

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

Date: November 8, 2023

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

AGENDA (Actual time [audio recording time stamp])

I CALL TO ORDER (5:41 p.m.)

Vice Chairperson Machielse called the meeting to order at 5:35 p.m.

II ROLL CALL (5:41 p.m.)

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

III APPROVAL OF THE AGENDA (05:36 p.m. [00:06:30])

ACTION (5:36 p.m. [00:06:30])

Director Landsberg suggested adding an item under New Business to discuss the HDC meeting calendar for 2024.

Commissioner Hamilton moved that the agenda be approved with the suggested item.

Commissioner Simmons: SUPPORT

- Commissioner Chinchilla: AYE
- Commissioner Franklin: not present
- Commissioner Hamilton: AYE
- Commissioner Hosey: not present
- Commissioner Machielse: AYE
- Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (5:37 p.m. [00:07:30])

ACTION (5:37 p.m. [00:07:30])

Commissioner Hamilton moved that the September meeting minutes be approved.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (5:38 p.m. [00:08:00])

None

VII POSTPONED APPLICATIONS (5:38 p.m. [00:08:00])

None

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

(5:38 p.m. [00:08:00])

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:38 p.m. [00:08:00])

APPLICATION/STAFF REPORT NUMBER: HDC2023-00091 (5:38 p.m. [00:08:45])

ADDRESS: 14833 Stahelin

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Tamekka Coleman

OWNER: Tamekka Coleman

SCOPE OF WORK: Demolish garage, erect garage, alter driveway/paving

Staff provided a summary of the staff report, including a recommendation for denial.

Tamekka Coleman and Earrin Cooper, applicants and property owners, stated that the front of the garage would be cedar shake to match the house and that the deck was already begun before they purchased the home and they completed it thereafter. The applicant also discussed the roof and driveway work.

Commissioner Hamilton noted the work was done without approval or building permit.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Chinchilla opined that the wood siding, contrasting trim, and scale of the garage were character-defining features and that the proposed garage was too large.

Commissioner Machielse said that the garage does not meet the Elements of Design.

Earrin Cooper stated the garage was clad in vinyl siding and leaning 7 feet prior to demolition.

Commissioner Machielse and Director Landsberg noted the district was established in 2007 and, therefore, many buildings had already vinyl siding prior to the enactment of the historic district.

Several commissioners agreed that the garage was too large.

ACTION (6:02 p.m. [00:32:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 23-00091 for 14833 Stahelin**, 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 work was completed without Historic District Commission (HDC) approval.
- No documentation establishing that the original condition of the original garage was beyond repair was submitted or available.
- The original garage was a contributing building that was present at the time of historic designation and exemplifies the modest, yet character-defining features that bore strong relationship to the main house, namely the wood trim and cedar shake siding.
- The new garage does not relate to the main house in design, scale or materiality, and conflicts with the Elements of Design. The proposed vinyl siding and vinyl windows are not historically appropriate materials as they do not conform to the District's Elements of Design.
- The expanded width of the driveway destroys the modest scale of the driveway, calling attention to itself and detracting from and altering the open lawn feature of the historic landscape. It also conflicts with the Elements of Design's Relationship of Significant Landscape Features and Surface Treatments,
- The removal of the rear open yard, which is a distinct, historic character defining feature of the Rosedale Park Historic District by introducing the construction of a large garage on top of expansion of the driveway alters the spatial organization and land pattern of the historic district.

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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00079 (6:04 p.m. [00:34:30])

ADDRESS: 14901, 14917, and 14927 East Jefferson

HISTORIC DISTRICT: Jefferson-Chalmers Business

APPLICANT: Kyle Knoll, PCI Industries, Inc.

OWNER: Urban Renewal Initiative Foundation

SCOPE OF WORK: Demolish buildings, construct parking lots and loading access drive for arts center project in Grosse Pointe Park

Chairperson Franklin arrived and began chairing the meeting at 6:05 p.m.

Staff summarized the proposal to demolish buildings and construct a parking and loading area in their place, some of the work having already been begun without approval. An analysis of the project under both Certificate of Appropriateness and Notice to Proceed criteria is provided in the staff report.

Commissioner Hosey arrived at 6:08 p.m.

Staff also summarized nine letters of support. Finally, staff summarized a 2019 Memorandum of Understanding between the City of Detroit, City of Grosse Pointe Park, and the property owner stating that the proposed development is in the best interest of the public.

Jamie Rae Turnbull, executive director of the Schaap Center, summarized the history of the property and the proposed development. The applicant also discussed community engagement and benefits.

Scott Cabe, project manager, argued that the proposed work meets the Notice to Proceed criteria.

PUBLIC COMMENT

Father Tim Pelc of St. Ambrose Parish in Grosse Pointe Park expressed opposition to the proposal, stating that the church building was damaged in recent flooding and that the work in progress has made the situation worse.

Joy Crawford, a member of the Detroit Concert Choir, stated that the proposed development would provide the organization with a permanent performance space partly in Detroit.

Anthony Smith, representing the Detroit Institute of Arts, stated that the proposed development would bring additional arts programming to Detroit.

Tatiana Grant-Saunders, a nearby Detroit resident and business owner, said that the proposed development would provide a positive economic impact to local businesses and community benefits to residents.

Steve McBride, executive director of Pewabic Pottery and nearby resident, said that the proposed development would provide cultural benefits to the community.

Jay Juergenson expressed opposition, stating that he was an architecture professional and that the proposed development would have a negative effect on the built environment of the area.

Reggie Roland, of District by Design, expressed support of the project and said it would have positive impacts on the community.

[No name given] expressed opposition, stating that community engagement was inadequate, that the development should not face away from Detroit, and described concerns with stormwater management.

Moussa Bazzi, a local business owner, expressed support of the proposed development.

Craig Donnelly, a Grosse Pointe Park resident, stated that community engagement was inadequate, that the proposed building was not consistent with the character of the neighborhood, and that the orientation of the building would have a negative effect on Detroit. The speaker also stated that the proposed building is already under construction.

Joseph Sutton, Detroit teacher and resident, said that the proposed development would provide much needed community space and arts programming.

Michele Hodges, a Grosse Pointe Park resident, described community benefits and expressed support of the proposed work.

Michael Curis stated that the proposed development would provide needed investment in the community.

Lisa DiChiera, deputy director of the Historic Designation Advisory Board, stated that the staff of her office encourages better stormwater mitigation and a more extensive public gathering area and suggests that the proposed development should better honor the historic building that was lost.

Martell Bivings, a Detroit resident, stated that the proposed development would provide benefits to the community.

Eleanor Mercer, a nearby resident, stated that arts programming would be a benefit to the neighborhood and support local retail development.

Brian Vosburg, a nearby resident, stated that three Grosse Pointe Park planning commissioners resigned for ethical reasons pertaining to this project. The speaker expressed opposition to the orientation of the building away from Detroit and expressed that the project does not meet standards of historic appropriateness or the Traditional Main Street Overlay.

Bethany J. Howard, a Detroit resident, expressed that more effective stormwater management and more community engagement was needed and that the design of the proposed development should be improved to be more compatible with the neighborhood.

Latisha Johnson, member of the Detroit City Council, stated that there was inadequate information provided that the proposed development would benefit Detroit residents and that more engagement was needed.

Paul Schaap stated that the proposed development would provide community benefits.

COMMISSION AND APPLICANT DISCUSSION

Antonie Bryant, director of the Planning and Development Department, provided the department's opinion that the proposed development would benefit the surrounding community and a Notice to Proceed should be issued.

Commissioner Franklin said that only one community meeting was inadequate.

Commissioner Hamilton expressed that the Commission review pertains to the portion of the development located in the historic district, not the entire proposed development.

Commissioner Chinchilla expressed that the proposed work, especially the design of the plaza area, was not historically appropriate.

Commissioners Machielse and Franklin agreed that the plaza area could be improved to better connect the building to Detroit and Jefferson Avenue.

Commissioner Hosey agreed that the proposed design was not historically appropriate but said that stormwater management and community engagement should not be concerns of the Commission.

Several commissioners argued that the proposed development appears to be of substantial benefit to the community but that the negative effects on the district could be mitigated.

Commissioner Hosey asked about parking. Scott Cabe stated that 126 parking spaces are required by ordinance 27-95 and the current proposal only has 93. They are working on shared parking agreements to provide the additional spaces.

Commissioner Hosey and the Law Department noted that additional approvals remain outstanding and that the Notice to Proceed should be suspended until such approvals are in place.

Several commissioners expressed that the development should honor the historic environment that previously existed.

Commissioners discussed ways to enhance the community benefit provided by the proposed plaza.

ACTION (ONE) (8:30 p.m. [03:00:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00079 for 14901, 14917 & 14927 E. Jefferson** 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 NOTICE TO PROCEED for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- That the plaza be enlarged to add amenities to support the plaza as a gathering place, be designed to connect the plaza and the Schaap Center, and include a marker to the cultural significance of the lost buildings, as approved by the director of the Planning and Development Department or his designee.

The Commission's reason for notice-to-proceed is that:

- The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible.

The Notice to Proceed is suspended and shall not be issued or acted upon by staff until:

- Evidence of “all necessary planning and zoning approvals, financing, and environmental clearances” has been duly documented and submitted to HDC staff, to include approvals of other city departments.

Commissioner Hosey: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:37 p.m. [03:07:00])

Commissioner Hosey moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00079 for 14901, 14917 & 14927 E. Jefferson** 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 NOTICE TO PROCEED for the demolition of the buildings.

The Commission's reason for notice-to-proceed is that:

- Retaining the resources is not in the interest of the majority of the community.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

Chairperson Franklin called a recess at 8:39 p.m. and resumed the meeting at 8:51 p.m.

APPLICATION/STAFF REPORT NUMBER: HDC2023-000 (5:47 p.m. [00:17:00])

ADDRESS: 1200 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Ivan Alexander

OWNER: Ivan Alexander

SCOPE OF WORK: Erect glass dome structure and fence

Staff described the proposal, a revision to a previously approved proposal from 2008 and 2012. The recommendation is for denial.

Ivan Alexander, the owner and applicant, suggested that the proposed fence is appropriate as the Hamilton frontage should be interpreted as the side elevation due to its orientation.

Commissioner Machielse noted that front-yard fences are not found on Hamilton.

Commissioner Hamilton suggested that he proposed fence is not appropriate but that a front-yard fence might be appropriate on the south end of the building only.

PUBLIC COMMENT

Michael Evans stated that Hamilton is a busy service drive and that a front yard fence would help make development of the lot more feasible.

COMMISSION AND APPLICANT DISCUSSION

Commissioners Hamilton and Machielse said that the dome was too large and too far forward but a smaller dome might be appropriate.

ACTION (9:05 p.m. [03:35:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00071 for 1200 Longfellow** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL 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 would introduce a structure of novel and incompatible massing, materials, and style, that does not have a historical precedent within the district, into a location where it will be readily visible from the surrounding area.

- The proposed work would place an ancillary structure in the front yard (i.e., closer to the street than the primary building), creating a situation which is not found in the district.
- The fence is located much further forward from the plane of the front façade than is found in other houses in Boston-Edison.

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

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

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00071 (9:07 p.m. [03:37:30])

ADDRESS: 2990 E. Grand Boulevard

HISTORIC DISTRICT: Jam Handy/North End-East Grand Boulevard

APPLICANT: Anthony Morin

OWNER: 2990 E. Grand Blvd., LLC

SCOPE OF WORK: Demolish exterior stair, construct ornamental stair enclosure

Staff provided a summary of the proposal with a recommendation for approval.

Robert Obry, Cornelius Harris, and Michael Banks, and Anthony Morin, representing the applicant, expressed support of the staff recommendation.

PUBLIC COMMENT

None

ACTION (9:14 p.m. [03:44:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00075 for 2990 E. Grand** 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 **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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (9:15 p.m. [03:45:30])

None

XI PUBLIC COMMENT (9:15 p.m. [03:45:30])

None

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (9:15 p.m. [03:45:30])

APPLICATION/STAFF REPORT NUMBER: HDC2023-00071 (9:15 p.m. [03:45:30])

ADDRESS: 1257 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Clarence Boykin, CBJ Construction

OWNER: Loren Radden

SCOPE OF WORK: Remove wood windows, install vinyl windows

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

Commissioner Hamilton expressed agreement with the staff recommendation.

ACTION (9:18 p.m. [03:48:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00082 for 1257 Longfellow** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL 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 removal of the original wood windows destroyed distinctive character-defining features and substantially altered the appearance of the building.
- All the windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows should match all the details of the historic windows that were removed.
- Through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.

- Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
- The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
- Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.
- The installation of the proposed vinyl windows does not follow NPS guidelines for new replacement windows, as the proposed windows are not “consistent with the general characteristics of a historic window of the type and period”, are not “compatible with the overall historic character of the building.”

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

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00080 (9:21 p.m. [03:51:15])

ADDRESS: 19170 Warrington

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: Michael Conway

OWNER: Michael Conway

SCOPE OF WORK: Remove balcony, alter eaves, change paint color

COMMISSION AND APPLICANT DISCUSSION

Michael Conway, the applicant and owner, stated that the porch was missing a beam, it was rotting, and the porch fell and went through the dining room windows.

Commissioner Franklin said that the balcony was a character-defining feature and there was no evidence that it had been beyond repair.

Commissioner Hamilton disagreed that the balcony was a character-defining feature.

ACTION (ONE) (9:41 p.m. [04:11:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00080 for 19170 Warrington** 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 porch is an important character-defining feature; its alteration or removal greatly changes the appearance of the building.
- The cantilevered design and decorative metal elements of the porch are distinctive examples of historic construction and craftsmanship that must be preserved.

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 property shall be preserved.

Commissioner Hosey: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: NAY

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 1

MOTION CARRIED

ACTION (TWO) (9:42 p.m. [04:12:45])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00080 for 19170 Warrington** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

The Certificate of Appropriateness is issued with the following conditions:

- The proposed (already installed) collector boxes shall not be included.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00093 (9:44 p.m. [04:14:30])

ADDRESS: 400 Fiske

HISTORIC DISTRICT: Berry Subdivision

APPLICANT: Derrick Gilford, JCA Enterprises

OWNER: Wade and Ella Davis

SCOPE OF WORK: Replace slate roof with asphalt shingles

COMMISSION AND APPLICANT DISCUSSION

[Staff displayed slate tiles from the building for the Commission to view.]

Derrick Gilford, the applicant, described damage to the roof, framing, and interior.

Commissioner Machielse suggested that the slate was reaching the end of its life cycle and noted that National Park Service guidance says that a slate roof may be replaced if 20% of slates are damaged. Commissioner Machielse also observed that the galvanized flashing and nails are failing and the wood framing is rotting.

Commissioners Chinchilla and Machielse said the proposed new roofing was appropriate.

ACTION (ONE) (10:02 p.m. [04:32:15])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00085 for 400 Fiske** 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 Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (11:06p.m. [05:36:30])

Commissioner Hamilton moved for a waiver of reconsideration.

Commissioner Hosey: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00086 (10:04 p.m. [04:34:15])

ADDRESS: 4440 E. Canfield

HISTORIC DISTRICT: Sweetest Heart of Mary Roman Catholic Parish

APPLICANT: David Schott

OWNER: Catholic Archdiocese

SCOPE OF WORK: Install telecommunication equipment at bell tower

COMMISSION AND APPLICANT DISCUSSION

Wallace Haley, representing T-Mobile, and Larry Will representing the applicant, expressed agreement with the staff recommendation.

ACTION (10:05 p.m. [04:35:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00086 for 4440 E. Canfield** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application WILL BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a CERTIFICATE OF APPROPRIATENESS for the proposed work.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

Commissioner Hosey left the room.

APPLICATION/STAFF REPORT NUMBER: HDC2023-00096 (10:06 p.m. [04:36:00])

ADDRESS: 1465 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Michael Evans

OWNER: Michael Evans

SCOPE OF WORK: Replace original windows with aluminum-clad wood windows, tuckpointing, paint

COMMISSION AND APPLICANT DISCUSSION

Michael Evans, the applicant, summarized the proposal.

Commissioner Chinchilla said there is no evidence showing the windows are beyond repair.

ACTION (ONE) (10:15 p.m. [04:45:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00096 for 1465 Chicago** 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 replacement of original windows with aluminum-clad windows **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:

- No documentation establishing that the original condition of the wood windows was beyond repair was submitted.
- The application does not clarify the number of windows, 16 or 17, proposed for replacement.
- The replacement of the original windows, that feature true divided light, with aluminum-clad wood windows, that have simulated divided light, is not compatible with historic architecture in the house in that they:
 - destroy the distinctive, character-defining features of the original windows, particularly the true-divided lights' detailing,
 - introduce a new material,
 - disturbs the remaining wood detailing, such as the mullions/wood trim around the windows.

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 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 5 Nays: 0

MOTION CARRIED

Commissioner Hosey returned.

ACTION (TWO) (10:17 p.m. [04:47:00])

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00096 for 1465 Chicago** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items 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 applicant provides HDC staff with product and description for the tuck-pointing work that follows the NPS guidelines, NPS Preservation Brief #2, “Repointing Mortar Joints in Historic Masonry Buildings”.
- The applicant provides HDC staff with a paint color for the trim based on Color System D or E from the HDC color guidelines.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: AYE
Commissioner Hamilton: AYE
Commissioner Hosey: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00073 (10:18 p.m. [04:48:30])

ADDRESS: 13220 Broadstreet

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Luis Rajnar

OWNER: Luis Rajnar

SCOPE OF WORK: Rebuild exterior of house and garage

COMMISSION AND APPLICANT DISCUSSION

Jacqueline Perez, representing the applicant, summarized the proposal.

Commissioner Chinchilla discussed the appropriateness of the proposed (already installed) railing.

ACTION (ONE) (10:29 p.m. [04:59:15])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00023 for 13320 Broadstreet** 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 alterations to the house and garage 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:

- Distinctive, historic character-defining features have been altered or destroyed, including but not limited to the following:
 - Brick chimney with brick, coping and limestone detailing
 - Wood fascia/soffits with wing-tip detailing
 - Wood, “belly band” siding between the first and second floor
 - Brick wall extension at the front façade
 - Historically dimensioned wood framing of windows on the second floor
 - Stone sills where windows are surrounded by brick cladding on the first floor
 - Front bay wood casements with true divided light and the front second floor wood double-hung window with 8/8 true divided light with wood shutters
 - Front arched doorway with brick and stone detailing, with a solid wood, round top front door
 - The matching garage materials and design with the main house
 - Front balcony metal railing
- The above features were critical to the building and district’s historic character, and their removal and replacement with the proposed alterations will drastically alter the appearance and features of the structure and district.
- The introduction of new materials, garage window opening, and the omission of other distinct, character-defining elements, further erases the historic features of this home. The apparent result of the proposed work reduces the architectural character, which is substantially at odds with the intent and purpose of historic designation.

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 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:32 p.m. [05:02:00])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00023 for 13320 Broadstreet** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items 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: Repair roof and asphalt shingles, rebuild wood soffits with wood soffits and wood fascia and wood fascia that is painted, install aluminum gutters and downspouts, rebuild chimney, install cedar shake siding to the house and garage, install brick cladding to the house and garage, removal of the side door and brick wall, removal of the non-historic attic window and the front-facing gable of the house, installation of the single, double-hung, aluminum-clad window at the front, second-floor façade with shutters, removal, of non-historic window openings per the attached drawings, installation of the front door, installation of Sierra-Pacific Westchester Series double-hung aluminum-clad wood windows except for the bay windows, installation of the glass block basement windows, installation of rear and balcony steel doors, removal of non-historic front door and restoration of front door with tuckpointing and repair of concrete surface, install metal railing and front balcony, install metal railing at front balcony, install rear wood deck and balcony, replace 6' chain link fence with 6' chain link fence, repair concrete driveways and walkways with concrete, no changes to dimensions, removal of bushes and debris around the immediate area of the house.

The Certificate of Appropriateness is issued with the following conditions:

- The wood fascia and soffits are not covered with aluminum cladding, but instead painted a solid color.
- An appropriate color selected for the gutters and downspouts.
- Detail drawings of the proposed chimney including the use of brick, limestone and stone coping that closely matches the historic chimney's scale, location, design and materials.
- The cedar shake be applied to accommodate a wood, "belly band" as depicted in the historic designation photo.
- The applicant updates the drawings to show how the brick cladding allows for stone sills on the first-floor window openings.
- The applicant updates the drawings to show how the brick cladding includes the reconstruction of the front façade wing wall as depicted in the designation photo.
- The front single, double-hung, aluminum clad window at the front second floor has 8/8 true- or simulated divided light as shown in the designation slide. The surrounding shutters are painted wood.
- The front door is solid wood material.
- The applicant provides window installation drawings that show historic wood framing dimensions of the upper floor and stone sill in the first-floor locations.
- The applicant updates the drawing to show the removal of railing on top of front porch wing walls and restoration of the wall surface coping.
- The applicant provides HDC staff with dimensions and detail design of the front balcony metal railing.
- The applicant provides HDC staff with a paint or solid stain colors for the above work using Color System D from the HDC Color Guide.

- The applicant provides HDC staff with updated drawings to review the above items before execution.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00072 (10:37 p.m. [05:07:00])

ADDRESS: 7908–7912 St. Paul

HISTORIC DISTRICT: West Village

APPLICANT: Renata Polk, Sustainable Village Group

OWNER: Renata Polk

SCOPE OF WORK: Remove wood siding, install wood siding, repair/replace windows

COMMISSION AND APPLICANT DISCUSSION

Renata Polk, the applicant, summarized the proposal.

ACTION (10:41p.m. [05:11:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00072 for 7908 – 7912 St. Paul**, 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:

- Elevation drawings for the east and south elevations will be created and will document all related scope of work (including trim, wall, and porch details).
- The window casing drawings will be corrected to accurately reflect the existing conditions and dimensions.
- The front elevation drawing will be revised to include notations of the retention of trim within and below the gable.
- A site plan will be submitted to confirm placement and dimensions of rear stairwell (if one is being erected).
- Manufacturer’s or fabricator’s information, including sash dimensions, for the new wood windows will be submitted. The elevation drawings will note the window openings that will receive new window sash.
- Revised plans noting all the above conditions will be submitted for staff review prior to pulling a permit.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00088 (10:42p.m. [05:12:00])

ADDRESS: 8066 Kercheval

HISTORIC DISTRICT: West Village

APPLICANT: Tadd Heidgerken, Et. Al Collaborative of Detroit LLC

OWNER: William F. Haska

SCOPE OF WORK: Reconstruct storefronts, add entryways

COMMISSION AND APPLICANT DISCUSSION

Tadd Heidgerken, the applicant, described the proposal and the rationale for filling in the door opening.

Commissioner Hamilton said the doorway is an important historic feature that should be retained.

Lisa Ludwinski, the business owner, continued to describe the proposal.

Several commissioners discussed how to fill the opening in a more appropriate manner.

ACTION (ONE) (11:12p.m. [05:31:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00049 for 8066 Kercheval**, 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 replacement of historic trim, transoms, ceilings, and a partial storefront infill **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:

- 8066 Kercheval's storefronts are a prominent feature of the building due to its location at a corner and its one-story height. Additionally, the fenestration/current storefronts occupy the majority of the building's front and side facades. The historic wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances are distinctive character defining features of the building. Also, the current storefront openings themselves and the inset placement of the doorways at the storefronts are distinctive character defining features of the building which should be maintained.
- The remaining historic storefront elements do not appear to be deteriorated beyond repair
- The product which is proposed for the replacement of the existing historic wood elements of the storefronts, to include the transoms and their associated trim, the trim at the doors located at the inset entrances and the wood trim at the side of the storefront windows does not adequately replicate these elements.

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

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 5 Nays: 0

MOTION CARRIED

ACTION (TWO) (11:14p.m. [05:34:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00049 for 8066 Kercheval** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the remaining work items **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:

- New wood windows shall be installed at the storefronts if it is technically infeasible to install the proposed double-paned, insulated aluminum windows while retaining the existing historic-age, wood transoms and associated trim; beadboard ceilings; beadboard knee wall at the east façade's central storefront inset entry; wood trim at the side of the storefront windows; doors, transom and associated trim at the inset storefront entrances. The applicant shall provide a revised proposal for the new wood storefront windows to staff for review and approval prior to the issuance of the project's permit.
- The new brick infill proposed for installation at the east elevation's single door opening shall be inset at least ½" inch to indicate that a door opening once existed at this location.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

MEETING DATES 2024

Director Landsberg provided a list of suggested meeting dates for 2024.

ACTION (11:11p.m. [05:41:00])

Commissioner Hosey moved that to approve the suggested meeting dates.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: AYE

Commissioner Hosey: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 6 Nays: 0

MOTION CARRIED

XVI ADJOURNMENT

The Commission unanimously adjourned the meeting at 11:12 p.m.