**MINUTES**
**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**
April 8, 2026
*Coleman A. Young Municipal Center, Suite 808*

## I CALL TO ORDER

**Chair Franklin called the meeting to order at 4:39 p.m.**

## II ROLL CALL

| HISTORIC DISTRICT COMMISSION | | PRESENT | ABSENT |
|---|---|---|---|
| Tiffany Franklin | Chair | X | |
| James Hamilton | Commissioner | X | |
| Marcus King | Commissioner | X—arrived at 5:10 pm | |
| 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 3500 McDougall and 2411 14th Street to the consent agenda. Commissioner Machielse: SUPPORT.

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**Motion passed, 4-0.**

**ACTION**
Commissioner Marquez moved to approve the agenda as modified.
Commissioner Machielse: SUPPORT

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 4 Nays: 0
**MOTION PASSED 4-0**

## IV CLOSED SESSION

**ACTION**
Commissioner Machielse moved to enter closed session for the purpose of consultation with Counsel to the Commission regarding pending litigation in the case of Nicolette Townhouses Cooperative Association, Joliet Townhouses Cooperative Association, LaSalle Townhouses Cooperative Association, and Lafayette Townhouses Incorporated via the City of Detroit and Detroit Historic District Commission per MCL, 15.268. 1E of the Michigan Open Meetings Act, that being Act 267 of 1976 as amended.

Commissioner Marquez: SUPPORT

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSED 4-0.**

5:19 PM: Commissioners returned from Closed Session, Commissioner King present.

## V APPROVAL OF MEETING MINUTES
None

## VI REPORTS
None

## VII APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

**ACTION**
Commissioner Hamilton moved to approve the consent agenda.
Commissioner Machielse: SUPPORT.

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSES** 5-0.

## VIII POSTPONED APPLICATIONS

None

## IX EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)

None

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

**8230 Woodward – SPR2026-00015 – ADJACENT TO NEW CENTER AREA HD – JR**

Staff report.

**ACTION**
Commissioner King moved that no comments be returned in response to HDC involvement in the site plan review for 8230 Woodward Avenue.

Commissioner Hamilton: SUPPORTED.

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0
**MOTION PASSED, 5-0**

**4661 Woodward – SLU2026-00018 – ADJACENT TO WARREN-PRENTIS HD – JR**

Staff report.

**ACTION**
Commissioner Machielse moved that no comments be returned in response to HDC involvement in the site plan review SLU2026-00018 for 4661 Woodward.

Commissioner Hamilton: SUPPORTED.

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

Ayes: 5 Nays: 0
**MOTION PASSED, 5-0**

## XI APPLICATIONS SUBJECT TO PUBLIC HEARING

**1833 Church – HDC2026-00102 – Corktown HD—AD –Demolish gable roof of rear wing, erect second-floor rear addition**

Staff report.
Present and sworn in is applicant and architect Brian Hurttienne.

Applicant:
- pretty simple addition to the second story only.

Chair opened the public hearing at 5:32 PM.
- Mark Crowley, neighbor, Corktown. In favor of this project.

Chair closed the public hearing at 5:34 PM.

*[Commission discussion.*
*Siding question: What is the exposure? New addition as proposed is 6" but they can reduce that.*
*Commissioner asked whether the addition siding should match narrow historic wood siding.*
*Commissioner notes that the house had insulbrick and that the permit cards indicate that there was a fire, so we don't know what is on the house at this point.]*

**ACTION**
Commissioner Machielse moved that:
Having duly reviewed the complete proposed scope of **Application HDC2026-00102 for 1833 Church 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:*
1. A solid continuous trim board should run along the bottom edge of the new wall for proper detailing and differentiation of the addition from the adjacent historic-age construction.
2. Specifications for the new windows will be submitted, as will confirmation of the exterior cladding color.
3. The paint color for the wall siding will be submitted for staff review and will be noted on the permit set of drawings.
4. Revised elevation drawings reflecting the listed conditions will be submitted for staff review.

Commissioner King: SUPPORT.

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSED** 5-0.

**1436 Edison – HDC2026-00080 – Boston-Edison HD –** BS **–** Demolish garage, erect garage

Staff report.

Homeowner Kaleena Quinn, present and sworn in.

The gutters are proposed to be a pre-finished dark brown to match the new paint color being proposed for the garage.

Chair opened public hearing at 5:44 PM and closed it. No comments received.

Commissioner Hamilton (supported by Commissioner Machielse) moved that:
Having duly reviewed the complete proposed scope of **Application HDC2026-00080 for 1436 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.

ROLL CALL:
Commissioner Franklin: Aye.
Commissioner Hamilton: Aye.
Commissioner King: Aye.
Commissioner Machielse: Aye.
Commissioner Marquez: Aye.

**MOTION PASSED** 5-0.

**1000 St. Anne & 2635 W. Lafayette – HDC2026-00107 – Ste. Anne's Parish Complex HD –** JR – Demolish garage, demolish existing additions, erect addition, rehabilitate multiple buildings

Staff reports.

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

They describe that two documents have been handed out, and one of the documents was posted to the website. The other was received today on paper at the meeting and has not been posted to the website. The chapel work is proposed and additional work will be proposed for the basilica.

Public hearing opened at 6:06 PM. Monsignor Charles Kosanke, pastor of the Church and present in the auditorium, spoke. He believes the garage is later than 1923 (he thinks it was built in 1956) and he stated that Catholic chapels are not bland—they do tend to be ornate. And there's a desire to further connect the Chapel to the Church. Public hearing closed at 6:10 PM.

Staff stated that the building permit cards show that the building permit was issued in 1923 and that it is

staff opinion, as professional architectural historians, that the garage dates from that period; nothing about the building appears to staff to date from the 1950s.

*[Commissioner discussion. Commissioner asked applicant for details about basement window infill. Applicant clarified that proposed is either stone or brick infill (depending on adjacent material) recessed about an inch in all basement windows. Commissioner thought that infilling all basement windows would dirupt the building's rhythm and design and thought that a deeper recess, more like where the window is currently, would be a better recess. Applicant stated that they could produce mockups of various solutions. Another commissioner expressed concern about the chapel and how does the proposal match up with the intention of the original design? Commissioner stated that it seemed that some of the ornate European chapels come from the Baroque and Renaissance periods and that this one appears to have been subordinate to the main nave. There are, however, elements in the Chapel that were moved from the previous church, so some changes to elevate the significance of those elements might be warranted. Perhaps not raising the height of the wainscoting on the side walls, but perhaps behind the altar to show reverence. Another commissioner stated that keeping the chapel simple draws attention to the important historic elements there—the tomb and the historic relocated altar, and that perhaps the Chapel should not be tied back to the Church but should be its own entity. Adding conjectural features could confuse the record in violation of the Standards. Other commissioners agreed with the conjectural nature of the proposed work in the Chapel. One commissioner stated that the existing wainscot height may be out of scale with the space.*

*Applicant clarified that the intention with the Chapel work was to allow the current community to impact the space—the basilica is the legacy of the Church, and the Chapel can be a bridge to the current community, showing the evolution from French to Hispanic. Allowing the current congregation to make a personal commitment to the facility is important for the future ownership of the space. We don't seek to mimic the basilica but instead to create an affinity with the congregation and the community.]*

**ACTION**

Commissioner Hamilton moved that:
"Having duly reviewed the complete proposed scope of application HDC 2026-00107 for 1000 St. Anne and 2635 West Lafayette and having duly considered the appropriateness thereof, pursuant to Chapter 21 Article 2 of the 2019 Detroit City Code and MCL 399.205 Local Historic Districts Act, the Commission determines the proposed application will not be appropriate according to the standards of review set forth in state and local legislation, and therefore issues a denial of the proposed work, as the proposed work fails to meet the Secretary of Interior's standards, specifically standards 2, 3, and 5, for the following reasons: with respect to the Chapel wing of the basilica, its current unadorned white walls and ceilings, window and door surrounds, wood wainscoting, and light fixtures are distinctive, character-defining features which should be retained in order to retain its subordinance to the church's main interior space and its subdued character. The proposed new elements are conjectural and could also be mistaken as original to the building."

Director Landsberg noted that the motion currently is for the entire scope of work and not just the Chapel and Basilica. Commissioner Hamilton **rephrased** the motion as:

"Having duly reviewed the complete proposed scope of **Application HDC2026-00107 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 in the Chapel of the Basilica 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:

- *Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Standard 3) Each property will 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 elements from other historic properties, will not be undertaken.*
- *Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Standard 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

  *And Elements of Design #8, 10, 12, 13, 15 & 20*

For the following reasons:

1. With respect to the chapel wing of the basilica, its current unadorned white walls and ceilings, window and door surrounds, wood wainscoting, and light fixtures are distinctive, character-defining features which should be retained in order to retain its subordinance to the church's main interior space and its subdued character. The proposed new elements are conjectural and could be mistaken as original to the building."

No support received; discussion followed. Discussion considered the demolition of the Garage; some commissioners thought it could be demolished but didn't know what would be built in its place and were not comfortable with that. Commission began considering the items listed in the denial and whether to change that list. They decided that the list could remain as is, and then the other items could be approved so the project could keep moving.

**ACTION**

On Recommendation 1, Commissioner Hamilton moved:

Regarding the proposed work to: demolish the garage; rehabilitate the chapel interior; replace three historic windows at the basilica's 2nd story and sacristy; infill one basement window opening at the west façade of basilica building, chapel wing; infill basement window openings at the Rectory and the Wellness Center/Convent; replace historic wood windows at the Rectory, Parish Hall, and Wellness Center/Convent and rooftop dormer; and replace historic brickmould (current covered with aluminum panning) at the Wellness Center windows, with respect to these, I move that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00107 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 these elements in the proposed application WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for those proposed work items, as the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

- *Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Standard 3) Each property will 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 elements from other historic properties, will not be undertaken.*
- *Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Standard 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

  *And Elements of Design #8, 10, 12, 13, 15 & 20*

For the following reasons:

1. With respect to the chapel wing of the basilica, its current unadorned white walls and ceilings, window and door surrounds, wood wainscoting, and light fixtures are distinctive, character-defining features which should be retained in order to retain its subordinance to the church's main interior space and its subdued character. The proposed new elements are conjectural and could also be mistaken as original to the building.
2. The submission does not include the level of documentation necessary to substantiate that the three historic wood windows at the second floor, 2-story portion of the basilica (sacristy) which are proposed for replacement are deteriorated beyond repair. Also, the application does not demonstrate that the proposed replacement windows are an accurate match for the existing historic units as drawings of typical existing conditions and the proposed new replacement units have not been provided.
3. The proposed infill of basement window openings at the Rectory, Basilica/church building, and Convent/Wellness Center will detract from the distinctive, character-defining expression of the building's historic fenestration openings within the foundation wall.
4. The garage proposed for demolition may contribute to the district.
5. The submitted documentation of the Rectory's and Parish Hall's distinctive, historic character-defining wood windows which are proposed for replacement do not adequately establish that they are deteriorated beyond repair. Also, the application does not demonstrate that the proposed replacement windows are an adequate match for the existing historic units as drawings of typical existing conditions and the proposed new replacement units have not been provided.

6. The application does not present documentation of the condition of the historic brickmould which exists beneath the aluminum panning of the Wellness Center/Convent's windows. As such, it is unclear if the removal/replacement of this historic feature would be merited.
7. The application does not include the level of documentation necessary to establish the significance and condition of the two historic wood dormer windows at the Wellness Center/Convent's roof which are proposed for replacement.

Commissioner Marquez: SUPPORT

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSED**, 5-0.

**ACTION**
Commissioner Hamilton moved:

On the remaining work items, I move that having duly reviewed the complete proposed scope of **Application HDC2026-00107 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 remaining proposed work items WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for those proposed work items.

*The Certificate of Appropriateness is issued with the following conditions:*

1. The applicant shall submit drawings to HDC staff which outline details re: the dimensions, materials and footprint of the new Parish Hall connector and screen wall addition for review and approval prior to the issuance of the permit. The drawings must clearly indicate the dimensions, materials and footprint of the new wall and addition. Also, clearly indicate how the addition and wall will interact with Parish Hall and the Rectory building.
2. HDC staff shall be afforded the opportunity to review product cutsheets for the replacement columns proposed at the Parish Hall building's second story front façade porch prior to the issuance of the project's permit.

Commissioner King: SUPPORT.

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE

Commissioner Marquez: AYE

**MOTION PASSED**, 5-0.

## XII CITY PROJECTS SUBJECT TO PUBLIC HEARING

***4221 Cortland – HDC2026-00097 – Russell Woods-Sullivan HD –** AD – Demolish two walls of rear wing, erect two walls of rear wing,* install front porch railing
Applicants Robert Saxon and Chelsea Sturza, both present online and sworn in.

Staff report.

7:02 PM: Public hearing opened and closed without comment.

Applicant described the Land Bank's work and mission and reiterated this application's scope of work: they are seeking a 36-inch front guardrail on the porch and they're seeking engineered wood on the rear of the house on the first floor instead of wood siding. They seek that because that product comes pre-primed and saves on labor costs and is expected to not need painting as often. They restored every wood window on the house.

Commissioner clarified where the new siding would go and clarified the return situation where the two sidings meet.

**ACTION**
Commissioner Hamilton moved: Having duly reviewed the complete proposed scope of **Application HDC2026-00097 for 4221 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 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 siding on the rear addition shall be wood and will be installed to have the same exposure as the original wood siding.
2. The railing on the front porch shall have the historic height, as indicated by the remaining post.
3. The siding will be painted a color in the appropriate color palette and the color will be reviewed and approved by staff.

Commissioner King: SUPPORT.

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSED**, 5-0.

## XIII PUBLIC COMMENT

7:15 PM: Reanetta James
Ms James is a resident in the Palmer Park Historic District, and asks what is the City doing to safeguard the buildings and their security? Chair explained that there is a discussion scheduled for tonight and BSEED has the responsibility for citing for code violations or for failure to maintain those buildings. So BSEED is the level of government to which you could present your concerns. And we certainly hope that you can join us for the discussion later in the meeting.

Public comment closed.

## XIII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

***541 Lodge – HDC2026-00059 – Berry Subdivision HD –** BS – Install security lights*

Applicants Alvin Taylor and Andrea Taylor, present and sworn in.

Mr. Taylor described that they've lived in the house 30 years and these lights have been installed for about 15 years, and the contractor said he had gotten approval and permits.

Commissioners clarified which lights were part of the discussion.

Chair let the applicant know that since the staff finds no approvals on file for the work, it is likely that the Commission's approval was not issued, and the lights are not historically appropriate. The Commission wants residents in the historic districts to feel secure and safe, so it's not that security lights are inappropriate, it's that these lights and their style/design and location may not be.

Commissioner clarified that the light on the side of the house is the kind of light that would normally be on a highway and mounted 25 or 30 feet high, and the location at the side of the house there is probably okay, but the fixture will likely need to be changed. And for the light on the front of the house, that exterior conduit would not be approved.

Commissioner asked whether the lights are motion sensors or on all night. Applicant stated they're on all night.

Applicant asked how long they could have to correct the situation. Chair asked how long they would need. They thought fall would be realistic. Chair suggested that they could have until October 2026 and if they need more time, they should let staff know.

**ACTION**
Commissioner Marquez moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00059 for 541 Lodge**, 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 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:

- *Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

  *And Elements of Design #9*

For the following reasons:

1. The security lights are incompatible with the historic context of the neighborhood and are not an appropriate lighting type for the district. The style, size, and color are incompatible with the historic character of the house.

Commissioner Hamilton: SUPPORT.

ROLL CALL:

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

**MOTION PASSED**, 5-0.

***3500 McDougall – HDC2026-00054 – Prince Hall Grand Lodge HD –** ET**–** Install sign,* install exterior lighting—**approved on the consent agenda.**

***1606 Chicago – HDC2025-00679 – Boston-Edison HD –** LSJ **–** Replace wood windows with vinyl windows**

Applicants Piyush Anam and Vaishali Thakkar present and sworn in.

Staff clarified that right before the meeting, the applicants are proposing something different from what the staff report showed. Staff handed out the one copy of their proposal for aluminum-clad wood windows.

Commissioner clarified that the issue is that the original windows were removed without approval.

Commissioner clarified that he appreciates the window schedule but he needs drawings or something that keys to the schedule so he can understand which windows would go in which opening. Commissioner states that it looks like the windows are 6-over-one double-hung windows with some casements on the sunroom. The shutters appear to be missing on the front of the house—confirmed that the shutters on the side are historic and the front also had the same historic detail. The shutters are not part of this application, but they were removed on the front without approval. The owners will need to work with staff to replace those missing shutters and they'll need to match the historic shutters.

Commissioner is looking at window design and operation.

**ACTION**
Commissioner King moved:

Having duly reviewed the complete proposed scope of **Application HDC2025-00679 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, as the proposed work meets the Secretary of the Interior's Standards.

The Certificate of Appropriateness is issued with the following conditions:

1. The applicant shall install aluminum-clad wood windows.
2. The applicant shall submit a windows schedule that mimics the original divided-light pattern for every window, and the schedule will show windows that mimic the original function/operation of every historic window.
3. The applicant shall submit section details for the jamb, head, and sill for each window type.
4. The window grilles will be simulated divided lights and will not be between-the-glass grilles.
5. The applicant will retain remaining historic brick mold and will replace in kind, as necessary.

Commissioner Hamilton: SUPPORT.

ROLL CALL:
Commissioner Franklin: ABSTAIN
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE.
Commissioner Marquez: AYE

**MOTION PASSED** 4-0 with one abstention

**4612 Woodward – HDC2026-00100 – Garfield Building HD –** BS – Install black vinyl screens

Applicant Todd Hamula present and sworn in.

The applicant proposes to apply a black film to the interior of the display windows. The windows have display space between the glass and the retail floor, and the existing displays are not appropriate for the new store (Auto Zone). So the black film gives a neutral backdrop for the quarterly changing displays that will be adhered to the exteriors of the windows. The four floors above are residential and the unit on the ground floor at the southwest corner has a black drape or something similar instead of vinyl film and that allows them to have a black background for their signage advertising leasing information.

Commissioner asked whether the City has reviewed or will review the signage; applicant stated that the exterior signage is temporary so his understanding is that it will not need permits.

Applicant clarified that no architectural changes are proposed—just a black window film.

Director Landsberg asked if the applicant considered a blackout shade, mounted inside the glass, because, since that's not touching the glass, it would be outside the Commission's purview. Applicant mentioned that fabric would fade, so a little more maintenance for Auto Zone.

**ACTION**
Commissioner Marquez moved: Having duly reviewed the complete proposed scope of **Application HDC2026-00100 for 4612 Woodward**, 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:

- *Standard 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- *Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

  *And Elements of Design #3, 6, 7, & 15*

For the following reasons:

1. Both the installation of the black vinyl screens inside the storefront windows and the installation of the 'AutoZone' advertisements to the outside of the windows will alter the storefronts and their features. This will consequently diminish the historic character of the building.

Commissioner Hamilton: SUPPORT.

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: NAY
Commissioner Machielse: AYE
Commissioner Marquez: NAY.

3-2 not being a majority of members serving, that motion fails.

**ACTION**

Commissioner Marquez re-read the motion above.

ROLL CALL:
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: NAY.

**MOTION PASSED**, 4-1.

**264 Watson – HDC2026-00106 – Brush Park HD –** JR – Replace wood windows with aluminum-clad wood windows

Applicants Pete Basile and John Biggar, present and sworn in. Mr. Basile explained that they have had experts look at these and the windows truly are beyond repair. They're non-functional, very damaged, a lot are not original to the building, and they are looking for a cohesive design in their restoration.

One commissioner has repaired windows in similar condition. How do we get compatibility and a more authentic cohesiveness on the front façade of this house? Front windows are non-historic and their replacement has been approved by staff already. Applicant explains that they want to install the same window that will be on the front on other walls as well, the Marvin aluminum-clad wood. Brick molds have been ripped out and there is a ton of caulk around the installed storms.

Two restoration professionals visited the site; only one provided a report. The other was a verbal report.

Commissioners looked more closely at the report provided, clarified a couple questions.

**ACTION**
Commissioner Marquez moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00106 for 264 Watson**, 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 Machielse: SUPPORT.

ROLL CALL
Commissioner Franklin: NAY.
Commissioner Hamilton: AYE.
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

**MOTION PASSED, 4-1.**

**1528 Woodward – HDC2026-00109 – Lower Woodward HD –** JR **–** Install signage

Applicant Gage Minkley present online; sworn in.

Applicant Johnny Cannon by phone.

Applicant William Smith, architect with Rosetti, present online, sworn in.

Commissioners were concerned about covering up the building's vertical ribbing with the teal backer board. Could sign be installed higher instead of at the bottom edge, covering up the ribs? Could the backer not be used? The applicant would prefer to keep the backer but move the sign up a little.

**ACTION**

Commissioner King moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00109 for 1528 Woodward**, 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 bottom of the sign will be at least 18 inches above the termination of the aluminum verticals.

Commissioner Machielse: SUPPORT.

ROLL CALL:

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

**MOTION PASSED** 5-0.

**1545 Woodward – HDC2026-00117 – Lower Woodward HD –** AD – Replace recessed entrance plaster ceiling with gypsum board ceiling

Applicant Michael Essian, present and sworn in.

His comments: Not a planned course of action—emergency. A fire suppression line burst and saturated the insulation and caused the loggia to collapse in a couple spots. It's economically infeasible to fully restore all the decorative plaster. It would cost $53,000 to create molds and restore a 12-foot section, and 2-3 times that section fell. Estimated total for the restoration is in the neighborhood of $150,000 to as much as $200,000, and that does not include any further investigation into the structural part of the ceiling, or any other water damage that may be up there, or insulation. They propose, instead, to fully remove the decorative ceiling, evaluate for any other water damage, potential mold, etc, rebuild the framing, and put in gypsum board like the neighbor to the south. This proposed course of action would cost between $30,000 to $35,000.

Commissioner asked whether insurance claim was filed. Applicant stated no, it was not.

A commissioner stated that losing all of the historic, decorative detail is unacceptable.

**ACTION**
Commissioner Marquez moved:
Having duly reviewed the complete proposed scope of **Application HDC2026-00117 for 1545 Woodward**, 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:

- *Standard 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- *Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Standard 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Standard 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

  *And Elements of Design #6, 10, & 22*

For the following reasons:

1. The design and detailing of the ceiling, as well as the arched panel with the "H" for Himelhoch's, reflects the highly popular classical revival style of the early 1920s, and is a distinctive, character-defining historic feature that likely dates to the time of Himelhoch's opening in this building and is within the district's Period of Significance.
2. The proposal, which seeks to remove the character-defining feature and install an unadorned gypsum board ceiling, would alter the features and spaces that characterize the property.
3. The applicant states that the restoration of the plaster ceiling would be $125,000 - $150,000, an amount which does not include structural repair, insulation replacement, or condition investigation. However, this price quote was not provided as part of a complete scope of work, including a detailed conditions assessment coupled with photos to substantiate the construction of this feature, the damage that has occurred, the effect on the feature should it be repaired, nor documentation of structural and plumbing conditions that would necessitate the complete removal of the historic feature.
4. The economic infeasibility for the installation of a new plaster ceiling, matching the design, color, texture, other visual qualities and materials has not been proven, as the importance of the feature, its integrity, location (i.e., how critical it is to the historic character of the building) and cost of the project relative to the size/scale of the building and its economic viability must be considered and presented to the Commission for review.

Commissioner Machielse: SUPPORT.

ROLL CALL
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE

MOTION PASSED 5-0.

**2411 14th Street & 2216 Michigan Avenue - HDC2026-00120 – Conductors Protective Assurance Building (C.P.A. Building) HD** – JR – Install murals—Approved as part of the consent agenda.

## XV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

## XVI OLD BUSINESS

None

## XVII NEW BUSINESS

Discussion concerning status and rehabilitation treatments for certain buildings in the Palmer Park Apartment Buildings Historic District—PDD's Kim Tandy presented about ongoing efforts over the last several years. Looking for ways to work together to preserve this heritage that is at risk. Her team will work on building and window typologies and there may be a set of tools, like some graphic guidelines with possibly a Notice to Proceed or staff approvals, and a subcommittee or task force might be needed. Another conversation would be with BSEED and code compliance requirements with building rehab code. There are also a lot of blight tickets on these buildings that they're working through as well. PDD will invite the commissioners to a meeting, and there may be a subcommittee that forms. Commissioners can attend such a meeting as long as no more than three attend.

## XVII ADJOURNMENT

**ACTION**

**Chairperson Franklin adjourned the meeting at 9:57 PM.**

HANDOUT DISTRIBUTED TO COMMISSIONERS AT MEETING 4/8/26 RE STE ANNE'S PARISH COMPLEX

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

April 06, 2026

**From:** Jessica Quijano, AIA, HopkinsBurns Design Studio (HBDS)

**To:** Ellen Thackery, Planner III, Historic Preservation, Planning & Development, City of Detroit, and the Detroit Historic District Commission

**RE:** Ste. Anne de Detroit: Exterior Restoration and Site Improvements
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: Applicant's response to HDC Staff's statement on the contributing status of the existing garage

Starting in June 2025, HopkinsBurns Design Studio (HBDS) has had multiple discussions with HDC staff regarding this historic property and the proposed scope of work for its comprehensive restoration and rehabilitation. Also, HBDS conducted a site visit in November 2025 with both HDC and HDAB staff to review project conditions in person. Communication continued with staff through March 16, 2026, as the project team submitted our HDC application for exterior restoration and site improvements (HDC2026-00107). During this period, it was understood by all parties that short of a significant finding the existing garage (located on the west side of the historic district between the historic chapel and rectory buildings along St Anne Street) would likely not be determined by staff to be contributing to the historic district.

It was brought to our attention on March 25, 2026 that Detroit HDC Staff had changed their position on the contributing status of the existing garage. The staff report for our application states that the existing garage is historic and contributes to the parish complex/historic district. HBDS does not agree with this recent finding and provides the following rationale for your thoughtful consideration.

**1. Basis for HDC Staff's decision.**
As the basis for their position on the contributing status of the existing garage, staff identified one part of a sentence (highlighted below) from the second paragraph of the Historic Designation Advisory Board (HDAB) Final Report for the Ste. Anne Parish Complex Historic District which states,

> The proposed Ste. Anne's Parish Complex Historic District consists of the western two-thirds of a block lying just east of the Ambassador Bridge approaches and I-75, and southeast of the intersection of I-75 and I-96. The proposed district contains five major buildings; the church, rectory, school, convent, and hall; all structures within the boundaries contribute to the historical and/or architectural character of the district. The east one-third of the block is mostly vacant, but does contain a distinguished nineteenth-century firehouse by the architect George D. Mason. The proposed district is located within the Hubbard-Richard Citizens District Council area, and is listed on the National Register of Historic Places.

The highlighted text is not very clear and is misleading. HBDS understands the clause that begins with "all structures…" as referring to the "five major buildings" that are specifically identified/listed in the earlier clause. If HDAB believed that the garage was also major/significant, then why was it not explicitly listed along with the other "five major buildings"?

Neither the National Register nomination (c. 1976) nor the HDAB report (c. 1995) describe in detail what the garage looked/looks like, any significant character-defining features of the garage, or how it adds to the historic association and/or architectural importance for which the district is significant. During two major efforts, nearly 20 years apart, to document the architectural and historic significance of this parish complex, it was determined both times by the parties involved to not unmistakably identify the garage as contributing.

**2. The physical characteristics and historic significance of a district provides the basis for evaluating component resources.**
As explained in *National Register Bulletin 16A: How to Prepare National Register Registration Forms*, the physical characteristics and historic significance of a district provide the basis for evaluating component resources. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- ***it was present during the period of significance,***
  *Response to bullet item above*
  - No.
  - The HDAB report does not explicitly identify a Period of Significance.
  - The National Register nomination simply indicates a check mark in the standard form (copied blow) for the period of "1800-1899." No detailed justification is provided, but it is understood to refer only to the dates of original construction for the five major buildings:

**8. SIGNIFICANCE**

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|---|---|---|---|
| __PREHISTORIC | __ARCHEOLOGY-PREHISTORIC | __COMMUNITY PLANNING | __LANDSCAPE ARCHITECTURE | X RELIGION |
| __1400-1499 | __ARCHEOLOGY-HISTORIC | __CONSERVATION | __LAW | __SCIENCE |
| __1500-1599 | __AGRICULTURE | __ECONOMICS | __LITERATURE | __SCULPTURE |
| __1600-1699 | X ARCHITECTURE | X EDUCATION | __MILITARY | __SOCIAL/HUMANITARIAN |
| __1700-1799 | __ART | __ENGINEERING | __MUSIC | __THEATER |
| X 1800-1899 | __COMMERCE | __EXPLORATION/SETTLEMENT | __PHILOSOPHY | __TRANSPORTATION |
| __1900 | __COMMUNICATIONS | __INDUSTRY | __POLITICS/GOVERNMENT | __OTHER (SPECIFY) |
| | | __INVENTION | | |

  - 
    - Basilica & Chapel: c. 1886
    - Rectory: c. 1886 (c. 1918 for 2-story east addn. and 1-story east addn.; c. 1921 for wraparound Porch)
    - School: c. 1887 *(NOT IN PROJECT SCOPE)*
    - Convent (present day Wellness Center): c. 1889 (3rd-story rear addn. btwn 1961-1977)
    - Parish Hall: c. 1898

  - The specific date of original construction of the existing garage is unknown. We understand that the City of Detroit has record of a permit being pulled for construction of a "solid brick garage" in 1923; however, it has not been confirmed with other evidence that construction was executed immediately. Also, it is unknown if any subsequent permits were pulled for this garage and/or location on the site, if the garage was ever modified (modern metal overhead door exists today), or if the existing configuration matches the c.1923 configuration. Through our research of Sanborn Maps, a large gap exists between 1921 and 1950. The garage does not appear on the 1921 map. The garage first appears on the 1950 map.
- ***it relates to the documented significance of the property, and***
  *Response to bullet item above*
  - No.

- The documented areas of significance include architecture, education, and religion. This existing garage does not relate to any of these three areas.
- Architectural styles of the five major buildings include:
  - Late Gothic Revival with elements of Romanesque Revival, Neo-Classical Revival, 2nd Empire and 2nd Renaissance Revival.
    - The existing garage does not exhibit characteristics of the above styles. The garage does not contribute to the significance of architecture for the historic parish complex.
- Character-defining primary exterior material shared by the five major buildings (original construction)
  - Detroit common brick was used as the primary exterior building material for all five of the major buildings. This brick presents a generally smooth face/surface with a color range of red, red-orange, and orange.
    - Typical of 19th/early 20th century construction in Detroit.
  - Unlike the five major buildings, the primary (west) elevation of the existing garage was constructed with "tapestry brick." This brick presents a textured, rough face/surface with a single color of dark/deep red.
    - Popular in early 20th century, frequently featured in Arts & Crafts style architecture.
    - The garage does not contribute to the significance of architecture for the historic parish complex.
- Education and Religion
  - The garage was constructed as an ancillary building. It was constructed for the simple purpose of providing covered parking for resident priest(s). It does not contribute to the significance of education and religion for the historic parish complex.

- **it possesses historic integrity or is capable of yielding important information about the period; or**

  *Response to bullet item above*
  - No.
  - See evaluation of integrity for the existing garage below (Item #3).
- **it independently meets the National Register criteria.**

  *Response to bullet item above*
  - No.
  - The existing garage as a stand-alone building/structure does not meet any of the four National Register criteria for evaluation (listed below for reference).
    - A) Property is associated with events that have made a significant contribution to the broad patterns of our history; or
    - B) Property is associated with the lives of persons significant in our past; or
    - C) Property embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
    - D) Property has yielded, or may be likely to yield, information important in prehistory or history.

**3. Evaluation of the seven aspects of integrity for the existing garage.**

National Register Bulletin 15, page 50 states that "Integrity is the ability of a property to convey its significance. [...] Within the concept of integrity, the National Register criteria recognizes seven aspects

or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects."

The evaluation of the aspects of integrity for the existing garage, and its impact on the adjacent major buildings (specifically, the historic chapel and rectory), is described below, along with the following color code system (green: does retain aspect of integrity; red: does not retain aspect of integrity; and yellow: aspect of integrity is compromised).

- Location
  - The present-day location of the garage appears to align with the location shown in the 1950 Sanborn Map. The location of the historic open space, framed by the historic chapel and rectory has remained the same since the original late 19th century parish complex design and construction. The evaluation of the portion of construction within this open space, however, is layered. Although they are separate aspects of integrity, location and setting are related; they complement each other, especially when considering the context of a historic district. The garage located between the historic chapel and rectory diminishes the setting of the adjacent buildings and the surrounding complex and streetscape (see evaluation of Setting below for additional information); therefore, the location of the adjacent buildings and the surrounding context is weakened, too. The existing garage location compromises the spatial relationship between the historic chapel and rectory by blocking and disrupting the courtyard space that provides for the visual separation of the buildings, allowing them to be identified as separate buildings each with their own unique qualities and features.
- Design
  - As the HDAB report states, "The parish complex built there, still intact, is a superb example of a late nineteenth century Catholic parish, complete with church, chapel, rectory, convent, school, and parish hall." The integrity of this original late 19th century/Victorian-era parish complex design is retained; however, the design of the existing garage compromises the overall design integrity of the original conception and planning of the property. The design of the circa 1920s garage is incompatible with and detracts from the design of the site and five major buildings. The organization of space (insensitive infill construction), proportion, scale, construction methods and techniques, style and ornamentation, and materials exhibited by the garage do not add to the historic associations or historic architectural qualities for which the late 19th century/Victorian-era parish complex property is significant.

    The garage insensitively presents itself along the historic streetscape on St Anne Street. While the garage is smaller in proportion, scale, and size compared to the five major buildings, this ancillary service building is not set back from the primary wall plane established by the original significant buildings along the St Anne streetscape. The construction and placement/location of the garage misrepresent what the public sees as one of the oldest and intact 19th century/Victorian-era complexes in the City of Detroit. The non-original garage is not a result of a composed design decision for the property as a whole; rather, it is a subsequent insertion that compromises the integrity, quality, and historic character of the original parish complex and streetscape design.
- Setting
  - The placement/position of the existing garage in its environment/surroundings – located within the intimately scaled open space between the historic chapel and rectory buildings – destroys historic spatial relationships and qualities that characterize the property. The open space between these two major buildings was an intentional element of the original parish complex design. The garage occupies this character-defining open space in a

manner that is disrespectful and visually incompatible. The garage also detracts from and disrespects character-defining features of the adjacent historic and contributing buildings. The garage conceals from public view the historic stained-glass windows and masonry features of the south elevation of the chapel; a significant portion of the north elevation of the original rectory building; and a significant portion of the west elevation of the building that connects the chapel and rectory. In addition to the character-defining features of contributing exterior elevations and open space, this area of the site is a physical representation of a significant function of the historic parish – it is the connection between the sacred spaces (church and chapel) and the resident priests (rectory). The existing garage disrespects and diminishes this significant and essential relationship and function.

- Materials
  - While each of the five major buildings exhibits its own distinct design, the use of a common materials palette including matching brick masonry (Detroit common); limestone; copper and metal details at and along roofs; and metal and wood cornice details creates a sense of design harmony across the parish complex/district. The materials used for the construction of the garage are inconsistent with the materials used for the five major historic buildings in the district. The primary brick masonry of the garage is of a different color, texture and joint profiles than that which is used on primary elevations of the five major buildings. Also, the garage is the only building on the site that uses clay coping tiles as part of its roof edge (parapet cap) construction; metal or stone are used for coping/caps at the five major buildings.

    Even as a stand-alone building/structure, the integrity of materials of the existing garage is compromised. The historic garage doors, which would be a key exterior material for this building type, no longer exist (previously removed, unknown date). Where one would expect to find carriage house style wood garage doors (possible two pairs since this was a two-car garage), a single wide modern metal overhead rolling door exists.
- Workmanship
  - The physical evidence of the existing garage does not exhibit construction methods, craftmanship, or innovative building techniques that add to the historic associations or historic architectural qualities for which the historic parish complex property is significant. The HDAB report states, "The parish complex built there, still intact, is a superb example of a late nineteenth century Catholic parish, complete with church, chapel, rectory, convent, school, and parish hall." The report goes on to describe the character-defining features of each of the five major buildings, including the following comments on the masonry workmanship:
    - Church building: "The body of the church is an excellent example of Victorian brickwork, including attached buttresses, window hoodmoulds, and blind arcading corbeled out at the eave."
    - Convent building: "This building of great simplicity once again demonstrates the effective use of brickwork."
    - No such comments are provided for the existing garage.

    While each of the five major buildings exhibits unique masonry details that are characteristic of their respective late 19th century/Victorian-era architectural styles, the common brick masonry pattern used at each of the five major buildings is a running bond pattern. The brick masonry pattern used at the front/primary elevation of the existing garage is a "tapestry brick" pattern, which is characteristic of Arts & Crafts style architecture. The rough-textured brick is laid in a stacked bond pattern with integrated brick "panels/frames." The existing garage exhibits aesthetic principles and construction

practices from a different period of time, approximately 40 years later. Its primary brickwork is incongruous with the workmanship of the contributing late 19th century/Victorian-era Catholic parish buildings.

- Feeling
  - The physical features of the site and five major buildings of the historic parish complex are an expression of late 19th century/Victorian-era architecture and religious life in this part of the City of Detroit. When viewed/experienced together, the site and five major buildings convey the property's historic character. The physical features of the existing garage are incongruous within the historic complex. The garage contrasts with its physical surroundings – it is of a different design/style, material (color, texture and joint profiles of masonry on primary elevation), scale, proportion, and massing. This dissonance diminishes the cohesive character and feeling of the historic district, especially the historic streetscape along St Anne Street.
- Association
  - There is no direct link between an important historic event or person and the existing garage.

The physical characteristics and historic significance of a district provide the basis for evaluating component resources. A contributing building or structure adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because it possesses historic integrity. "To retain historic integrity a property will always possess several, and usually most, of the aspects [of integrity]" (Bulletin 15, p. 44). The above-described evaluation of integrity proves that the existing garage construction located between the historic chapel and rectory buildings does not retain significant aspects of integrity and it compromises certain aspects of integrity for the original late 19th century/Victorian-era site and five major buildings; thus, the existing garage is not a contributing building or structure.

**4. Site improvements and restoration of historic relationships**

The construction and placement/location of the garage misrepresent what the public sees as one of the oldest and intact 19th century/Victorian-era complexes in the City of Detroit. Removal of the garage restores the historic integrity, essential form, and character-defining features of the original historic site and major buildings along St Anne Street. The following features would again be visible to the public: the historic stained-glass windows and masonry features of the south elevation of the chapel; the north elevation of the original rectory building; and the west elevation of the building that connects the chapel and rectory. Furthermore, the historic and functional relationship expressed by the architecture between the sacred spaces (church and chapel) and the priests (rectory) will be restored and celebrated.

As part of the proposed comprehensive restoration and rehabilitation project, the historic integrity and relationships of the setting will be restored by removal of the garage. Secondly, the quality and value of the courtyard space will be significantly improved. A modestly sized courtyard/terrace is planned for this space, to provide an outdoor "room" where the parish community and staff can experience a serene outdoor space defined by the original historic parish site and buildings. A space where people may gather, rest, reflect, and enjoy the beauty of the historic chapel and rectory. Lastly, a third significant benefit of the garage's removal is the ability to provide barrier-free building access into the rectory at the west side of the district. (This will ultimately connect with the proposed future addition at the north side of the Parish Hall, which will provide barrier-free building access to that building from within the parish complex.) By removing the non-contributing garage, space will be gained in an already-limited area, to accommodate a sensitively designed system of sloped walks and landing levels. The design of this new feature will be as unobtrusive as possible, retain the historic relationships between the historic buildings and site, and will be compatible with the historic character of the district setting.

**In summary,**
The National Register nomination and HDAB report are both vague and lack specificity when identifying and addressing the existing garage. We do not believe that the one part of a sentence from the second paragraph of the HDAB report is a "significant finding." Based on our evaluation detailed above, we believe that the existing garage is non-contributing to the historic district / Ste. Anne's Parish Complex. Therefore, we believe that demolition of the existing garage meets the Secretary of the Interior's Standards for Rehabilitation. Thank you for your thoughtful consideration.

**END OF DOCUMENT**

HANDOUT DISTRIBUTED TO COMMISSIONERS AT MEETING 4/8/26 RE STE ANNE'S PARISH COMPLEX

HopkinsBurns DESIGN STUDIO

historic preservation & communities by design

April 08, 2026

**From:** Jessica Quijano, AIA, HopkinsBurns Design Studio (HBDS)

**To:** Ellen Thackery, Planner III, Historic Preservation, Planning & Development, City of Detroit, and the Detroit Historic District Commission

**RE:** Ste. Anne de Detroit: Exterior Restoration and Site Improvements
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: Additional information in response to HDC Staff communications and reports (SR-1 and SR-2)

Thank you for the opportunity to provide you with the following additional information for your thoughtful consideration.

**Staff Objections to Approval (SR-2)**

**1. Chapel interior.**
While we agree with Staff that chapels are traditionally smaller, more intimate spaces meant to accommodate quiet repose, personal reflection, and small religious services, we do not agree with the statement that, "As such, a chapel's interior detailing is typically subordinate to that of the church's main interior space." *One size does not fit all.* There are many examples from around the world of historic chapels – especially those that are Roman Catholic – where the interior exhibits extensive ornamentation and detailing; furthermore, many chapel interiors are even decorated more so than the associated main church space. Example photos provided below.

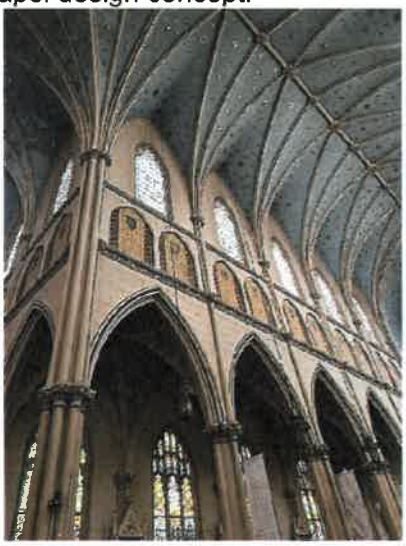
The Staff report states, "its [chapel's] current unadorned white walls and ceilings, window and door surrounds, wood wainscoting, and light fixtures are distinctive, character-defining features…" What is the basis for this determination? While the design of the overall floor plan, spatial characteristics (incl. size, configuration, proportion, and relationship of rooms and adjacent spaces), and primary architectural features (incl. vaulted ceiling and ribs and stained-glass windows and openings) are character-defining features, it is a misleading assumption to state that the "unadorned" surfaces are character-defining. What documentary and physical evidence has Staff used as a basis for this statement? There is no description of historic or existing interior treatments and finishes in the National Register Nomination form or the City of Detroit HDAB Final Report for the Ste. Anne's Parish Complex Historic District.

As proposed, the design concept for the rehabilitation of the chapel interior retains and preserves the historic floor plan, spatial quality, and architectural features. New interior treatments and finishes reference existing details from the main church and chapel but will not mimic/copy the basilica's design.

- The wood and door surrounds and wood wainscoting, as proposed, does not mimic such details from the basilica's main church interior. These elements, as designed, do not exist in the main church space (see photos below). These elements proposed for the chapel are inspired by features already found within/at the chapel:
    - Chapel organ paneling: inspiration for proposed wainscoting/panels, woodwork behind the altar, and window and door surrounds (also inspired by traditional gothic details from the Brandon's Treatise on Gothic Architecture).

- Exterior chapel buttress details: inspiration for vertical elements at wall between arched windows (also inspired by traditional gothic details from the Brandon's Treatise on Gothic Architecture).
- Note: The basilica's main church interior does not have wood window and door surrounds like those presented in the chapel design concept.

a.

b. 

Also, we disagree with the statement that the existing light fixtures are "distinctive, character-defining features." As photographed by both HBDS and HDC Staff, the existing pendant light fixtures are in fact modern fixtures not historic. Detail photos provided below:

a.

b.

c.

The rehabilitation of the chapel interior provides the parish an opportunity to be flexible with traditional decorative treatments and religious ornamentation, while maintaining and celebrating the historic basilica's main church interior as the premiere interior sacred space. The rehabilitation of the chapel interior as proposed is an evolution of the church that is respectful and relevant to its current active and vibrant parish community. The Ste. Anne parish is not static or frozen in time, it continues to worship and grow, which is a major part of its documented significance as the second oldest Catholic parish with a continuous record in the United States, and the oldest in the State of Michigan.

The overall interior design concept is complementary to the main church interior, and compatible with the size, scale, material and color of the historic church and chapel. We will work with the HDC to refine the final design.

Example chapel interiors:

- Sistine Chapel, Vatican City, Rome, Italy

- Scroegni Chapel, Padua, Veneto, Italy

- Brancacci Chapel, Florence, Italy

- Medici Chapel, Florence, Italy

- Cornaro Chapel, Santa Maria della Vittoria, Rome, Italy

- Lady Chapel, St. Patrick's Cathedral, New York, NY

**2. Three windows at Basilica (sacristy), #203, 204, and 205.**
Photos provided below, following condition descriptions.

<u>Window 203</u>
Sill:
- Deeply checked and split/checked.

Frame:
- Bottom 8" (both sides) split and rotted. Twisted from long-term moisture saturation. Dutchman repair unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops deeply checked, twisted and shrunk.
- Brickmold – bottom 8" deeply checked and split.

Upper Sash:

- Meeting rail ends deeply checked and rotted, show evidence of shrinkage at joints indicating breakdown of internal fiber structure.
- Side rails deeply checked and split at joints with meeting rail.
- Joints with side rails failed and vertically displaced.
- Tracery: Deeply checked and dried out. Extensive cracks parallel to grain. Shrunk away from frame on one side.

Lower Sash

- Bottom rail deeply checked and wood is dried out. Ends deeply checked, with shrinkage evident indicating breakdown of internal fiber structure. Structural integrity of joints lost.
- Side rails deeply checked at joints with bottom rail, with loss of structural integrity.

Window 204

Sill:

- Deeply checked and split/checked, deep surface deterioration.

Frame:

- Bottom 6" (both sides) split and rotted. Twisted from long-term moisture saturation. Dutchman repair unlikely to result in sound functional frame; likely to impede sash operation.
- Brickmold – bottom 8"-12" deeply checked and split.

Upper Sash:

- Meeting rail sagged in center; prevents proper locking. Ends checked and rotted. Checking extends to interior.
- Side rails deeply checked and split at joints with meeting rail.
- Joints with side rails failed and vertically displaced.
- Tracery: Deeply checked and dried out. Extensive cracks parallel to grain. Pieces missing. Ends shrunk away from side rails.

Lower Sash

- Bottom rail deeply checked and wood is dried out. Large diagonal check, many smaller checks. Splits at joints. Structural integrity of joints lost.
- Side rails deeply checked at joints with bottom rail, with loss of structural integrity.

Window 205

Sill:

- Deeply checked and split/checked. Deep surface rot.

Frame:

- Bottom 8" (both sides) split and rotted. Dutchman repair unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops deeply checked, twisted and shrunk.
- Brickmold – bottom 2"-8" deeply checked and split.

Upper Sash:

- Meeting rail ends deeply checked and rotted, show evidence of shrinkage at joints indicating breakdown of internal fiber structure. Sags at center.
- Side rails ends checked and split at joints with meeting rail.
- Joints with side rails failed and vertically displaced.
- Tracery: Deeply checked and dried out. Many cracks parallel to grain. Shrunk away from frame on both sides.

Lower Sash

- Bottom rail deeply checked and wood is dried out. Ends deeply checked. Structural integrity of joints lost.
- Side rails deeply checked at joints with bottom rail, with loss of structural integrity.

Conclusion

Windows 203, 204, and 205 are in very similar condition. The extent, depth and quantity of deterioration is such that the quantity of dutchman and epoxy repairs would be so numerous that they are not likely to result in a sound functional window unit, and not likely to withstand the test of time.

205

**3. Opaque infill at basement masonry openings (Rectory, Basilica/church building, and Convent/ Wellness Center.)**
We disagree with the statement that the proposed masonry infill of specific basement level masonry openings at these buildings will detract from distinctive, character-defining expression of each of the buildings historic fenestration openings within the foundation wall. The historic fenestration location at the openings proposed to receive this new compatible infill either no longer exist or have been significantly modified/compromised.

The proposed masonry infill will be recessed such that the integrity and visual reading of original M.O. will be maintained. The proposed infill work will 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. The proposed infill also addresses the issue of security concerns around a large urban campus.

**4. Garage proposed for demolition.**
Please see separate document in response to this item *(20260406 - DETROIT HDC - Ste Anne_Application Writeup_Exterior Restoration - Response to staff re garage.pdf)*.

**5. Wood windows at Rectory and Parish Hall.**
We will continue to work with HDC staff to address and answer specific questions regarding these compromised wood windows proposed for replacement. Dimensioned comparison detail drawings will be provided to illustrate the compatibility and appropriateness pf the proposed replacement wood/wood windows. The typical conditions issue with the windows in question at the Rectory are due to decades

of deferred maintenance and significant water/moisture damage and deterioration. The typical conditions issue with the windows in question at the Parish Hall is due to the inherent flaw with the historic dbl-hung window construction – the weight pocket access panel is located at exterior vertical jamb track. Many panels observed to be loose, damaged, or missing. This has allowed for water (perhaps insect and other) infiltration causing deterioration. No weight pocket access panels observed at interior. Integrity of historic window is compromised. Photos have been provided to HDC staff in a separate correspondence and have been posted to the application's property page.

**6. Connector and screen wall addition proposed for the Parish Hall.**
The design of the proposed connector addition and screen wall are still works in progress. We would appreciate feedback from the Commission on these items. We will continue to work with HDC staff to refine the final design to achieve a compatible design.

**7. Condition of the historic brickmould which exists beneath the aluminum panning of the Wellness Center/Convent's windows.**
Further investigation is necessary to assess the condition of the existing brickmould which remains concealed by the existing aluminum panning. Our intent for providing new replacement, in-kind wood brickmould to match the existing historic profiles is to provide a "50 year"/long-term restoration effort. We will continue to work with HDC staff to refine this proposed work once more information is learned about the existing conditions.

**8. Two historic wood dormer windows at the Wellness Center/Convent's roof.**
Photos provided below, following condition descriptions.

<u>Windows 400A and 400B</u>
In general, windows and trim at this location appear to have received only minimal maintenance over their lifetimes. Very little evidence of paint. The small amount of remaining paint is curled, oxidized, and barely adhered. So wood has been left unprotected for decades.
Sills have been repaired with inaccurately cut dutchmen that are nailed in place rather than glued. There are large gaps around repairs. Also, shrinkage and water penetration around repairs is evident, and has resulted in additional rotting. Sills are checked, and deeply oxidized, and fibers are "fuzzy." Modern screens were added at some point, but provided little protection, and appear to trap wind-blown water behind frames. Screen fabric on 400B is missing.
Wood fibers on surfaces of frame and sashes are deeply oxidized and "fuzzy." Frames are extensively checked.
Sashes have significant deterioration on glazing rabbets. Rotting and splitting has resulted in loss of materials. Ad hoc repairs have been made with sealants, which has exacerbated deterioration.

<u>Conclusion</u>
The overall condition of these windows and frames is poor. The depth and extent of deterioration would require replacement of so many components, that little of the original window would remain.

**9. Replacement of missing columns (Qty. 2) at front porch, second story of the Parish Hall.**
Photograph of Parish Hall from the National Register nomination:

**Additional information:**

**10. Photos of the Rectory's fire escape and stairs.**

**11. Revised plan for the Wellness Center's Door 300.**
This door, which exists at the rear elevation, third floor, is no longer in use. It's condition as observed at the exterior is in extensive disrepair. The depth and extent of deterioration would require replacement of so many components, that little of the existing door would remain. As a concern for maintenance and safety, and since this door is not used or accessible from the interior, we propose to provide a recessed masonry infill (4" rusticated face stone w/ CMU backup); integrity and visual reading of original M.O. will be maintained.

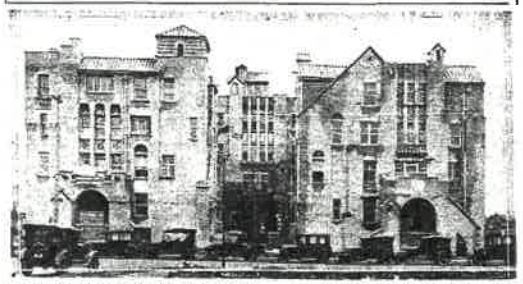
s

**END OF DOCUMENT**

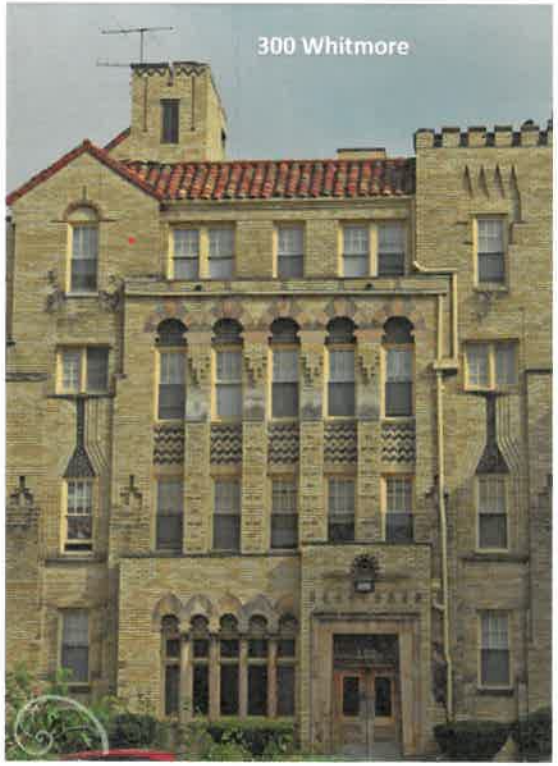
# Palmer Park Apartment Buildings Historic District Update

HANDOUT OF PRESENTATION DELIVERED TO COMMISSIONERS & ATTENDEES 4/8/25

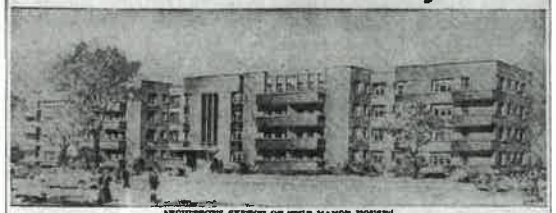
## Apartment Ready in March



APARTMENT — This beautiful apartment building is rising in the Palmer Woods district and is near Woodward avenue. H. Applebaum is the owner, Wiedmaier & Gay are the architects and the M. H. Sobel Company, the building contractors. The building will be known as the Sarasota Apartments. The building will be ready March 1.

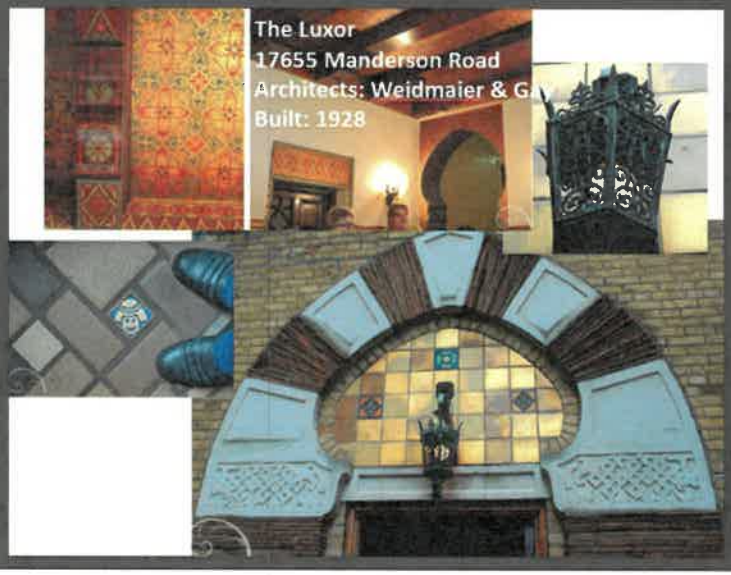



## Planned for Luxurious Living

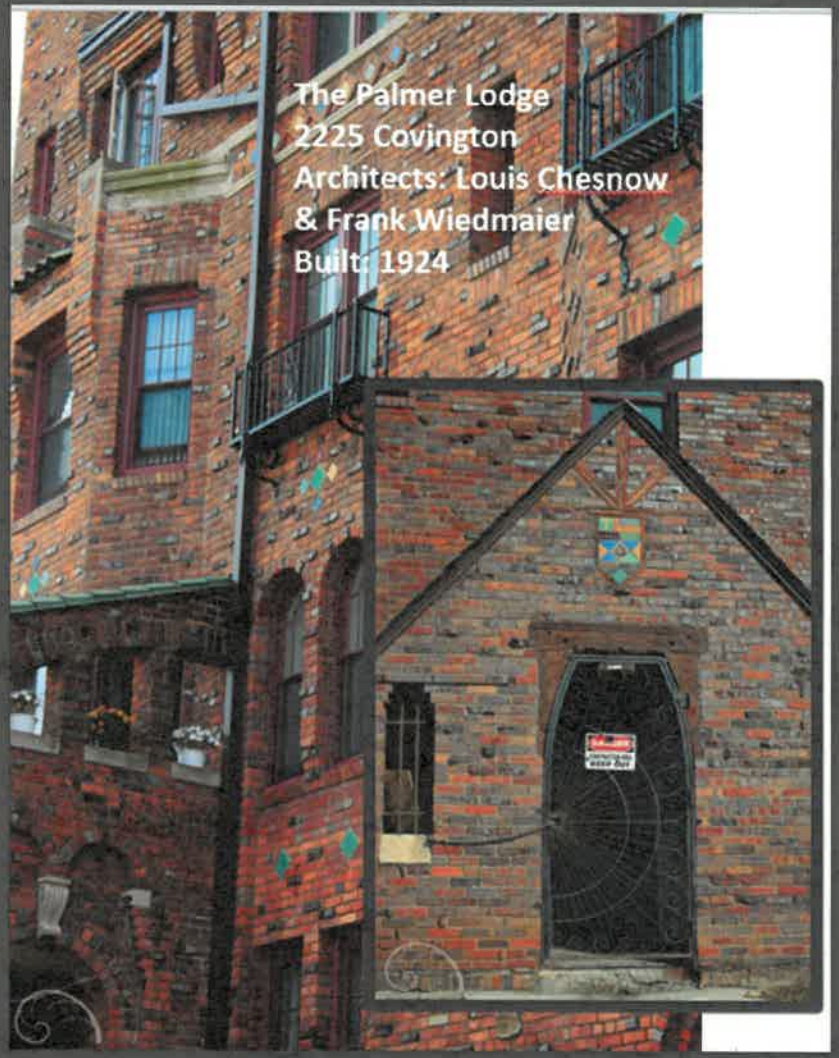


ARCHITECT'S SKETCH OF "THE MANOR HOUSE"
This new deluxe apartment building at 600 Whitmore will be completed in July

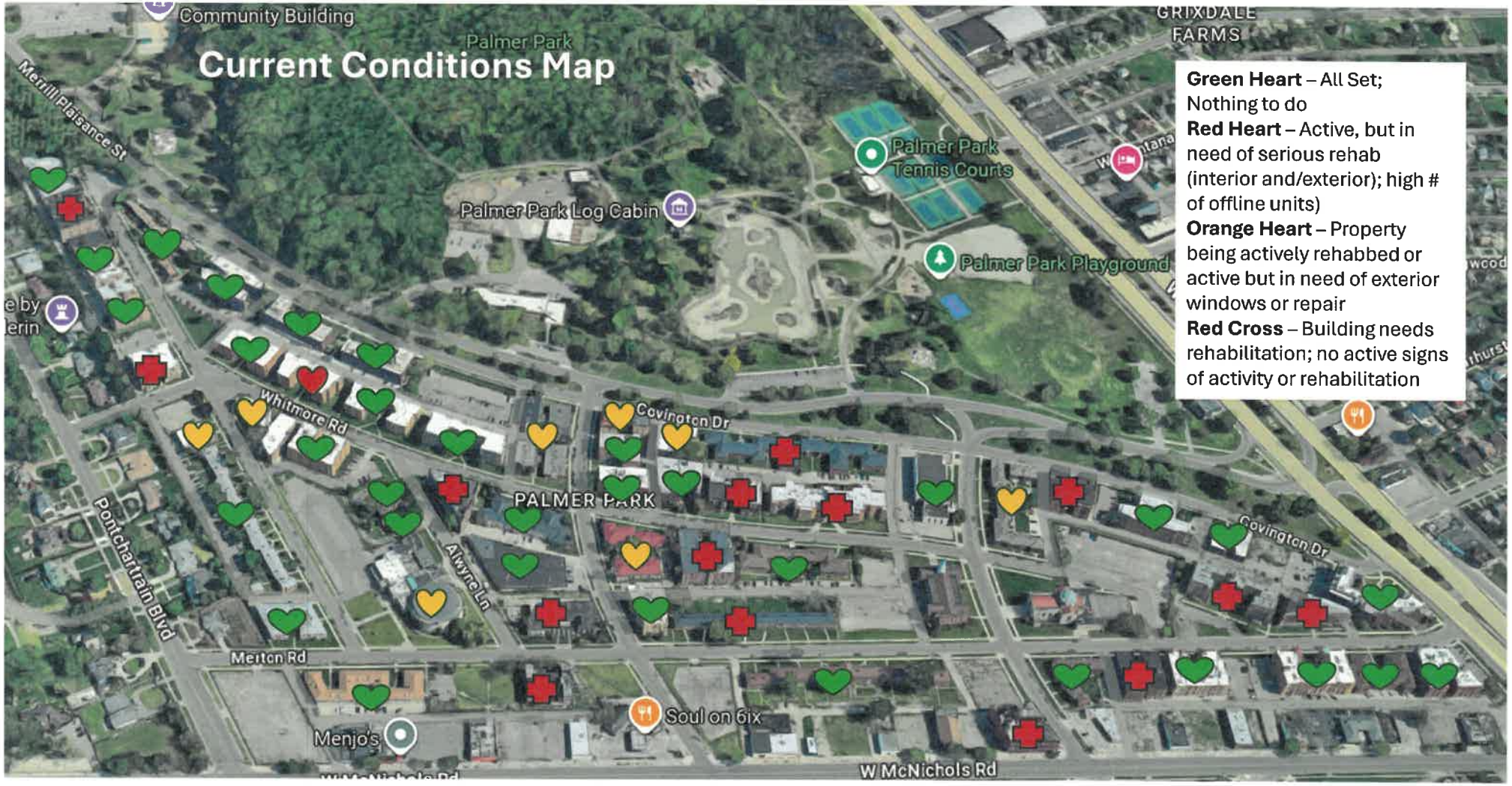
Detroit Unity Temple, 17505 Second

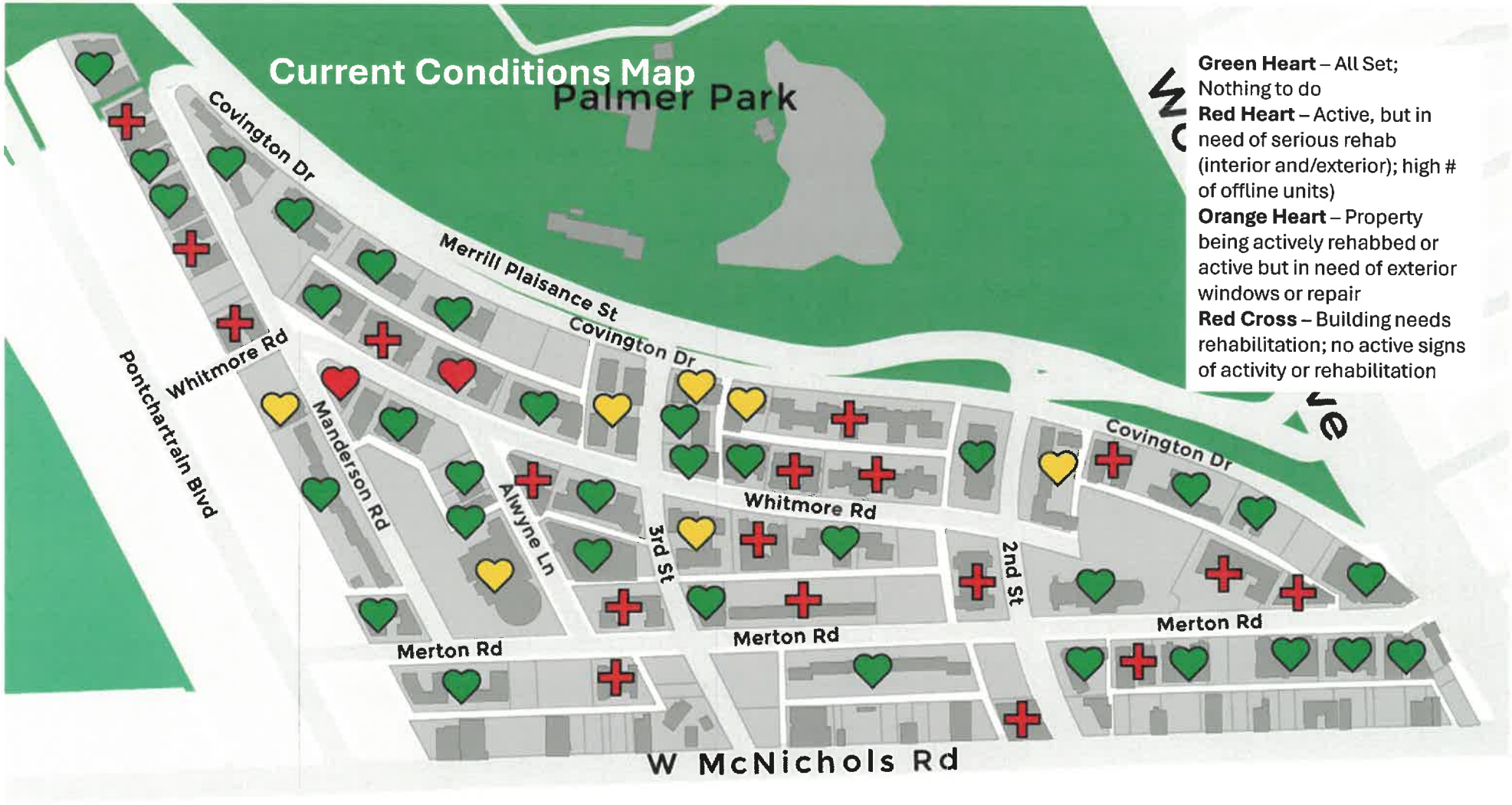


The Luxor
17655 Manderson Road
Architects: Weidmaier & Ga
Built: 1928



The Palmer Lodge
2225 Covington
Architects: Louis Chesnow
& Frank Wiedmaier
Built: 1924


Current Conditions Map
Green Heart – All Set; Nothing to do
Red Heart – Active, but in need of serious rehab (interior and/exterior); high # of offline units)
Orange Heart – Property being actively rehabbed or active but in need of exterior windows or repair
Red Cross – Building needs rehabilitation; no active signs of activity or rehabilitation
Community Building
Palmer Park
Palmer Park Tennis Courts
Palmer Park Log Cabin
Palmer Park Playground
GRIXDALE FARMS
Merrill Plaisance St
Whitmore Rd
Covington Dr
PALMER PARK
Pontchartrain Blvd
Alwyne Ln
Meiton Rd
Soul on 6ix
Menjo's
W McNichols Rd


Current Conditions Map
Palmer Park
Covington Dr
Merrill Plaisance St
Covington Dr
Whitmore Rd
Pontchartrain Blvd
Manderson Rd
Alwyne Ln
3rd St
Whitmore Rd
2nd St
Covington Dr
Merton Rd
Merton Rd
Merton Rd
W McNichols Rd
Green Heart – All Set; Nothing to do
Red Heart – Active, but in need of serious rehab (interior and/exterior); high # of offline units)
Orange Heart – Property being actively rehabbed or active but in need of exterior windows or repair
Red Cross – Building needs rehabilitation; no active signs of activity or rehabilitation

- The city has identified 20 distressed properties and 7 properties that need attention out of the 60 structures in the area (approx. 50%)
- 14 of those Properties are currently in the hands of a receiver.
- Those 14 properties are now scheduled to go to auction in June
- Working with HRD on developing incentives

# Receiver Properties

641 Covington-17/47

672 Merton-6/32

731 Covington-19/24

757 Covington-3/30

825 Whitmore-7/28

850 Whitmore-18/44

900 Whitmore -40

950 Whitmore - 5/40

951 Whitmore-1/21

980 Whitmore-11/44

1000 Whitmore-0/30

17655 Manderson-0/39

17725 Manderson-0/42

300 Whitmore 0/48

Receiver Properties
Receiver Properties
Palmer Park
Woodward Ave
Covington Dr
Merrill Plaisance St
Covington Dr
Covington Dr
Whitmore Rd
Pontchartrain Blvd
Manderson Rd
Alwyne Ln
3rd St
Whitmore Rd
2nd St
Merton Rd
Merton Rd
Merton Rd
W McNichols Rd

# HRD Palmer Park Funding Strategy

**Utilize Current Programs and Funding Sources**

- PILOT FastTrack – Tax Abatements for Improvements and Affordability
- Low-Income Housing Tax Credits (LIHTC)
- Historic Tax Credits
- **Capital Needs Assessment** - Not currently available

- **Potential State Programs**
  - MSHDA MI Neighborhood – dependent on fund availability
  - MEDC RAP – dependent on fund availability and project viability

*HRD is currently exploring program options, but deeper neighborhood analysis and developer/building owner need is required.*

# Positive

- A Neighborhood Property Ownership Association was created in 2024
- Several buildings have been preserved, but are suffering from the vacant destressed properties surrounding them.
- Worked with the Neighborhood Property Ownership Association to identify positives, concerns and solutions.

# Opportunity

Current and new developers have concerns about process, cost, and unknowns. The City Team would like to support the preservation of this Historic District by helping to address some of these concerns, such as:

- Windows: Is there an opportunity to provide some window types that can be approved at the staff level? (Saves time and provides certainty on cost)
- Elevators: Can we provide information on the process for buildings that need new elevators with exterior changes?
- Could we bundle approvals within the Historic District

*We are looking forward to a process to get these rehabbed in an efficient way to save this incredible Historic District.*