

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

November 12, 2025

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Vice Chair Machielse called the meeting to order at 4:46 p.m.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X—arrived at 5:00	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Alan Machielse	Vice Chair	X	
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner	X	
Katy Trudeau	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**ACTION**Commissioner Hamilton moved to approve the agenda.Commissioner King: SUPPORTCommissioner Hamilton: AYECommissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYECommissioner Trudeau: AYE

Ayes: 6 Nays: 0

MOTION PASSED 6-0**IV APPROVAL OF MEETING MINUTES****ACTION**Commissioner Hamilton moved to approve the October meeting minutes.Commissioner King: SUPPORT

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

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

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

MOCAD SLU2025-00115: 4454 Woodward – adjacent to Garfield Building HD – JR

Staff report.

ACTION

Commissioner Simmons moved that no comments be returned in response to HDC involvement in the site plan review for MOCAD, SLU2025-00115 at 4454 Woodward.

Commissioner Trudeau: SUPPORTED.

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, 6-0

X APPLICATIONS SUBJECT TO PUBLIC HEARING

***1427 Edison – HDC2025-00650 – Boston-Edison HD – JR – Demolish garage,* erect garage**

Staff report.

Applicant Elise de Chard and homeowner Emily Balten, present and sworn in. Ms de Chard highlighted that they have submitted window specs—will use Marvin Ultimate clad wood windows—and the door that faces the home looks like two carriage house-style doors, but it’s actually one door.

Public hearing opened and closed without comment.

[Commissioner Chair Franklin arrived at 5:00 PM.]

ACTION

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00650 for 1427 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:

- HDC staff will be afforded the opportunity to review and approve the material of the garage windows and doors prior to the issuance of the project’s permit.

Commissioner Hamilton: SUPPORTED.

ROLL CALL:

Commissioner Franklin: ABSTAINED

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 6 Nays: 0 Abstention: 1

MOTION PASSED, 6-0 plus 1 abstention

3768 Tyler – HDC2025-00498 – Russell Woods-Sullivan HD – ET – Rebuild garage, install railings at front

Staff report.

Applicant Stephen Washington present by Zoom, sworn in.

Public hearing opened and closed without comment.

[Discussion.]

ACTION

Commissioner Trudeau moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00498 for 3768 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 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 applicant will submit corrected front porch drawings for staff review and approval that preserve the historic, character-defining features including the curved masonry sections between the brick column and pier and the brick and stone details below the front porch concrete cap, and the applicant will duplicate the missing porch guardrail based on the historic second-floor balcony guardrail.
- The applicant will submit corrected garage elevation drawings for staff review and approval that accurately reflect the proposed design.
- Product cut sheets for the garage doors (both overhead and service doors) and any garage window will be submitted to staff for review and approval before the work begins.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

949 Chicago – HDC2025-00639 – Boston-Edison HD – LSJ – Demolish two-story rear wing, erect two-story rear wing

Staff report.

Applicants Andre Williams and Saskia Thompson, present and sworn in. Mr. Williams pointed to his response to the staff report and stated that he never received a citation or a Stop Work order.

[Clarification regarding past Certificate of Appropriateness and what it included.]

Public hearing opened at 5:29 PM. Quill Pettway, neighbor from two houses away, commented remotely and stated that the rear wing was beyond repair. The public hearing closed at 5:32 PM.

[Discussion.]

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00639 for 949 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 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.*
- 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.*
- 4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 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 # 3, 6, 7, 10, and 11

For the following reasons:

- The historic rear wing, including the recessed location, low-sloped roof, stucco-cladding, wood lap siding, dentil cornice, corner pilasters, and multi-lite wood casement windows, was a distinctive, character-defining feature and not proven to be beyond repair.
- The proposed rear wing is not an in-kind match to the historic rear wing at this property.
- Introducing features that are not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

Applicant stated he was unclear about next steps. Director Landsberg clarified that the next step is to submit a new application or appeal to the State Historic Preservation Review Board. Chair expressed that as well.

1613 Leverette – HDC2025-00655 – Corktown HD – BS – Demolish garage, erect carriage house
Staff report.

Architect Blake Hattermann and homeowner Brian Ducoffe attended and were sworn in.

Chair notes that a public comment was received and was posted on the meeting's webpage.

5:58 PM: Public hearing opened and closed. No comments.

[Discussion.]

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00655 for 1613 Leverette**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

2585-2603 W. Grand Blvd (Martin Luther King, Jr. Park) – HDC2025-00589 – West Grand Boulevard African American Arts and Business Historic District HD – AD – Expand, alter, and rehabilitate park

Commissioner Hamilton recused himself.

Staff report.

Applicants Theresa McArleton and Jeff Klein, both with the city's General Services Department, participated by Zoom and were sworn in. Both made brief statements.

6:15 PM: Public hearing opened and closed without comments.

[Discussion.]

ACTION 1 of 3

Commissioner Trudeau moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00589 for 2585 – 2603 W. Grand Boulevard**, 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, but therefore ISSUES a NOTICE TO PROCEED for the proposed work.

The Commission's reason for the notice to proceed is that the resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible. The notice to proceed is suspended and not issued until staff at the General Services team has its contractor on board and identifies a permanent plan of action with HDC staff.

[Clarification regarding which prong was cited for the notice to proceed. Commissioner Trudeau clarified she used prong 2.]

No support. Motion failed.

[Discussion: Commissioner wants to see the final details and not just leave it to the applicant and the staff to finalize details.]

ACTION 2 OF 3

Commissioner Trudeau moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00589 for 2599 – 2603 W. Grand Boulevard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work, with the following condition:

Once the General Services Department team has their selected contractor on board, they will conduct follow-up meetings with historic district commission staff. The Certificate will be issued upon the satisfaction of HDC staff that there is certainty around some of the questions that were raised by the Commission this evening.

[Discussion. Chair clarified that those questions and concerns will need to be fleshed out more for staff to be able to carry out that motion.]

Commissioners discussed their biggest concerns, including ground material and texture, how the brick pavers are character-defining features of Brutalist design, and how the new parts of the park will be incorporated. Commissioner there is thinking of how the existing park has multiple textures and levels that make it interesting and have Brutalist appeal whereas the new portions seem symmetrical. He wonders if some features could be carried through to tie them together—maybe some edge conditions, planters, layering, some asymmetrical appeal? The geometry of the existing park is a key element of it. Commissioner is thinking some of these concerns are too nebulous to be conditions.]

Commissioner Trudeau **WITHDREW MOTION.**

ACTION 3 OF 3

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00589 for 2585 – 2593 W. Grand Boulevard**, 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.*
- 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 #13

For the following reasons:

- Elements of Design #13 identifies the concrete and brick surface, raised planters, trees and bushes as distinctive and character-defining features.
 - The park was designed with landscape, hardscape (paths, walls), and sculptural forms in an abstract, asymmetrical style; therefore, all the historic elements within the park are distinctive character-defining features. The individual and collective components generated a spatial composition and the sense of an outdoor room, and created intentional movement through the space, offering numerous expansive views and controlled vistas.

- This park retains almost all of the original materials, physical features (including its siting and setting), and decorative details; all of which combine to create its historic character and appearance. Therefore, this property meets the seven aspects of integrity (as characterized by the National Park Service): location, setting, design, materials, workmanship, feeling, and association
- The historic materials are not deteriorated beyond repair, and the applicant didn't offer an assessment for the repair or in-kind replacement of the broken or missing pavers which is required by Standard Six. It has not been demonstrated that the existing park surfaces can be retained and repaired as needed in conjunction with the park's proposed expansion to the north and east. Additionally, the proposed park surfaces of crushed limestone and gray monolithic concrete does not match the existing in design, color, texture, and other visual qualities.
- The replacement of missing features, such as the light posts, should be compatible with the park's massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- The landscape plan is not clearly defined. It doesn't specify the groundcover proposed for the landscape beds nor its arrangement/placement. Many of the existing trees are likely from the initial park planting and a tree survey has not been submitted to substantiate the condition of the trees proposed for removal and/or replacement. Conversely, the historic tree arrangement within the central space between the fountain and sculpture platform, is dense. The original plan included 11 grated trees; the current grate openings are 10 (with nine having trees) and the proposed tree count at this area is four. The loss of so many trees will disrupt the organic flow of this space and the strong landscape connection placed between the organic forms of the water fountain and sculpture platform, thus alter the features and spaces that characterize the property.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: RECUSED

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: NAY

Ayes: 5 Nays: 1 with 1 Recusal

MOTION PASSED, 5-1

ACTION:

Commissioner Simmons amended her denial motion to include 2599-2603 W Grand Blvd, 1843 W Bethune, and 7334-7458 Rosa Parks Blvd.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: RECUSED

Commissioner King: AYE

Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE
Commissioner Trudeau: NAY

Ayes: 5 Nays: 1 with 1 Recusal

MOTION PASSED, 5-1

2733 2nd Ave (Cass Park) – HDC2025-00575 – Cass Park Local HD – AD – Alter and rehabilitate park, revise internal path layout
Commissioner Hamilton recused himself.

Staff report.

Juliana Fulton, GSD Deputy Chief Parks Planner from the General Services Department, and Jeff Klein, also of the General Services Department, both attending remotely and both sworn in. Ms Fulton outlined the revisions the team made in response to the commission's comments at the last meeting.

7:15 PM: Public hearing opened. Francis Grunow, co-chair of the Chinatown Vision Committee, spoke in support of plan.

7:16 PM: Public hearing closed.

[Discussion.]

ACTION 1 of 2

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00575 for 2733 2nd Ave.**, 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: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Hamilton: RECUSED
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: Stepped out.
Commissioner Trudeau: AYE

Ayes: 5 Nays: 0 , with one recusal

MOTION PASSED, 5-0

ACTION 2 of 2

Commissioner Simmons moved:

I move that the Commission find that the proposed project at 2733 **2nd Avenue** will have a demonstrable effect on the Cass Park Local Historic District, and;

That such demonstrable effect is likely to be **beneficial**, due to beautification and functionality, and, not subject to any additional conditions;

That the determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner King: SUPPORTED.

ROLL CALL:

Commissioner Franklin: ABSTAIN

Commissioner Hamilton: RECUSAL

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 5 Nays: 0 , with one abstention and one recusal.

MOTION PASSED, 5-0

6325 W. Jefferson (Fort Wayne) – HDC2025-00249 – Fort Wayne HD – AD – Replace fence, renovate primary entrance, site improvements, replace signs

Commissioner Hamilton recused himself.

Staff report. Staff noted that two letters of support were received and posted on the property webpage.

[Vice chair Machielse assumed chair responsibilities.]

Applicants Brennah Grace Donahue and Juliana Fulton, present and sworn in. Ms Donahue read a statement explaining need, opportunity, and support.

7:33-7:34: Public hearing opened, no comments, closed.

[Discussion.]

ACTION 1 of 2

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00249 for 6235 W. Jefferson Ave.**, 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 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:

- Dimensioned drawings for the proposed gates at all entrances will be submitted to accurately reflect their installation methods, locations, and attachments to the existing stone piers.
 - Additional holes will not be created to hang the new gates, and
 - The drawings should show how any remaining holes that will not be reutilized will be addressed relative to the gate installations.
- Regarding masonry cleaning, the applicant's contractor will also follow the HDC *Masonry Cleaning Guidelines*, and a detailed scope of work as identified in the guidelines will be submitted to staff for review and approval prior to work taking place.
- There are multiple light fixtures in the application. Should the light fixtures change, the applicant will come back to staff with the changed light fixtures for approval before installation.
- The applicant will follow SHPO Standards for not installing a maintenance strip in front of the fence.

Commissioner Marquez: SUPPORTED.

ROLL CALL:

Commissioner Franklin: stepped out.

Commissioner Hamilton: still recused

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0

ACTION 2 of 2

Commissioner King moved:

that the Commission find that the proposed project at **6325 W. Jefferson Ave.** will have a demonstrable effect on the Fort Wayne Historic District, and;

That such demonstrable effect is likely to be **beneficial**, due to the beautification and security, and is not **subject to any conditions**, outside of the approval for the Certificate of Appropriateness.

Commissioner Trudeau: SUPPORTED.

ROLL CALL:

Commissioner Franklin: ABSTAINED

Commissioner Hamilton: still recused

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 5 Nays: 0, 1 recusal and 1 abstention

MOTION PASSED, 5-0

1 E. Jefferson (Spirit Plaza) – HDC2025-00669 – Detroit Financial District HD – GL – Alter plaza
Commissioner Hamilton recused himself.

Staff report presented; only half of the plaza property is in the historic district.

Applicants Jeff Klein and Juliana Fulton, were not sworn in again since they have already been sworn in. Outlined proposal; mostly minor changes and upgrades to existing materials and equipment. Regarding the shipping container, they want a significant barrier like the shipping container, for storage and safety, and want to work with HDC to screen it.

7:49PM: Public hearing opens and closes, no comments.

[Discussion.]

ACTION 1 of 2:

Commissioner Trudeau moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00669 for 1 E. Jefferson**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the 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 condition:

- The applicant work on a redesigned scope with compatible screening or a new design/location that integrates successfully with the refined, high quality modern architectural context of the historic district and the historic southbound views across the space, subject to the joint approval of both HDC staff and PDD Design Review staff.

Commissioner Simmons: SUPPORTED.

ROLL CALL:

Commissioner Franklin: Abstained

Commissioner Hamilton: Recused.

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 5 Nays: 0, 1 abstention and 1 recusal

MOTION PASSED, 5-0

ACTION 2 of 2:

Commissioner Trudeau moved:

that the Commission find that the proposed project at **1 E. Jefferson will** have a demonstrable effect on the Detroit Financial District Historic District, and;

That such demonstrable effect is likely to be **beneficial**, due to the beautification of the park, and;

That the determination of the Commission be reported to the Mayor and City Council for their consideration.

Commissioner Marquez: SUPPORTED

ROLL CALL:

Commissioner Franklin: Abstained

Commissioner Hamilton: Recused.

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 5 Nays: 0 with one abstention and one recusal

MOTION PASSED, 5-0

XII PUBLIC COMMENT

7:55-7:57 PM

Willeen Smith, planning student at Eastern Michigan University, asked about the preparation of the staff reports. Director Landsberg offered to discuss staff operations and process and invited her to email the general email. Commission thanked her for her interest and for attending.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

4324 (4314-4316) W. Vernor – HDC2025-00596 – Hubbard Farms HD – LSJ – Remove brick veneer at façade, install new brick cladding and storefront

Applicants Tim Flintoff with 4545 Architecture and Luis Antonio Uribeagan, both present and sworn in. Mr. Flintoff outlined that the masonry issues (bowing) will require extensive removal of a lot of bricks to fix, and they submitted updated documents today removing some of the conjectural features they were proposing. They would like to extend the parapet.

[Discussion.]

ACTION 1 of 2

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00596 for 4324 (4314 – 4316) W. Vernor**, 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.*
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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And

Elements of Design # 7, 19

For the following reasons:

- The historic brick veneer at the façade is a distinctive, character-defining feature and not proven to be beyond repair.
- Introducing features that are not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

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

Ayes: 6 Nays: 1

MOTION PASSED, 6-1

ACTION 2 of 2

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00596 for 4324 (4314 – 4316) W. Vernor**, 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 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 large display windows, transom windows, and double-doors are to be single-lite

- configurations.
- The proposed storefront system dimensioned drawings and specifications shall be provided to staff for review and approval.

Commissioner King: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

4224 Cortland – HDC2025-00584 – Russell Woods-Sullivan HD – BS – Replace historic steel windows with vinyl windows

Applicant not present.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00584 for 4224 Cortland**, 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:

- 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:

- While the existing historic steel casement windows appear to be deteriorated beyond feasible repair, the proposed windows are not in-kind matches to the historic windows at this property. The historic steel windows, per NPS Standards (#6) and related Guidelines, may only be replaced by a window that "shall match the old in design, color, texture, and other visual qualities and, where possible, materials." Vinyl windows are not good matches for historic prototypes for the following reasons.
 - 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
- Consumer-grade vinyl windows weather poorly, deteriorate rapidly and exhibit poor detailing and detracting "bright white" color/sheen.
- The framing material, glazing, and seals 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.
- The historic metal railing that was removed without HDC approval was a distinctive, character-defining feature to the building. Therefore, if the railing was deteriorated beyond repair, any new replacement railing should have matched the existing, per the Standards. As the current wood railing does not match the historic, it does not meet the Standards.
- The current application does not provide documentation that the historic, character-defining metal railing that was removed without HDC approval was deteriorated to an extent which merited its removal.

Commissioner Hamilton: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

***3751 Leslie – HDC2025-00638 – Russell Woods-Sullivan HD – LSJ – Replace windows* with aluminum-clad wood windows**

Applicant Kayode Adekoya present and sworn in.

[Discussion.]

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00638 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 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.

This Certificate of Appropriateness is issued subject to the following condition:

The light configurations of the windows will be those as recommended in the staff report.

Commissioner Simmons: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

3460 Iroquois – HDC2025-00641 – Indian Village HD – AD – Install security gate

Applicants Ron Klosterman and Christine Mangan, present and sworn in. Made brief statements about the application.

[Discussion.]

ACTION

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00641 for 3460 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 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.*
- 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 front porch is a distinctive, character-defining feature of the house. The installed gate's thick horizontal bars, dark glossy finish, limited transparency and starkly modern design is not compatible with, nor subordinate to, the historic house's massing, scale, architectural features and finishes and has altered the features and spaces that characterize the dwelling.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

8002 Kercheval – HDC2025-00640 – West Village HD – JR – Replace siding with cement fiber siding

Commissioner Machielse recused himself.

Applicants Damon Gabriel and Joseph Bowman, present and sworn in.

Staff explained that the applicant reached out with a revised scope of work just a couple hours before the meeting. Staff posted it on the property webpage for this meeting, and walked commission through it quickly. Staff explained that the applicant is proposing to remove some historic siding on one side of the building (the side more hidden/closer to its neighbor, east side) and salvage that and reuse it on the more public side, preserving the historic sign and using historic siding to repair that public-facing side (west side). Then, the applicant proposes to use cementitious siding in the 5/16" profile on the side of the building that's closest to the neighbor so it's not very visible. Then, on the north end with the gable, the applicant proposes to remove the insulbrick and restore the wood siding underneath. So, the two public-facing sides will be the restored historic wood siding and preserved historic sign, and the side not very visible would be the Hardi-plank. Staff would not normally recommend approval of removing historic siding, but staff sees this proposal as a good outcome because the most public-facing sides would have the historic siding and the historic sign would be preserved.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00640 for 8002 Kercheval** as submitted on 11/12/2025, 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 Simmons: SUPPORTED.

ROLL CALL:

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

Commissioner Simmons: AYE

Commissioner Trudeau: AYE

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

Applicant will work with the HDC staff about how to preserve the sign—applicant stated that he is not positive as to what preserving that sign will entail.

Staff also mentioned that the scope of work she uploaded today had incorrect directions listed (she transposed west for east) and wants it clear for the record that the COA that was issued is for the restoration of the siding on the west side—the Van Dyke side—using repurposed siding from the east elevation. And then the east side will have Hardiplank siding. Commission agreed that that is the motion they passed.

12512 Broadstreet – HDC2025-00635 – Russell Woods-Sullivan HD – AD – Replace wood windows with Fibrex windows

Applicant Brett Mahaffey of Renewal by Andersen, present and sworn in. He outlined what the homeowner hoped to do—to replace 7 windows; some of these windows are in very bad condition. They would match the existing grille pattern and do the full divided lights.

Commissioner stated that they are not provided with information that demonstrates that the windows are beyond repair.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00635 for 12512 Broadstreet**, 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 10.

For the following reasons:

- The wood windows and integrated window opening trim (wood mullions and flat sills) are distinctive character-defining features as well as a key feature of the English Revival design. The submitted documentation of existing conditions does not demonstrate the historic wood windows and associated wood trim are deteriorated beyond repair.
- Additionally, the proposed replacement windows do not match the dimensions, dimensionality, or appearance of the existing windows.
 - The proposal includes the removal of the historic wood mullion from the façade window opening.
 - The sloping sills fabricated as part of the proposed double-hung windows would introduce a new element to most of the window openings and expand the dimension of the lower frame of the window from 3-1/4” to 5-1/2”.
 - The introduction of a grille pattern on the casement windows would alter the design of the historic windows and disrupt the window pattern on the façade.
- The replacement windows are not consistent with the general characteristics of a historic window of the type and period and are not compatible with the overall historic and architectural character of the building.

Commissioner King: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

Chair stated to the applicant that the Commission needs written documentation from a professional who specializes in the restoration of wood windows showing that each window proposed for replacement is beyond repair. The Commission can use that documentation to make a decision. Applicant confirmed that the Commission is not meeting in January; Chair confirmed.

Multiple locations – HDC2025-00633 – Cass Park HD, Palmer Park Apartments HD, and Rosedale Park HD – GL – Replace streetlights

Applicant Mark Hall present and sworn in.

[Discussion.]

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00633 for Multiple Locations (Cass Park Historic District , Palmer Park Apartments Historic District, and Rosedale Park Historic District)**, 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: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

2725 W. Boston – HDC2025-00642 – West Chicago-West Boston Boulevard Apartments Non-Contiguous HD – ET – Rehabilitate building

Applicant Paul Stoddard and Matthew Linskens, representing the architectural team at Kem Tech, present and sworn in. They reviewed the report and are happy to comply with the conditions listed.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00642 for 2725 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.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant will specify asphalt roof shingles that are closer in color to the existing asphalt and closer in consistent color saturation across all shingles (instead of varied colors across the shingles as currently proposed), so that the proposed roofing better imitates clay tile on the sloped roofs. New roof product specifications will be submitted to staff for review and approval. If an asphalt shingle cannot be located that is closer to the existing, staff will have authority to approve the proposed or similar product.
- Staff will review and approve gutter and downspout colors. No historic copper gutters can be replaced unless in kind.
- Windows on proposed steel panel-style replacement doors, and colors for the doors (for corner doors, side doors, and roof doors) must be submitted to staff for review and approval.

- Product cut sheets for replacement front entry doors will be submitted to staff for review and approval.
- Concrete replacement in courtyard and on steps and low walls of front stoop must be colored to match stone to avoid being bright white.
- The proposed masonry cleaning protocol with staff review is acceptable, with the tests run sequentially instead of simultaneously. Staff will review and approve mortar color match before repointing work begins. The mortar joints must retain historic joint size, mortar color and recess, and power tools to remove mortar will be carefully controlled and only used on horizontal joints.
- The building's stone architectural details must be protected during masonry cleaning, and the cleaning of these details must be conducted carefully with low-pressure water (less than 100 psi) and any cleaning products if needed must be tested in an inconspicuous place first before cleaning more conspicuous features.
- The applicant will submit for staff review and approval product specifications and cut sheets for a security light that is more compatible with the historic building's architectural features.
- The applicant will submit for staff review and approval product specifications and cut sheets for the proposed security cameras.
- Wood trim boards, such as fascia boards, must be replaced in kind and staff will review and approve their paint color.

Commissioner Marquez: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

2411 14th Street/2216 - 2200 Michigan Avenue - HDC2025-00684 - Conductors Protective Assurance Building (C.P.A. Building) PROPOSED HD – JR - Paint murals, install LED lights

Director Landsberg clarified that the reason that this application is coming before the commission is that there is a little-known provision of Section 21-273 and 21-278 that concerns proposed historic districts currently under consideration by City Council. This is one of those districts. The code requires that applications in those districts to come to the Commission, as this one is. The Commission is required to act on the application in the same way as any other application. The only difference is that at the end of the process, per Section 21.278, the Commission's decision is for informational purposes only, and not binding on the applicant.

Applicant Hannah Berry, representing Lions and Rabbits Center for the Arts, present and sworn in. Stated that she is happy to work with whoever they need to work with to ensure that this installation will look great, and they respect that this building should be recognized as historical.

ACTION

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00684 for 2411 14th Street**, 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 LED light strips proposed for location at the building's window openings and parapet shall be removed from the project scope.
- HDC staff shall be afforded the opportunity to review and approve the final installation details for the proposed phone booths.
- The mural proposed for the south façade, first-story storefront area shall be installed in a manner which does not damage or obscure the building's masonry. HDC staff shall be afforded the opportunity to review and approve the final installation details prior to the issuance of the project's permit.

Commissioner King: SUPPORTED.

ROLL CALL:

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

Ayes: 7 Nays: 0

MOTION PASSED, 7-0

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XV OLD BUSINESS

None

XVI NEW BUSINESS

4310 Cortland – Russell Woods-Sullivan HD – JR – Emergency demolition order

Staff explained that the City Code allows for the director of the building department to order the demolition of a building in the historic district if he finds that the building poses a hazard. This is a notification that such a permit has been issued for the demolition of this building.

Commissioner asked if this demolition is the result of a fire or just long-term demolition by neglect?
Staff was not sure.

2026 HDC Meeting Dates – AD

Staff explained that they used New York City’s alternative parking calendar to begin to build this calendar because of its inclusivity, and layered in Opening Day and other considerations that are Detroit-specific, and the resulting proposed calendar has been shared. Staff stated that of special note is that November and December have a varied rhythm because of Veteran’s Day and then keeping the December meeting the usual number of weeks from the November meeting resulted in a proposed meeting November 18 and then a December meeting December 16th.

Commissioner Simmons moved that the Commission adopts the proposed 2026 calendar with the proposed meeting and application deadline dates.

Commissioner King: SUPPORTED.

ROLL CALL:

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

MOTION PASSES 7-0.

XVII ADJOURNMENT

ACTION

Commissioner Simmons moved to adjourn.

Commissioner Hamilton: SUPPORTED

Chairperson Franklin adjourned the meeting at 9:25 p.m.