

MINUTES**DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING**

July 8, 2026

*Coleman A. Young Municipal Center, Suite 808***I CALL TO ORDER****Vice Chair Machielse called the meeting to order at 4:43 p.m.****II ROLL CALL**

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X—arrived at 5:20 pm	
James Hamilton	Commissioner	X	
Marques King	Commissioner	X	
Allan Machielse	Vice Chair	X	
William Marquez	Commissioner	X	
Adrea Simmons	Commissioner	X	
STAFF			
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Jennifer Ross	PDD	X	
Lise St James	PDD	X	
Bilqees Salie	PDD	X	
Ellen Thackery	PDD	X	

III APPROVAL OF THE AGENDA**ACTION**

Commissioner Hamilton moved to move the application for 1050 Porter and 112 Watson to the consent agenda. Commissioner Simmons: SUPPORT.

ROLL CALLCommissioner Hamilton : AYECommissioner King: AYECommissioner Machielse: AYECommissioner Marquez: AYECommissioner Simmons: AYE**Motion passed, 5-0.****ACTION**Commissioner Hamilton moved to approve the agenda as modified.Commissioner Simmons: SUPPORT**ROLL CALL**Commissioner Hamilton : AYECommissioner King: AYE

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

Ayes: 5 Nays: 0

MOTION PASSED 5-0

IV CLOSED SESSION

ACTION

Commissioner Hamilton moved:

To adjourn this meeting through closed session. Mr. Chair, I move to enter closed session for purposes of consultation with counsel to the Commission regarding the pending litigation in the case of Nicolet Townhouses Cooperative Association, Joliet Townhouses Cooperative Association, South Townhouses Cooperative Association, and Lafayette Townhouses Incorporated vs. City of Detroit Historic District Commission per MCL 15.268 (1)E of the Michigan Open Meetings Act 267 of 1976, as amended.

Commissioner Simmons: SUPPORT

ROLL CALL

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

Ayes: 5 Nays: 0

MOTION PASSED 5-0

[Commission entered into closed session for approximately 15 minutes. At 5:09 PM, the Commission's regular meeting was called back to order.]

V APPROVAL OF MEETING MINUTES

ACTION

Commissioner King moved to approve the meeting minutes for the June meeting, with the correction of his first name as Marques. Commissioner Hamilton supported.

ROLL CALL:

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

Ayes: 5 Nays: 0

MOTION PASSED 5-0

The May minutes will wait due to absent commissioners.

VI REPORTS

Director Landsberg let the commission know that the discussion regarding reappointment is occurring.

VII APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

ACTION

Commissioner Hamilton moved to approve the consent agenda.

Commissioner King: SUPPORT.

ROLL CALL

Commissioner Hamilton : AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

MOTION PASSED 5-0.

Vice-Chair Machielse explained that 112 Watson and 1050 Porter were approved subject to staff-recommended conditions.

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)

2260 Wabash – SLU2026-00058 – Corktown HD

Staff report.

ACTION

Commissioner Simmons moved that no comments be returned in response to HDC involvement in the site plan review for 2260 Wabash, SLU2026-00058.

Commissioner Marquez: SUPPORTED.

ROLL CALL:

Commissioner Hamilton : AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0

XI APPLICATIONS SUBJECT TO PUBLIC HEARING

2305 Longfellow – HDC2026-00014 – Boston-Edison HD – AD – Demolish garage, erect garage

Staff report.

Present and sworn in is applicant/homeowner Christina Brown.

Vice-chair opened and closed the public hearing at 5:18 PM without comment.

ACTION

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2026-00014 for 2305 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 dimensioned site plan will be corrected to identify and detail all site work proposed within this application.
2. The garage roof will have a pyramidal hip roof.
3. The window will be aluminum-clad wood double-hung or casement (single or double) with undivided glass.
4. Compatible exterior wall material, such as wood or cementitious lap or board-and-batten siding, approved by staff, will be selected for the garage walls.
5. A color other than bright white will be selected for the overhead garage door from HDC color charts, or approvable by staff.
6. An amended list of work items, supplemented with revised drawings, cut sheets, and exterior colors will be submitted for staff review.

Commissioner King: SUPPORT.

ROLL CALL:

Commissioner Hamilton : AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION PASSED, 5-0

[Chair Franklin arrived at 5:20 PM.]

1501 Washington – HDC2026-00332 – Grand Circus Park HD – JR – Erect restroom addition, install signage and televisions

Staff report. Three new documents were submitted the morning of the meeting and posted.

Applicant Giovanni Lavigne, present and sworn in.

Mr. Lavigne responded to the staff's report regarding television screens.

Chair opened and closed the public hearing at 5:29 PM without comments.

Commissioners discussed. Screens are dynamic unlike lights. They're proud of the building and they interrupt the fenestration. These screens function like signs in some ways.

ACTION

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00332 for 1501 Washington Boulevard**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed installation of seven (7) television screens at the north facade WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL,

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

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

And

Elements of Design # 7, 9, 10, 19, & 22

For the following reasons:

- The televisions will introduce a highly-visible, obtrusive element that does not conform with the current building's historic surrounds with respect to color, degree of complexity, material, architectural detail, and general character. The televisions are therefore not compatible with the architectural features of the district and do not protect the historic integrity of the district.

Commissioner Hamilton: SUPPORT

ROLL CALL:

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

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

ACTION

Commissioner Simmons moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00332 for 1501 Washington Boulevard (313 Park Avenue)**, 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 item(s) WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner King: SUPPORT

ROLL CALL:

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

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

XII CITY PROJECTS SUBJECT TO PUBLIC HEARING

Public Rights-of-Way (ROWS) – HDC2026-00301 – Sherwood Forest HD – GL – Remove two (2) neighborhood signs, install three (3) neighborhood signs

Staff report presented for the next eight cases at once; all information is available online at detroitmi.gov/hdc.

Tonie Stovall, applicant, present online and sworn in. Described the process for the signs and the funds.

Chair opened the public hearing at 5:48 PM and reminded audience that this public hearing is for all eight of these applications and re-read the historic districts that will receive signs.

Brian Richards, online participant, questioned the date for Russell Sullivan. Ms Stovall clarified that the neighborhood organizations submitted the applications and the signs are made so the dates cannot be changed.

Public hearing closed.

Commissioner flagged that there is inconsistency among the signs, and the signs could have notified residents of the existence local historic district, but the inconsistent phrasing doesn't help with that. Director Landsberg clarified that these signs are not signs that replace an ongoing effort to acquire/create signs that would alert drivers and pedestrians of the presence of a local historic district. That effort is still ongoing and is not replaced by this effort.

25 Virginia Park and Public Right-of-Way (ROW) – HDC2026-00302 – New Center Area HD – GL
– Install two (2) neighborhood signs

Public ROWs – HDC2026-00303 – Arden Park-East Boston HD – GL – Install three (3) neighborhood signs

Public ROWs – HDC2026-00304 – Indian Village HD – GL – Install three (3) neighborhood signs

4301 West Vernor (AKA Clark Park), TBD, and Public ROW – HDC2026-00305 – Hubbard Farms HD – GL – Install three (3) neighborhood signs

***Public ROWs– HDC2026-00306 – Boston-Edison HD – GL** – Install three (3) neighborhood signs*

Public ROWs – HDC2026-00307 – West Village HD – GL – Install three (3) neighborhood signs

Public ROWs – HDC2026-00308 – Russell Woods-Sullivan HD – GL – Remove one (1) neighborhood sign, install two (2) neighborhood signs

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Applications HDC2026-00301, HDC2026-00302, HDC2026-00303, HDC2026-00304, HDC2026-00305, HDC2026-00306, HDC2026-00307, and HDC2026-00308** 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 applications WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES CERTIFICATES OF APPROPRIATENESS for the proposed work.

Commissioner Machielse: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton : AYE

Commissioner King: AYE
Commissioner Machielse: AYE
Commissioner Marquez: AYE
Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

XIII PUBLIC COMMENT

Public comment opened.

Audience member requested that the volume be decreased for online attendees. Staff was able to do that.

XIV APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

~~270 E. Ferry – HDC2026-00143 – East Ferry Avenue HD – ET – Replace roof, replace dormer siding, repair slate siding~~—This application was withdrawn by the applicant.

1632 Church – HDC2026-00309 – Corktown HD – LSJ – Replace front doors, replace transom window glass

Terry Swafford and Lisa Kim, present and sworn in. Mr. Swafford described the project.

ACTION

Commissioner Hamilton moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00309 for 1632 Church**, 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 item(s) 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 design be revised to replicate the historic doors in-kind, with staff to review and approve.
2. The proposed paint color(s) are to follow the Historic District Commission Color System B.

Commissioner Machielse: SUPPORT

ROLL CALL:

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

Ayes: 4 Nays: 1 Abstention: 1

MOTION PASSED, 4-1 with 1 abstention

112 Watson – HDC2026-00214 – Brush Park HD – ET – Replace rear balcony

Approved via consent agenda; subject to staff-recommended conditions.

1844 Oakman Blvd – HDC2026-00311 – Oakman Boulevard HD – AD – Replace siding at rear addition

Bruce Ellis, present and sworn in.

Commission discussed what is compatible with this later addition for which staff could find no HDC approval.

ACTION

Commissioner Marquez moved:

Having duly reviewed the complete proposed scope of **Application HDC2026-00311 for 1844 Oakman**, 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.

Commissioner Hamilton: SUPPORT

ROLL CALL:

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner King: AYE

Commissioner Machielse: AYE

Commissioner Marquez: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION PASSED, 6-0

1050 Porter – HDC2026-00330 – Most Holy Trinity HD – GL – Replace hardscaping and landscaping

Approved via consent agenda; subject to staff-recommended conditions.

XV CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING

None

XVI OLD BUSINESS

None

XVII NEW BUSINESS

Design Guidelines: Palmer Park Apartment Buildings Historic District (first draft)

Presentation.

Commission discussed this district's challenges, rentals, and scale. The intention is not to sidestep the process or the Standards but to try to create some predictability for developers. Fires have also been a problem for the last year or two. Discussed identifying primary, secondary, and tertiary facades, and noted that many of these buildings will have more than one primary facade. Discussed that prioritizing the facades would help with window, elevator, and other site and building decisions.

XVIII ADJOURNMENT

ACTION

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

Chairperson Franklin adjourned the meeting at 7:04 PM.