

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

September 10, 2025

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Vice Chair Machielse called the meeting to order at 4:42 p.m.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin (arrived at 5:45 pm)	Chair	X	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Alan Machielse	Vice Chair	X	
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner	X	
Katy Trudeau (arrived at 4:45 pm)	Commissioner	X	
STAFF			
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Jennifer Ross	PDD	X	
Lise St James	PDD	X	
Bilqees Salie	PDD	X	
Ellen Thackery	PDD	X	

III APPROVAL OF THE AGENDA

Proposed agenda changes

- Director Landsberg requested that, in consultation with the law department, the commission move Site Plan Reviews and Advisory Determinations to the beginning of the agenda, for this meeting and going forward.
- The 14501 and 14523 E Jefferson application has been withdrawn for this meeting. It will be on the agenda in October.

ACTION

- Commissioner Simmons moved to approve agenda with the modification to move several applications that are not subject to public hearing to approval on the consent agenda. These applications are: HDC2025-00527 (3015 Iroquois), HDC2025-00511 (19545 Shrewsbury), HDC2025-00539 (1724 Seyburn), and HDC2025-00544 (97 Arden Park).

Commissioner Hamilton: SUPPORTCommissioner Hamilton: AYECommissioner King: AYECommissioner Machielse: AYECommissioner Marquez: AYECommissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

IV APPROVAL OF MEETING MINUTES

Discussion: Director Landsberg described that because of staff turnover and other challenges, meeting minutes have been behind. Staff has put together an action plan where all of the meeting minutes will be caught up for the October meeting. The March and June minutes are before you tonight. The remaining outstanding minutes will be posted to the webpage for the October meeting as they are complete; two sets of minutes are available at that webpage now.

ACTION

Commissioner Hamilton moved to approve the March 2025 HDC Regular Meeting minutes

Commissioner King: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED

ACTION

Commissioner King moved to approve the June 2025 HDC Regular Meeting minutes

Commissioner Simmons: SUPPORT

ROLL CALL

Commissioner Hamilton: ABSTAIN

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0 Abstentions: 1

MOTION PASSED

V REPORTS

- None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

ACTION

Commissioner Simmons moved that the commission approve the agenda items on the consent agenda, including 3015 Iroquois, 19545 Shrewsbury, 1724 Seyburn, and 97 Arden Park.

Commissioner Hamilton: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 6 Nays: 0

MOTION PASSED, with the staff conditions as noted

VII POSTPONED APPLICATIONS

None

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

None

IX SITE PLAN REVIEWS

A. 1200 Washington – Washington Blvd HD – SLU2024-00163 – JR

1. Staff report: Project does not affect exterior.

2. **MOTION:** Commissioner Simmons moved: I move that no comments be returned in response to HDC involvement in site plan review for 1200 Washington Boulevard.

Commissioner King: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 6 Nays: 0

MOTION PASSED

B. 735 Griswold – Financial District HD – SLU2024-00007 - JR

1. Staff report: Minor work—installing exhaust fan. Staff issued approval in May 2025 for the work.

2. **MOTION:** Commissioner Simmons moved: I move that the following comments be returned in response to HDC involvement in site plan review for 735 Griswold: that the air ducts on the south side of 735 Griswold be painted a color that blends with the façade.

Commissioner Marquez: SUPPORT.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 6 Nays: 0

MOTION PASSED

- C. 7737 Kercheval – adjacent to West Village HD – SLU2024-00111 – JR
1. Staff report: Erect a new mixed-use building outside district, 4 stories tall.
 2. **MOTION**—Commissioner Simmons moved that no comments be returned in response to HDC involvement in site plan review for 7737 Kercheval.
Commissioner King: SUPPORT.
ROLL CALL
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Commissioner Trudeau: AYE
Ayes: 6 Nays: 0
MOTION PASSED

- D. 31 E. Adams – Grand Circus Park HD - SPR2025-00055 – JR
1. Staff report: This project involves adaptive reuse of a church building, commission approved rehab scope earlier in 2025.
 2. **MOTION**: Commissioner King moved that No comments be returned in response to HDC involvement in site plan review for 31 E Adams.
Commissioner Hamilton: SUPPORT.
ROLL CALL
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Commissioner Trudeau: AYE
Ayes: 6 Nays: 0
MOTION PASSED

X APPLICATIONS SUBJECT TO PUBLIC HEARING

- A. *14833 Stahelin – HDC2025-00476 – Rosedale Park HD – ET – Expand driveway, demolish garage, erect garage*
1. Staff presented report.
 2. Applicants Darrin Cooper and Tamekka Coleman, present and sworn in.
 3. Commission discussed.
 4. Public hearing—no comments.
 5. **ACTION**
MOTION:
Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00476 for 14833 Stahelin**, 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 siding that has begun to be installed on the garage will be installed on the remaining sides;
- The garage door will be replaced with a style that is more appropriate to the architecture of the house;
- The present sliding glass door will be replaced by a non-sliding pair of doors;
- All windows and other features cannot be vinyl;
- The windows cannot be sliding windows;
- The colors for the garage must be appropriate for the color palette that applies to this property, as approved by the historic district commission staff;
- Any trim and fascia boards must be wood.

Commissioner Marquez: SUPPORT

ROLL CALL:

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

MOTION PASSED, 6 AYES, 0 NAYS

B. 4372 Sturtevant – HDC2025-00258 – Russell Woods-Sullivan HD – BS – Erect garage

1. Staff report.
2. Applicant Carmen Dahlberg present and sworn in, has no objection to matching colors to guide and they selected the wood-grained because they thought it would be more appropriate, but they're open to smooth as well.
3. Public hearing comments—none. Public hearing closed, 5:35 pm.
4. Commission discussion.
5. **ACTION: MOTION**

Commissioner Marquez moved that Having duly reviewed the complete proposed scope of **Application HDC2025-00258 for 4372 Sturtevant**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 garage's walls, asphalt roofing, soffits, fascia, and exterior doors shall be finished with colors that are compatible within the Historic Districts Color Chart System, subject to staff approval.
- All fiber cement siding shall be smooth faced, without an artificial raised wood grain.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Commissioner Trudeau: AYE

MOTION PASSED, 6 AYES, 0 NAYS

- C. 467 W. Alexandrine – HDC2025-00433 – Willis-Selden HD – GL – Alter and rehabilitate existing 4-story apartment building for mixed use
1. Staff report.
 2. Applicants Abdullah Muhammad and Mohamed Hadla, present and sworn in. Question: Ok to restore some features and replace others? In order to restore balconies, a support piece must be replaced; commission confirms that it is okay to replace those particular pieces in kind.
 3. Commission discussion.
 4. Public hearing and comments:
 - i. Renard Monczunski, across-the-street neighbors, expressed support. Thinks it matches character of area, concerned about hours of construction.
 - ii. Biaohua Yu, supports this project. Supports window replacement as long as new will match the historic windows.
 - iii. Public comments closed, 5:54 PM.

5. ACTION: MOTION

Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00433 for 467 W. Alexandrine**, 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 individual unit entries at the front balconies/units be revised to incorporate historically compatible doors featuring either a single-swing door flanked with sidelites, or a double set of “French”-style doors at these locations, rather than the sliding doors as proposed, such revised design approvable by staff.
- The six (6) balcony enclosures/wooden jigsawn balustrades at the primary façade must be retained and repaired at their original historic height on all sides. The two (2) lowest level balustrades, removed and replaced in violation of the historic ordinance with incorrect height reproductions, must be removed and replaced with a lower height, historically correct reproduction, also in wood, exactly matching the original elements. Booster rails, mounted inconspicuously behind the historic elements to provide a modern code height enclosure, can be approved by staff.
- The six (6) surviving wood window/door systems (15-lite doors flanked by 3-lite windows, and all associated trim/elements) at the rear sides be preserved, repaired, and retained, as they do not appear to be beyond reasonable repair and they provide important historic character. Additionally they may serve as a guideline for restoration of the lost front-facing balcony entrances at the primary facade.
- The ornamental steel or wrought-iron brackets supporting the steel balconies and other

elements at the sides be retained, repaired, and refitted, as they do not appear to be beyond reasonable repair and they provide important historic character.

- A trash enclosure/structure, if added to a future application, may be approved by staff.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: ABSTAIN

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

MOTION PASSED, 6 AYES, 0 NAYS, 1 ABSTENTION

[Chair Franklin thanks Vice Chair Machielse for chairing the meeting in her absence and assumes chair duties.]

D. 630 Virginia Park – HDC2025-00545 – New Center Area HD – GL – Erect carriage house

1. Staff report.
2. Applicants Josh Maddox, present online and sworn in. Have no objection to staff conditions and will work with staff.
3. Public hearing. Biaohua Yu, in full support of this carriage house and its design. Public hearing closed at 6:06 PM.
4. Commission discussion.
5. **ACTION: MOTION**

Commissioner Machielse moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00545 for 630 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 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 design will be revised to reduce its complexity and competition with the main house by:
 - Eliminating the half-timbering panels at the first story, in favor of additional brick.
 - Reducing the extent of half-timbering panels at the upper level, while introducing panels or cladding with less complexity rendered in a darker color.
 - Revised drawings will be submitted to staff for review and approval.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: NAY

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

MOTION PASSED, 7 AYES, 1 NAYS

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

- A. 4310 W. Vernor (Clark Park), 1000 Scotten, 1011 Hubbard and adjacent rights-of-way along West Lafayette Blvd – HDC2025-00516 – Hubbard Farms HD – JR – Establish Joe Louis Greenway/trail to include the installation of paved pathway; landscaping; signage; light fixtures and other amenities
1. Staff report.
 2. Applicant, Reuben Riggs-Bookman, Greenways Project Manager at City, present and sworn in.
 3. Public hearing: no comments, closed.
 4. Commission discussion.
 5. ACTION: MOTION: Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00516 for 4310 W. Vernor (Clark Park), 1000 Scotten, 1011 Hubbard and adjacent rights-of-way along W. Lafayette Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

MOTION PASSED, 7 AYES, 0 NAYS

Chair reiterated the four applications that were approved with conditions that were moved and approved through the consent agenda: 3015 Iroquois, 19545 Shrewsbury, 1724 Seyburn, and 97 Arden Park.

XII PUBLIC COMMENT

Biaohua Yu, lives in New Center, there was a property at 715 W Bethune had a stop work order. He saw that there was an application in December 2023 for some work on front porch and windows and then he saw that there was a violation in 2024 and that the status was cleared, and he seeks understanding of how that project was cleared—does the project meet the guidelines, especially as it relates to the color guidelines. How did the project get approved? He emailed the general HDC email. Director Landsberg stated that staff will find his email and respond.

Matt Daniels, regarding the imminent demolition of one of the last brick-paved alleyways, parallel to Woodward between Edmund Place and Alfred Street in Brush Park. DPW has told them that the permit has been issued and that HDC review is not required. City Engineering told property owner that the policy is to replace brick with modern materials even in historic districts. Director Landsberg stated that staff has gotten multiple inquiries about this issue and that this issue has been referred to the law department and DTE has been reminded that they are subject to the ordinance and there is a meeting scheduled next week with Law to discuss.

Public hearing closed.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

- A. **4758 Sturtevant – HDC2025-00297 – Russell Woods-Sullivan HD – ET – Replace windows, replace gutters/downspouts, replace/restore doors, replace garage/house roof, front porch rebuild**
1. Applicants Nader Afshar and Bardia Madani, present and sworn in.
 2. Applicants expressed that they believe the estimate given by the Land Bank for the restoration of the house did not take into account the damage that was caused by the fire and the water damage. All of the materials down to the basement had to be replaced. Just found out that the sewer also needs to be repaired. These costs do not leave budget for expensive windows. Hoping to use the same kind of windows that were approved on another house nearby and vinyl windows on rear and sides. Chair notes that Land Bank homes have often sustained significant damage and are expensive to repair, and that the commission must apply the Secretary of the Interior’s Standards for Rehabilitation, even on Land Bank homes.
 3. Commissioner asked if the applicants were able to get quotes for window repair for the leaded glass windows. Mr. Afshar noted that they received two verbal quotes—one was from Thomas Allen for \$250/square foot. Commissioner noted that some of the windows just have leaded glass on the upper sashes, like the ones at the rear that have two upper leaded glass sashes in place and one that needs to have the upper sash replicated. On the front, one has its upper sash still intact but two of the other upper windows on the front of the house do not. Commissioner states that the two leaded glass doors on the first floor on the front of the house are essential to preserve and restore. Restoring/repairing the three in the back and one in the front and the two leaded doors would provide a prototype for what was on the house. Applicant agrees that they could do those repairs/restorations, but seeks vinyl on the remaining. Commissioner states that wood windows are appropriate for the rest of the windows, but there may be other materials that could be approved.
 4. **ACTION 1 of 2**
 MOTION: Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00297 for 4758 Sturtevant**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of leaded wood windows with wood windows on the primary facade, and installation of vinyl windows on sides and rear of the house, **WILL NOT BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES a DENIAL** for that scope of work,

 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.*

And Elements of Design #10.

For the following reasons:

- Where the historic wood windows with leaded glass muntins exist, the Standards and Guidelines require that they be repaired. When the historic features are beyond repair, the new feature is to “match the old in design, color, texture, and, where possible, materials.” No documentation establishing that the condition of the historic windows are beyond repair was included in the application. However, if the historic wood windows with leaded glass are beyond repair, the proposed replacement is not a visual match. The pattern of the muntins dividing the panes, the profiles and proportions of the windows’ components, and in two cases, the change in operation of the windows from casements to double-hungs all support the conclusion that the proposed replacement windows do not match the historic.
- The windows on the sides and rear of the house are in various states: some windows are missing altogether, some are present but their materials and conditions are unknown, and some are original historic windows. To replace all of these with vinyl single-hung windows does not meet the Secretary of the Interior’s Standards because the remaining historic windows should be repaired and because vinyl windows do not match historic wood windows, due to limitations in fabrication and material.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile, dimensionality, and appearance of historic wood windows.
 - Consumer-grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
 - The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
 - Vinyl also lacks rigidity and can expand and contract more than wood. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

Commissioners

Franklin: Aye

Hamilton: Aye

King: Aye

Machielse: Aye

Marquez: Aye

Simmons: Aye

Trudeau: Aye

MOTION PASSES, 7-0

5. ACTION 2 of 2

MOTION: Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00297 for 4758 Sturtevant**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that 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.

The Certificate of Appropriateness is approved with the following conditions:

- That the replacement side door shall be submitted to and approved by staff before installation.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioners

Franklin: Aye

Hamilton: Aye

King: Aye

Machielse: Aye

Marquez: Aye

Simmons: Aye

Trudeau: Aye

MOTION PASSES, 7-0

B. *4000 Tyler – HDC2025-00504 – Russell Woods-Sullivan HD – JR – Rebuild front and back porch, install railings at front and back porch*

1. Staff noted that applicant is adding four items to the proposed scope of work: removing shrubs, the removal of the rear porch canopy, replace the nonhistoric door with new door plus storm door, and asphalt roof and staff recommends approval of these four items.
2. Applicants, Fuad Char and Fernando Rodriguez, present online and sworn in.
3. Commission discussion.
4. **ACTION 1 of 2: MOTION:** Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00504 for 4000 Tyler**, 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 front and rear porch railings, replacement of stained glass and lead coming at front bay transom and replacement of stained glass and lead coming at windows that flank the front door 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*

For the following reasons:

- The historic character-defining railing at the front porch was a low, 24"-inch high metal guardrail with simple square balusters that were integrated in between/into the top and bottom rail. The current railing at the front and rear porches does not adequately match the historic as it is inappropriately high and displays an incompatible design to include integrated light fixtures, prominent newel posts, and face-mounted balusters. Also, metal is a better match to the original railing at the front porch that was removed without approval and is more compatible with the material that is commonly used for railings within the historic district.
- The current application did not adequately demonstrate that the distinctive, character-defining, stained glass and lead coming that was located at the front façade bay's transom and at one window to the side of the front door was deteriorated beyond repair. Additionally, the clear glass which replaced these distinctive decorative elements is not an adequate match.

Commissioner Machielse: SUPPORT.

ROLL CALL:

Commissioners

Franklin: Aye

Hamilton: Aye

King: Aye

Machielse: Aye

Marquez: Aye

Simmons: Aye

Trudeau: Aye

MOTION PASSES, 7-0

5. **ACTION 2 of 2: MOTION:** Commissioner King moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00504 for 4000 Tyler**, 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, including the agenda items that were added today, WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS.

Commissioner Machielse: SUPPORT.

ROLL CALL:

Commissioners

Franklin: Aye

Hamilton: Aye

King: Aye

Machielse: Aye

Marquez: Aye

Simmons: Aye

Trudeau: Aye

MOTION PASSES, 7-0

- C. ***2491 Longfellow – HDC2025-00446 – Boston-Edison HD – JR – Replace front porch columns, replace windows, install landscaping*, install patio at rear yard**
 1. Staff report.
 2. Applicant Steven Mamat, attorney Patrick Foley, present online and sworn in. Attorney David Schwartz is present online but because of technical difficulties he could not be heard and so was not sworn in. Mr. Foley and Mr. Mamat presented. Mentioned a property (1405 Chicago) where the same windows were approved; staff explained that the windows on the Chicago and Byron sides of 1405 Chicago were actually denied. The windows along those streets at that house remain in violation.
 3. Commission discussion.
 4. **ACTION 1 of 2: MOTION:** Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00446 for 2491 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 replacement of wood windows and trim with vinyl windows and aluminum trim, install wood veneer at front façade vinyl windows, replace eight columns at the front porch with new wood columns, install a wood door with leaded glass vision panel at front entrance 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.*

For the following reasons:

- With respect to the existing/proposed vinyl windows and aluminum trim:
 - The historic wood windows and associated wood trim were distinctive, character-defining features of the property. Therefore, they should have been retained and repaired. If deteriorated beyond repair, they should have been replaced with new windows and trim that match the historic. The current application did not include documentation demonstrated that the windows and trim were deteriorated beyond repair, therefore their removal was not appropriate.
 - The current/proposed vinyl replacement windows and aluminum trim are not an adequate match to the historic for the following reasons:
 - The lite configuration of the operational (double hung and slider) vinyl units does not match the historic
 - The lite configuration/the radial pattern and opacity of the historic transoms at the front facade has not been matched
 - The operation of several of the vinyl units does not match the historic as a number of double-hung windows have been replaced with horizontal sliding units
 - The consumer grade, vinyl windows and aluminum brickmould display a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of the historic windows.
 - The muntins between the glass which are present at the vinyl windows at the front façade provides a flattened appearance which is inconsistent with the historic, true divided lite windows
 - Consumer grade vinyl windows are generally inappropriate for use in historic districts because they weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen. Also, the framing material, glazing, and seals of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows. Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
 - The proposed application of wood veneer to the front façade's vinyl windows does not provide an appropriate level of information which specifically details how the work will be undertaken and/or which elements of the windows would receive the new veneers/cladding
- The historic wood columns that were removed from the front porch without HDC approval were distinctive, character-defining features of the property. The application provides no documentation that the historic columns were deteriorated beyond repair and the new/proposed columns do not match the historic in form,

proportion, dimension, and detailing. Also, the number of the historic round-columns at the front porch has been reduced from eight (one pair at each side of the porch and two pairs at the front of the porch) to four single square columns lining the front of the porch.

- The existing/proposed front door's vision panel presents as a modern interpretation of a Victorian era design detail that is wholly incompatible with the simplicity of the Colonial Revival style architecture.

Commissioner King: SUPPORT

ROLL CALL:

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

MOTION PASSED, 7 AYES, 0 NAYS

5. **ACTION 2 of 2:MOTION:** Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00446 for 2491 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 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.

The Certificate of Appropriateness is issued with the following conditions:

- Site plan of the backyard which shows the footprint dimensions of all existing buildings, hardscape (walkways and parking pads), planting beds, and the proposed patio
- Drawing of the proposed steps in plan and elevation which indicates its material

Commissioner Machielse: SUPPORT.

ROLL CALL:

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

MOTION PASSED, 7 AYES, 0 NAYS

D. 4011 Tyler – HDC2025-00463 – Russell Woods-Sullivan HD – ET – Replace historic steel and wood windows with vinyl windows

1. Applicants were not present
2. Commission discussed
3. **ACTION:**

MOTION: Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00463 for 4011 Tyler**, 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.*

And Elements of Design #7.

For the following reasons:

- The windows proposed for replacement are distinctive, character-defining features of the property.
- The current application does not provide documentation of each window proposed for replacement that demonstrates that they are deteriorated beyond repair.
- The existing historic windows proposed for replacement should therefore be retained and repaired in kind, where necessary.
- The proposed vinyl windows are not compatible with the building's historic materials, features, and proportions, and, in the case of the proposed vinyl for steel, configuration and operation. Because of limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and poly-products offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood and steel.
 - Consumer-grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color and sheen.
 - The framing material, glazing, and seals of vinyl windows break down more quickly in ultraviolet light than higher quality materials, introducing condensation and other degradation to the insulated glass unit in a few years' time.
 - Vinyl also lacks rigidity and can expand and contract more than wood and steel during exposure to weather. This can result in discoloration and warping of the frames and failure of window elements.

Commissioner King: SUPPORT.

ROLL CALL:

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

MOTION PASSED, 7 AYES, 0 NAYS

- E. **3015 Iroquois – HDC2025-00527 – Indian Village HD – BS** – Install an inground pool at rear yard. This application was approved and a Certificate of Appropriateness was issued with conditions as part of the consent agenda (See Item VI above). For the record, the complete motion that passed was:

Having duly reviewed the complete proposed scope of **Application HDC2025-00527 for 3015 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.
proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- If required by other codes, the applicant shall provide plans and specs for an enclosed fence around the inground pool, to be reviewed by HDC staff.

- F. **2975 Oakman Ct – HDC2025-00402 – Oakman Blvd HD – AD** – Replace concrete tile roof with asphalt roof

1. Applicant Dwayne Cobb, present, sworn in. Stated that it is unaffordable to replace his roof and is requesting to re-roof in asphalt.
2. Joe Dobson, Felipe Egoavil, both of Best Choice Roofing, present online and sworn in. Mr. Cobb's roof is unique and looks like a barrel tile roof from afar. Provided composite product quote, Brava, \$71,470. Provided a quote for a niche concrete product at \$118,000.
3. Commission discussion.
4. **ACTION:** Motion: Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00402 for 2975 Oakman Court**, 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.*

And Elements of Design #7, 8 and 9.

For the following reasons:

- The proposed asphalt shingle is not a compatible replacement for the dimensional concrete tiles, which are distinctive, character-defining features of the district.
 - When viewing the shingles straight on, the irregular dimensional shapes of the shingles and sprayed shadow lines disrupt a consistent horizontal line and does not create any regularity of a vertical pattern.
 - The terra cotta color is too similar to the reddish brick walls of the house and would remove the existing contrasting color scheme between walls, window trim and roof.
 - The mottled range of colors of the proposed asphalt shingle is counter to the uniform color of the concrete tiles.
- The pattern of clay tiles, as well as color, offered within the price estimate was not specified so a detailed analysis of this replacement option can't be completed. The availability and estimated cost of new concrete tiles hasn't been confirmed. Therefore, the economic feasibility of the replacement products - specifically the terra cotta tile and concrete tile - cannot be determined until the requested information is submitted.

MOTION FAILED.

5. **ACTION:** MOTION: Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00402 for 2975 Oakman Court**, 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 proposed dimensional shingle style is not appropriate for this house, and
- Staff can approve an asphalt shingle that is appropriate for this house in staff's judgment.

Commissioner Machielse: SUPPORT.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Commissioner Trudeau: AYE

MOTION PASSED, 7 AYES, 0 NAYS

G. 2894-2900 E. Grand Boulevard – HDC2025-00441 – Jam Handy/North End-East Grand Boulevard HD – JR – Replace storefronts, Erect stairs, replace doors, erect fence

1. Michael Darga, Giffels Webster, sworn in.
2. Daniel Patrus, sworn in.
3. Commission discussion.
4. **ACTION: MOTION:** Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **HDC2025-00441 for 2894 – 2900 E. Grand Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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.

The Certificate of Appropriateness is issued with the following conditions:

- Staff shall have the authority to review and approve the final design of the new door proposed for installation at 2894 E Grand Boulevard's west side wall.
- Staff shall have the authority to review and approve the final design of the new door proposed for installation at 2898 E Grand Boulevard's front façade and the design of that door will have the width of the triplet of windows above.

Commissioner Machielse: SUPPORT

ROLL CALL:

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

MOTION PASSED, 7 AYES, 0 NAYS

H. 19545 Shrewsbury – HDC2025-00511 – Sherwood Forest HD – LSJ – Alter/rehabilitate front patio, replace pavers for bluestone in patio and walkway

This application was approved and a Certificate of Appropriateness was issued with conditions as part of the consent agenda (See Item VI above). For the record, the complete motion that passed was:

Having duly reviewed the complete proposed scope of **Application HDC2025-00511 for 19545 Shrewsbury**, 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:

- Irregular bluestone be installed as opposed to patterned bluestone
- A photo sample of the new proposed brick next to the historic brick used on the house shall be provided to staff for review and approval to ensure that it is compatible in texture, color, and dimension with existing historic brick.

I. ***913 Chicago – HDC2025-00530 – Boston-Edison HD – AD** –Replace slate roof with asphalt roof, replace front porch and columns, install fence*

1. Applicants, Lauren Paxson, Ryan Paxson present, sworn in. Addressed some points in the staff report.
2. Commission discussion.
3. **ACTION:** MOTION 1 of 2: Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00530 for 913 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 that the alteration of the front porch and entablature and the removal of shutters 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.*

And Elements of Design #8, 9, and 10

For the following reasons:

- The front porch entablature, and the shutters were distinctive character-defining features of the property.
- These building components were removed without HDC approval, therefore, the scope of work that would meet the requirements of the historic ordinance (Section 21-2-59(e), are the installation of new materials/features that match the historic features (that is in-kind restoration of the missing feature(s)).

On the **Front Porch**,

- The entablature was a distinctive, character-defining feature; its severe alteration removed

- a key component of the columns and overall design of the porch.
- The installation of a fascia board in front of the columns obscures the view of the capitals and reduces their visual prominence.

Shutters

- The decorative design of the shutters, consisting of a flat panel with a narrow crescent moon cutout and ventilation strips, is a character-defining feature of the property and the Boston Edison historic district.

Commissioner King: SUPPORT

ROLL CALL:

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

MOTION PASSED, 7 AYES, 0 NAYS

4. **ACTION:** MOTION 2 of 2: Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2025-00530 for 913 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 that the installed asphalt shingle roof, the two columns, the porch wing walls and steps, and the wood fence **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 fence will be painted with an opaque solid color stain or paint. The selected finish and color will be submitted to HDC staff for review.

Commissioner Machielse: SUPPORT.

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE
- Commissioner Simmons: AYE
- Commissioner Trudeau: AYE

MOTION PASSED, 7 AYES, 0 NAYS

J. 1724 Seyburn – HDC2025-00539 – West Village HD – LSJ – Remove existing canopy, erect new front porch roof and columns, alter rear porch, alter doors/windows, other rehabilitation work

This application was approved and a Certificate of Appropriateness was issued with conditions as part of the consent agenda (See Item VI above). For the record, the complete motion that passed was:

Having duly reviewed the complete proposed scope of **Application HDC2025-00539 for 1724 Seyburn**, 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:

- Window sills are to have the existing paint removed, in a manner acceptable by staff, and are not to be repainted.

K. *97 Arden Park – HDC2025-00544 – Arden Park-East Boston HD – ET – Primary elevation work, porch rebuild at front, rear, and side,* window restoration and replacement, trim repair/repaint, masonry repoint

1. This item was moved to the consent agenda and approved with staff-recommended conditions.

2. The staff-recommended motion with conditions was as follows:

Having duly reviewed the complete proposed scope of **Application HDC2025-00544 for 97 Arden Park**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- For the repointing, it will be limited in scope and only as necessary (not entire walls), mortar must match existing in color and composition and be softer than the bricks, and joints must be carefully cleaned out and slightly recessed, all per National Park Service's *Preservation Brief 2*.
- If a new front walkway is needed, applicant will apply for that element for staff review and approval.
- Replacement columns must match the old in size and proportion (as well as material); applicant will provide documentation to staff showing that the proposed columns are the same size as the historic.
- The west enclosed porch's entablature must match that of the front portico. Applicant will provide detailed drawings of the entablatures of both the historic front portico and the new proposed west porch to staff for review and approval.
- Because product specs for the proposed new shutters were not included in the proposal, architect will share product specs with staff for review and approval before work begins.
- For the east bay window replacement, applicant will submit final muntin pattern and placement (upper sash only or both sashes) for staff review and approval before work begins.
- On the rear porch, any pressure-treated wood used will be painted when cured.

- For the rear porch, a different rail will be submitted for staff review and approval.

L. *3751 Leslie – HDC2025-00547 – Russell Woods-Sullivan HD – LSJ – Replace windows with aluminum-clad windows, replace front door*

1. Applicant Kayode Adekoya , present. Addressed the commission.
2. Commission discussion. Discussed old configuration of windows and muntins.

3. **ACTION:**

Motion by Commissioner Marquez: Having duly reviewed the complete proposed scope of **Application HDC2025-00547 for 3751 Leslie**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the replacement of the steel windows with aluminum-clad wood windows WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS.

The Certificate of Appropriateness is issued with the following conditions:

On the front of the house, upper windows have a light pattern that would be three panes tall by four panes wide, and the lower window would have the light pattern that would be six panes of glass wide and five panes of glass tall.

A front door is selected that matches the house’s mid-century architectural style, subject to staff review and approval.

Commissioner Simmons: SUPPORT

ROLL CALL:

- Commissioner Franklin: AYE
- Commissioner Hamilton: AYE
- Commissioner King: AYE
- Commissioner Machielse: AYE
- Commissioner Marquez: AYE
- Commissioner Simmons: AYE
- Commissioner Trudeau: AYE

MOTION PASSED, 7 AYES, 0 NAYS

XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

XVI ADJOURNMENT

ACTION (9:00 p.m.)

Commissioner Simmons moved to adjourn.

Commissioner Machielse: SUPPORT

MOTION CARRIED

Chairperson Franklin adjourned the meeting at 9:00 p.m.