa Jacobs present online and sworn in.

Public hearing opened, one online commenter, Mike Brady, commented. He is a neighborhood resident and spoke in support of the efforts on the house. Public hearing closed.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00198 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 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: out

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED

2044 Chicago Boulevard – Boston-Edison HD- Rebuild 2nd and 3rd story, replace windows

Staff presented report.

Applicant(s) Tim Flintoff, Josh Maddox, and Alissa Jacobs, present and sworn in. Josh walked commission through proposal and clarified that by the time they got involved in the project, the windows had already been removed and the rebuilding had begun. Stated that the windows on the front of the house will be custom-built in wood to match the historic and the windows on the other sides of the house would be Andersen.

Public hearing opened, no comments, public hearing closed.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00199 for 2044 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 work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work,

The Certificate of Appropriateness is issued with the following conditions:

- The new tile for the front porch floor shall exactly match the existing tile in material, texture, and dimension. The applicant shall provide the product cutsheet for the tiles to staff for review and approval prior to the issuance of the project's permit;
- The windows on the front façade shall be custom-made leaded glass windows to match as closely as possible the windows that were removed. Cut sheets and specifications of those windows shall be submitted to staff for approval.
- The remaining windows on the side and rear façade shall be of the proposed windows. Cut sheets and specifications shall be submitted to staff for approval in color, style, and light organization.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

***1395 Antietam, 1 Lafayette Plaisance, 1301 Nicolet Place, 1300 Nicolet Place, 1301 Joliet Place, 1300 Joliet Place and adjacent Rights-of-Way - Lafayette Park/Mies van der Rohe HD - Excavate**

for existing steam pipe slip-lining and new steam pipe installation, install construction fencing/tree protection, restore concrete curbs/landscape/pavement,* install permanent steam stacks

Staff presented report. Introduced Department Director Alexa Bush, who is a landscape architect, and will be participating in this discussion along with Director Landsberg. Ms. Bush stated that because some new drawings have come in since staff drafted this report, the applicants will walk the commission through the changes that they are proposing, and staff has been in conversation with them about those amendments. Applicant(s), Harvey Hollins of Detroit Thermal and Michael Marks of Giffels Webster, present and sworn in. Presented their slide deck.

Opened public comment. Chair requested the Co-op presidents speak first.

Arlene Frank, Nicolette Cooperative Townhouses, opposed to project.

Amy Turner, President of 1300 Cooperative, supports the project.

Eric Kessel, president of LaSalle Cooperative, opposed.

Martha Obringer, vice president of the Joliet Cooperative, opposed.

Michael Hinsky, vice president of the Lafayette Cooperative, opposed.

Sally Bier, cochair of Joliet Grounds Committee, opposed.

Ed Bruton, 1300 Lafayette resident, support.

Richard Pinnell, board member of Joliet Co-Op, opposed.

Ryan Robertson, shareholder at 1300 Lafayette, support.

Seth Meyers, Vice President of LaSalle Co-op, opposed.

Leslie Danley, Joliet resident, opposed.

Lula, 9-year-old student at Academy of the Americas, opposed.

Andy Kem, resident of Lafayette Park, opposed.

Jason Gorley, LaSalle Co-Op resident, opposed.

Lisa Mara, 1300 E Lafayette resident, support.

Neil McEachern, resident in Nicolette Place, opposed.
 James Fidler, Nicolette resident, opposed.
 Christian Unverzagt, Lafayette Park resident, opposed.
 Will Sosnowsky, LaSalle Cooperative, opposed.
 James Griffioen, Nicolette Cooperative, opposed.
 Clark Campbell, opposed.
 Liz Carter, Nicolet Cooperative, opposed.
 Angela Fortino, Joliet resident, opposed.
 Sara Woodward, opposed.
 Natalie Pruett, Lafayette Park resident, opposed.
 Mike Lamping, 1300 Lafayette East Cooperative, supports time to review proposal and come to a solution that works for everyone.
 Rob Ferree, Joliet resident, opposed—lack of detail on plans.
 Juliet Okotie-Eboh, 1300 E Lafayette resident, support.
 Roxane Whitter, 1300 E Lafayette resident, support.
 Sarah Hayash, Joliet resident, opposed.
 Pamela Hazel, 1300 E Lafayette resident, support.
 Kevin Schronce, incomplete application, opposed.
 Miyu Yu, Joliet resident, oppose.
 Andrew Johnson, LaSalle Co-Op resident, opposed.
 Emily Palacios, attorney for the Lasalle, Joliet, and Nicolette Co-Ops, does not believe the Commission can act on this application. There is not a proper applicant giving permission and the revisions arrived too late for the public to properly consider them.
 Esther Thomas, representative of the Management Company for 1300 Lafayette East Cooperative. Concerned about lack of communication, concerned about lack of details but hopes the Commission could see, review, and approve a more detailed plan because this project is very important to the residents at 1300.
 Rhonda Edwards, 1300 E Lafayette resident, we have a problem—let's find a solution.
 Deborah Glass, 1300 E Lafayette resident and vice president, support.
 Jim Perkinson, Lafayette Co-op resident, urges caution.
 Andrew Flynn, Joliet resident, opposed.
 Bill Callahan, 35-year neighborhood resident, support.
 Kenneth Ward, progress moves forward but hold Detroit Thermal accountable.
 Mike Holzauer, 1300 E Lafayette resident, let's all work together to hash this out and save the trees.
 Debbie Campbell, Nicolette Place resident, opposed.
Online:
 Beverly Brown Ruggia, Joliet Co-Op resident, opposed.
 Cassandra Talley, opposed.
 Liz Boone, Lafayette Park resident, opposed.
 Alan Schenk, has lived in 1300 E Lafayette and La Salle Co-Op, opposed.
 Isaac Gourley, resident of LaSalle Co-Op, opposed.
 Ben Coleman, resident at LaSalle Co-op, concerned about steam stacks, opposed.
 Lisa DiChiera, deputy director of Historic Designation Advisory Board, fully supports the staff report, hopes a meeting can happen with leadership, stakeholders, and residents and that an alternative can be explored.
 Seth Saeugling, Nicolette Co-Op resident, opposed.
 Claire Goebel, Nicolette resident, opposed.
 Janice Chapman, speaking not as director of the Historic Designation Advisory Board but as a resident at 1395 Antietam, supports a more inclusive, communicative process, and include our neighbors in the greater Lafayette Park area—people on the other side of the park also enjoy it. Also, Leland Lofts and other historic areas may be affected by the equipment and staging.

Doug Rivera, Joliet Place resident, opposed.
Carol, resident at 1300 E Lafayette, support.
Adam Davies, resident of LaSalle Co-Op, opposed.
Isaiah McKinnon, opposed, let's come up with a better plan than what was proposed today.
Jessica Prost, opposed.
Tim Swan, Joliet Place, opposed.
Leslie Olech, Joliet resident, opposed.
Dorothy Pelton, 1300 E Lafayette resident, support. Time is of the essence.
John Gerlock, Lafayette Park resident, opposed.

Chair stated that she believes this board and everyone the commission has heard from is united in purpose and that everyone cares about historic preservation, and heard care and consideration of everyone and how important where you live is to you. The commissioners, too, live in historic districts and understand and appreciate your presence and input. Thank you for being so kind and considerate of your neighbors, because that's what's most important. You all want to ensure that the application before us gets the consideration it deserves and it will. We are tasked to make sure we do that according to the Standards and Guidelines that we are tasked to consider when we review this, as with all applications that come before us.

Commission discussion. Several commissioners expressed that they do not feel that this plan is detailed enough to act on at this meeting.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00243 for 1395 Antietam, 1 Lafayette Plaisance, 1301 Nicolet Place, 1301 Joliet Place, 1300 Joliet Place and adjacent Rights-of-Way**, and having duly considered all of the submissions as part of the application, the Commission judges that the application is incomplete. For that reason, the commission cannot act on or make a decision about the application.

The reason the application is incomplete is that there is insufficient detail about the impact of the proposed work on the specific locations of that work within the Lafayette Park Historic District and the need for greater detail about the existing landscape and the impact of the work on that landscape.

Commissioner Simmons: SUPPORT.

Chair asked if that motion gives staff adequate direction as to what would make an application complete. Director Bush suggested that having clarity around the following might be helpful: which sites need more detail (just Old Macomb Place or the other excavation sites in parking lots as well?), and including perhaps some measures about tree protection, and more detailed sets of locations of vegetation and analysis of the landscape. A commissioner offered his notes that included equipment, transversal excavation techniques, landscape experts, environmental impact, and tree protection. Director Landsberg requested a bulleted list of items to make the application complete.

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00243 for 1395 Antietam, 1 Lafayette Plaisance, 1301 Nicolet Place, 1301 Joliet Place, 1300 Joliet Place and adjacent Rights-of-Way**, and having examined all of the materials submitted as part of that application, the commission determines that the application is incomplete for lack of sufficient information. The information that would be needed to make it complete is as follows:

- finer detail about the existing landscaping around the excavation sites and access sites to those excavations and locations,
- steps that could be taken to protect the landscape,
- clear definition of what landscape would be destroyed,
- steps about what could be done to remediate landscape damage,
- details about excavation equipment, techniques, and environmental impacts,
- identification of all locations of vegetation,
- details as to how trees will be protected,
- details regarding where equipment will be staged,
- details about impacts of steam on tree canopy, and
- consultation with potential landscape experts to help the commission better understand roots, replantings, and future work down the line that the work might impact.

Commissioner Simmons: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED, the Commission deems the application incomplete and requests more information from the applicant.

Chair expressed thanks to everyone who wrote letters and voiced their concerns as part of this process.

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

None

XI PUBLIC COMMENT

Clark Campbell, thanked commission, asked what happens next? Director Landsberg explained that the commission found the application incomplete. Detroit Thermal will submit an application and when it becomes complete, we will redocket it.

The next person asked if there's a deadline by which the applicant has to act to make their application complete. There is not—there are deadlines for each meeting posted on the commission website, but the applicant may or may not make it onto the next agenda, depending on when their materials are received. They also made a comment about treating landmark trees with extra care and protecting them.

Next commenter asked whether a public hearing will be scheduled when Detroit Thermal submits a complete application? There will.

No online commenters. Chair closed public comment.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

***305 Eliot Street – Brush Park HD – Remove slate shingles from dormers ***

Applicant(s) were present but could not stay and offered a statement that staff Audra Dye read. The applicants stated that they have experience in historic districts and thought they had gone through the whole process and thought they were fully authorized to proceed. With all due respect, they request that the commission approve the project as is.

Staff explained that the applicant told her in an email that the dormer walls were not within the scope, staff approved that COA. Then when the building permit application was submitted, the scope included the dormer walls, and staff could not approve that scope. However, the work proceeded and was completed without that approved permit.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00126 for 305 Eliot**, 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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Brush Park Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 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.
- Standard 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 and 10.

for the following reasons:

- The slate shingles were a distinctive character-defining feature because they provided textural contrast and articulation of architectural detailing which is characteristic of the design of the home and the district more broadly. Therefore, the slate should have been retained and repaired in kind where necessary. If the shingles could not be repaired, they should have been replaced to match the existing.
- The current asphalt shingles which have been installed at the dormers are flat and uniform in appearance and therefore do not provide an adequate replication of slate.

Commissioner Marquez: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Commissioner Simmons: *has left the meeting*

Ayes: 4 Nays: 0

MOTION PASSED

1535 Broadway Street – Broadway Avenue HD – Paint mural on side

Applicant Michael Simmons present virtually. Thinks their application was pretty clear and he reviewed the staff recommendations and they had no intention of covering up the ghosts on the wall and would like to proceed with staff's suggestions.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00164 for 1535 Broadway**, 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 ghost signs shall remain in place.
- The Commission selects the 25'W x 30'L mural size and location for the following reasons:
 - The mural will not cover nor alter any distinctive character-defining features of the building.
 - The mural won't remove, cover, nor alter the existing ghost signs.
 - The 25' x 30' mural is more proportional to the existing signs and the two-story masonry wall.
 - The mural will leave most of the brick wall unpainted, allowing the wall to retain its permeability to shed water.
- Prior to painting the masonry surface, an inspection of the wall surface - the brick and mortar - should be completed. Identifying disintegrating mortar, cracks in mortar joints, loose and/or delaminating bricks and damp walls should be addressed. Should tuck-pointing be required,

duplicating the old mortar in strength, composition, color and texture is imperative. Also, the width and joint profile of the existing mortar joints shall be matched.

- The selected coating should be highly breathable (vapor permeable) to allow moisture in the brick to escape and evaporate, preventing damage to or deterioration of the wall.

Commissioner Hamilton: SUPPORT.

Discussion

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

4015 Glendale - Russell Woods-Sullivan HD – Replace steel casement windows

Applicant(s) present online and sworn in. Their proposal is to restore all the windows on the front of the house including the stained glass. They would then like to keep the vinyl they have installed on the sides and rear. Commissioners had hesitations about keeping vinyl and would encourage a phased plan for replacing those vinyl windows with something more historically appropriate. Applicants then proposed aluminum-clad wood windows on sides and rear with the full restoration on the front.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00065 for 4015 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 work WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the height, material, and design of the guardrail proposed for the rear porch, second story, prior to the issuance of the project's permit. This is in relationship to the scope of work for the removal of the aluminum columns and the canopy at the front porch.
- Removal of the aluminum porch enclosure at the rear, and the second story, and installation of asphalt shingle roof for asphalt shingle roof on the additional condition that the front windows of the house will be replaced with steel windows as proposed, with staff review of those windows before installation.

- Third, that the windows on the remainder of the house, on the sides and rear, shall be aluminum-clad wood windows, double casements, that mimic the light pattern of the original with simulated lights, submitted to staff for approval.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

MOTION PASSED.

1624 Edison- Boston-Edison HD – Install new exterior cladding and windows

Applicant(s) Alissa Jacobs, Tim Flintoff, and Josh Maddox, present online and sworn in. Described the violations and their proposal to address the violations.

Commission discussion

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00200 for 1624 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 a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- That an investigation of the second-floor cladding material be done to determine what is behind it. If original clapboard siding remains, then that material shall be restored. If not, then the second floor shall be clad in a new wood clapboard or a wood shake, with detail and a profile and color to be approved by staff.
- Replace the historic wood six-over-one windows and wood casing trim with new six-over-one aluminum-clad, double-hung windows and composite trim at exterior walls,
- install synthetic stucco on EFIS and dense glass,
- install fiber cement siding,
- install parge coat at exterior of chimney, install new concrete caps, steps, and deck at back porch,
- at front porch, replace existing masonry columns covered with EFIS with new wood columns,
- install new steel doors at rear, front, and side walls at rear wall entrance, install new handrails and steps—materials shall be specified before installation and approved by staff. At roof, replace wood fascia with new wood fascia.

Commissioner Hamilton: SUPPORT.

Discussion

ROLL CALL:

Commissioner Franklin: AYECommissioner Hamilton: AYECommissioner King: AYECommissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED***4700 Third Avenue - Warren-Prentis HD – Replace storefront and cladding***

Applicant(s) Alexandra and Leith Sawa, present and sworn in. Explained that they signed a lease in December 2024 for 4700 Anthony Wayne Drive and they remodeled. They were told by the landlord that the property was not in a historic district and the lease reflects that as well. Once they got started, they began to realize that maybe this building is older than they thought and someone they worked with let them know the actual address and that it is in a historic district and that there was a permit approved in October 2024. The permit approved was for replacing existing windows and doors with a new storefront, retain existing brick directly above the storefront, install new EFIS cladding directly below the brick parapet, and paint the walls. They have not installed a sign yet. They wanted to meet with the commission first. So where they are is the brick they have installed is wrong, and they would like to restore the brick to what it looked like before, with the herringbone and the pattern that was there and work within a color system in the district. Commissioner asks for clarification; applicant clarifies that yes the limestone between the pilasters is missing and the herringbone above. Then they want to paint.

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00112 for 4704 Anthony Wayne/ 4700 Third 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 installation of new cladding and paint 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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Willis-Selden Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 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.
- Standard 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 current application does not include documentation that the brick cladding that was replaced was deteriorated beyond repair.
- The current grey brick that was installed without approval is not appropriate to the building's historic character as it not an adequate match of the original in texture, dimension, bond, or color. Also, the herringbone pattern/design and limestone band below which once existed at the parapet was not repeated with the current recladding. As a result, the current storefront appears incongruous with the remaining portions of the building's front and side facades
- The EIFS proposed in the building permit drawings is also an inappropriate cladding because it is not an adequate replication of the brick which was removed without HDC approval.
- Painting the entirety of new brick at the storefront will obscure the brick's character

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00112 for 4700 Third Avenue [4704 Wayne Anthony Drive]**, 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 current cladding shall be replaced with a new cladding that better approximates the appearance of the historic brick and limestone that was removed from the façade without HDC approval. Staff shall be afforded the opportunity to review and approve the final cladding proposal prior to the issuance of the permit for the new signage.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

1162 Vinewood – Hubbard Farms HD – Replace windows, add windows to exterior of existing windows, replace storm door

Applicant(s) Brett Mahaffey, present and sworn in. Homeowner is looking to replace 14 windows total.

Commission discussion.

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00196 for 1162 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 removal of historic wood windows and installation of Fibrex windows, and adding Fibrex windows to the exterior of the historic wood casement 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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Hubbard Farms Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 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 #3, 7, 8, and 9.

for the following reasons:

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

Commissioner Marquez :SUPPORT.

Discussion

ROLL CALL:

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

Ayes: 4 Nays: 0

MOTION PASSED

ACTION

Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00196 for 1162 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 that the installation of the proposed storm door and the installation of the proposed basement 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:

- Subject to staff approval of selected design/profile for the storm door and basement windows.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

2233 Park Avenue – Park Avenue HD – Replace wood windows

Applicant(s) Steven Flum and Sean Harrington, present and sworn in. Looking to replace the windows for safety concerns, looking to wrap the brick mold in aluminum or match the profile of the brick mold with aluminum trim.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00114 for 2233 Park 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 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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Park Avenue Local Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 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.

for the following reasons:

- The circa 1920s photo of the building confirms the existing windows at the third through eight floors are similar to the historic windows; unique in design, proportion and operation, they are a distinctive character-defining feature of the building.
- Replacement windows that were installed likely occurred prior to designation of the local historic district and were designed to be compatible with the historic window opening pattern and French window function.
- The submitted exterior visual analysis by staff shows that there is no clear understanding of what, if any, original historic material remains, beyond the brick mould. Before the Commission can consider any level of a window replacement project, a window survey documenting the details of each window opening must be completed.
- The application proposes to install “cottage-style” windows from the third through eighth floors on three sides of the building.
 - The installation of this new window type would obliterate the distinctive, character-defining feature of the existing windows and would alter the features that characterize this building.
 - Additionally, the proposal is to remove or cover all remaining details, including the profiled wood brick mould. The brick mould is one of the most visible components of a window opening due to its proximity to the masonry wall. Aluminum trim cannot be bent in such a way as to match the highly profiled wood brick mould. The flatter surface and sheen of aluminum is not compatible with a building erected in the early 20th century.

Commissioner Marquez: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

3728 Buena Vista – Russell Woods-Sullivan HD – Remove trees and erect fence

Applicant emailed staff that they were unable to stay.

Commission discussion.

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00163 for 3728 Buena Vista**, 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 the Cottonwood tree 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,

according to the Secretary of the Interior's Standards for Rehabilitation and the Russell Woods-Sullivan Historic District's Elements of Design, specifically:

- Standard 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.
- Standard 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 #13.

for the following reasons:

- There is no professional evidence that the Cottonwood tree is dead, diseased, or damaged.
- The Cottonwood tree contributes to the historic integrity and biological diversity of the historic district.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

ACTION

Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00163 for 3728 Buena Vista**, 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 remaining work items will not alter the features and spaces that characterize the property and district, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation and the Elements of Design for the local historic district.

Commissioner Marquez: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

Site Plan Review per Section 50-3-204 – 8325 E Jefferson – Indian Village HD

Director Landsberg reviewed commission's role in site plan review and motion language. Site only, no construction. The work will come back for Commission review.

Commissioner Marquez moved: *[inaudible]*

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Marquez: AYE

Ayes: 4 Nays: 0

MOTION PASSED

XVI ADJOURNMENT

ACTION

Commissioner Hamilton moved to adjourn.

Commissioner Marquez: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 12:42 am.