

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

December 13, 2023

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

I CALL TO ORDER (5:34 p.m.)

Vice Chairperson Machielse called the meeting to order at 5:34 p.m.

II ROLL CALL (5:35 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.)

ACTION (5:36 p.m.)

Commissioner Simmons moved that the agenda be approved.

Commissioner Hamilton: 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 (5:36 p.m.)

ACTION (5:37 p.m.)

Commissioner Chinchilla moved that the November 2023 meeting minutes be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE
Commissioner Franklin: not present
Commissioner Hamilton: AYE
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0

MOTION CARRIED

V REPORTS (5:37 p.m.)

Director Landsberg noted that Commissioner Hosey has resigned. The Commission accepted Commissioner Hosey's resignation.

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

None

VII POSTPONED APPLICATIONS (5:38 p.m.)

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)
(5:38 p.m.)

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (5:38 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2023-00133 (5:38 p.m.)

ADDRESS: 7810 Kercheval

HISTORIC DISTRICT: West Village

APPLICANT: Jamie Mertz, Holcomb Development Company

OWNER: Jamie Mertz, Holcomb Development Company

SCOPE OF WORK: Erect addition connecting dwelling and commercial building, remove rear porch and stairway enclosure, restore front porch, alter dormers

Staff provided a summary of the staff report, including a recommendation for approval subject to conditions.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Several commissioners and the applicant expressed agreement with the staff recommendation.

ACTION (5:43 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00133 for 7810 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 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:

- Replacements for non-historic windows and doors are subject to approval by staff (historic windows and doors may not be replaced).
- A color scheme for the house shall be guided by Color System B, Color System C, or another appropriate color scheme approved by staff.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00135 (5:44 p.m.)

ADDRESS: 1364–1368 Labrosse

HISTORIC DISTRICT: Corktown

APPLICANT: John Biggar, Studiozone, LLC

OWNER: 5 on 8th

SCOPE OF WORK: Erect five-unit townhouse development

Staff provided a summary of the staff report, including a recommendation for approval subject to a condition.

John Biggar, the architect, expressed agreement with the staff report.

Staff noted there were two letters submitted in opposition to the proposed work. The letters are posted on the website.

PUBLIC COMMENT

Gerry Abela, a Corktown resident, expressed concerns about parking.

Dorothy Bennick, a Corktown resident, said that the scale of the building was not appropriate for the neighborhood.

Vince Keenan, a Corktown resident, said that the scale of the building was not appropriate for the neighborhood, that the frontage on Labrosse should not have a blank wall, that there was already inadequate parking in the neighborhood, and expressed concern that the proposed development would cut down mature trees.

COMMISSION AND APPLICANT DISCUSSION

Several commissioners said that the fenestration of the side elevations was appropriate for the neighborhood and the scale of the proposed building is appropriate.

ACTION (6:06 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00135 for 1364 – 1368 Labrosse** 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 condition:

- The cementitious siding will have a smooth surface.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00136 (6:07 p.m.)

ADDRESS: 3627 Lincoln

HISTORIC DISTRICT: Woodbridge Farm

APPLICANT: Richard Chase

OWNER: Richard Chase

SCOPE OF WORK: Erect three-car garage, remove fence

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

Richard Chase, the applicant, expressed agreement with the staff report.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner questioned the appropriateness of the storage container. Staff noted that it was not part of this application.

ACTION (6:16 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00136 for 3627 Lincoln** 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (6:17 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2023-00134 (6:17 p.m.)

ADDRESS: 795 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: City of Detroit General Services Department

OWNER: City of Detroit General Services Department

SCOPE OF WORK: Install benches and trees, other park improvements

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

Juliana Fulton of the General Services Department expressed that the proposed park improvements would contribute to accessibility and tree health.

PUBLIC COMMENT

Megan Royal stated that the block club supports the proposed trees and that there was no consensus regarding benches but a majority of residents surveyed either supported the benches or did not oppose them.

Pierre Hayden, president of the Historic Boston-Edison Association, expressed support of the benches, saying that four would be better than two, and expressed concerns about the health of the trees.

Harry J. Smith, a Boston-Edison resident, expressed the importance of adhering to the deed restriction associated with the donation of the park.

Victoria Koski, a Boston-Edison resident, expressed opposition to the benches.

Annemarie Diana, a Boston-Edison resident, expressed opposition to the benches.

Bettie Lyons, a Boston-Edison resident, expressed opposition to the benches or any other improvements.

Trevor Footitt, a Boston-Edison resident, opined that the proposal was not appropriate for Voight Park.

Alfred Johnson, a Boston-Edison resident, expressed opposition to changes to the park.

Dan Royal, a Boston-Edison resident, suggested that he proposed work is appropriate, but expressed disagreement with other aspects of the staff report.

Christine Sauve, a Boston-Edison resident, expressed support for the proposal if the benches are limited to two.

Tamara Young, a Boston-Edison resident, stated that there are many neighbors that oppose the benches.

Patricia Pickett, a Boston-Edison resident, expressed support of the benches.

Kevin Patelczyk, a Boston-Edison resident, expressed support of the proposed trees and encouraged additional community engagement regarding other items.

Mike Young, a Boston-Edison resident, expressed opposition to the benches.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Hamilton noted that he is president of the Voight Park Neighborhood Block Club.

Commissioner Machielse noted that benches existed during the historic period.

Commissioner Chinchilla opined that the proposed work is appropriate.

ACTION (7:08 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00134 for 795 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 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: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XI PUBLIC COMMENT (7:10 p.m.)

Thomas Linn of 9120 Dwight expressed disagreement with a Denial received in October, stating that the windows were not original and have been altered, and that the proposed windows would have been more compatible with the property. Thomas Linn said that, in general, the requirement to preserve historic windows has a negative effect on historic homes.

Annemarie Diana opposed the placement of benches at Voight Park.

Commissioner Machielse recessed the meeting at 7:20 and resumed it at 7:30.

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (7:32 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2023-00137 (7:32 p.m.)

ADDRESS: 4305–4309 Buena Vista

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Michael Pitts

OWNER: Michael Pitts

SCOPE OF WORK: Install chain-link fence

Michael Pitts, the applicant, asked if a four-foot fence at the current location would be acceptable.

Several commissioned expressed that the placement of the fence was not appropriate and does not meet the Fence and Hedge Guidelines, it should be moved back. However, a six-foot fence is appropriate.

ACTION (7:52 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00137 for 4305 – 4309 Buena Vista** 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 condition:

- The front (north) section of the fence shall be set back at or behind the setback line of the adjacent houses and shall be a maximum of six feet in height.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00138 (7:52 p.m.)

ADDRESS: 4086 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Lillie Williams

OWNER: Lillie Williams

SCOPE OF WORK: Install vinyl windows at rear porch

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

Several commissioners suggested that the proposed work was not appropriate, but that wood or metal windows, or storm windows, that did not alter the existing openings would be appropriate. Reinforcement of the existing mullions would be acceptable.

ACTION (7:55 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the proposed scope of **Application HDC2023-00138 for 4086 Sturtevant** and having duly considered the appropriateness thereof pursuant to Chapter 21 Article II of the 2019 Detroit City Code, and MCL 399.205 of the Local Historic Districts Act, the Commission determines the proposed application **WILL 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 reasons for denial are that:

- The proposed work introduces vinyl, a material that is incompatible with the character of the building. (The use of wood or aluminum windows would likely be appropriate.)
- The proposed work removes original mullions, a feature that contributes to the historic character of the building.
- The proposed work reduces the size of the openings, diminishing the open character that is a defining feature of a sun porch. (Work that does not alter the existing openings, such as the use of removeable storm windows or permanent windows that are able to fit into the existing openings without alteration, would likely be appropriate.)

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

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00046 (7:57 p.m.)

ADDRESS: 4750 Cortland

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Quyen Phan, HHT Construction Inc.

OWNER: Coast to Coast USA LLC

SCOPE OF WORK: Replace wood windows

COMMISSION AND APPLICANT DISCUSSION

Quyen Phan, representing the owner, suggested that they would like to replace the windows with aluminum-clad wood windows.

Commissioner Hamilton noted that staff has the authority to approve an appropriate replacement window in this case.

ACTION (8:00 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00046 for 4750 Cortland** 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 reasons for denial are that:

- Wood windows were replaced with vinyl window units without approval.
- The windows that were removed without approval were a distinctive historic feature that characterized the property. The windows dated to the building's original construction and included 9/1 double-hung wood units.
- The application does not include documentation that the windows removed without approval were deteriorated beyond repair to an extent that merited their replacement.
- The application does not include sufficient information to understand the design, configuration, and dimensional detailing of the proposed windows, nor does it include repair of the windowsills, headers or brick moulds to demonstrate that the work is compatible or historically appropriate.

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00065 (8:03 p.m.)

ADDRESS: 859 Edison

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Nicholas Sehy

OWNER: Nicholas Sehy

SCOPE OF WORK: Replace porch roof, rehabilitate garage

COMMISSION AND APPLICANT DISCUSSION

Nick Sehy, the applicant, described the work.

Commissioners Machielse and Hamilton stated that the porch was a distinctive feature that should not have been removed.

Commissioner Hamilton suggested that the lost rafter ends on the garage were not important.

Commissioner Machielse said that the historic fifteen-over-one window on the garage should not have been removed.

Commissioners Hamilton and Machielse noted that the historic porch was in poor condition, but it should have been repaired or replicated.

ACTION (ONE) (8:14 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00065 for 859 Edison** 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 porch replacement, window replacements on the garage, and security light **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 reasons for denial are that:

- The work removed a historic and character-defining porch overhang.
- The new garage windows, due to their lack of depth and texture, are not compatible replacements.
- The light fixture is not compatible with the house.

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

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

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application 23-00065 for 859 Edison** 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 garage roof alterations, the alteration of the westernmost north-facing garage door opening, and the installation of fifteen-over-one windows in the garage **WILL BE APPROPRIATE** according to the standards of review set forth in the state and local legislation, and therefore **ISSUES** a **CERTIFICATE OF APPROPRIATENESS** for the proposed work.

Commissioner Chinchilla: **SUPPORT**

Commissioner Chinchilla: **AYE**

Commissioner Franklin: not present

Commissioner Hamilton: **AYE**

Commissioner Machielse: **AYE**

Commissioner Simmons: **AYE**

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00140 (8:25 p.m.)

ADDRESS: 1760 Van Dyke

HISTORIC DISTRICT: West Village

APPLICANT: Irma Louise and Quinten Hunter

OWNER: Irma Louise Hunter

SCOPE OF WORK: Replace five windows with composite windows

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present and has not responded to emails.

Commissioner Machielse expressed agreement with the staff report.

ACTION (8:27 p.m.)

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00140 for 1760 Van Dyke** 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 reasons for denial are that:

- The application does not provide the level of documentation necessary to determine if the five windows proposed for replacement are deteriorated beyond repair. Also, detailed specifications for the proposed new window product (Renewal by Andersen) have not been provided with the current application. Therefore, it is not clear if the new windows present an acceptable replication of the existing historic wood windows and trim should it be determined that the historic windows merit replacement.

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

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

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-000 (8:29 p.m.)

ADDRESS: 19245 Parkside

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: Ranjit Verghese, SI Building LLC

OWNER: UPI Parkside, LLC

SCOPE OF WORK: Replace original windows with vinyl windows, rehabilitate exterior

COMMISSION AND APPLICANT DISCUSSION

Ranjit Verghese, the applicant, described the history of the property and the proposed work.

Commissioners Machielse and Hamilton noted that vinyl windows are almost never appropriate in historic districts and that the original windows were removed without approval.

The applicant stated that some of the historic windows were damaged in a fire.

Commissioner Hamilton suggested that the steel windows shown in the photos were repairable.

ACTION (ONE) (8:42 p.m. [03:10:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00139 for 19245 Parkside** 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 removal of historic windows and installation of vinyl windows, and the removal of collector box and downspout bracket **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 reasons for denial are that:

- The collector box and downspout bracket, and steel-framed casement and transom windows, are distinctive character-defining features. These components were commonly used on traditional and mid-century buildings in the early to mid-20th century and help identify the era of the house's construction.
- The collector box/bracket and windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows and a collector box and downspout bracket should be reinstalled and should match all the details of the historic components that were removed.
- The uniformity of the window openings on each floor and elevation is an important architectural component of the dwelling. The selected double-hung white vinyl windows in no way emulate the historic windows in operation, dimensionality, pattern, color, and material. Replacement windows and aluminum brickmold will not offer the same dimensionality and placement.
 - 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 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 vinyl windows does not follow NPS guidelines for new replacement windows - the proposed windows are not "consistent with the general characteristics of a historic window of the type and period", nor "compatible with the overall historic character of the building".

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (8:45 p.m. [03:13:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application 23-00139 for 19245 Parkside** 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 replacement windows for opening #8 will sufficiently replicate the aesthetic and physical characteristics of the original window as determined by staff.
- The applicant will submit the finish method for the door (stain or paint) and color to HDC staff for review prior to application.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00101 (8:48 p.m. [03:16:45])

ADDRESS: 2465 Chicago

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Hassan and Maurita Mussawwir

OWNER: Hassan and Maurita Mussawwir

SCOPE OF WORK: Alter front porch and landscaping, install security cameras

COMMISSION AND APPLICANT DISCUSSION

The applicant noted that many non-historic alterations were already visible at the time of the 1974 photo and said that the security cameras were small and unobtrusive.

Commissioner Chinchilla asked if there was a staff report for the 2022 work. Director Landsberg and staff responded that other scope items had been addressed in previous applications, but none of the items in this application had been before the Commission until now.

The applicant stated that the porch work was already completed when the property was purchased from Wayne County and they became aware of the violations after the purchase.

Several Commissioners suggested that a small “entablature” (pediment) above the front door would be appropriate.

ACTION (ONE) (9:22 p.m. [03:50:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC23-00101 for 2465 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 planters on the sides of the front porch ARE NOT 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 reasons for denial are that:

- The construction is informal and inappropriate.

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

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

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:25 p.m. [03:53:00])

Commissioner Hamilton moved that:

Having duly reviewed the complete proposed scope of **Application HDC23-00101 for 2465 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 proposed work items include the removal of the non-historic wood porch, roof, and columns, the construction of the existing porch steps and wingwalls, and the installation of security cameras.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant provide a design for an appropriate overhang above the front door, subject to approval by staff.
- The cameras are relocated to positions that follow the *HDC Security and Lighting Guidelines*.
- The applicant provides HDC staff with photos and description of the new locations for review and approval.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00141 (5:38 p.m. [04:02:45])

ADDRESS: 3964 W. Lafayette

HISTORIC DISTRICT: Hubbard Farms

APPLICANT: Jamie Perez

OWNER: Jamie Perez

SCOPE OF WORK: Rebuild wing

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse noted that there is a staff recommendation for approval.

ACTION (9:36 p.m. [04:04:00])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00141 for 3964 W. Lafayette** 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 condition:

- The new windows be true divided lite or simulated divided lite (muntin applied to the exterior surface of the glass) units

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: 23-8515 (9:37 p.m. [04:05:00])

ADDRESS: 300 Madison

HISTORIC DISTRICT: Madison-Harmonie

APPLICANT: John P. Biggar, Studiozone, LLC

OWNER: Music Hall Center for the PE et al.

SCOPE OF WORK: Erect building

Commissioner Machielse stated that he is employed by Hamilton Anderson, who is also working on this building, but does not believe it creates a conflict of interest.

COMMISSION AND APPLICANT DISCUSSION

Vince Paul, of the Music Hall Center for the Performing Arts, and [inaudible], the architects, introduced the project and discussed the design.

ACTION (9:43 p.m. [04:11:30])

Commissioner Chinchilla moved that:

Having reviewed the new materials submitted in response to the Commission's previous approval conditions for Application #23-8515 for 300 Madison, the Commission finds the conditions satisfied.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: abstain

Commissioner Simmons: AYE

Ayes: 3 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00143 (9:44 p.m. [04:12:30])

ADDRESS: 1423 (1425) Sixth

HISTORIC DISTRICT: Corktown

APPLICANT: Leonard Lazich

OWNER: Leonard Lazich

SCOPE OF WORK: Replace windows and vinyl siding

COMMISSION AND APPLICANT DISCUSSION

Leonard Lazich explained the rationale for the vinyl siding. Commissioner Chinchilla noted that it was installed without approval.

Several commissioners discussed the work; the window casing was a primary concern, and the vinyl siding itself was secondary.

ACTION (ONE) (9:57 p.m. [04:25:30])

Commissioner Simmons moved that:

I move that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00143 for 1423 Sixth Street**, 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 installation of vinyl siding at the north elevation and wrapping of window trim with aluminum at the north and west elevations **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 reasons for denial are that:

- The historic wood window trim is a distinctive character-defining feature for this dwelling and offers a dimensionality, proportionality, and placement against the wall's siding that is identifiable to late 19th and early 20th century buildings.
- The thickly wrapped, uniformly dimensioned aluminum casings are a contemporary design for window openings and has altered the features that characterize this property.
- Vinyl siding is not an appropriate replacement product as it does not match the surface texture, reflectivity, finish, edge details, and at times width and reveal, of original wood clapboard siding. Additional details, such as vertical joints in the cladding and protrusion of the siding (either past or in-line with the window casings) further obliterates the "matching" look of wood siding.

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

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

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (9:58 p.m. [04:26:30])

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00143 for 1423 Sixth Street**, 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 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.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00144 (10:00 p.m. [04:27:30])

ADDRESS: 2485 Burns

HISTORIC DISTRICT: Indian Village

APPLICANT: Terry Swafford

OWNER: Jared Stasik

SCOPE OF WORK: Repair and enlarge front porch and walkway

COMMISSION AND APPLICANT DISCUSSION

Jared Stasik, homeowner, and Terry Swafford, applicant and builder, described the proposed work.

Commissioners and staff discussed the appropriateness of the proposed walkway width and usage of multiple materials.

ACTION (10:14 p.m. [04:42:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00144 for 2485 Burns**, 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 upper step consists only of limestone capping, as historically shown.
- The applicant provides HDC staff with an updated site plan that shows the front porch lower deck has a rectangular shape or projects no further than the outer edge of the proposed quarter-round limestone blocks, not protruded out into the sidewalk.
- The applicant provides HDC staff with an updated site plan that shows the walkway is expanded no more than 5' and is a combination of limestone and brick or one single material.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00145 (10:15 p.m. [04:43:30])

ADDRESS: 4138 Lincoln

HISTORIC DISTRICT: Woodbridge Farm

APPLICANT: Eric Jones and Pamela Castillo

OWNER: Eric Jones and Pamela Castillo

SCOPE OF WORK: Replace windows, construct porch

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse noted that the windows were removed without approval and there is no evidence that they were deteriorated.

Eric Jones, the applicant, and Michael Sklenka, of Subject Studio, clarified that the brackets above the porch roof are proposed to be moved, rather than remain in place as stated in the staff report. They also said that they would prefer to use wood windows rather than clad wood windows on the entire house. The missing window trim would be replicated.

For the three attic windows, the applicant provided additional information, stating that although the proposal was to restore the windows, a restoration company has since determined they are beyond repair. Staff agreed that the attic windows seem to be beyond repair.

Commissioners Machielse and Chinchilla said the brackets should not be removed, so that the addition will be reversible.

Several commissioners and staff discussed the appropriateness of new windows.

ACTION (ONE) (10:32 p.m. [04:43:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00145 for 4138 Lincoln**, 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 window treatment proposed for the front elevation **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 reasons for denial are that:

- The original wood windows at the front elevation were distinctive, character-defining features of the home and were in repairable condition in 2021. As no documentation exists to demonstrate that these windows were deteriorated beyond repair at the time of their removal, an exact replication of these units is the appropriate treatment.

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

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:37 p.m. [05:05:15])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00145 for 4138 Lincoln**, 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 pitch/hip height of side porch's roof shall be raised so that that it more closely resembles the appearance of the front porch roof.
- The existing brackets at the underside of the south elevation's second story bay shall be repaired and remain in place and shall not be installed at the new porch roof.
- The applicant shall submit revised dimensional design drawings of the new south side porch at a 5/8" scale or better to HDC staff reflecting these conditions for review and approval prior to the issuance of the project permit.
- The trim around the windows will be reproduced to match the original.
- The exact replica of the attic windows will be created, including the sunburst pattern, at the third floor front elevation.
- The installation of Marvin Ultimate wood windows will be accepted at the three non-front elevations.

Commissioner Hamilton: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2023-00146 (10:42 p.m. [05:10:15])

ADDRESS: 1515 Seyburn

HISTORIC DISTRICT: West Village

APPLICANT: Sina Almassi

OWNER: Sina Almassi

SCOPE OF WORK: Replace two rear windows, repair existing windows

COMMISSION AND APPLICANT DISCUSSION

Sina Almassi, the applicant, discussed the rationale for altering the window openings.

ACTION (10:57 p.m. [05:25:30])

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00146 for 1515 Seyburn**, 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 alteration to the rear windows shall be redesigned to retain all exterior woodwork, (excepting the sashes), stone sill and brick opening in their current position, while allowing infill of the new windows over wood panels in the resulting two openings. The removed sash shall be stored in the building for future reinstallation.
- The infill window shall be a casement or two double-hung windows made of wood or aluminum-clad wood materials to be reviewed by staff.

- The new window or windows shall be designed in wood and painted according to HDC guidelines.
- The applicant provides HDC staff with an updated proposal drawing for review and approval of these conditions before work begins.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

XVI ADJOURNMENT

ACTION (10:58 p.m. [05:26:30])

Commissioner Chinchilla moved to adjourn.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: not present

Commissioner Hamilton: AYE

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

The Commission adjourned the meeting at 10:59 p.m.