

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: April 15, 2020

Coleman A. Young Municipal Center, 13th Floor Auditorium

Detroit, MI 48226

I. Commissioner Hamilton called the meeting to order at 5:06 pm.

II. ROLL CALL

	ABSENT	PRESENT		ABSENT	PRESENT
Dennis Miriani, Vice Chair	___	<u>X</u>	Katie Johnson	___	<u>X</u>
James Hamilton, Chair	___	<u>X</u>	Richard Hosey	___	<u>X</u>
Alease Johnson	<u>X</u>	___	Jessica McCall	___	<u>X</u>
Tiffany Franklin	___	<u>X</u>			
 Staff					
Jennifer Ross, PDD	___	<u>X</u>	Taylor Leonard, Law Dept.	<u>X</u>	___
Brendan Cagney, PDD	___	<u>X</u>	Pamela Parrish, Law Dept.	___	<u>X</u>
Ann Phillips, PDD	___	<u>X</u>			
Garrick Landsberg, PDD	___	<u>X</u>			
Audra Dye, PDD	___	<u>X</u>	Rebecca Savage, HDAB	___	<u>X</u>

III. APPROVAL OF THE AGENDA

Commissioner K. Johnson asked the following projects be moved to the Consent Agenda:

- #20-6679 – 748 Longfellow – Boston Edison HD – Replace awning windows with new 1/1 wood windows
- #20-6678 – 2201 Wabash – Corktown HD – Rebuild exterior wall and shorten one window opening
- #20-6669 – 918 Virginia Park – New Center HD – Replace windows and shutters

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner K. Johnson moved to approve the Agenda as modified.

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

IV. APPROVAL OF MEETING MINUTES

Commissioner K. Johnson made a motion to APPROVE the March 11, 2020 meeting minutes.

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

V. REPORTS

None

VI. APPROVAL OF THE CONSENT AGENDA

Commissioner K. Johnson made a motion to APPROVE the following projects, with staff recommendations and conditions (if present):

- #20-6679 – 748 Longfellow – Boston Edison HD – Replace awning windows with new 1/1 wood windows
- #20-6678 – 2201 Wabash – Corktown HD – Rebuild exterior wall and shorten one window opening – *The applicant stated acceptance of the conditions listed within the staff report.*
- #20-6669 – 918 Virginia Park – New Center HD – Replace windows and shutters

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

VII. POSTPONED APPLICATION

APPLICATION NUMBER: 20-6663 (*TABLED FROM 3-11-2020 MEETING*)

ADDRESS: 269 WINDER (4 PARCELS INCLUDING 2515 BRUSH, 269, 281, 291 WINDER)

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: BETSY WILLIAMS, MARK FARLOW - HAMILTON ANDERSON

OWNER: CITY OF DETROIT (PENDING SALE TO APPLICANT)

SCOPE OF WORK: ERECT A NEW MIXED-USE BUILDING

PROPOSAL

The applicants discussed the design changes to the exterior elevations, including minor coping added to the top of the buildings and the increased variation of texture and color.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for application #20-6663, as the work as revised does meet the Secretary of the Interior's Standards for Rehabilitation, especially Standards:

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Commissioner K. Johnson – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner Hosey recused himself from reviewing the following project, as his business partners own the building.

VIII. APPLICATIONS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6698

ADDRESS: 69 SEWARD

HISTORIC DISTRICT: NEW CENTER HD

APPLICANT: BRIAN HURTIENNE, ARCHITECT, KEVIN LEWAND

OWNER: KEVIN LEWAND

SCOPE OF WORK: ERECT NEW ROOFTOP ADDITION, REPLACE EXISTING WINDOWS, AND REHABILITATE BUILDING

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to perform a general rehabilitation of the entire building including a rooftop addition, per the attached drawings and application. Included in the proposal are the following scope items. Grayed-out items have already been approved by the Commission at the June 8, 2016 meeting and are therefore not subject to review by the Commission. A Certificate of Appropriateness (COA) was issued on June 22, 2016. Scope items that are not grayed-out are scope items that are new and were not included in the 2016 application or are modifications to what was previously approved in 2016.:

• **Site Modifications**

- The lot which is adjacent (west) to the existing building is proposed to be modified and paved for use as a parking lot for the building.
- A curb cut is proposed at the north end of the vacant lot to provide access to the parking lot. A second access point is proposed at the alley side of the lot behind the building.
- A sidewalk is proposed along the length of the west side of the building. The walkway will be sloped near the front of the building to provide barrier free access to the building at a new door in the west elevation.
- A concrete pad with 6' high dumpster enclosure is proposed at the southwest corner (rear) of the building. The drawings indicate that the enclosure is to be constructed of 7/8" corrugated galvanized siding panels between 4" x 4" steel posts (color not provided).
- A 6' wide sidewalk is proposed from the rear entrance to the building out to the public alley.
- A concrete mechanical pad is proposed at the southeast corner (rear) of the building. A 13' fence with gate is proposed at the perimeter of the concrete pad, however, the material, design, and color of the fence/gate is not included in the application.
- Construction of an ADA-compliant landing at the new door opening with (2) ADA-compliant ramps and railings. One ramp going north toward the front of the building and one ramp going south to the proposed parking area.
- The drawings indicate a fence around the perimeter of the parking lot with vehicle gates at the north and south ends, however, the height, material, design, and color of the fence/gates is not provided in the application.
- (2) Transformers currently exist at the southern end of the east elevation and are to remain.

• **Roof**

- Replace asphalt roof with a membrane roof.
- Stone and tile coping on the brick parapet walls will be removed, inspected, cleaned and reinstalled.
- Any deteriorated pieces will be replaced with matching pieces.
- Demolish existing brick chimney adjacent to existing rear stair tower down to roof line and cover over.
- Demolish existing brick elevator penthouse and construct a new one-story tall elevator penthouse which is to be clad in metal siding (color to be determined).
- Gutters and downspouts to be replaced with new aluminum gutters and downspouts.
- Existing brick chimney located toward the south end of the building, adjacent to existing brick stair tower, is to be repaired.

- Existing stair overrun located at southern edge of building is to remain.
- Existing membrane roof to receive new membrane roof.
- A portion of the brick parapet wall is proposed to be removed to allow passage between the north and south portions of the roof.
- Roof-top Addition
 - Extend the stair located at the very front (north) edge of the building to provide access to the roof. Currently, the front stair stops at the fourth floor and does not extend to the roof.
 - New elevator shaft constructed in location of existing elevator shaft.
 - Stair enclosure (shorter volume) to be connected to elevator shaft (taller volume) with an enclosed corridor to match the height of the stair enclosure. A small storage area is located within the addition to the south of the elevator. The entire enclosed addition is to be clad in “Hardie board lap siding, of a dark color, with associated trim.”
 - Both roofs of the addition are proposed to be flat roofs (heights and materials of roofs not included in application).
 - All windows and doors in the addition are proposed to be black aluminum
 - Proposed enclosed addition will open onto a new rooftop deck which is proposed to be 22’-0” x 24’-8” in size and the deck surface constructed of Trex (color unknown). A steel and wire railing is proposed at the perimeter of the deck with an egress gate located at the center of the southernmost length of railing. This egress gate corresponds with the proposed opening in the existing brick knee wall.
 - Square pavers are proposed in a path across the roof from the egress gate of the deck to the existing stair enclosure located at the south end of the building/roof.
 - Multiple pieces of HVAC equipment are proposed at the roof surface (see mechanical plan for locations).
- **Exterior walls/masonry**
 - Existing brick and stone to be repaired to match the existing.
 - The brick and cast stone bays on the front façade to be reconstructed to match the existing.
 - New lintels and sills to be replaced where required at window openings and the surrounding brick will be repaired to match the existing.
 - Tuckpointing with mortar that matches the existing in color, texture, profile and hardness to be completed as needed.
 - Building to be cleaned using a non-ionic detergent and low-pressure wash – less than 100 p.s.i.
 - New barrier free door with canvas awning above at the west elevation.
 - Two basement window openings and one door on the west elevation to be infilled with brick which is to be recessed ¾”
 - Limestone to be cleaned and repointed as needed. Where limestone pieces are missing (front bays), the applicant proposes to “re-create” the limestone elements that are missing to restore the bays to the original appearance.
 - Painted steel canopy (color unknown) over new accessible entrance at west facade
- **Windows**
 - Replace all existing windows with new aluminum clad wood windows that match the size, profile, and configuration of the exiting windows.
 - The first floor façade windows to have the divided lights replicated in wood instead of

metal.

- Exterior trim and brick mold to be replicated.
- Metal grills to be installed over the basement window openings for security.
- All existing double-hung windows are to be replaced with aluminum clad wood double hung windows (color to match associated Color Chart – System D). Overall dimensions of the existing window versus the proposed replacement windows are as follows (see drawing for additional detail):
 - Top Rail
 - Existing: 4”
 - Replacement: 3”
 - Meeting Rail
 - Existing: 3”
 - Replacement: 4”
 - Bottom Rail
 - Existing: 4”
 - Replacement: 4.75”
 - Jambs
 - Existing: 4”
 - Replacement: 4.5”
 - Unit Thickness
 - Existing: 6.75”
 - Replacement: 6.75”
- At the front (north) façade, all windows that are not double-hung are to be “restored or recreated to match the original in its original configurations and details.”
- **Doors**
 - Install a new wood and glass door with wood framed sidelights as the front door.
 - Existing transom to be repaired to match the existing
 - Door at rear of building to be a flush metal door and frame
 - Aluminum clad multi-light windows with transom that replicate the original door and transom configuration to be installed at the upper openings of the rear stair.
 - New aluminum and glass door with aluminum frame sidelights and transom to be located at the west elevation for the new barrier free entry.
 - “Custom wood window” to replace the existing leaded-glass fan window above front door

COMMISSIONER COMMENT:

- Commissioner Hamilton commented on the discrepancy between the drawings and existing conditions as they relate to the muntin patterns and operation of the front elevation windows. The existing bay windows are cottage-style, 6-over-9 pattern; the central double-hung windows have a 9-over-9 pattern. The bay window transoms are either three lights or six lights wide (one high).
- Commissioner Miriani expressed concern over the view from the street. As site line analyses were not submitted, he said it was difficult to determine the rooftop addition’s visual impact on the building.
- Commissioner Hamilton questioned the type of window that is specified for the front elevation and if it is true divided lights.
 - The applicant replied simulated divided light windows, with spacer bars, are their first choice.

PUBLIC COMMENT:

- None

ACTION

Commissioner Franklin moved to DENY the issuance of a Certificate of Appropriateness for the rooftop addition as proposed, as part of #20-6668, because the project as proposed DOES NOT meet the Secretary of the Interior's Standards for Rehabilitation, especially 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 K. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner K. Johnson moved to APPROVE the issuance of a Certificate of Appropriateness for the remaining projects, as proposed, as part of #20-6668, because the project DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially Standards:

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

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6). Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Commissioner K. Johnson – SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

Commissioner Hosey returned to the meeting.

APPLICATION NUMBER: 20-6682

ADDRESS: 630 VIRGINIA PARK

HISTORIC DISTRICT: NEW CENTER

APPLICANT: JOSH MADDUX AND TIM FLINTOFF, ARCHITECTS, JOE GUADINO

OWNERS: ALYSE COUTTS AND JOE GUADAGNINO

SCOPE: REMOVE EXISTING REAR WING; ERECT NEW SMALLER WING; REPLACE WINDOWS

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for 1) replacement of all windows; 2) demolish the existing rear addition, porch, and stairway; erect a new enclosed addition; and 3) paint the home to correspond with color chart D. Included in the proposal are the following specific scope items:

- Window Replacement –Replace forty (40) windows:
 - As shown in the report provided by the applicant, the existing windows exhibit various materiality, conditions and characteristics:
 - 18 vinyl windows, 22 wood windows with some exhibiting character defining features like 9/1 and 16/1 light patterns
 - The applicant has submitted two letters advocating for a full replacement of all windows in the house, one from the architect, and one from Atex Builders LLC. The letters state that 16 windows are painted shut, and 6 of the wood windows are either significantly or severely damaged.
 - The applicant proposes to replace the existing windows with aluminum clad wooden Pella Architect Series Windows to match existing operation in a black finish
 - The applicant is proposing replace the 16/1 and 9/1 true divided light windows on the second and third floors with 9/1 simulated divided light windows
 - The applicant has provided dimensions that compare the existing original wood windows with the dimensions of the proposed windows:
 - Original Wood Window (typical)
 - Sash Exterior Material: Wood (painted)
 - Sash Interior Material: Wood (painted)
 - Dimensions
 - Brick Mold Width: ~ 2 ¼”
 - Sash Sill Width: ~ 1 ⅝”
 - Upper Sash, Top Rail Width: ~ 1 ½”
 - Lower Sash, Bottom Rail Width: ~ 3”
 - Proposed Windows
 - Pella Architect Series
 - Sash Exterior Material: Aluminum Clad Wood (factory painted, Black)
 - Sash Interior Material: Wood (stained)
 - Dimensional Information
 - Brick Mold Width: ~ 2”
 - Sash Sill Width: 1 7/16”
 - Upper Sash, Bottom Rail Width: 1 7/16”
 - Lower Sash, Bottom Rail Width: 3”
- Demolish the non-historic rear stairs, deck and addition
- Restore 1/1 window in place of existing wooden door (non-historic)
- Remove existing window and adjacent wall replace with new French door
- Construct New 23' x 14' Brick Clad Addition
 - North Elevation: (4) *Pella Architect Double Hung* Windows (to be painted black); (6) fixed Pella wood clad “transom” windows along top of addition;
 - *Pella Architect* Fixed Window with arched top at setback area between new construction and existing body of home
 - East Elevation: Add (3) *Pella Architect Double Hung* Windows (to be painted

- black) One in existing masonry opening
- New Roof of addition to also function as balcony connection to existing balcony doorway to proposed new French doors (replacing existing window)
- Balcony and Fascia Material as specified by *Trex SR-2* (page18, 25)
 - French Doors by *Pella* with hardware matte black finish
 - Roof to be painted brown, Fascia and soffit painted to match existing trim at all exposed sides
 - New Roof / balcony to utilize internal gutter, provide new downspout
 - Black Metal Railing (3'-6") with Vertical pickets to enclose area

COMMISSIONER COMMENT:

- Commissioner Franklin said the windows appear to be a maintenance issue and it is not clear they are not repairable.
- Commissioner Hamilton agreed and said the required repair estimate was not submitted as part of the application.
- Commissioner K. Johnson said the front windows are character-defining features of the house and the Secretary of the Interior allows for replacement if the original windows are damaged beyond repair.
- Commissioner Miriani explained the Commission can only review the project with the information that is before them, and recommended they get a repair estimate.
- Commissioner Hamilton concurred and said the applicant can come back with evidence of the windows' condition based on an experienced contractor's inspection.

PUBLIC COMMENT:

- John Olszewski stated support for the applicant's proposal.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for all the proposed items in application #20-6682, EXCEPT the window replacement, because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially 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.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Commissioner McCall – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

Commissioner Miriani moved to DENY the issuance of a Certificate of Appropriateness for the replacement of the true divided light windows on the front and side elevations, because the work DOES NOT meet the Secretary of the Interior's Standards for Rehabilitation, especially 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.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6672

ADDRESS: 2464 BOSTON

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: DAVID ESAU, CORNERSTONE DESIGN INC.

PROPERTY OWNER: DAMIEN ALLEN-HURST C/O NOVELLA ALLEN-SMITH

SCOPE: ERECT A NEW REAR ADDITION

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to erect a new addition to the rear (north) of the house per the attached drawings and application. Included in the proposal are the following scope items:

- Single-story addition is to extend 50'-8" in length straight back from the rear façade of the existing house and approximately 34' wide (less than the overall width of the massing of the house).
- The addition includes a 7'-0" x 9'-8" inset at the west elevation which allows minimal impact to existing rear façade.
- The enclosed portion of the addition is 21'-4" wide with a covered exterior wood ramp which is 12'-7" wide at the east elevation of the addition, adjacent to the existing driveway. The ramp provides access from grade level up to the first floor level of the addition which is consistent with the first floor level of the existing house.
- The existing garage is to remain.
- The walls of the addition are to be clad in buff-colored brick to match the existing house (Glen Gery, Colo: Sandalwood Grey) with painted wood trim (Sherwin Williams "Snowbound") at the eaves of the roof.
- Windows included in the addition are proposed to be aluminum wood casement and double hung units with simulated divided lights (color: white) – see elevations for light configuration. Cast stone sills are proposed at all windows to match the sills of the existing house.
- The roof is to be hipped to match the roof form of the existing house and will be clad in dimensional asphalt shingles to match the shingles at the existing house (Owens Corning Duration, Color: Brownwood).
- The roof structure will cover the wood ramp that is located at the exterior of the enclosed portion

of the addition. The “ceiling” of the overhang is proposed to be clad in vented Hardie soffit panels and painted white to match existing and will include eight recessed downlights to illuminate the ramp surface.

- An exterior wall-mounted light is proposed at the south end of the east elevation, near the stair up to the existing house. It will be mounted approximately 9’ above grade.
- The rear façade of the existing house will include the following modifications:
 - Existing window opening located at the west side of the rear elevation will be reduced in width. The modified opening will contain a new aluminum clad wood double hung unit to match the existing window at that location.
 - Existing stairs to rear entrance will be reoriented to run parallel with the wall of the addition.

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

None

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for erection of an addition, application #20-6672, because the work DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially Standards:

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

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6699

ADDRESS: 1249 – 1265 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: CASSANDRA TALLEY & BRIAN REBAIN, KRAEMER DESIGN GROUP; JOHN OLSZEWSKI, BEDROCK; GENE PYO, ODA ARCHITECTURE

PROPERTY OWNER: BEDROCK

SCOPE: ERECT NEW ROOFTOP ADDITION, REHABILITATE BUILDINGS

PROPOSAL

BOOK BUILDING

Roof, Rooftop Additions, and Roof Deck

- The south penthouse will be removed and rebuilt with a higher roof—extended to 17’-6”—and wider walls to accommodate the new elevator adjacent to the egress stair.

- The penthouse will be aligned with the west face of the existing south stair penthouse, which is set back 14'-6" from the existing west parapet.
- The new enclosure shall be of brick to match the historic penthouse and a water table complementary to the historic features of the roof structures.
- There will be an additional penthouse extension, from the south penthouse to the central penthouse, acting as a screen wall of the new mechanical equipment on the roof.
 - This enclosure will not have a roof and is intended to screen the mechanical equipment from sightlines from the public right of way.
 - It will be constructed of the same brick and detailing as the parapet, and the enclosure wall will be held back from the exterior face of the penthouse to indicate the walls are not historic.
 - The mechanical additions have been designed as low as they possibly can while still providing required mechanical service to the project while hiding the equipment from view. These additions were designed to appear as linear additions on the roof in keeping with the basic massing of the building, to keep their visual impact as minimal as possible.
- The west side of the center penthouse will also be modified to accommodate the new generator for the building.
 - The east side of this penthouse will be emptied of mechanical equipment and debris and remain at its current height (17'-6") with a shorter corridor addition to the south wall of the Tower where it ties into the 14th floor, providing egress for the Tower residents and amenity space.
- The amenity space from the 14th floor will include a removed and lowered portion of the building roof for a resident terrace on the level of the 14th floor resident lounge. This is the only section of the Book Building roof that will be lowered; the rest of the Book Building roof will remain at its current height.
 - As lowering the roof creates a new/additional portion of the wall plane and does not impact historic fabric significantly, it is proposed the resident lounge will be connected to the roof deck with operable nana walls.
- The proposed food & beverage addition to the east and south of the center penthouse will be constructed of brick to match the historic penthouses and will match the 17'-6" height of the existing center penthouse.
 - This addition will be set back 22'-0" from the east (Washington Boulevard) parapet
 - This penthouse addition will have punched French door openings to access the proposed roof deck on the Washington Boulevard (east) side of the building.
- The new food & beverage addition, including the occupied roof deck and railings, as well as the adjacent resident terrace with nana walls, are not visible from any sightlines within a block of the building.
- Both roof decks on the eastern side of the building (the public amenity space roof deck and tenant roof deck) will have a porcelain tile paver system. Cut sheets for the pavers are included.
- For patron safety, there is a glass guardrail (42" in height) proposed at the back of the existing penthouse wall. A drawing detail for the railing on the roof decks is included.
- All remaining masonry units are to be inspected for damage at the existing penthouses.
 - All damaged, deteriorating or spalling units are to be removed and replaced with new material to match original units.
 - Remaining masonry is to be cleaned using the gentlest means possible to achieve acceptable results without damaging or substantially altering the physical characteristics of the masonry surfaces.
 - Masonry will be repointed as needed and any loose or displaced units reset. Re-pointing mortar to match the color, texture, strength, joint width and joint profile of the existing historic masonry.

- Raking out mortar joints shall not damage masonry units. Masonry re-pointing will be done in accordance to Preservation Brief 2: Re-pointing Mortar Joints in Historic Masonry Buildings.
- All roofing shall be removed and replaced with new membrane roofing and waterproofing systems as required by code.

13th Floor Skylight

- A new glass skylight will be added over the 13th floor event space.
 - In the southern 3 bays of the east wing—where the hipped roof portion currently exists—the roofing and concrete structure will be removed, and a glass skylight will be installed.
 - The existing steel roof structure will remain in place to support the new skylight.

BOOK BUILDING AND BOOK TOWER

Storefronts

- All non-original ground floor exterior storefronts are to be removed and replaced with new storefront systems designed to be appropriately compatible based on the original historic drawings and the remaining historic decoration.
- Doors will be added as needed for the ground floor tenants and as required per code. These doors will also be integrated into the storefront pattern in the same rhythm as the original building design.
- All new storefronts are to be consistent in look, style, and materials. New storefronts will match the existing profile dimensions and proportions of the remaining storefronts or will be based on the original drawings.
- Existing cast iron detail shall be cleaned, repaired as necessary, and repainted.

Awnings

- New awnings are proposed to be located under the transoms in a similar fashion to the historic configuration. Cloth awnings will be located on the Grand River and Washington Boulevard facades over most storefronts.
 - Storefronts that will not have awnings include:
 - The two storefronts flanking the main Book Building entrance on Washington Boulevard.
 - The northernmost storefront on the Washington Boulevard façade and the eastern-most storefront on the Grand River façade (i.e., the two at the NE corner of the Book Tower Building).

Alley Activation

- The alley behind the Book Building and the Book Tower will have an alley activation plan much like other Bedrock projects in the city. Some of the smaller historic openings that remain will be filled in with brick to match the existing as they are no longer needed for the new use. New brick will be inset 1” from the existing face where it infills any historic openings.
- The large historic openings where the tenant alley access doors and sidelights existed will be reopened and new storefront will be installed for access to the activated alley. The storefront will be divided into smaller lights, reminiscent of the historic steel framed storefronts as evidenced by the historic drawings. The finish will match the primary façade storefront finish.
- Remaining service openings will receive flat-panel metal doors or overhead solid metal doors. Some openings will be fitted with louvers for venting purposes.
- The alley will be cleaned and green scaping with planters filled with greenery and flowers will be added. Murals and exterior lighting are also planned for the alley; the murals and lighting will be applied to the non-historic side of the alley, on the People Mover building.

Fire Escapes

- Existing Tower fire escape to be retained and rehabilitated as the second means of egress from the Tower.
 - Connections to the structure shall be rehabbed as necessary to ensure structural stability. Any loose or spalling masonry units shall be repaired or reinstalled, as necessary.
 - The remaining lower alley portion of the fire escape had to be removed in its entirety during masonry restoration work.
- Subsequent design development determined that the Building portion of the fire escape is not necessary for egress. Since it was only partially visible looking at the rear of the Building and does not appear to be a character defining element, it is proposed for removal.

Louvers and Window Opening Infills

Louvers

- Louvers will be added for venting on the alley façade—both on the Book Tower and on the Book Building, as well as within both lightwells of the Book Building. The louvers will be installed to provide venting for the various mechanical and HVAC units.
- *Added from submitted drawings* - Louvers will be placed within the small dormer window openings located on each side of the Book Tower's peaked, copper roof: North-three dormers/East-one dormer/South-two dormers/West-one dormer. The louvers will provide fresh air and exhaust to mechanical equipment for apartments and egress stair pressurization.

Window Openings Infill

- Windows within both lightwells of the Book Building will be infilled to enclose a service elevator and bathroom service riser.
- Window openings on, and near, the southern façade of the Book Building will be infilled.
 - South elevation – on the right-side end of one of the legs of the H (stories four through thirteen), as well as the horizontal row of openings at the third floor. These openings are to be infilled in preparation for 1201 site development.
 - East elevation of the lightwell wall, one bay wide, closest to the building's southern elevation. These openings are to be infilled for an exterior elevator shaft.
- New brick will be inset 1" from the existing face where it infills any historic openings.

Pedestrian Bridge Modifications

- The bridge will remain and the EIFS cladding at the base will be removed and replaced with an aluminum metal panel system. Please see the rendering for clarification on how the two panel colors would be installed.
- The top arched curtain wall system has reached the end of its lifespan and will be replaced with a rectilinear curtain wall system with a flat roof.
- The rectilinear design will also allow the EIFS/stucco on the Tower to be removed and the new curtain wall will align more compatibly with the original window opening in the wall and align with the transom above which will be replaced to match the existing historic sightlines.
- The transom above the pedestrian bridge was removed when the existing pedestrian bridge was installed-this project proposes to replace the transom above the pedestrian bridge.
- The visual impact of the bridge will remain minimal and the change to a more complimentary design will let it blend more with the Book Tower. The metal panel system will not touch the transom below, so the bridge only effects the façade above the transom where the lighter-colored panels line up.
- The glazing on the bridge will not be reflective, but rather clear glazing.

Façade Lighting

- Architectural lighting will be added to façade. It will be LED RGB lighting and kept as small as possible. Please see the attached lighting plan and mockup renderings. The final exterior light housing shall be submitted at a later date for staff approval.
- Lighting for the alley will be mounted on the People Mover building, not on the Book Tower or Book Building. These lights will be white in color with a color temperature of 3000k.

Signage

- Signage is proposed on awnings and on the glass storefronts.
- There will be a small blade sign on the corner of Grand River and Washington Boulevard.
- There will be another blade sign on Grand River, located just west of the main entrance on Grand River and a plaque sign will be added above the single door on the Grand River façade.
- Finally, on the corner of Grand River and Washington Boulevard there will be two small menu plaque signs—one on the Washington Boulevard façade and one on the Grand River façade.
 - Both will be mechanically fastened to the building, but please note that the granite at this corner is not historic as the prior tenant, Bookies, had removed all the historic material in this area.
- The signage may be illuminated.

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

- Commissioner Hamilton asked for comment by the applicant related to the staff's recommendation for denial of the south elevation window enclosure.
 - The applicant stated, based on the floor plans, the bathrooms and showers for some of the units had to be located along the southern wall, necessitating the window openings be enclosed.
- Commissioner Miriani asked the applicant to confirm there is no programable or changeable lighting proposed as part of the lighting package.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for the projects which comprise this application because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially Standards:

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.

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

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

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*

10) *New additions and adjacent or related new construction shall 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.*

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6667

ADDRESS: 1530 - 1538 BAGLEY

HISTORIC DISTRICT: CORKTOWN

APPLICANT: GLENDA MEADS, ARCHITECT

PROPERTY OWNER: MARY JO UPSHAW & KAL ALASWAD

SCOPE: ERECT NEW HOUSE AND GARAGE

PROPOSAL

- A new three-story residence was designed for the (now double) vacant lot. The house is set as close to the street as permitted by zoning, to match the buildings to the east to the corner.
 - Setbacks: Front: 20', Side-East: 5', Side-West: 10', Rear: 57' (main house)
 - *At the meeting, the applicant asked the Commission to consider a new front setback of 12.33', based on the historical setback of the buildings previously on the lot (and more in keeping with the remaining historic residences adjacent the property).*
- House massing to be a transition from the larger/taller brick commercial buildings to the east, the smaller historical clapboard Victorian houses to the west, as well as the multi-family residential development to the south.
- Buildings on the north side of Bagley, starting at Trumbull and heading west (to 10th street)
 - 3 story brick commercial building
 - 2 story brick residential building
 - 2 story masonry block building (at rear of its property)
 - Applicant's vacant lot
 - 2 more vacant lots
 - 2 story Victorian house, and
 - (Last to west) 2 story Victorian house
 - South side of Bagley – multi-family residential development, two-story units with brick & siding.
- The height to the top of the parapet on the elevation closest to the street is 24'-0". The height of the gable ridge is 38'-0" (which sets back much farther from the street).
- The main level of the proposed structure is to be 3.5' above street level with an open front porch and steps to the left side of the front elevation, similar to the Victorian houses to the west. The main mass is vertical in proportion, in keeping with the historic district. A window well is proposed to the right of the front porch which would include a daylight door for the basement. A railing will surround the window well.

- The front elevation is divided into two elements, to be in ‘rhythm/character’ with the traditional neighborhood.
 - Main element will be two-stories faced with stone and stone detailing and a flat parapet in scale with the two-story houses to west.
 - A secondary element in dark charcoal brick is to break the front elevation into the two vertical bays.
- Set back from the main front/stone element is a three-story element, with side facing gables (shed of eave facing street). An open balcony in front and atop the parapet wall of the main element, and a shed roof over rear part of house, is in keeping with the historic district.
- The front/streetscape elevation is to be clean & classical, ‘Federal’ in character, with windows evenly spaced across the second story elevation. A triple door & transom unit, mimicking the bays of Victorian houses nearby, create solids & voids in keeping with the historic district.
- The first floor of the rear elevation will be brick, while the second and third floor will be faced with Hardie Board siding, painted charcoal to match the brick. French doors will lead out to a raised porch enclosed with a metal railing, with steps leading to the rear yard.
- All windows are single or paired casement style, and tall in proportion. Sashes will be ‘black’ with horizontal divides, as well as a large triple door & transom unit beside front door & surround.
 - The percentage of window is approximately 28% in keeping with historic district.
- Exterior lights are planned for both sides of the front entry. All other lighting will be recessed in overhang soffits.
- Proposed structure will have 1,000 sf on Ground Floor, 1,300 sf on Second Floor, 1,000 sf on Third Floor.
- Color scheme:
 - Exterior Walls: Stone Cladding, Brick – Dark Charcoal
 - Window Sash and Doors: Black
 - Dimensional Asphalt Shingle: Charcoal

Garage

- A 23’-0” x 25’-0” detached garage is proposed to sit at the alley line. It will be compatible in materials and colors with the main house.
- The garage includes an extension on the east elevation which measures 11’-0” x 10’-0”. The south elevation of this extension will have a triple-unit door system; the east elevation will have a single door unit. The door design will match those of the main house.
- The walls of the garage are to be faced with Hardie Board Lap siding, painted charcoal to match the brick on the house.
- The 18’-0” x 7’-0” overhead door is specified as an insulated black metal garage door (Avante Series by Clopay) with frosted glass panels (3 wide x 4 high).
- Exterior lighting will be recessed over the three door openings and the overhead door.

Site

- The small front yard will be formally landscaped with boxwood hedging at the foundation and around the fencing. A gate spanning the walkway to the front door will fully enclose this area.
- The east side of the front of the property will be left as open grass turf.
- The west side of the property (as the distance to the side lot line is greater than on the east) will have grass turf and a walkway spanning the distance from the front sidewalk to the garage. Pear trees will be planted along the walk. A gate placed in line with the front corner of the house, and fencing extending along most of the western property line (and returning to the front corner of the garage), will enclose the western side of the rear yard.

- The fence proposed for the east side of the rear property will begin at the outer edge of the raised porch and return to the SW corner of the neighboring building. Closest to the alley, the fence will span from the garage to a midpoint on the neighboring building's west wall.
- Boxwood hedging, similar to the front yard, will be planted along the NE and SE corners of the yard. The rear yard will also have a patio on grade, lawn and some garden beds.
- All walkways will be exposed aggregate concrete.
- There will be 65% open space on the lot.

PUBLIC COMMENT:

None

COMMISSIONER COMMENT:

- Commissioner Miriani commented the decreased setback, thereby placing the house closer to the street, is historically appropriate.
- Commissioner Miriani also commented that he agreed with staff's assessment the street is transitional and, due to the demolition of many of the street's buildings, offers some flexibility of massing and design.
- Commissioner Hamilton offered the suggestion that horizontal dividers be considered for the terrace doors.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for the erection of a new house and garage for application #20-6667 because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially: Standards

3) Each property shall be recognized as a physical record of its time, place, and use.

Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

10) New additions and adjacent or related new construction shall 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.

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

IX. CITY PROJECTS SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6671

ADDRESS: 1130 CLARK

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: JOHN DERUITER & JEFF KLEIN, CITY OF DETROIT GENERAL SERVICES DEPARTMENT, JANET FORD, HAMILTON ANDERSON

SCOPE: REHABILITATE PARK

PROPOSAL

The City of Detroit, General Services Department (GSD) is seeking to rehabilitate the park:

Recreation Zone

- Replace the existing non-historic tennis court and fence with a new multi-use court zone. There will be 3 tennis courts, a basketball hoop, four square, and a futsal court. The court will be finished in reds, blues, and greens to reflect the colors found at the nearby brick buildings and the tree canopy.
- Replace the existing playground equipment and replace with new equipment
- Replace the existing non-historic benches and tables and replace with new metal tables and custom wood benches • Replace the existing non-historic picnic shelter with a new shelter structure
- Remove the existing community garden, including fence.

North/W. Vernor Edge Entrance

- Establish three entry plazas with ornamental gates and plantings at the northern park edge, each to include the following:
 - o Approximately 4'-6"-high steel picket fencing with 5'-7/8" masonry, brick clad columns
Recreation Zone
 - o 12'-0"-high steel arch which reads "Clark Park." The arches will rest on 7'-6 1/2" high masonry, brick clad columns
 - o Stained grey "decorative" concrete base
 - o Install ornamental plantings within the sidewalk
 - o Install custom wood seating at the central plaza

Scotten and I-75 Access Road

- Within the median, along Scotten install 60 new street trees and 40 trees along the I75 Access Road. The new trees will be hardwoods like elm, oak, and sweetgum. There will also be Arborvitae and Norway Spruce planted along I-75, as part of a vegetative buffer to shield the park from the expressway. General Landscaping
- Remove 34 trees from the park. The trees to be removed include 32 Norway Maples, one Honey Locust, and one Crabapple Tree
- Install 100 new trees within the park. New trees will be elm, oak, sweetgum, and a mix of native perennials.

PUBLIC COMMENT:

- Ms. Ross stated HDC staff received two emails from the community, and they were shared with the Commission in advance of tonight's meeting.
- Deb Sumner, local resident, expressed concern over the current proposal, namely with the new concrete, the increased setback, removal of Norway Maples, and wood park furniture.

COMMISSIONER COMMENT:

- Commissioner K. Johnson noted the 1926 site plan identifies Norway Maples as part of the original design. As a historic tree, the Commission requires confirmation from a certified arborist that the tree needs to be removed.
 - The applicant replied saying they do have documentation from an arborist, and the reasons from the removal of some (not all Norway Maples) is that 1) they are now considered an invasive species, 2) if the tree is in bad health, and 3) if it is next to a significant tree and it needs room for future growth. About three times the number of trees being removed will be planted. The park has not been managed as a woodlands area, so the current plan will allow a healthier environment for the historic wooded area.

ACTION

Commissioner Franklin moved to APPROVE the issuance of a Certificate of Appropriateness for the park rehabilitation, as proposed in application #20-6671, as the project meets the Secretary of the Interior's Standards for Rehabilitation, especially Standards:

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

The COA was issued with the following condition:

- A letter from a certified arborist confirming the need for individual trees to be removed shall be submitted to HDC staff.

Commissioner Hosey - SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

X. APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

APPLICATION NUMBER: 20-6687

ADDRESS: 961 BURNS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: SHANE OVERBY

SCOPE: REPLACE EXISTING CA. 1940S ALUMINUM WINDOWS WITH NEW WOOD WINDOWS

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to replace (6) existing aluminum casement windows with (4) wood casement windows per the attached drawings and application. Included in the proposal are the following scope items:

- The (6) windows proposed for replacement are located at the third floor (attic) in the north and south gable ends. Each gable end includes a set of (3) windows which are separated by mullions. According to the applicant, the existing windows are out-swing casement that were installed in the 1940's and "have aluminum mullions and sashes."
- The proposal includes the removal of the (3) existing aluminum windows at each gable end, remove the existing mullions between the windows, and to replace the windows with a set of (2) in-swinging, divided lite, wood casement windows with tilt-out storms to match other windows on the house, specifically a different set of windows on the third floor

ACTION

A Certificate of Appropriateness was issued as the window replacement DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially 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.

APPROVED PER THE CONSENT AGENDA

APPLICATION NUMBER: 20-6679

ADDRESS: 748 LONGFELLOW

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: MEGAN ROYAL

PROPERTY OWNER: MEGAN ROYAL

SCOPE: REPLACE AWNING WINDOWS AT REAR WING WITH NEW 1/1 WOOD WINDOWS

PROPOSAL

The proposed project is outlined below. The property owner submitted a narrative further describing the existing conditions as well as the proposal and is included later in this report.

- Remove the five existing awning windows (each unit measures 32” w X 23” h)
 - East Elevation - Two windows
 - North Elevation - Three windows
- Install eight double-hung wood windows (each unit measures 30” w X 40” h)
 - East Elevation – Two windows
 - North Elevation – Four windows
 - West Elevation – One window
- The grouped windows will be horizontally centered and will extend the full height of the openings. Each window unit will be a one-over-one, aluminum-clad double-hung window.
 - Wood trim (painted brown to match existing trim color) will be installed as mullions between the windows and around the full openings.
 - The wall area between the ends of the window casings and corner porch columns and/or house walls will remain filled with the existing wood vertical siding.
- White was selected for the exterior window cladding so the new windows will match the white painted sash of the existing house windows.

ACTION

A Certificate of Appropriateness was issued as the work, as proposed, DOES meet the Secretary of the Interior’s Standards for Rehabilitation, especially Standards:

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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

10) New additions and adjacent or related new construction shall 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.

APPROVED PER THE CONSENT AGENDA

APPLICATION NUMBER: 20-6682

ADDRESS: 329 W GRAND BOULEVARD

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT: JOSH MADDOX

OWNER: SOUTHWEST DETROIT IMMIGRANT AND REFUGEE CENTER

SCOPE: REHABILITATE EXTERIOR

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for the following specific scope items:

- **Exterior Work- All Sides**
 - Remove existing wood siding and sheathing; Install new *Hardie Artisan Lap Siding* over new plywood sheathing and weather barrier.
 - 5.25" / 4" Exposure, 5/8" thickness, smooth texture
 - Painted B:3 Light Yellow (Color Chart B)
 - Installed with mitered corners
 - Install new fascia and soffit, profiles to match existing
 - Painted B:16 Dark Grayish Olive (Color Chart B)
 - Install new 5" aluminum K-Style gutters and downspouts at all eaves
 - Painted to match adjacent wood trim
 - Install new, double-hung, aluminum-clad wood windows to match existing openings
 - *Andersen 400 Series* w/ simulated divided lite on upper sash
 - Muntin pattern to be determined, exterior application of muntins unknown
 - Sash Color Black, Trim Color B:16 Dark Grayish Olive (Color Chart B)
 - Install 3.5" flat wood trim around all windows
- **Exterior Work- Front Façade (East)**
 - Construct new, brick front porch, approx. 18' x 10' with wooden canopy
 - Brickwork extends 1'-8" from landing, finished with 4" stone cap
 - 1'-6" Black metal railing installed to cap along front and sides
 - Steps to include concrete treads and landing
 - Black handrails installed on both sides of steps
 - Five tapered, Doric style columns, wooden, painted B:16 Dark Grayish Olive (Color System B)
 - Proposed Canopy Roof to be clad in grey asphalt shingles to match existing
 - Hipped style with low pitch
 - Fascia and trim to be painted B:16 Darky Grayish Olive (Color Chart B)
 - Infill one (1) existing basement window with brick to match adjacent brick
 - Replace one (1) basement windows with glass block
 - Install one (1) exterior light sconce, lantern style (*Allen + Roth*) with rubbed bronze finish
 - Install fourteen (14) double-hung aluminum clad wood windows, as detailed above
 - Install one (1) new stained wood and glass entry doors
- **Exterior Work- Rear Façade (West)**
 - Construct new brick wheelchair ramp with concrete cap and black metal railing
 - Approx. 21' total run plus required landing space to meet ADA requirements
 - Construct new brick stairway with concrete treads

- Black handrails installed on both sides of steps
- Remove existing rear entry door, infill opening with wall construction to match existing.
- Infill two (2) basement windows with brick to match adjacent brick
- Create new rear entry doorway at existing rear window location.
 - Install new stained wood and glass entry door (no spec / photo)
- Install exterior light sconce, lantern style (*Allen + Roth*) with rubbed bronze finish (no spec / photo)
- Install seven (7) double-hung aluminum clad wood windows, as detailed above
- Build new porch canopy over rear entry door. Style to match existing to be demolished.
 - Proposed Canopy Roof to be clad in grey asphalt shingles to match house
 - Wood bracket detail design to be similar to existing
 - Fascia and trim to be painted B:16 Darcy Grayish Olive (Color Chart B)
- **Exterior Work- Sides (North)**
 - Install nine (9) double-hung aluminum clad wood windows, as detailed above
 - Replace four (4) basement windows with glass block
- **Exterior Work- Sides (South)**
 - Install fifteen (15) double-hung aluminum clad wood windows, as detailed above
 - Replace four (4) basement windows with glass block
- **Exterior Worksite (Rear)**
 - Demolish existing parking pad and block retaining wall at rear of site
 - Build new concrete parking pad at rear of site w/ four (4) parking spaces
 - Construct new burnished block retaining wall with stone cap
 - Construct new concrete ramp from parking area to rear entry
 - Pour new concrete walkway
 - Install 5' tall black metal fence around sides and rear yard, extending 47' to rear face of house on South property line and 94' to front face of home on North property line *Great Fence, Residential style 4*
 - Install 6' light pole w/ light globe *Signature Streetscapes Bostonian Series PB-1* w/ steel post, powder coated black, installed as direct burial (no picture)
- **Exterior Worksite (Front)**
 - Demolish existing site stair and concrete walk at front of site
 - Remove existing chain-link fence along front property line
 - Regrade earth along front property line
 - Build new concrete stair with black metal guardrail,
 - Construct new burnished block retaining wall stone cap, with new metal signage and brick site bench with stone cap
 - Pour new concrete walk to front entry.

ACTION

Commissioner Miriani moved to APPROVE the issuance of a Certificate of Appropriateness for the work proposed in application #20-6682, because the work DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially 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.

6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

The COA was issued with the following condition:

- Wood lap siding, with a reveal dimension matching the existing siding, will be installed.

Commissioner Katie Johnson - SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATION NUMBER: 20-6659

ADDRESS: 2201 WABASH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JAMES SILLERY

SCOPE: REBUILD WINDOWS AND SHUTTERS

PROPOSAL

With the current application, the property owner is seeking the Commission's approval of the following work items:

- As per the attached quote, demolish the existing brick wall at the rear elevation (including the wall framing and brick veneer) while retaining the existing limestone foundation wall and the gutter/cornice. Rebuild the wall and re-clad with a new red brick veneer to match the existing (sample not included). The new rear wall will result in the following:
 - Removal of one existing door opening at the first story
 - Addition of three new window openings at the first story. Install new 1/1 wood, aluminum-clad windows
 - Additional of a new door opening and two new window openings at the second story. Install new 1/1 wood, aluminum-clad windows and wood door (type/style of door not specified/material of window not specified)
 - Removal of decorative limestone quoins at southwest corner (as per drawings).
- As per the submitted drawings, erect a new wood balcony at the rear elevation (finish color not specified)
- At the front elevation, rebuild/repair the front porch, to include the installation of new round wood columns, new concrete steps and deck, and the repair of the existing limestone elements where possible. Where limestone elements are missing or deteriorated beyond repair, replace in kind with new to match existing in material, design, dimension, texture, and detailing. The wood cornice/roof will be retained and repaired
- At the front elevation, replace the current paneled metal door with a new, full light wood French door
- At north elevation, first story, remove one window and trim, infill opening with brick to match adjacent existing brick veneer
- At south elevation, first story, west end, remove one window and trim; partially infill opening

- with brick to match existing/adjacent, install new 1/1 wood, aluminum-clad window
- At the rooftop, install two HVAC condenser units, pushed back to the west of the roof (dimensions not specified).

ACTION

A Certificate of Appropriateness was issued as the work, as proposed, DOES meet the Secretary of the Interior's Standards for Rehabilitation, especially Standards:

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

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

However, the Certificate of Appropriateness was approved with the following conditions:

- The applicant shall revise the drawing set/CDs to reflect the proposed rear wall demolition and submit to HDC staff for review and approval prior to pulling the project's permit. If staff determines that this work item does not meet the Secretary of the Interior Standards for Rehabilitation, the work item shall be forwarded to the Commission for a hearing/review at one of their regular meetings
- The applicant shall retain and repair the existing limestone quoins at the southwest corner, if possible. If these quoins cannot be retained, they must be replicated in dimension, material, texture, and finish. If replicated that applicant shall provide staff with drawings of the quoins which provide the current dimensions/conditions and the details of the proposed so that staff might determine if the new adequately replicate the existing. If staff feels that the new quoins do not adequately replicate the existing, they shall forward the work to the Commission for a hearing/review at one of their regular meetings
- The window infill proposed at the side elevations shall be inset ½" to 1".
- The applicant shall provide HDC with the final details for the exterior new brick veneer (proposed for the new rear wall) and condenser unit dimensions. Staff shall be afforded the opportunity to review and approve this submission prior to the permit is pulled for the project.
- The proposed new porch shall be painted a color that complements the home on or before April 15, 2021. Staff shall be afforded the opportunity to review and approve the final finish color prior to the painting of the balcony.
- The applicant shall replicate the window and door arches at the rear rebuilt elevation, above the new first story door opening and the first story northernmost window opening. The revised elevation drawings must reflect this detail.

APPROVED PER THE CONSENT AGENDA

XI. APPLICATIONS FOR WORK INITIATED /COMPLETED WITHOUT HDC APPROVAL NOT SUBJECT TO PUBLIC HEARING

None

XII. EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)

ADDRESS: 1401 MICHIGAN AVENUE

HISTORIC DISTRICT: CORKTOWN

APPLICANT:

SCOPE OF WORK: DEMOLISH BUILDING AND ERECT 7-STORY HOTEL WITH RELATED PARKING IMPROVEMENTS

PROPOSAL

A seven-story (82'-6" high) hotel building is proposed to occupy the site, requiring the removal of the existing structures. Per the applicant's narrative, the building design employs a storefront "base," middle "body," and upper "crown" which is intended to be consistent with other Detroit commercial precedents along Michigan Avenue and elsewhere. The base along Michigan Avenue and 8th Street is proposed to be "a transparent storefront façade punctuated by vertical brick pilasters resting on stone plinths." Above the storefronts, the building's main body is a brick grid of pilasters and spandrel panels punctuated by the hotel room windows. The crown along the principal elevations consists of two-story metal panel pilasters flanking glazed openings and an upper metal cornice. The secondary Leverette Street façade is proposed to be "similar, but with more opaque metal panel and door elements at service locations." Murals are proposed for the west-facing elevations. The building's southwest seven-story elevation is set back ten feet from the adjacent property line of the "rectory house" at 1432 Leverette. Surface parking is proposed for the southwest portion of the parcel's block, and on substantial portions of two adjacent blocks.

ACTION

Commissioner Hosey made a motion that the Commission find the project to have a demonstrable effect, and that it is likely to be beneficial to the local historic district.

Commissioner Miriani – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

XIII. OLD BUSINESS

None

XIV. NEW BUSINESS

COMMISSION OFFICER ELECTIONS

Commissioner Hosey moved to suspend the Rules of Procedure for elections and postpone the elections until a more convenient date.

Commissioner Franklin – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

ADJOURNMENT

Commissioner Franklin motioned to adjourn the meeting at 9:40 p.m.

Commissioner K. Johnson - SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

MEETING ADJOURNED