

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

May 13, 2026

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Chair Franklin called the meeting to order at 4:35 p.m.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X	
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 Machielse moved to move the application for 2900 Cass to the consent agenda.Commissioner Simmons: SUPPORT.**ROLL CALL**Commissioner Franklin: AYECommissioner Machielse: AYECommissioner Marquez: AYECommissioner Simmons: AYE**Motion passed, 4-0.****ACTION**Commissioner Machielse moved to approve the agenda as amended.Commissioner Marquez: SUPPORT**ROLL CALL**Commissioner Franklin: AYECommissioner Machielse: AYECommissioner Marquez: AYECommissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED 4-0

IV APPROVAL OF MEETING MINUTES

ACTION

Commissioner Machielse moved to approve the meeting minutes for the March 11, 2026 meeting.
Commissioner Simmons supported.

ROLL CALL:

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED, 4-0.

V REPORTS

Director Landsberg let the commission know that the search for the new director of the Planning and Development Department would be concluding soon.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

ACTION

Commissioner Machielse moved to approve the consent agenda.
Commissioner Simmons: SUPPORT.

ROLL CALL

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED 4-0.

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)

3475-3507 & 3466-3490 Lincoln – SPR2026-00023 – Within and adjacent to Woodbridge Farms HD & adjacent to Trumbull Avenue Presbyterian Church HD

Staff report.

ACTION

Commissioner Simmons moved that no comments be returned in response to HDC involvement in the site plan review for 3475 Lincoln, SPR2026-00023.

Commissioner Marquez: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED, 4-0

8325 E Jefferson—SLU2026-00038—Indian Village--JR

Staff report.

ACTION

Commissioner Marquez moved that no comments be returned in response to HDC involvement in the site plan review SLU2026-00038 for 8325 E Jefferson.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED, 4-0

4454 Woodward—SPR2026-00024—adjacent to Garfield Building HD--JR

Staff report.

ACTION

Commissioner Machielse moved that no comments be returned in response to HDC involvement in the site plan review SLU2026-00024 for 4454 Woodward.

Commissioner Simmons: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION PASSED, 4-0

X APPLICATIONS SUBJECT TO PUBLIC HEARING

***1616 Chicago – HDC2026-00139 – Boston-Edison HD – JR – Demolish rear two-story wing,* erect rear two-story wing**

Staff report.

Present and sworn in is applicant/homeowner Everado Morales and contractor William Wroblewski

Applicant summarized what they hoped to do—rebuild rear wing and add a wood deck where a rear concrete porch got demolished.

Chair opened the public hearing at 4:52 PM.

- No comments.

Chair closed the public hearing at 4:53 PM.

[Commission discussion, including roof change from what was there to what is proposed. Rebuilt addition will have a crawlspace. Commission wants to see a shadowline where the windows are—a little recess for the new windows from the wall plane. Commission would want to see a section drawing that shows that recess. Commission also concerned about color. Staff recommends color of windows match existing and not introduce a different color. Commissioner also mentioned exposed rafter tails and those are an important feature for the rebuilt rear addition to retain.]

ACTION

Commissioner Marquez moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00139 for 1616 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. The upper transom needs three lights in the transom instead of just two;

2. The roof needs to be a flat roof;
3. The exposed rafter tails will be included in the new construction;
4. The window color needs to be coordinated with and approved by HDC staff;
5. A section drawing of the window details needs to be submitted to staff for review and approval showing how the window will sit in the wall cavity, the moldings, and how the moldings will meet the stucco;
6. The west wall of the rear one-story wing should be finished with true stucco to match the proposed cladding for the wing's rear wall. Staff shall be afforded the opportunity to review and approve this work item prior to the issuance of the project's permit.

Commissioner Simmons: SUPPORT.

ROLL CALL

Commissioner Franklin: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

MOTION PASSED 4-0.

1475 Longfellow – HDC2026-00192 – Boston-Edison HD – BS – Erect garage, install landscaping and hardscaping

Staff report.

Applicant Michael Sklenka, present and sworn in.

Mr. Sklenka stated that regarding the staff's recommendations for conditions:

- Regarding windows, he is proposing Pella Lifestyle aluminum-clad wood windows and will include those details in the building permit process;
- Regarding planting beds, planned are low-height perennials, like coneflowers;
- Regarding the heat pump, it will be located behind the building between the rear wall and the fence;
- Regarding the color for the walls, soffit, and fascia, planned is B11 Grayish Olive in Color System C to match the color of the main house.

Chair opened and closed the public hearing at 5:21 PM without comments.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00192 for 1475 Longfellow**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. The garage's walls, soffits, fascia, and exterior doors shall be finished with colors that are compatible within the Historic Districts' Color Chart System, subject to staff approval.
2. A detailed section drawing with dimensions must be provided for the proposed window(s) described as having simulated divided lights.
3. Details on the proposed landscape planting beds (i.e. plant types, etc), patio at grade, and the HVAC mechanical unit must be provided.

Commissioner Simmons: SUPPORT

ROLL CALL:

Commissioner Franklin: Aye..

Commissioner Machielse: Aye.

Commissioner Marquez: Aye.

Commissioner Simmons: Aye.

MOTION PASSED 4-0.

Chair Franklin reminded the audience that the application for 2900 Cass (HDC2026-00121) was moved to the consent agenda and was approved.

892 W Boston Blvd –HDC2026-00193—Boston-Edison HD—ET—Install landscaping and hardscaping, construct pool

Staff report.

Landscape architects Patrick Funke and Brendan Britt, present and sworn in.

Chair asked about trees at the rear of the property. Applicant explained that they had hired a local arborist. Unfortunately, none of the trees were historic or original to the property and a lot of them were volunteers and poor examples like cottonwood instead of hardwood trees. The inventory of existing trees and the arborist's report is attached to the site plans. Many new trees will be added to the property as well.

Commissioner asked how much time was spent determining what elements are original. They had many historic photos and were able to determine which elements are historic and original and how the elements around the property should look, and they have access to restoration contractors as well.

Public hearing opened at 5:32 PM and closed at 5:34 PM. One public comment received from Allen Brown, adjacent property homeowner, who supports the project. Current homeowner has been very collaborative and consultative. He is glad that trees at the rear will be removed.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00193 for 892 W. Boston Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the

2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

1. The active chemical in Klenztone and the solution strength/the selected Klenztone product will be submitted to staff and a test patch will be administered before the stone paver cleaning begins.
2. Once a test patch is completed, staff will be provided a photo of clean stone pavers next to the proposed replacement samples for review and approval before paver work begins.
3. Any mortar used in the stone repairs needs to match historic mortar and be softer than the stone.
4. The driveway at the front of the house will be expanded by less than the proposed 5'8". The widened driveway will be no wider than 9' 6" at the sidewalk and 12' along its length and at the porte cochere.
5. The service court bricks must remain in-situ; any expansion to the driveway must use matching bricks, but the bricks cannot be sourced from the service court.
6. Dimensioned drawings for the south fountain will be submitted to staff and approved before work begins.
7. Dimensions of the current and proposed service court wall will be provided to staff, and a clear photo of the sample replacement material against the existing material will be provided to staff before work begins.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: Aye.

Commissioner Machielse: Aye.

Commissioner Marquez: Aye.

Commissioner Simmons: Aye.

MOTION PASSED, 4-0.

XI CITY PROJECTS SUBJECT TO PUBLIC HEARING

XII PUBLIC COMMENT

Public comment opened at 5:37 PM.

David Matthews is considering purchasing property in the historic district and had questions about the process. He was given a business card for the historic district staff and encouraged to contact by email or phone.

Public comment closed at 5:46 PM.

XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

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

Applicants Kahlil Assad and Assad Assad, present and sworn in.

Staff clarified that after the advisory report was posted Friday, staff met with the applicant Monday afternoon and added some information to the staff report, and then the applicant provided additional information on the day of the meeting.

Chair invited applicant to walk the Commission through late changes. Applicant distributed two stapled sets of handouts and they have been attached to these minutes.

Applicant walked through handouts and some information and explained how these windows were installed (and other work done) without HDC review. Staff clarified that this is a contributing building to the historic district.

Applicant clarified that the retaining wall of CMU topped with three courses of brick (edging a light well) was designed so that the CMU would not show once the construction activity next door (and dirt moving) was complete.

Staff stated that, regarding repainting the brick, they are recommending gentle removal, gentle continued weathering, but not repainting all of the masonry surfaces.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00162 for 470 Martin Luther King Jr. Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES an approval, with the following conditions:

- applicant will continue to work with staff to find the appropriate brick molding
- applicant will submit proposed color for the windows for approval
- applicant will work with staff regarding the appropriate way forward on masonry paint
- applicant will work with staff on window moldings, grilles, and lights of the windows.

Commissioner Machielse asked for clarification regarding windows and this proposed motion. Applicant clarified current situation and muntins between the glass and plans for exterior applied muntins.

Commissioner Machielse clarified that he didn’t mean to hijack Commissioner Marquez’s motion.

Commissioner Marquez withdrew his motion.

[Commissioner and applicant discussion of field-applied exterior muntins and their dimensions and staff

clarifying how the windows have changed over time and when specific windows were removed without approval.]

In trying to work out specific conditions, Commissioner Marquez decided that there were too many details left to be conditions, instead of having concrete details and drawings well ahead of the meeting for review. He decided to change his motion to a denial.

ACTION

Commissioner Marquez moved that:

having duly reviewed the complete proposed scope of **Application HDC2026-00162 for 470 Martin Luther King Jr. Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 & 9

For the following reasons:

1. The original wood windows and brickmold, and exterior brick on all walls (variegated reddish-brown brick on outward facing walls and yellowish-white brick on interior courtyard/lightwell walls) were distinctive, historic character-defining features that date to the resource's Period of Significance.
2. The removal of the historic windows, and brick wall surface was completed without demonstration that the distinctive, character-defining components and materials were beyond reasonable repair.
3. Furthermore, the installation of aluminum windows with grilles between the glass, minimal, flat-surface exterior applied grilles, differing glass patterns and, at times window operation, that do not match the historic windows; and the use of CMU block as an exterior wall and retaining wall material; altered the features and spaces that characterize this property and changed the visual and historical relationship between the building and the other historic structures within the district.

Commissioner Simmons: SUPPORTED.

Further discussion: Director Landsberg reminded Commission that the reasons given should match their discussion and objections to the proposal. Staff will look at the objections the commission gave, and then if the applicant's updated information submitted to address the HDC's stated objections to approval does not address those stated objections, staff will not put the application back on the agenda. So, commissioner-stated objections to approval must be able to be remedied in the way that you feel moves the application to appropriateness. His recommendation to the commissioners is to discard the proposed staff conditions and create their own, related to what they want to see from the applicant. The direction to the staff, however, has to be explicit and specific.

Commissioner clarified that if the applicant withdraws, he can bring the application back with more information almost immediately. Director Landsberg stated that the applicant can withdraw at any time, and they can come right back to the Commission's next meeting if they have the needed information.

Commissioner Marquez withdrew his motion.

Applicant withdrew his application. He plans to submit new information and return on the next agenda.

Chair encouraged him to refer back to the staff report and work with staff and to make his re-submission very specific. Gutters and downspouts will be painted x color, etc., all details are in one document.

2900 Cass – HDC2026-00121 – Cass Park Local HD – GL – Stabilize and rehabilitate building

APPROVED VIA CONSENT AGENDA.

15091 Penrod – HDC2026-00035 – Rosedale Park HD – ET – Replace wood windows with aluminum-clad wood windows

Applicant Clark Bailey, present and sworn in.

Chair asked if the applicant had additional information to share or present. He did not.

The applicant proposes to replace 15 windows, replace balcony doors, and cover historic trim with aluminum. Commissioner explained that the Commission does not approve the replacement of historic materials without evidence that the materials are deteriorated beyond repair.

The applicant stated that in his opinion, these windows are deteriorated beyond repair, and they're covered with lead-based paint. One commissioner stated that he sees the pictures and he sees some deterioration in terms of needed paint and glazing, but he does not see from the photos that the windows are beyond repair.

Commissioner asked whether a company came to evaluate his windows in terms of repair; applicant stated he did. The state determined that the windows needed to be replaced, and his company, Clark's Construction, reached the same conclusion. A commissioner asked whether he or the state did an evaluation they can provide. He only has the state's bid form that states that the windows must be replaced.

Commissioner stated that it seemed that there is a gap. This is a lead remediation contract, and the state's concern is different than the Commission's concerns. The Commission would like to see what will it take to remediate the lead and preserve these windows?

ACTION 1 of 2

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00035 for 15091 Penrod**, 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 replacement of 10 wood windows with muntins, replacement of a wood entry door and a wood storm door, and covering historic wood trim with aluminum coil stock WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

And

Elements of Design # 3, 7, 8, 10 & 15

For the following reasons:

1. The 10 wood windows with muntins and the rear balcony's wood entry door and storm door are distinctive and historic character-defining features of the house. The application does not adequately substantiate that these existing historic features are deteriorated beyond repair. The hazards represented by lead paint can be abated via historic preservation treatments rather than outright replacement.
2. Removing or covering existing historic wood trim around doors and windows would alter the house's historic features and diminish its character.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: Aye.
Commissioner Machielse: Aye.
Commissioner Marquez: Aye.
Commissioner Simmons: Aye.

MOTION PASSED, 4-0.

ACTION 2 OF 2

Commissioner Simmons moved: Having duly reviewed the complete proposed scope of **Application HDC2026-00035 for 15091 Penrod**, 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. Any historic wood trim and brick mold that exists will be preserved, repaired, and reused. If any wood trim is beyond repair, trim that matches the historic in material, profile, and craftsmanship may be used.
2. Samples of the black screen proposed will be shared with staff for review and approval.

Commissioner Machielse: SUPPORTED.

ROLL CALL:

Commissioner Franklin: Aye.
Commissioner Machielse: Aye.
Commissioner Marquez: Aye.
Commissioner Simmons: Aye.

MOTION PASSED, 4-0.

1000 Ste Anne & 2635 W Lafayette—HDC2026-00195—Ste Anne’s Parish Complex HD—JR— Replace wood windows, infill basement window openings, reconsider conditions

Applicants Jessica Quijano and Eugene Hopkins, present and sworn in.

Ms Quijano wanted to address a couple items regarding staff’s analysis and recommendations.

Regarding infill of masonry openings at basilica (Chapel) and at the rectory, both are located in a character-defining feature and they agree that they are character-defining but not as important as other historic features; the character-defining features are on a spectrum of significance. And these features are

secondary in importance. Too, they're not proposing to change the masonry openings—they would be the same size as they are, and often the windows in the openings are not historic. Proposed are deeper recesses than were proposed last time. Staff mentioned objecting to opaque material but the opaque material is the current situation, and these could be removed without damaging the historic material. Applicant addressed Standards and the proposal and discussed how the applicants believe they are meeting the Standards. They also mentioned that the school building has several similar infilled openings, and the Church does as well when the plaza and ADA ramp was built.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00195 for 1000 St. Anne & 2635 W. Lafayette**, 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 project 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:

- With respect to the three windows proposed for replacement at the basilica/church's sacristy area, staff will be afforded the opportunity to review and approve the final specifications and shop drawings for the new windows prior to their installation
- With respect to the replacement of brickmould at the rectory building, the applicant shall provide photo documentation of the brickmould for each window proposed for the new sashes to HDC staff upon the removal of the aluminum panning/prior to the installation of the new sashes. Staff shall be afforded the opportunity to review the condition of the brickmould and shall approve its replacement with new wood brickmould that matches the original if they determine that historic brickmould does not exist or if historic brickmould exists but is deteriorated beyond repair. If the documentation indicates that the historic brickmould remains beneath the current aluminum panning and staff determines that it is not deteriorated beyond repair, it shall be retained and repaired in kind where necessary.
- With respect to the basement windows proposed for infill, the infill will be recessed to achieve a shadow line, and the stone used in the construction will be colored differently than the original.

Commissioner Machielse: SUPPORTED.

ROLL CALL

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE.

MOTION PASSED, 4-0.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00195 for 1000 St. Anne & 2635 W. Lafayette**, 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 approved by COA# HDC2026-00107 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. Prior to the issuance of the building permit pertaining to the work at the property's Parish Hall, the applicant shall provide drawings which outline details regarding the dimensions, materials and footprint of the proposed rear wall connector and screen wall addition to HDC staff for review and approval. The drawings must clearly indicate the dimensions, materials and footprint of the new wall and addition. The drawings must also clearly depict how the addition and wall will interact with Parish Hall and the Rectory building.
2. Prior to the issuance of the building permit pertaining to work at the property's Parish Hall, the applicant shall provide product cutsheets for the proposed replacement columns for the building's façade, second story, to HDC staff for review and approval.

Commissioner Machielse: SUPPORTED

ROLL CALL

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE.

MOTION PASSED, 4-0.

405 E Ferry – HDC2026-00200 – East Ferry Avenue HD – BS – Replace slate tiles at gable ends

Applicant Cynthia Wolfe present online; sworn in.

Could she possibly take the tile to use from the east side between houses that people don't really see to repair/fill in on the other, more public side where tiles are broken or missing?

Commissioner asked if it is possible to source new, matching slate? Also, he doesn't think he has enough information about the replacement proposed DaVinci tile in terms of how it compares to the color, exposure, width, etc of the historic slate.

The DaVinci is close to the existing slate in terms of thickness. The historic slate is gray with a slight greenish tinge to it.

Commissioner stated that in order to apply the Secretary of the Interior's Standards for Rehabilitation, he would like to find a path to save all of it or at least understand what the options are so those options can be exhausted, and then an alternative could possibly be entertained. We have a quote for the DaVinci substitute product, and commissioner has questions about that product in terms of dimensionality and how it compares to the historic. Commissioner wants to understand the cost of real slate replacement for reference. Existing slate is about 6x 12 and the exposure is about 6 inches. Commissioner is concerned that because of the system's age, it will all begin failing en masse and some kind of replacement may be necessary. It would be good to have a complete replacement quote to compare the DaVinci quote with.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00200 for 405 E. Ferry**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

And

Elements of Design # 7, 8, 9 & 19

For the following reasons:

1. The existing slate tile does not appear to be deteriorated beyond repair.
2. The DaVinci Inspired slate tiles, made of a polypropylene-based product, are not a compatible replacement for a slate tile gable end roof. The replacement tiles should match the existing in size, shape, color, texture, exposure, and coursing.
 - a. Vinyl and poly-products offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality, authenticity, and appearance of historic slate tiles.

Commissioner Simmons: SUPPORTED.

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0.

ACTION

Commissioner Machielse moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00200 for 405 E. Ferry**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines that 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 condition:

1. The wood window's trim and sashes shall be finished with colors that are compatible within the Historic Districts' Color Chart System, subject to staff approval.

Commissioner Simmons: SUPPORTED

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 4-0

XIV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XV OLD BUSINESS

None

XVI NEW BUSINESS

2025 SHPO CLG Report—HDAB Deputy Directory Lisa DiChiera presented an overview of the Certified Local Government Report for 2025.

Commissioner Marquez acknowledged audience member Finley Booth, who attended the meeting as a recent UDM Architecture grad.

XVII ADJOURNMENT

ACTION

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

Chairperson Franklin adjourned the meeting at 7:50 PM.