

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Date: January 11, 2023

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

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:36 p.m. [00:20:30])

Chairperson Franklin called the meeting to order at 5:36 p.m.

II ROLL CALL (5:36 p.m. [00:20:45])

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Tiffany Franklin	Chair	X	
James Hamilton	Commissioner	X	
Roderick Hardamon	Commissioner	X	
Richard Hosey	Commissioner		X*
Alan Machielse	Commissioner	X	
Dennis Miriani	Commissioner	X	
STAFF			
Timothy Boscarino	PDD		X
Benjamin Buckley	PDD		
Audra Dye	PDD		
Garrick Landsberg	PDD		X
Daniel Rieden	PDD		
Jennifer Ross	PDD		X

*Commissioner Hosey arrived at 6:05p.m.

III APPROVAL OF THE AGENDA (05:42 p.m. [00:21:15])

ACTION (5:37 p.m. [00:21:30])

Commissioner Miriani moved that the agenda be approved.

Commissioner Machielse: SUPPORT

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Miriani: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS (5:39 p.m. [00:23:00])

None

XV NEW BUSINESS (5:44 p.m. [00:23:00])

**REVIEW HISTORIC DESIGNATION ADVISORY BOARD REPORT AND
RECOMMENDATION FOR THE PROPOSED KRAINZ WOODS/SOJURNER TRUTH HOMES
HISTORIC DISTRICT PER SECTION 21-2-56(1) OF THE DETROIT CITY CODE**

Director Landsburg introduced Rebecca Savage, of the Historic Designation Advisory Board staff, who stated that the proposed historic district was requested by the Krainz Woods Neighborhood Organization; subsequently, the Detroit City Council charged the Historic Designation Advisory Board with a study of the proposed district. Rebecca Savage provided a summary of the study process and the history and significance of the district.

Several Commissioners asked about the extent of community engagement and degree of community support, asked about the study process and the historic significance of the proposed historic district, and expressed concerns about regulating work in the proposed historic district. Director Janese Chapman of the Historic Designation Advisory Board and Rebecca Savage responded and answered questions.

Commissioner Hosey arrived at 6:05.

XI PUBLIC COMMENT (6:15 p.m. [00:59:03])

Chairperson Franklin called for public comment.

Carolyn Green asked if the establishment of a historic district will cause taxes to go up. Chairperson Franklin and Commissioner Hardamon responded that even if property values go up, the increase in taxable values is limited.

Denise Hardaway, daughter of original Krainz Woods homeowners, discussed the history and significance of the community.

Kelsey Moss, of the Historic Designation Advisory Board Staff, asked about community engagement.

Sterling Brewer, pastor of King David Missionary Baptist Church, elaborated upon the history and significance of the community.

XV (CONTINUED) NEW BUSINESS (6:45 p.m. [01:29:00])

**REVIEW HISTORIC DESIGNATION ADVISORY BOARD REPORT AND
RECOMMENDATION FOR THE PROPOSED KRAINZ WOODS/SOJURNER TRUTH HOMES
HISTORIC DISTRICT PER SECTION 21-2-56(1) OF THE DETROIT CITY CODE**

Commissioners discussed the proposed historic district with respect to the criteria set forth in Section 21-2-56(1).

ACTION (7:13 p.m. [01:57:00])

Commissioner Miriani moved that:

WHEREAS, the Michigan Local Historic District Act, being MCL 399.201-215, and Sections 21-2-29 and 21-2-30 of the 2019 Detroit City Code, describe a process for the designation of

Local Historic Districts by the Historic Designation Advisory Board (HDAB) and City Council, and;

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

WHEREAS, the above referenced section identifies four specific areas for the Commission’s review and comment, that being (1) the potential district’s relation to the Detroit Master Plan of Policies; (2) the practical budgetary effects on city resources; (3) legal implications for owners, residents, and the City; and (4) the historical and architectural values of the district;

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

BE IT FURTHER RESOLVED that the Commission hereby offers the following review comments on the proposed Krainz Woods – Sojourner Truth Homes Historic District report and proposed ordinance, for consideration by City Council, as such:

Regarding the district’s relation to the Detroit Master Plan of Policies, the Commission finds that

- The proposed district is consistent with the Master Plan.

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

- The very high number of potential resources (1,561 properties) in the district will require additional expenditure by the City and its agencies to ensure proper administration

Regarding the legal implications for owners, residents, and the City, the Commission finds that

- All responsibilities for compliance with Section 21-2-71 and 21-2-72 of the 2019 Detroit City Code remain with the property owner.
- A majority of property owners in the neighborhood may not be aware of the pending designation, and the related requirements to maintain and improve their properties in a historically appropriate manner.
- The requirements of Chapter 21 place additional requirements on property owners that may not be consistent with the current needs of the neighborhood.
- The City, through the Historic District Commission, has legal responsibility for administering the provisions of the historic ordinance. The City has the legal responsibility for prosecuting violations of the ordinance occurring within the historic district.
- The City additionally has the responsibility of presenting physical development plans for areas within or immediately adjacent to the historic district to the Historic District Commission for advisory review. Such reviews determine what possible impacts the project will have on the historic district and results in a report to the Mayor and City Council.

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

- The significance of the district under National Register Criterion A, Event, has been established in the report.
- The significance of the district under National Register Criterion B, Person, has been established in the report.
- The significance of the district under National Register Criterion C, Design/Construction, has not been established in the report.
- Some smaller subdivision of the district may find significance under National Register Criteria A, B, or C as defined in 36 CRF Part 60, subject to additional research and boundary revision.

Regarding the proposed elements of design, the Commission finds that

- Elements of Design, as defined in Section 21-2-2 and as used by this Commission in its reviews for permit, serve to identify distinctive historic features and relationships that merit preservation, and as guidelines for new construction/additions.
- The proposed elements of design for Krainz Woods-Sojourner Truth Homes do not clearly identify the characteristic relationships of the various features historically significant to the district.

BE IT FURTHER RESOLVED that the Commission recommends to City Council that the District not be designated as currently proposed, without prejudice;

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

Commissioner Machielse: SUPPORT

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hardamon: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Miriani: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

XVI ADJOURNEMENT (7:19 p.m. (02:03:00])

The Commission adjourned at 7:19 p.m.