

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

June 10, 2026

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Vice Chair Machielse called the meeting to order at 4:52 p.m.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X—arrived at 5:30 pm	
James Hamilton	Commissioner	X	
Marcus King	Commissioner	X	
Allan Machielse	Vice Chair	X	
William Marquez	Commissioner		X
Adrea Simmons	Commissioner	X	
STAFF			
Audra Dye	PDD		X
Garrick Landsberg (Director)	PDD	X	
Jennifer Ross	PDD	X	
Lise St James	PDD	X	
Bilqees Salie	PDD	X	
Ellen Thackery	PDD	X	

III APPROVAL OF THE AGENDA**ACTION**

Commissioner Hamilton moved to move the applications for 100 Temple, 1606 Chicago, 19583 Shrewsbury, and 12546 Dexter, 12526 Dexter, and 12512 Dexter cases with any staff conditions to the consent agenda. Commissioner King SUPPORTED.

ROLL CALLCommissioner Hamilton: AYECommissioner King: AYECommissioner Machielse: AYECommissioner Simmons: AYE**Motion passed, 4-0.**

Director Landsberg notified chair that 6568 Woodward has withdrawn their application, so staff proposes that item be struck from the agenda.

ACTIONCommissioner Hamilton moved to approve the modified agenda.Commissioner Simmons: SUPPORT

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED 4-0

IV APPROVAL OF MEETING MINUTES

ACTION

Commissioner Hamilton moved to approve the meeting minutes for the April 2026 meeting.

Commissioner King supported.

ROLL CALL:

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: Abstain

MOTION PASSED, 3-0, with one abstention.

V REPORTS

Director Landsberg let the commission know that we are still waiting for a nomination for the commissioner vacancy.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

ACTION

Commissioner Hamilton moved to approve the applications on the consent agenda (subject to staff approvals as moved previously).

Commissioner King: SUPPORT.

Discussion:

Director Landsberg notes that for consent agenda candidates, typically we check with the applicants that they accept proposed staff conditions.

Commissioner Hamilton stated that he checked with the applicant for the Dexter cases, and they are okay with the conditions.

Director Landsberg confirmed that Commissioner Hamilton is placing on the record that the applicant for 12526 Dexter has agreed to the staff-recommended conditions. Commissioner Hamilton confirmed.

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0.

Vice Chair Machielse stated that anyone in the audience, either in the auditorium or virtual, for the following applications is free to leave because your applications were approved, subject to the conditions as indicated by staff: 100 Temple, 1606 Chicago, 19583 Shrewsbury, 12546 Dexter, 12526 Dexter, and 12512 Dexter.

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)

None

X APPLICATIONS SUBJECT TO PUBLIC HEARING

†**206 E. Grand River Ave – HDC2026-00210 – Broadway Avenue HD – BS** – Construct rooftop addition, replace wood storefront system, install signage, install canopies and awnings

Staff report.

Applicant Blake Drouillard, present and sworn in.

Applicant summarized that they are recommending storefront replacement instead of repair and outlined the reasons, including that combustible material is not permitted in a 1A construction type as this building is, less than half the wood storefront remains and will likely be less than that once demolition happens and nonhistoric material is removed, and the wood structure is insufficient for the latest energy codes because of the need for insulated glass. Additionally, since the updated building code requires the building to have fresh air, that access will create new pressures and stresses on the existing storefront system that has only ever had radiator heat. Seeks a design that is cohesive at the ground floor, and the proposed aluminum storefront system would hold up to the elements/weather better.

5:10 pm: Vice Chair Machielse opened and closed the public hearing, without comment.

Commissioners wonder whether it would be possible to retain the existing transom windows and replace the storefronts below the transoms. Applicant expressed concern about retaining single panes of glass instead of having insulated glass; expressed that even if the historic building is exempt from the updated energy code, all of their mechanical systems are sized for updated glazing so retaining existing would require upsizing mechanical equipment on the roof and throughout the building.

Commissioner expressed that there is so little historic storefront left downtown, it makes this material more important and worthy of preservation. Applicant added that Kraemer Design Group has rehabilitated

many downtown buildings and has never been able to retain the wood storefront because when you get working, you realize they're too far gone. They've never been able to keep them.

ACTION

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00210 for 206 E. Grand River**, 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 condition:

That the existing storefront system above the historic spandrel panel be retained and repaired as necessary.

Commissioner Hamilton: SUPPORTED

ROLL CALL

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0.

1466 Chicago – HDC2025-00562 – Boston-Edison HD – AD – Erect wall

Staff report.

Applicant Deborah Mohny, present and sworn in.

Vice Chair Machielse opened and closed the public hearing at 5:24 pm without comment.

Ms Mohny stated that she removed a very old chain link fence and wants to replace it with a wall. She has water coming in to the east side of the house and water comes to the front as well. In the back, water comes in but also has invasive roots from a neighbor. She seeks a relatively reasonable solution that has a foundation to save her from digging out roots every six weeks. Water goes to the front of the house because at some point a curb was removed or reduced. She has resolved water coming in on the west side. The proposed wall can be painted—she plans to paint it to match the fence on her side and the neighbor's fence on the other.

Commissioner asked whether she considered a jumbo structural brick that would look more traditional in style. Another nearby neighbor has a similar fence to this so the neighbor's property would be bound on both sides by the same kind of "fence" or wall.

A commissioner asked whether she could install the foundation and then install a fence on top instead of a cement block wall. Commissioner said that it seems that the solution she proposes would be like a fence, and the height would be appropriate and the location would be appropriate but the concrete block as the material is the element that is inappropriate. She agreed she could do a fence on top of the foundation.

Commissioner stated that he sympathizes with the issues she is trying to resolve but he doesn't think they are in a position to approve the concrete block. He thinks she has options however, with maybe a structural brick or something in wood.

Commissioner Hamilton stated that he is going to make a motion to approve the wall in masonry brick, but if the homeowner wants to propose a wood fence instead, she could propose that and maybe the staff could approve that without coming back to the commission.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00562 for 1466 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 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:

1. A masonry wall at this location as proposed will be constructed of traditional masonry brick in a design, dimension, color and surface finish (including mortar) that is compatible with the adjacent brick-clad dwellings.
2. A site visit with staff will be scheduled to review the proposed brick in the field.
3. The application drawings will be revised to confirm the change in wall materials, brick bond pattern, and mortar joints, and will be submitted to staff for review and approval prior to the permit being issued.

Commissioner King: SUPPORT

[Commissioner Franklin arrived at 5:30 pm.]

ROLL CALL:

Commissioner Franklin: Abstain.

Commissioner Hamilton: Aye

Commissioner King: Aye.

Commissioner Machielse: Aye.

Commissioner Simmons: Aye.

MOTION PASSED 4-0, with one abstention.

2204 Seminole – HDC2026-00199 – Indian Village HD – ET– Demolish dormer, construct dormer, replace siding and windows on two other dormers

Staff report.

Applicant Logan Autrey present and sworn in.

Applicant stated that the south dormer windows are severely deteriorated. And the logistics of finding that framing members are severely deteriorated and then putting it all back together so it looks proper again will complicate the work. His intention is to install new sheathing and the vapor barrier and do everything from the outside to have the stucco perform correctly. This window is not on the front of the house.

The public hearing opened and closed at 5:39 pm, without comment.

Commissioner clarified which windows are historic and which aren't and would all be replaced with casements with muntins? Yes. The south windows are original with muntins, the north are old but may not be original—they don't have muntins—and then the east are vinyl double-hungs. All would be casements with muntins.

Commissioner asked applicant if he could restore the south windows. He said he is a woodworker and could do it.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00199 for 2204 Seminole**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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:

1. The historic, character-defining windows in the south dormer will be repaired and preserved instead of replaced.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: Aye.

Commissioner Hamilton: Aye.

Commissioner King: Aye.

Commissioner Machielse: Aye.

Commissioner Simmons: Aye.

MOTION PASSED, 5-0.

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

None.

XII PUBLIC COMMENT

None. Public comment opened and closed at 5:44 PM without comment.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

100 Temple – HDC2026-00172 – Cass Park HD – ET – Stabilize and rehabilitate building

This application was approved with recommended staff conditions via the consent agenda.

ACTION

The following motion below includes staff-recommended conditions for approval.

Having duly reviewed the complete proposed scope of **Application HDC2026-00172 for 100 Temple**, 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:

1. If the bay windows on the north and west sides must be dismantled because of deterioration of the floor structure that supports the bay windows, these bay windows must be reconstructed as per the measured drawings and photodocumentation immediately after the building's structural issues are addressed.
2. A photo of the masonry units to be used to replace missing or damaged units next to existing masonry, and the proposed mortar to be used in the repointing, will be provided to HDC staff for review and approval once test patches of paint have been removed and the actual color of the masonry has been determined.
3. With the building's project team, HDC staff will review the results of the test patches of the chemical paint strippers to determine whether the building should be chemically stripped or if it should be repainted. Staff can docket these test results and determination for Commission review and approval if necessary. If the building is to be repainted, staff must review and approve proposed paint colors.
4. As per the plans and elevations included in the application, the rooftop penthouses for the new proposed elevator and rooftop access are compatible with the historic building in concept. However, more detailed drawings of the existing penthouse and the proposed penthouses, as well as the specifications for the masonry materials to be used to construct the penthouses, must be submitted for Commission review before construction begins.

APPROVED VIA CONSENT AGENDA

470 Martin Luther King Jr. – HDC2026-00162 – Willis Selden HD – AD – Replace wood windows with aluminum windows, build retaining walls/install fencing, install CMU block in building’s exterior walls

Applicant Kahlil Assad, present and sworn in.

He reiterated that he did not know the building was in a historic district and that the building is occupied.

He stated that he is showing the muntins and the brick molding and they’ve added a proposal for murals. He clarified that there was a rendering included but it is not intended to show that some window sizes would be changed—they would not be.

Commissioner asked about the construction of the arched windows along the ground-floor level. New fanlights are proposed—are they true divided lights? Applicant clarified that they are simulated divided light with a between-the-glass muntin and a field-applied exterior muntin.

Commissioner stated that of the ground-floor windows, one is original and it should remain and serve as a model for the other two windows to be rebuilt in wood.

Commissioner asked what the material is for the windows on the front of the building on floors 2-4. Applicant stated they are aluminum. On the front, they will have exterior applied muntins and on the rear and sides of the building, they have interior muntins only. Applicant clarified that the muntins to be field applied would be applied with a 3M adhesive provided by the manufacturer and guaranteed for 10 years.

Commissioner asked to clarify how deep the muntin will be—.45” is stated but picture doesn’t appear to match. Applicant agreed. The picture shows a flatter muntin but they will install the deeper one that is .45”.

Commissioner stated that there are between-the-glass muntins and 4-over-4 aluminum windows but they are on the light courts. It’s unfortunate that the commission didn’t get a chance to review the windows on the light courts, but because of the nature of this building with the light courts, it’s likely these won’t be seen from the street. It is imperative that the front of the building is correct.

Regarding the CMU retaining walls, mostly they face the interior, not the exterior, correct? Applicant clarified that the retaining walls were existing, but they used some CMU in the rebuilding of a building wall.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00295 for 470 Martin Luther King Jr. 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 installation of front entry doors and the construction of retaining walls and fencing, the installation of new windows on the sides and rear facades, and the front façade levels 2-4 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:

1. A cut sheet will be submitted showing the full design of the front entry doors, with confirmation

- that they completely fill the existing opening as they are designed.
2. The historic concrete retaining wall will remain at the front/south lightwell at the west side wall.
 3. The windows installed on the front, floors 2, 3, and 4, will have the Simulated Divided Light appliques applied in the pattern to match the existing windows.

Commissioner Machielse supported.

ROLL CALL:

Commissioner Franklin: Aye
Commissioner Hamilton: Aye
Commissioner King: Aye
Commissioner Machielse: Aye
Commissioner Simmons: Aye

MOTION PASSED, 5-0.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00295 for 470 Martin Luther King Jr. 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 remaining proposed work items 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 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 & 9

For the following reasons:

1. The original wood windows and brickmold on the first floor of the front facade were distinctive, historic character-defining features that dated to the resource's Period of Significance and should be repaired and replicated.
2. The use of CMU block as an exterior wall material altered the features and spaces that characterize this property and changed the visual and historical relationships between the building

- and the other historic structures within the district.
3. The application of a painted surface expansively covering the masonry walls of the courtyard/lightwells will not rectify the visual and physical alteration of this space created by the placement of CMU, and the additional paint layer will further reduce the permeability of the bricks which can exacerbate moisture problems, which can cause the outer layer of brick to flake or crack.
 4. The rendering included on page 2 of the packet (page 5 of the application) titled, “Front Elevation & Window / Exterior Improvements” shows an entirely different façade for the building that is not supported by existing conditions nor the written scope of work. Future submissions must include correctly drawn and detailed elevations/renderings, which are in alignment with the scope of work. Specifications for repair work, masonry cleaning, and replacement of existing components is required.

Commissioner Machielse supported.

Discussion: Director Landsberg sought to clarify the scope items that were in the denial. Commission discussed and it was determined that the approval motion was not completely clear, so it was decided that the commission would restate the approval motion for the record.

ACTION

Commissioner Machielse moved: I make a motion to reconsider the motion for approval for HDC 2026-00295 for 470 Martin Luther King.

Commissioner King: Supported.

ROLL CALL:

Commissioner Franklin: Aye

Commissioner Hamilton: Aye

Commissioner King: Aye

Commissioner Machielse: Aye

Commissioner Simmons: Aye

MOTION PASSED, 5-0.

The motion for approval was rescinded with that reconsideration motion.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00295 for 470 Martin Luther King Jr. 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 installation of front entry doors, the installation of five fan windows in the five arches on the front façade, the installation of windows in the side and rear facades, the installation of windows in floors 2 through 4 on the front façade, and the construction of retaining walls and fencing 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:

1. A cut sheet will be submitted showing the full design of the front entry doors, with confirmation

- that they completely fill the existing opening as they are designed.
2. The historic concrete retaining wall will remain at the front/south lightwell at the west side wall.
 3. The windows installed on the front, floors 2 through 4, will have the Simulated Divided Light appliques applied in the pattern to match the existing windows.
 4. A cut sheet will be submitted showing the fan windows for the arches, for staff review and approval.

Commissioner King: Supported.

ROLL CALL:

Commissioner Franklin: Aye
Commissioner Hamilton: Aye
Commissioner King: Aye
Commissioner Machielse: Aye
Commissioner Simmons: Aye

MOTION PASSED, 5-0.

ROLL CALL for the denial motion:

Commissioner Franklin: Aye
Commissioner Hamilton: Aye
Commissioner King: Aye
Commissioner Machielse: Aye
Commissioner Simmons: Aye

MOTION PASSED, 5-0.

4291 Cortland – HDC2026-00170 – Russell Woods-Sullivan HD – LSJ – Replace wood windows with aluminum-clad wood windows

Applicant Robert Saxon, with the Detroit Land Bank, along with Chelsea Sturza, architectural consultant, and Shaker Manns, general contractor, all present online and sworn in.

Applicant described that the intent of the application was to restore all the wood windows on the house. 7 windows have been restored—all on front and 2 on side. They are seeking replacement windows on the rest of the sides and rear. They went through 3 contractors, a year, and missed all deadlines and project costs kept increasing. Reached out to a 4th, their proposal cost more than contractor 3's proposal, so they stayed with contractor 3 but then ultimately terminated that contract because of time and cost overruns. They stated that they believe that it would be almost impossible to find another contractor, but even if they did, they fear the cost would increase again because of poor window conditions, and they really need to get this house back to use as a residence. Important to note that the frames and jambs for the restored 7 windows will still need work to accept the restored windows.

A commissioner asked how much has been spent on windows. The applicant did not have a total, but stated that the first contract for all the windows was \$41,000.

A commissioner stated that he was sympathetic to the applicant's plight and all of the roadblocks the rehabilitation has faced, but the windows remain inside the house and the Standards require that they be preserved and repaired if possible. The contractor described that the window conditions vary greatly and many of the jambs and frames would need to be rebuilt.

ACTION

Commissioner King moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00170 for 4291 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 work 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 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 & 9

For the following reasons:

1. The historic wood windows are distinctive, character-defining features that are not proven to be beyond repair.

No commissioner supported.

MOTION FAILED.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00170 for 4291 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 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.

Commissioner Machielse SUPPORTED.

ROLL CALL

Commissioner Franklin: Abstain

Commissioner Hamilton: Aye
Commissioner King: No
Commissioner Machielse: Aye
Commissioner Simmons: Abstain

MOTION PASSED, 2-1 with two abstentions

1606 Chicago – HDC2026-00228 – Boston Edison HD – LSJ – Replace slate roof with asphalt roof

This application was approved via the consent agenda.

ACTION

Having duly reviewed the complete proposed scope of **Application HDC2026-00228 for 1606 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 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.

APPROVED VIA CONSENT AGENDA

~~**1450 Parker – HDC2026-00167 – West Village HD – BS – Replace east stone with limestone**~~

70 W. Boston – HDC2026-00190 – Boston Edison HD – BS – Landscaping, widen driveway

Applicant Craig Kallen, present and sworn in. Here for two reasons—widened driveway by a couple feet, and to have an evergreen screen.

Commissioner stated he has a concern about the arborvitae around the perimeter, and another commissioner agreed that the perimeter height should not exceed 6’ so the visual connection from the right-of-way is not lost.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00190 for 70 W. Boston 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.

The certificate of appropriateness is issued with the following condition:

The perimeter planting screen will be of a plant material and species that does not exceed 6 feet in height, in line with the fence.

Commissioner King: SUPPORTED.

ROLL CALL

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

MOTION PASSED, 5-0.

Applicant clarified whether the driveway was approved, and commissioners clarified that it was part of the approval.

4252 Cortland – HDC2026-00169 – Russell Woods-Sullivan HD – ET – Replace doors

Applicant Mignon Padilla, present and sworn in.

Applicant stated that she doesn't have a problem with staff recommendations except the front second-floor door. That door is deteriorated from the inside and covered with lead paint besides, so it needs to be replaced. The door on the rear is aluminum with glass inserts and she'd like to install the door with windows. Applicant also sought clarification on the color black for the doors. Staff clarified that black is part of the color system but as a sash color, not a trim color; staff reminded that the Commission does not need to follow those guidelines necessarily.

Commissioner stated that he believes the second-story front door is beyond repair and would agree with applicant that all 5 doors should be replaced, but the replacements need to be appropriate for the home.

Applicant would like the bright windowed door for her rear second-floor, but commissioners are not in favor of the highly contemporary design.

Commissioner acknowledges that the Commission should give staff guidance for a staff approval.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00169 for 4252 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 that 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:

1. That the doors be in a style as determined by staff that is appropriate to the style of the building and district.
2. The second-floor front door proposed for replacement have at least a 1/3 light and a panel design similar to the existing door.
3. These doors will be painted a trim color included in Color System D, as reviewed and approved by staff.

Commissioner Simmons: SUPPORTED.

ROLL CALL:

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

MOTION PASSED, 5-0.

4038 Fullerton – HDC2026-00225 – Russell Woods-Sullivan HD – AD – Replace vinyl window with vinyl window

Applicant not present.

No discussion.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00225 for 4038 Fullerton**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed work 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 Standard:

- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And

Elements of Design # 7 & 9

For the following reasons:

1. Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building and consistent with the general characteristics of a historic window of the type and period.
2. Due to their plasticity, flatness, detracting color/sheen, component profiles, and poor material quality, consumer-grade vinyl windows are incompatible with the building's overall historic character and do not exhibit an appearance consistent with the general characteristics of a historic window of the same type and period, as required by NPS Guidance.

Commissioner Simmons: SUPPORTED

ROLL CALL

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

MOTION PASSED, 5-0.

19583 Shrewsbury – HDC2026-00211 – Sherwood Forest HD – BS – Replace window system on rear sun porch

This application was approved via the consent agenda.

***4254 Tyler – HDC2026-00252 – Russell Woods-Sullivan HD – LSJ – Rehabilitate dwelling,* replace wood windows with vinyl windows**

Applicant Tanya Contreras and her father Jose Contreras, present and sworn in.

Applicant stated that she bought the house from the Detroit Land Bank and did not know it was in a historic district.

Commissioner explained that when a property is in a historic district, commission seeks to understand condition of historic materials before they can be replaced.

[Commissioners and applicant discussed window conditions. Commissioners discussed how they don't fully understand the proposal and which window goes into which opening. Commissioners discussed that some windows are missing, and staff can approve compatible windows for missing windows. Commissioners discuss what would be an appropriate replacement material; it could not be vinyl.]

Commissioner stated that even if the Commission denies the application, the homeowner could still bring replacement windows to staff for replacement for the window openings that are missing windows.

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00252 for 4254 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 replacement of wood windows with vinyl windows WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

- 1) *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.*

- 2) *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.*
- 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 & 9

For the following reasons:

1. The historic wood windows are distinctive, character-defining features that were not proven to be beyond repair.
2. The proposed windows do not match the old in style, texture, materials, and other visual qualities.
3. Due to their plasticity, flatness, detracting color/sheen, component profiles, and poor material quality, consumer-grade vinyl windows are incompatible with the building's overall historic character and do not exhibit an appearance consistent with the general characteristics of a historic window of the same type and period, as required by National Park Service Guidance.

Commissioner King: SUPPORTED.

ROLL CALL

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

MOTION PASSED, 5-0.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00252 for 4254 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 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:

1. The proposed paint, window, and gutter/downspout colors are to follow the Historic District Commission Color System C.
2. A new design for the replacement wood door incorporating 6-lite over 2-panels shall be selected and submitted to staff for review and approval.
3. Dimensioned drawings for front porch railing will be submitted to Staff for approval.

Commissioner Simmons: SUPPORTED

ROLL CALL

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

MOTION PASSED, 5-0.

6568 Woodward – HDC2026-00268 – Jam Handy/North End-East Grand Boulevard HD – JR –

Replace front and side bays, replace windows

This application was withdrawn from the agenda.

12546 Dexter – HDC2026-00271 – Russell Woods-Sullivan HD – AD – Rehabilitate building

This application was approved with recommended staff conditions via the consent agenda.

ACTION

The following motion below includes staff-recommended conditions for approval.

Having duly reviewed the complete proposed scope of **Application HDC2026-00271 for 12546 Dexter**, 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:

1. Drawings shall be revised and supplemented with cut sheets to comprehensively document and detail the infill/repair/replacement-in-kind designs, materials, components, finishes, methods of repair (i.e., masonry cleaning, paint removal), and rear lot landscape and hardscape elements. The revised drawings shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit.
2. Dimensioned elevation drawings of the proposed conditions for the building's interior courtyard façades shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit.
3. A site visit should be arranged with staff to review the proposed reclaimed brick and new stone cladding against the appearance of the existing historic elements prior to the issuance of the project's permit.

APPROVED VIA CONSENT AGENDA

12526 Dexter – HDC2026-00272 – Russell Woods-Sullivan HD – AD – Rehabilitate building

This application was approved with recommended staff conditions via the consent agenda.

ACTION

The following motion below includes staff-recommended conditions for approval.

Having duly reviewed the complete proposed scope of **Application HDC2026-00272 for 12526 Dexter**, 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:

1. Drawings shall be revised and supplemented with cut sheets to comprehensively document and detail the infill/repair/replacement-in-kind designs, materials, components, finishes, methods of repair (i.e., masonry cleaning, paint removal), and rear lot landscape and hardscape elements. The revised drawings shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit.
2. The existing original brick at the façade shall be retained and reinstalled if removal is required to address structural issues.
3. A site visit shall be arranged with staff to review the appearance of reclaimed brick against the existing original brick cladding prior to the issuance of the project's permit.

APPROVED VIA CONSENT AGENDA

12512 Dexter – HDC2026-00273 – Russell Woods-Sullivan HD – AD – Rehabilitate building

This application was approved with recommended staff conditions via the consent agenda.

ACTION

The following motion below includes staff-recommended conditions for approval.

Having duly reviewed the complete proposed scope of **Application HDC2026-00273 for 12512 Dexter**, 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:

1. Drawings shall be revised and supplemented with cut sheets and photos to comprehensively document and detail current conditions and proposed repair/replacement-in-kind designs, materials, components, finishes, methods of repair (i.e., cleaning, paint removal), and rear lot landscape and hardscape elements. The revised drawings shall be submitted to HDC staff for

- review and approval prior to the issuance of the project's permit.
2. The design for the grouped window openings shall be revised to closely match the historic materials and finishes and interior lighting.
 3. The final details for the trash enclosure shall be submitted to HDC staff for review and approval prior to its erection. If the enclosure shall be erected of masonry, the proposal will be forwarded to the Commission for review at a future regular meeting.
 4. The current metal hood above the storefront shall be retained and repaired or replicated if necessary. The condition of the fluted metal band below the hood, directly above the storefront opening, shall also be replicated to match the appearance of the building depicted in the 2018 Google Streetview images.

APPROVED VIA CONSENT AGENDA

134 Arden Park – HDC2026-00276 – Arden Park-East Boston HD – JR – Replace porch column bases

Applicant Cari Keiswetter, present online and sworn in.

Applicant's request is to use aluminum for the plinth so the plinths against the concrete don't degrade the historic columns.

Commissioner asked whether the columns are wood, applicant confirmed they are all wood, in varying configurations and conditions but all columns are wood.

Replacement plinth would be the same size as existing. Her plan is to cover them with wood and jig out the vents to retain the venting so the columns dry out.

[Discussion of structure and load and that the columns are hollow and structural, but there are four of them.]

Commissioner asks whether column bases are vented. Applicant stated that the existing plinths are not vented.

Staff noted that a product cut sheet was included in the report but not uploaded to the website so staff has done that now. Commission reviewed that cut sheet together and discussed how the large hole to vent and to support the structural hollow column is not something they've seen before. One commissioner described that the columns in contact with masonry is a perennial problem, but there are a couple ways to manage it—could back-prime or use a sill sealer like for a sill plate for a house to have a break between the masonry and the wood. Commissioners agree that contact between wood and masonry is a problem, but not sure this is the best solution.

ACTION

Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00276 for 134 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 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 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:

1. The four columns proposed for repair are historic, distinctive, character-defining features of the building, including their bases. Therefore, the new bases should match the existing in material and design.
2. The specific details regarding the manner in which the wood skirting/trim will be installed have not been included in the submission. Also, the application does not outline the specific dimensions of the existing and proposed new column bases and the proposed skirting/trim.
3. Finally, the longevity/durability of the wood cladding proposed for the new aluminum bases is unknown as this is a novel approach and the details regarding the installation of the wood trim/skirting/cladding has not been provided in the application. It is therefore unclear if the proposed new wood-clad aluminum bases will present an appearance that adequately matches the current bases and is consistent with the property's historic appearance in both the short and long term.

Commissioner Machielse: SUPPORTED.

ROLL CALL

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

MOTION PASSED, 5-0.

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XV OLD BUSINESS

None

XVI NEW BUSINESS

XVII ADJOURNMENT

ACTION

Commissioner Simmons, supported by Commissioner Machielse, moved to adjourn, followed by a voice vote.

Chairperson Franklin adjourned the meeting at 7:51 PM.