

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: July 13, 2022

Due to COVID-19 restrictions, this meeting was held jointly in person and electronically via Zoom Meeting Link and audio-recorded.

[Actual Time] / Audio Recording Time Stamp

AGENDA

[05:47 pm] 00:26:43

I CALL TO ORDER

Vice Chair Miriani called the meeting to order at 5:47 p.m.

[05:47 pm] 00:26:43

II ROLL CALL

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair		X
Dennis Miriani, Detroit	Vice Chair	X	
James Hamilton, Detroit	Commissioner	X	
Roderick Hardamon, Detroit	Commissioner	X	
Richard Hosey, Detroit	Commissioner	X (arrived 6:35pm)	
Brandon Lockhart, Detroit	Commissioner	X	
Allan Machielse, Detroit	Commissioner	X	
STAFF			
Timothy Boscarino	PDD	X	
Audra Dye	PDD	X	
Garrick Landsberg	PDD	X	
Daniel Rieden	PDD	X	
Jennifer Ross	PDD	X	
Rebecca Savage	HDAB	X	

[05:47 pm] 00:27:15

III APPROVAL OF THE AGENDA

Commissioner J. Hamilton moved to approve the Agenda with the following change:

- Add 9321 Rosa Parks Blvd. to the Consent Agenda

Commissioner Lockhart - SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[05:48 pm] 00:28:15

IV APPROVAL OF MEETING MINUTES

Commissioner Hamilton moved to approve the March 9, 2022 Meeting Minutes:

Commissioner Lockhart - SUPPORT

Ayes – 3 Nay – 0 Abstain – 2 (Hardamon, Machielse)

MOTION CARRIED

[05:49 pm] 00:29:33

V REPORTS

Director Landsberg reported on the following items:

- Introduces PDD Staff Timothy Boscarino to the HDC

- Introduces New Commissioners appointed Rodman Hardemon and Allan Machielse.
- Each Commissioner takes a moment to introduce themselves.

[05:54 pm]
00:33:33

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA

Commissioner J. Hamilton moved to approve the Consent Agenda:

- 9321 Rosa Parks Blvd.

Commissioner Lockhart- SUPPORT

Ayes – 5 Nay – 0

MOTION CARRIED

[05:54 pm]
00:33:33

VII POSTPONED APPLICATION

None

[05:54 pm]
00:33:33

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING

[05:58 pm]
00:35:33

- **APPLICATION/STAFF REPORT NUMBER:** #22-7908 DR

VIOLATION NUMBER: 21-609, 22-610

ADDRESS: 1620 Atkinson

HISTORIC DISTRICT: Atkinson Avenue HD

APPLICANTS: John Mcgrath (Mcgrath Restoration Corporation Inc.)/Matthew Jackson

OWNER: Matthew Jackson

SCOPE OF WORK: Demolish garage, fence, rear balcony and deck, (work completed without approval), erect new garage

PROPOSAL: The proposed work consists of 4 scopes of work: (1) demolition of the old garage (work complete) (2) construction of a new garage (3) construction of a rear 6' wood privacy fence (4) construction of a rear wood balcony and deck. All work is located at the rear, north side of the building. All work, except for the construction of the garage, has been done or started without approval. (See attached drawings and details.)

1. Demolition of garage (work complete)

- Complete dismantle and removal of existing wood frame garage (20 ft x 20 ft).(work complete)
- Remove existing concrete slab (Not complete)

2. Erect new garage (work not started)

- Install new concrete footing 12" concrete trench ftg @ 24" deep, 20'x20'
- Install 4" min concrete slab on 4" min. compacted sand to slope towards garage doors.
- Build new 20' x 20' garage with 2"x4" stud wall at 16" O.C. with 2"x4" sill plate with anchor straps @ 36" O.C. on 12" concrete trench footing.
- Roof to include pre-engineered roof trusses @ 24" O.C., ridge vent, BP Everest 42 dimensional singles

- Install hardie board siding; color to be selected by owner.
 - Install new garage, overhead doors (2) raised panel design; color to be selected by owner.
3. Erect new fence (rear yard, work incomplete)
- Construct 6' wood-panel, privacy fence in rear yard from rear balcony to alley.
4. Erect rear balcony and deck (rear elevation, north facing walls, work complete)
- Construct 14' x 20' elevated rear deck (280 SF) with wood railing and wood lattice skirting.
 - Construct 6'x12' rear balcony (72 SF) with wood railing
 - Wood deck material is SCS certified wood, 6"x10" decking weathershield treated wood
 - Treated with clear stain

[06:03pm]
00:40:33

PUBLIC COMMENT: START (AUDIO)

- None

END (AUDIO)

[6:03pm]
00:40:33

[6:03pm]
00:40:33

COMMISSION (AND APPLICANT) COMMENTS

- John Mcgrath, contractor spoke on behalf of the owner, He noted that the demo had occurred without permit or HDC approval.
- CMR Hamilton agreed with the recommendation that the deck is appropriate and asked staff if he thought that the deck be painted or stained. Staff noted that they recommend that it be stained or painted.
- CMR Hamilton asked if the privacy fence has been constructed with the “best side” of the fence facing towards the property. DIR Landsberg noted that that is a code issue.

[6:05 pm]
00:42:33

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7908 for 1620 Atkinson St.**, 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 Hardie board siding of the garage be of similar dimension, color and smooth surface to match the rear siding of the house.
- Downspouts and gutters added to the garage.
- Garage door and exterior light fixture details provided to Staff for review and approval.
- Privacy fence and rear deck be stained or painted a color that is compatible with the house and provided to Staff for review and approval.
- Deck skirting of a design more appropriate to the architecture of the house.
- Staff receive a final plan showing product and detail description of the above work.

- The applicant provides HDC staff a review of the above items before installation.

Commissioner Lockhart – SUPPORT

Ayes –5 Nay – 0

MOTION CARRIED

[6:10 pm]
00:47:33

- **APPLICATION/STAFF REPORT NUMBER:** #22-7902 JR

ADDRESS: 3030 Seminole St.

HISTORIC DISTRICT: Indian Village HD

APPLICANT: John Biggar

OWNER: Ernie Zachary and Diane Van Buren Zachary

SCOPE OF WORK: Demolish rear porch, erect addition

PUBLIC COMMENT: START (AUDIO)

[06:18 pm]
00:59:33

- Bob Greene 3039 Seminole and Trina Fenell: they live across the street and support the project.

END (AUDIO)

[06:21 pm]
01:01:33

[6:12 pm]
01:02:33

COMMISSION (AND APPLICANT) COMMENTS

- Applicant, Diane Van Buren Zachary and Ernest Zachary were present in person.
- They clarified that they lived in historic district in 30 years and have lived in the house for 17 years. They are aware of this approval process. They described the conditions of the rear porch and their goal. They clarified that they are not demolishing the rear porch but trying to reuse what is there.
- The applicants desire to have a year-round have space. Want to keep the brick columns and the timbering. Applicant stated it's a flagstone material, not slate to make an outdoor patio. They noted that the floor is not slate, it is flagstone and in poor condition. They want to remove the flooring and incorporate it into a new patio. She stated that the existing rear porch was to be integrated into the new design.
- CMR Hamilton notes that the addition appears to be compatible to the house re: the material and scale. However, the addition requires the destruction of an original element (the porch).
- CMR Lockhart says that he would approve but that the new design needs to incorporate the old porch.
- CMR Hamilton's design concerns are the following: the new wing "breaks the stucco line". He is fine with the stucco railing being removed. He is concerned about the proposed windows because they are too different from those within the rest of the house. He has an issue with the operation and light configuration of the windows.
- CMR Miriani finds the existing porch to be character defining and he thinks that the existing structure should be maintained. He doesn't have an issue with the removal of the stucco railing, however. He also does not like the currently proposed windows.
- CMR Hardamon has no problem as long as the old porch is incorporated.
- CMR AM thinks that the head height of the windows is too low. CMR JH agreed.

[06:34pm]
01:14:33

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7902 for 3030 Seminole St.**, 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.

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

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

Commissioner Lockhart – SUPPORT
Ayes – 5 Nay – 0 Abstain – 1 (Hosey)
MOTION CARRIED

[6:35 pm] **COMMISSIONER HOSEY JOINED THE MEETING**

X CITY PROJECTS SUBJECT TO PUBLIC HEARING

[6:38 pm] None

1:18:55

[6:38 pm] **XI PUBLIC COMMENT**

1:18:55 • None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING

[6:39 pm] • **APPLICATION/STAFF REPORT NUMBER: #22-7909 GL**

1:19:55

ADDRESS: 1901 Chicago

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/OWNER: Janna Waltenbaugh, Bradley Nash

SCOPE OF WORK: Replace windows

PROPOSAL: Per the submitted drawings, photos, documents, and scope of work, the applicant is proposing to replace all exterior windows. The application includes all existing windows, including the basement windows. An emergency egress window will also be installed at grade on the 12th Street (Rosa Parks) side.

[6:41 pm] **COMMISSION (AND DEVELOPER) COMMENTS**

1:21:55

- Staff presented staff report
- Applicant described reasons for window replacement.
- CMR JH asked if staff undertook a comparison of the dimensions of the existing and proposed windows.
- CMR DM notes that there is no quote for the cost to repair. He would like to see the cost for repair.

- Bradley Nash (homeowner) stated that they did provide a detail which compared the dimensions of the existing and the proposed. Janna noted that Pella cannot repair these windows.
- CMR DM notes that he was concerned with the fact that the new windows do not have the depth as the existing
- CMR BL wants to see some repair costs before he would be willing to entertain a possible replacement of the windows.

[6:54 pm]
01:33:20

ACTION ONE

Commissioner Lockhart move that:

Having duly reviewed the complete proposed scope of **Application #22-7909 for 1901 Chicago Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application *for replacement of original wood casement windows in multiple locations* 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.

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

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

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

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[6:55 pm]
01:34:20

ACTION TWO

Commissioner Lockhart move that:

Having duly reviewed the complete proposed scope of **Application #22-7909 for 1901 Chicago Blvd.**, and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application *for installation of two replacement windows where no*

existing historic windows remain, replacement of basement windows with glass block, and installation of basement egress window WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a Certificate of Appropriateness for the proposed work.

The Certificate of Appropriateness is issued with the following condition:

- The applicant work with staff to develop a final compatible design for the two replacement locations, to be a casement sash with simulated or true divided lights in a reasonably similar design to the neighboring original units.

Commissioner Hamilton – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[07:00pm]
01:40:00

- **APPLICATION/STAFF REPORT NUMBER:** #22-7901 DR
ADDRESS: 731 Covington Dr.
HISTORIC DISTRICT: Palmer Park Apartment Bldgs. HD
APPLICANT: Steven Burzynski
PROPERTY OWNER: Urban Property Management
SCOPE OF WORK: Replace steel casements with aluminum-clad wood windows
PROPOSAL:

The proposed work consists of the replacement of two (2) steel casements with Anderson 400 series, aluminum-clad wood casement windows, muntin pattern to match existing with full divided light. The location of these two windows is the east-facing, rear wing of the building, where fire damage had occurred.

Window Product Data (See also attached brochures and cut sheets.)

- 400 Series by Anderson, color: brown, fixed transom
- One (1) unit size 55” x 63 15/16”
- One (1) unit size 97 3/8” x 63 15/16”

[07:00pm]
01:40:00

COMMISSION (AND DEVELOPER) COMMENTS

- Steven Burzynski attended the meeting virtually to represent the applicant. He stated that they intend to replace the existing windows with steel casements instead of their current proposal to replace the windows with aluminum-clad wood units.

[07:05 pm]
01:45:00

ACTION

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7901 for 731 Covington Dr.**, 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.*

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

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

Commissioner Lockhart – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[07:07pm]
01:46:00

• **APPLICATION/STAFF REPORT NUMBER:** #22-7906 AD/JR

ADDRESS: 1659 Longfellow St.

VIOLATION NUMBER: 21-442, 22-575

HISTORIC DISTRICT: Boston-Edison HD

APPLICANT/ PROPERTY OWNER: William Kolobaric, ABI Investments

SCOPE OF WORK: Replace windows, remove windows, install and paint vinyl siding, install front walkway piers (work completed without approval)

PROPOSAL:

The owner is seeking the Commission’s approval to mitigate exterior work items which were undertaken *without the Commission’s review and/or approval*. Specifically, the applicant is proposing to undertake the following:

- Retain the existing 1/1 vinyl windows which were installed without HDC approval. The existing vinyl siding which currently wraps the window trim/exterior casing will be removed and the trim beneath shall be painted. Muntin grid (light configuration/muntin design unspecified) will be adhered to the exterior surface of the “windows that are visible on front and the side” from New Panes Creations How to add window grids, window grilles, french door grids, patio door grids to your home. (newpanes.com) Retain vinyl siding at rear elevation. Paint all existing vinyl siding (at rear elevation and rooftop dormers) Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts)
- Remove vinyl siding at east elevation projecting bay to reveal stucco finish. Paint stucco Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts)
- At side projecting bay, remove two windows and enclose openings with stucco/paint to match adjacent
- Retain wood rear porches and railing. Paint Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts)

- At west elevation, remove windows flanking chimney, infill opening with stucco and paint Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts)
- At front elevation, retain existing door which was installed without HDC approval and paint Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9/ and Black/#B19 from HDC color charts)
- At rear elevation, first and second stories, retain metal doors which were installed HDC approval and paint Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 and Black/#B19 from HDC color charts)
- At primary elevation porch, retain existing buff brick piers at front approach
- At basement, retain glass block windows. Install a screen in front of each window which is painted the Benjamin Moore (corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts)

[07:09pm]
01:47:00

COMMISSION (AND DEVELOPER) COMMENTS

- Applicant/Owner, William Kolobaric attended virtually on behalf of the owners. He noted that many of the alterations were completed by previous owners. He described the brick molding and that no brick molding was removed.
- Commissioners discuss front of house windows, the muntins, the bump out on the east, the removal of the vinyl to have the stucco back, and the windows brought back.
- CMR JH received confirmation that the front door is wood and the doors at the rear porch are metal.
- CMRs JH and DM noted that the portion of the building that are visible from the right of way (the front and the side bump out) are the most important. They have an issue with the removal of the original windows and the inappropriateness of the existing vinyl windows.
- Commission discusses having the owner paint the vinyl siding a more appropriate color, and rear vinyl windows and vinyl siding matching.
- CMR DM recommends the denial of the windows at the front elevation but he does not think that they need to add the windows to the bumpout.
- The dormer vinyl siding on the dormers has been approved on the front elevation by the HDC.
- CMR JH has no issue with the vinyl and steel doors on the back of the house provided that it is painted an appropriate color.
- Re: the windows on the side, CMR JH, he thinks that the stick on muntins product which they have proposed is not appropriate. For side windows, don't do stick on muntins.
- CMR DM has stated that he is willing to entertain the retaining of the side vinyl windows if they are painted/not bright white and that the vinyl windows are removed and replaced with wood at the front elevation.
- Staff pointed out the property is listed for sale. The applicant stated that they are intending to fix these violations before selling.
- Commission and staff discuss use of Notice to Proceed and why it is not recommended for this case.

[07:31 pm]

ACTION ONE

02:10:00

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7906 for 1659 Longfellow St.**, 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 ***retention and alteration of the existing vinyl windows on the front and side of the house*** 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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[07:32 pm]
02:11:00

ACTION TWO

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application #22-7906 for 1659 Longfellow St.**, 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, with the exception of the vinyl windows on the front facade, 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:

- At the east elevation side bay, the vinyl siding will be removed to reveal the original stucco finish. The stucco will be painted Benjamin Moore corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts.
- The erected rear elevation wood porches will be painted Benjamin Moore corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts.

- The vinyl siding at dormers will be painted Benjamin Moore corresponding with Moderate Reddish-Brown/#A9 from HDC color charts.
- At west elevation, the panels flanking the chimney will be removed and the openings infilled with stucco (the stucco will be recessed at the same dimension as the existing panels) and painted Benjamin Moore corresponding with Moderate Reddish-Brown/#A-9 from HDC color charts.
- At front elevation, the existing door will be painted Benjamin Moore corresponding with Moderate Reddish-Brown/#A-9/ and Black/#B19 from HDC color charts.
- The vinyl windows retained on the east, west, and rear windows will be painted according HDC color charts for this house.
- The vinyl windows retained on the sides and rear will not have the proposed muntins applied at these locations.

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

[07:37pm]
02:16:00

- **APPLICATION/STAFF REPORT NUMBER:** #22-7907 JR
ADDRESS: 2151 Seminole St.
HISTORIC DISTRICT: Indian Village HD
APPLICANT: Jason Fligger
PROPERTY OWNER: Aislinn Scofield
SCOPE OF WORK: Rehabilitate garage, install rear yard walkway, patio, and trash enclosure

[07:38pm]
02:17:00

COMMISSION (AND DEVELOPER) COMMENTS

- Jason Fligger, architect attended the meeting in person to address the application. He has stated that the rear elevation historic wood doors are in poor condition and would be costly to repair. He described the condition of the garage and rear amenities.
- CMR JH is sympathetic to the replacement of the historic wood doors due to security
- CMR DM agrees with CMR JH. He thinks that security is a big issue as well.
- Commissioners discuss security and sympathy for security.

[07:44 pm]
02:21:00

ACTION

Commissioner Lockhart moved that:

Having duly reviewed the complete proposed scope of **Application #22-7907 for 2151 Seminole St.** 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 Hardamon – SUPPORT

Ayes – 4 Nay – 0

(Commissioner Hosey stepped out of the room and did not vote)

MOTION CARRIED

[07:53pm]
02:23:00

• **APPLICATION/STAFF REPORT NUMBER: #22-7900 DR**

ADDRESS: 757 Covington Dr.

HISTORIC DISTRICT: Palmer Park Apartment Buildings HD

APPLICANT: Kirk Ramsey

PROPERTY OWNER: Urban Communities Great Lakes, LLC

SCOPE OF WORK: Remove rear wall fountain, rebuild gable/parapet, install glass block window

PROPOSAL:

The proposed work consists of three scopes of work: (1) removal of the rear courtyard wall and wall fountain, while retaining the brick for the (2) repair of the rear upper gable, reusing the brick from the courtyard and wall fountain, and (3) replacing four ground-floor rear windows with glass block. All work is located at the rear, south side of the building.

1. Remove wall fountain (rear elevation)

- Remove all features of the rear wall, fountain
- Retain brick for building repair

2. Rebuild gable/parapet (rear elevation, east facing wall)

- Re-use the brick from the courtyard walls,
- The area of repair is located from top of window to the peak of the gable, approximately 20' wide and 10' tall at the peak.
- The process includes using a scissor lift to remove brick and the clay-tile coping at the top of the gable, clean and replace brick and coping.
- If clay tile coping is broken, will be replaced with exact same shape and color.

3. Replace four (4) rear windows with glass block (rear elevation, south facing walls)

- Remove (4) wood, double-hung windows on the ground floor (basement), rear elevation.
- Install glass block with no vents to match existing glass block windows, using metal anchors and matching mortar.
- Seves Glass block product, Nubio Series, wave-pattern, clear, 8"x8"x3".

[07:53pm]
02:23:00

COMMISSION (AND DEVELOPER) COMMENTS

- Neither the applicant nor owner attended the meeting. Staff briefed the Commission on the proposal and included last minute material that was sent in.
- Discussion on the process for repairing the parapet.
- CMR JH noted that it is not clear to him why the wall needed to be removed for security reasons.
- All Commissioners stated they were not able to ask questions because the applicant did not attend.

[07:54 pm]
02:33:00

ACTION ONE

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #22-7900 for 757 Covington Dr.**, 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 **for removal of courtyard walls, fountain and features, replacement of wood windows #1-3** 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.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Commissioner Lockhart – SUPPORT

Ayes – 5 Nay – 1 (Hamilton)

MOTION CARRIED

[07:56 pm]
02:35:00

ACTION TWO

Commissioner Hardamon moved that:

Having duly reviewed the complete proposed scope of **Application #22-7900 for 757 Covington Dr.** 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 **for repair of the rear gable wall and replacement of window #4** 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 clay brick be of a color, dimension and finish that approximates the existing brick of the gable wall and rear courtyard brick.
- Staff receive a final plan showing product and detail description of the above work.
- The applicant provides HDC staff a review of the above items before installation.

Commissioner Michelsie – SUPPORT

Ayes – 5 Nay – 1 (Hamilton)

MOTION CARRIED

[07:58 pm] **XIII CITY PROJECTS NOT SUBJECT TO PUBLIC HEARING**
02:37:00 None

XIV OLD BUSINESS

[07:58 pm] • **APPLICATION/STAFF REPORT NUMBER:** 20-6647 (1322)
02:37:00 **ADDRESS:** 1322, 1326, 1332 Broadway
HISTORIC DISTRICT: Broadway Avenue HD
APPLICANTS: Janet Ford, Hamilton-Anderson Architects/Basco
PROPERTY OWNERS: Broadway Detroit Properties Llc (1322), Downtown
Development Authority (1326, 1332)
SCOPE OF WORK: Request to extend expiration of NTP approval condition
PROPOSAL:
NTP for the erection of rooftop additions was issued at the February 2020
meeting with conditions, including that the work be completed within a
specified deadline. The applicant came back in 2021 and got an extension
until August 2022. They are attending the current meeting to ask the
Commission for a second extension.

[08:01 pm] **COMMISSION (AND DEVELOPER) COMMENTS**
02:40:00

- Sam Sherman attended the project on Roger Besmajian’s behalf
- The applicant states that they are committed to the original design that was approved in 2020.
- The Commissioners had no objections.

[08:03 pm] **ACTION**
02:41:00 Commissioner Hosey moved to:
Extend the Notice to Proceed approval for **1322, 1326, 1332 Broadway Applications #20-6647** for one year.

Commissioner Hardamon – SUPPORT
Ayes – 6 Nay – 0
MOTION CARRIED

XV NEW BUSINESS

[8:05 pm] • None
02:43:00

XVI ADJOURNMENT

[8:05 pm] Commissioner Hosey moved to adjourn the meeting at 8:05 pm.
02:43:00

Commissioner Hardamon – SUPPORT
Ayes – 6 Nay – 0
MOTION CARRIED

MEETING ADJOURNED

LIST OF ACRONYMS

- Building Safety Engineering, and Environmental Department (BSEED)
- Historic District (HD)
- Historic District Advisory Board (HDAB)

- Historic District Commission (HDC)
 - AM- Allen Machielse
 - BL- Brandon Lockhart
 - DM- Dennis Mirani
 - JH- James Hamilton
 - RHA- Roderick Hardamon
 - RHO- Richard Hosey
 - TF- Tiffany Franklin
- HDC Staff
 - TB- Timothy Boscarino
 - AD- Audra Dye
 - GL- Garrick Landsberg
 - DR- Dan Rieden
 - JR – Jennifer Ross
- Planning & Development Department (PDD)