

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

March 13, 2024

Coleman A. Young Municipal Center, 13th Floor, Erma Henderson Auditorium

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 5:37 p.m.

II ROLL CALL (6:27 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner		X
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Alan Machielse	Vice Chair	X	
Adrea Simmons	Commissioner	X	
STAFF			
Timothy Boscarino	PDD	X	
Benjamin Buckley	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg (Director)	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	

III APPROVAL OF THE AGENDA (05:39 p.m.)

Director Landsberg noted that 702 W. Canfield has withdrawn.

ACTION (5:39 p.m.)

Commissioner Simmons moved that the agenda be approved.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (5:40 p.m.)

ACTION (6:27 p.m.)

Commissioner Simmons moved that the December 2023 meeting minutes be approved.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS (5:41 p.m.)

Director Landsberg gave an update on two candidates under consideration for the Commission.

Director Landsberg announced that a violations tracker is now available on the website.

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (5:45 p.m.)

None

VII POSTPONED APPLICATIONS (5:45 p.m.)

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)
(5:45 p.m.)

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:46 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00068 (5:46 p.m.)

ADDRESS: 3769, 3777, 3783 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Frank Mastroianni, Italy American Construction

OWNER: Eric Ragland

SCOPE OF WORK: Erect new garage, alter existing garage, install driveways

Staff summarized the proposal and recommendation. There was a previous Denial for this property; a revised scope of work is now being applied for.

Tony Mastroianni of Italy American Construction described the proposal.

PUBLIC COMMENT

None.

COMMISSION AND APPLICANT DISCUSSION

Several Commissioners expressed that the proposed work was appropriate.

ACTION (ONE) (5:54 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00068 for 3769–3783 Sturtevant**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work with the condition that:

- The composite/Hardi siding proposed for the rear and side walls at the new garage display a smooth finish.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: not present

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00031 (5:54 p.m.)

ADDRESS: 1760 Wabash

HISTORIC DISTRICT: Corktown

APPLICANT: Gustaf Andreason, @properties

OWNER: Sharif Affas, Detroit Developing Properties, LLC

SCOPE OF WORK: Erect addition, demolish shed

Staff described the proposal and recommendation.

Gustaf Andreason and Sharif Affas summarized the proposed work.

Commissioner Chinchilla arrived at 6:00 p.m.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several Commissioners discussed the proposed materials and the height of the addition, suggesting that any addition should be differentiated from the historic portion of the building.

ACTION (ONE) (6:23 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00031 for 1760 Wabash**, 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 erection of a two-story rear addition 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 construction at the original two-story building can raise the roof to match the front gable and can raise the side wall to match the height of the cross gable; the lap siding materiality will be retained.
- The addition behind the original two-story structure must be differentiated physically from that structure by being set back at least 4 inches on both side planes, and the roof can be two stories in height. Lap siding can be maintained on these walls, or another material approved by staff that would establish the addition as not original.
- The paint color for the wood fence will be submitted for staff review.
- A site visit will be scheduled with HDC staff to assess the condition of the wood siding before any repair work or partial replacement is completed.
- The exterior color scheme will be submitted for staff review.
- A detailed drawing of the rear covered porch and stairs will be submitted for staff review.
- A cut sheet of the proposed chimney cladding will be submitted for staff review.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00054 (6:35 p.m.)

ADDRESS: 1665 W. Boston

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Juan Arias-Hernandez

OWNER: Juan Arias-Hernandez

SCOPE OF WORK: Demolish garage, install fence, repair house

Staff summarized the proposal and recommendation.

PUBLIC COMMENT

Donna expressed that the garage should be preserved.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners suggested the garage was beyond repair and the proposed work was appropriate.

ACTION (6:50 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00054 for 1655 W. Boston**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00089 (6:51 p.m.)

ADDRESS: 477 W. Alexandrine

HISTORIC DISTRICT: Willis-Selden Local

APPLICANT: Robert Slattery, 477 West Alexandrine LLC

OWNER: 477 West Alexandrine LLC

SCOPE OF WORK: Erect multi-family building with rear parking lot

Staff summarized the proposal and recommendation. A proposal for this property received a Denial at the February meeting; this is a revised design.

Steven Flum, the architect, and Robert Slattery, the owner, described the proposal.

PUBLIC COMMENT

[Inaudible], an adjacent property owner, spoke in opposition to both the proposed building and the proposed parking lot, saying the proposed work was not historically appropriate and would reduce the property value in the area.

Chairperson Franklin noted that there are two written public comments in opposition.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Simmons said the building should be built before the parking lot.

Commissioner Chinchilla said the proposed curb cut was not appropriate and there should be some back yard or green space in the rear.

Commissioner Machielse noted there are seven curb cuts on the block already and the parking should be accessed through the alley.

Commissioner Chinchilla said the gatehouse typology was not appropriate in this context.

ACTION (ONE) (7:20 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00089 for 477 W.**

Alexandrine, 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:

- Windows will be standard vision glass, designed either as subdivided casement windows or 1/1 double-hung style windows in mulled sets.
- The site fence will be wood, metal, masonry, or other traditional material, in a design appropriate for the context, and to be approved by staff.
- The parking lot will remain visually subordinate to the building, concealed from view, and shall not exist separately from the building. Permit application will only be approved by staff for a single project (including both the building and the parking lot) constructed in a single phase.
- The number of parking units will be restricted to the code minimum to serve the proposed occupancy.

Commissioner Chinchilla withdrew the motion.

ACTION (TWO) (7:35 p.m.)

Commissioner Chinchilla moved that this item be postponed until the next meeting.

Chairperson Franklin noted that the postponement is supported by the applicant.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

XI PUBLIC COMMENT (7:35 p.m.)

None

Chairperson Franklin adjourned the meeting at 7:35 and resumed the meeting at 7:51.

Chairperson Franklin assigned Commissioner Machielse to chair the meeting.

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (7:51 p.m.)

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:51 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00019 (7:51 p.m.)

ADDRESS: 4205 Cass (422 W. Willis)

HISTORIC DISTRICT: Willis-Selden Local

APPLICANT: Ahmed Alwhysee

SCOPE OF WORK: Paint building, install signage

COMMISSION AND APPLICANT DISCUSSION

Ahmed Alwhysee, the retail tenant, provided additional photos showing the appearance of the building prior to the paint and explaining the rationale for painting the building.

Commissioner Machielse expressed that the stone should not have been painted.

Commissioner Hamilton opined that the building looked better before it was painted because the historic decorative detail was more clearly visible. If the stone were to be stripped, most of the detail would again be visible.

ACTION (8:14 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00019 for 4205 Cass**, 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 **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 Commission issues the Certificate of Appropriateness with the following conditions:

- Remove all paint from limestone and cast stone surfaces to restore the natural surface color.
- Repaint the brick masonry with an appropriate color to be reviewed and approved by HDC staff.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00064 (8:16 p.m.)

ADDRESS: 640 W. Willis

HISTORIC DISTRICT: Willis-Selden Local

APPLICANT: John Biggar, Studiozone LLC

OWNER: 640 W. Willis Holdings

SCOPE OF WORK: Replace windows

COMMISSION AND APPLICANT DISCUSSION

John Biggar described the expenses regarding the windows.

Several Commissioners discussed the appropriateness of the proposed windows.

ACTION (ONE) (8:22 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00064 for 640 W. Willis**, 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 for the proposed work.

The Commission's reason for denial is that the proposed work fails to meet the Secretary of the Interior's Standards, specifically Standards:

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:23 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00064 for 640 W. Willis**, 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 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 existing steel windows flanking the front entrance will remain in place.
- The 5/8” grille will be selected for the six-over-one upper sash, and the exterior cladding color will be submitted for staff review.
- The completed window order(s) for the building will be submitted for staff review.
- The existing wood brickmould will remain in place within each window opening and will not be covered with aluminum trim.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00065 (8:25 p.m.)

ADDRESS: 9320 Dwight

HISTORIC DISTRICT: Berry Subdivision
APPLICANT: Bora Gulari
OWNER: Bora Gulari
SCOPE OF WORK: Alter garage/boathouse

COMMISSION AND APPLICANT DISCUSSION

Kevin Hart, the architect, and Bora Gulari, the owner, described the deterioration to the garage and summarized the proposed work.

Commissioners Machielse and Hamilton opined that the hip roof is an important feature that should be retained; the deck could go on the flat portion.

Several commissioners noted that the tile roof is missing a large percentage of its tiles and appears to be beyond repair.

ACTION (8:48 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00065 for 9230 Dwight**, 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 proposed roof structure for the garage portion shall be a hip roof with a similar design, color, and texture (it is not required to be a clay tile roof).
- The proposed roof deck shall be on the boathouse portion (not on the garage portion).
- The applicant will provide a revised design for approval by staff.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Franklin resumed chairing the meeting.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00038 (8:52 p.m.)

ADDRESS: 2905 Garland

HISTORIC DISTRICT: Ossian Sweet House

APPLICANT: Rose Jax, Infinite Techs

OWNER: Daniel Baxter

SCOPE OF WORK: Install security cameras

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

Commissioner argued that the proposed cameras are not appropriate.

ACTION (8:56 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00038 for 2905 Garland**, 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 for the proposed work.

The Commission's reason for denial is that:

- The four sides of the dwelling are historically and architecturally significant and are considered character-defining features.
 - The four cameras are to be located on visually prominent locations and would alter the features and spaces that characterize the property.
 - Three of the four cameras are proposed to be installed on masonry walls. It is not clear if the mounting hardware can be placed within mortar joints (regardless of where on a masonry wall the camera is proposed). Mounting on the brick would permanently damage a significant architectural feature. It is not clear how the wiring would be run.
 - Different cameras may be available within the marketplace that can be installed within the eaves.

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

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

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00047 (8:58 p.m.)

ADDRESS: 2900 St. Antoine (637 Brewster)

HISTORIC DISTRICT: Brewster-Wheeler Recreation Center

APPLICANT: Antonio Cutraro, M&N General Contracting LLC

OWNER: MHT Housing

SCOPE OF WORK: Install windows, remove entry canopy

COMMISSION AND APPLICANT DISCUSSION

Kyle [inaudible], the architect, and Van Fox, of MHT Housing, summarized the proposal.

Several commissioners discussed the windows.

ACTION (9:11 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00047 for 2900 St. Antione**, 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 glass block that is currently located on the building’s north elevation is not compatible with the building’s historic appearance. The three existing glass block windows shall be repaired as needed retaining the majority of the existing material. The two flanking window openings that are currently infilled with wood and masonry shall include window windows that are compatible with the building’s historic character.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00066 (9:16 p.m.)

ADDRESS: 350 Madison

HISTORIC DISTRICT: Madison-Harmonie

APPLICANT: John P. Biggar, Studiozone LLC

OWNER: Music Hall LLC

SCOPE OF WORK: Replace fire escape, alter fenestration

COMMISSION AND APPLICANT DISCUSSION

John Biggar withdrew the scope of work regarding the existing fire escape and fenestration pattern (only the new fire escape is currently being proposed).

Several commissioners expressed approval.

ACTION (9:18 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the revised scope of **Application HDC2024-00066 for 350 Madison**, 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 fire escape 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 Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00105 (8:40 p.m.)

ADDRESS: Multiple intersections

HISTORIC DISTRICT: Lower Woodward Avenue, Detroit Financial, Grand Circus Park Local, Washington Boulevard Local, Capitol Park Local

APPLICANT: Elise Fields, Downtown Detroit Partnership

OWNER: City of Detroit

SCOPE OF WORK: Install new signs at 14 intersections

COMMISSION AND APPLICANT DISCUSSION

Staff summarized the proposal and recommendation.

ACTION (9:28 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00105** 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

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

COMMISSIONER ELECTIONS (9:29 p.m.)

ACTION (9:29 p.m.)

Commissioner Simmons moved that this item be postponed until the next meeting.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

DRAFT GUIDELINES FOR HISTORIC WOOD WINDOWS (9:31 p.m.)

ACTION (9:37 p.m.)

Commissioner Hamilton moved that the guidelines be adopted.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

PROPOSED DEF SOUND STUDIO HOUSE HISTORIC DISTRICT FINAL REPORT AND ELEMENTS OF DESIGN 21-2-56 REVIEW (9:38 p.m.)

ACTION (9:57 p.m.)

Commissioner Hamilton moved that the following be adopted as Resolution 24-01:

WHEREAS, the Michigan Local Historic District Act, being MCL 399.201-215, and Sections 21-2-29 and 21-2-30 of the 2019 Detroit City Code, describe a process for the designation of Local Historic Districts by the Historic Designation Advisory Board (HDAB) and City Council, and;

WHEREAS, Section 21-2-56 (1), Powers and Duties, of Chapter 21, under Division 3, Historic District Commission, require that the Commission “shall be responsible” for review and comment on proposed historic districts, and may submit its recommendation to the City Council regarding the proposed historic district designation and Elements of Design, and;

WHEREAS, the above referenced section identifies four specific areas for the Commission’s review and comment, that being (1) the potential district’s relation to the Detroit Master Plan of

Policies; (2) the practical budgetary effects on city resources; (3) legal implications for owners, residents, and the City; and (4) the historical and architectural values of the district;

THEREFORE BE IT RESOLVED that the Commission extends its gratitude and mutual respect for the work of the Historic Designation Advisory Board and its professional staff, which works in tandem with the Commission, and its professional staff, to protect Detroit's historic buildings and neighborhoods; and

BE IT FURTHER RESOLVED that the Commission hereby offers the following review comments on the proposed Def Sound Studio House Historic District Final Report and proposed ordinance, for consideration by City Council, as such:

Regarding the district's **relation to the Detroit Master Plan of Policies**, the Commission finds that:

- The proposed district is consistent with the Master Plan.

Regarding **the practical budgetary effects on city resources**, the Commission finds that:

- The impact on City of Detroit resources will be negligible.

Regarding **the legal implications for owners, residents, and the city**, the Commission finds that:

- Should the proposed ordinance be enacted, responsibilities for compliance with Sec. 21-2-71, et seq., of the 2019 Detroit City Code will be placed upon with the property owner as well as any other entity (including City of Detroit agencies) seeking to do work within the district.

Regarding **the historical and architectural value of the district**, the Commission finds that:

- The Commission concurs with the argument presented by the Historic Designation Advisory Board Final Report with respect to National Register Criterion A and Criteria Consideration G.
- The period of significance should be 1983 to 2004, reflecting the period in which the historical events occurred.

Regarding the proposed **Elements of Design**, the Commission finds that:

- Elements of Design, as defined in Section 21-2-2 and as used by this Commission in its reviews for permit, serve to identify distinctive historic features and relationships that merit preservation, and serve as guidelines for additions and new construction.
- Therefore, the Elements of Design need to include the characteristics of the historic building during the period of significance and the Elements of Design should be directed towards the characteristics of the property at that time.

AND BE IT FURTHER RESOLVED that the Commission directs the Planning and Development Department staff to forward this resolution to the Historic Designation Advisory Board, and the City Council.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

XVI ADJOURNMENT

ACTION (10:05 p.m.)

Commissioner Machielse moved to adjourn.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

The Commission adjourned the meeting at 10:05 p.m.