

MINUTES

DETROIT HISTORIC DISTRICT COMMISSION REGULAR MEETING

December 13, 2023

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

I CALL TO ORDER

Chairperson Franklin called the meeting to order at 6:27 p.m.

II ROLL CALL (6:27 p.m.)

HISTORIC DISTRICT COMMISSION		PRESENT	ABSENT
Najahyia Chinchilla	Commissioner	X	
Tiffany Franklin	Chair	X	
James Hamilton	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 (06:27 p.m.)

ACTION (6:27 p.m.)

Commissioner Machielse moved that the agenda be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

IV APPROVAL OF MEETING MINUTES (6:27 p.m.)

ACTION (6:27 p.m.)

Commissioner Machielse moved that the December 2023 meeting minutes be approved.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

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

MOTION CARRIED

V REPORTS (6:28 p.m.)

None

VI APPROVAL OF APPLICATIONS SUBJECT TO CONSENT AGENDA (6:28 p.m.)

None

VII POSTPONED APPLICATIONS (6:28 p.m.)

None

VIII EFFECTS OF CITY OR CITY-ASSISTED PROJECTS (ADVISORY DETERMINATIONS)
(6:28 p.m.)

None

IX APPLICATIONS SUBJECT TO PUBLIC HEARING (6:28 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00020 (6:28 p.m.)

ADDRESS: 477 W. Alexandrine

HISTORIC DISTRICT: Willis-Selden Local

APPLICANT: Robert Slattery, 477 West Alexandrine LLC

OWNER: 477 West Alexandrine LLC

SCOPE OF WORK: Erect multi-family building with rear parking lot

Director Landsberg summarized the staff report, with a recommendation for approval with conditions.

Steve Flum, the architect, described the proposal. A prior proposal to the Historic District Commission for a parking lot at this location received a Denial last year; this new proposal would include a building in front to hide the parking from view. Steve Flum described the rationale for the building and parking lot as proposed. The architect expressed a willingness to add porch projections as recommended by staff.

PUBLIC COMMENT

Eric Henry, a Detroit resident, expressed opposition to the proposal, saying that a gatehouse was not a typology found in the neighborhood and there are better examples of quality infill development.

Russell Baltimore of the Planning and Development Department design review staff expressed some concerns about the building: a gatehouse type building is out of place, parking seems to be the focus, the driveway interrupts the pedestrian path, and the lack of detail of the façade does not fit with the historic character of the area.

Steve C____ [inaudible], a neighborhood resident, expressed opposition, saying that vehicle traffic in the area is already excessive.

Steve, a neighborhood resident, expressed opposition to a parking lot, and expressed skepticism that the building would be built.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin expressed concern about the phasing of the project.

Commissioner Chinchilla opined that the proposed development defies the Elements of Design in additional ways beyond those mentioned in the staff report. Commissioner Chinchilla also expressed that the proposed curb cut was inappropriate.

Commissioner Machielse expressed opposition to the curb cut, though also acknowledged that there are already curb cuts in the district.

Robert Slattery, the applicant and also a neighborhood resident, stated that there is inadequate parking in the neighborhood. The proposal also includes vegetation to temporarily screen the parking lot until the building is completed.

ACTION (7:00 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00020 for 477 W. Alexandrine**, 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 IS 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 Denial is based on:

- A lack of compliance with the Elements of Design 1–22 as noted in the staff report.

Therefore, 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 Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00021 (7:09 p.m.)

ADDRESS: 1475 Randolph

HISTORIC DISTRICT: Harmonie Park
APPLICANT: Daniel Westenberg, Progressive AE, Inc.
OWNER: City of Detroit
SCOPE OF WORK: Alter park and plaza

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

Staff clarified that Beatrice Buck Park is in the historic district; the nearby plaza to the south is only partly in the historic district and it does not contain historic features.

Nevan Shokar, vice president of Basco Detroit summarized the proposal.

Director Landsberg noted that an earlier version of the proposal had a more intensive scope requiring a public hearing; the application presently before the Commission has a reduced scope.

PUBLIC COMMENT

John Biggar of the Music Hall Center for the Performing Arts asked to coordinate with the applicant regarding future alterations to the north end of the park.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Franklin asked if the proposed masonry cleaning is consistent with Commission guidelines. Director Landsberg responded that the wall is not a historic feature so this is not a concern.

ACTION (7:29 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00021 for 1475 Randolph and Gratiot Plaza (adjacent to 1407 Randolph)**, 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 signage plan be reviewable by staff for appropriateness or returned to the Commission for further review.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00004 (7:37 p.m.)

ADDRESS: 14500 Artesian

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Anthony Thomas

OWNER: Anthony Thomas

SCOPE OF WORK: Replace original windows with composite windows

Staff summarized the proposal with recommendation for denial and approval with conditions.

David Palmer, the property owner, stated that the garage needs extensive repair, and has hired an architect to retain historic features should the garage be demolished and rebuilt. The applicant presented two possibilities: first, to repair the existing garage and extend its single bay further back from the street, and second, to demolish the garage and build a new two-bay garage incorporating salvaged materials and features. The applicant prefers the second option as the garage may be beyond repair.

PUBLIC COMMENT

Creighton Adams, a nearby homeowner, expressed support of the proposal and stated that car thefts are common in the area.

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse expressed that a tandem garage would be impractical.

Commissioner Chinchilla opined that a new garage incorporating features salvaged from the demolished garage would be consistent with Standard #1 and would not detract from the character of the property.

[Inaudible], the architect, agreed that a tandem garage would be impractical and explained that many historic materials and features could be retained and reused, should the proposal be approved.

Commissioners continued to discuss the practicality of a tandem garage.

ACTION (7:55 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00022 for 14500 Artesian**, 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 work **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:

- One tree will be planted on the property to replace the formerly substantial shade tree located adjacent to the rear yard sidewalk and garage. The location and tree species will be submitted for staff review. When new materials are required, they shall match the original materials.
- A revised landscape plan will be submitted for staff review.
- Confirmation of the physical support for the fence, along with a color sample and specification for the opaque fence stain, will be submitted for staff review.
- Detailed plans and elevations and all required building materials for the approved double-car garage utilizing the design of the existing garage and incorporating as many existing materials as possible will be submitted for staff review and approval.

Commissioner Simmons: **SUPPORT**

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00010 (7:58 p.m.)

ADDRESS: 13134 Broadstreet

HISTORIC DISTRICT: Russell Woods-Sullivan

APPLICANT: Rodney Bennett, Marathon Partnership LLC

OWNER: Rodney Bennett, Marathon Partnership LLC

SCOPE OF WORK: Replace windows, roof, gutters, demolish garage

Staff summarized the proposal work and a recommendation for denial and approval.

Rodney Bennett, the applicant and owner, stated that the garage is in poor condition and that repair estimates have been very costly. The applicant stated that a pending buyer plans to build a new garage at that location. The applicant says that the pending sale involves an FHA loan will not be approved if the garage isn't demolished. The applicant also stated that windows with grids are common in the historic district.

Commissioner Franklin noted that there was no written evaluation of the deterioration of the garage and that historic buildings should be repaired rather than demolished.

PUBLIC COMMENT

None

COMMISSION AND APPLICANT DISCUSSION

Commissioner Machielse noted that there is a quote for \$15,100 to repair the garage and that a new garage would likely be more expensive than that.

Commissioner Chinchilla said that the Secretary of the Interior's Standards say that the garage should not be demolished and the FHA loan might be able to cover its repair.

Commissioners Machielse and Franklin also noted that there is no proposal to build a new garage. The applicant said that the new buyer intends to make such a proposal. The applicant also said there are quotes saying the garage cannot be saved but those quotes were not included with the application materials.

Commissioner Machielse opined that the awning removal is appropriate but the windows are not appropriate.

The applicant requested that the awning removal, railing, and posts [already removed without approval] be included in the application scope.

Several commissioners agreed the vinyl windows are not appropriate.

ACTION (ONE) (8:20 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00010 for 13134 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 proposed demolition of the existing garage and the replacement of wood windows with vinyl windows on the house WILL NOT BE APPROPRIATE according to the standards of review set forth in the state and local legislation, and therefore ISSUES a DENIAL for the proposed work.

The Commission's reason for denial is that:

- No documentation establishing that the original condition of the original windows was beyond repair was submitted or available. No documentation was presented that shows the garage is beyond repair.
- The original garage is a contributing building that is present at the time of historic designation and exemplifies the modest, yet character-defining features that bear strong relationship to the main house and the neighborhood along Broadstreet alley.
- The proposed vinyl windows are not historically appropriate materials as they do not conform to the district's Elements of Design.
- The grids between the glass introduces a new element that is not historic to the property 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.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

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

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00010 for 13134 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.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

Chairperson Franklin recessed the meeting at 8:25 p.m. and resumed the meeting at 8:38 p.m.

XI PUBLIC COMMENT (8:39 p.m.)

None

X CITY PROJECTS SUBJECT TO PUBLIC HEARING (8:40 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00023 (8:40 p.m.)

ADDRESS: Indian Village Brick Alleys

HISTORIC DISTRICT: Indian Village

APPLICANT: Christine Neal, Major Construction Group

OWNER: City of Detroit

SCOPE OF WORK: Repair brick alleyways

Staff provided a summary of the application and a recommendation for approval with a condition.

PUBLIC COMMENT

Maureen, an Indian Village resident, asked if the water department could stop throwing away historic bricks, noting that it is difficult to source new ones.

Jeff Stevens, an Indian Village resident, expressed support of the proposed work.

Jacob Graham, an Indian Village resident, asked if the Detroit Water and Sewer Department was the applicant. [Staff responded that the applicant is a contractor on behalf of DWSD.]

Elizabeth stated that Indian Village residents love the alleys and their current condition is a result of decades of lack of maintenance.

COMMISSION AND APPLICANT DISCUSSION

Christine Neal of Major Construction Group stated that they would find the correct matching brick and ensure the alley is preserved. Christine Neal clarified Major Construction Group has been contracted solely to repair the brick; they were not responsible for work done in the alleys in the past.

Director Landsberg noted that inappropriate alley work is a common complaint of historic district residents.

ACTION (8:56 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00023 for Indian Village Brick Alleys between Seminole and Iroquois, from E. Jefferson to 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 condition:

- The applicant submits photographs and dimensions of newly sourced brick pavers that are of a sufficient match to the existing paving in the areas in which they are to be installed, to be approved by staff.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XII APPLICATIONS NOT SUBJECT TO PUBLIC HEARING (8:57 p.m.)

APPLICATION/STAFF REPORT NUMBER: HDC2024-00142 (8:57 p.m.)

ADDRESS: 19650 Canterbury

HISTORIC DISTRICT: Sherwood Forest

APPLICANT: John Floyd

OWNER: John Floyd

SCOPE OF WORK: Replace slate roof with asphalt shingles

Staff noted that the applicant is not present.

COMMISSION AND APPLICANT DISCUSSION

ACTION (8:59 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2023-00142 for 19650 Canterbury**, 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 when taking into consideration reasonable economic feasibility, 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: not present
Commissioner Machielse: AYE
Commissioner Simmons: AYE
Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00024 (9:01 p.m.)

ADDRESS: 18 W. Adams

HISTORIC DISTRICT: Grand Circus Park Local

APPLICANT: Lawrence Worden, Galaxy Signs

OWNER: 18–24 West Adams LLC

SCOPE OF WORK: Install three projecting signs

COMMISSION AND APPLICANT DISCUSSION

Lawrence Worden of Galaxy Signs said that the signs would be anchored to mortar joints.

ACTION (9:02 p.m.)

Commissioner Machielse moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00024 for 18 W. Adams**, 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 signs must be anchored to mortar joints rather than stone, with such details subject to staff review prior to permit approval.

Commissioner Simmons: SUPPORT

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

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00025 (21:03 p.m.)

ADDRESS: 1942 Grand River

HISTORIC DISTRICT: G.A.R. (Grand Army [of the] Republic) Building

APPLICANT: 1942 Grand River LLC

OWNER: 1942 Grand River LLC

SCOPE OF WORK: Install wall signs and awnings

COMMISSION AND APPLICANT DISCUSSION

Charlene McKinney, representing the applicant, summarized the proposal.

Commissioner Chinchilla said that the number and scale of signs was not consistent with the character and architectural style of the building. Commissioner Machielse said that the signs and awnings were too large compared with the scale of the building.

Commissioner Machielse asked about illumination. Director Landsberg noted that internally illuminated signs are prohibited by the *Sign and Awning Guidelines*, but the quality of such signs has improved since the *Guidelines* were written and such signs are now often approved.

Commissioner Chinchilla offered that the sign and awning on the Grand River façade should be set entirely within the arched entrance and scaled to not overwhelm the entrance.

Commissioner Chinchilla suggested that the sign on the northwest façade was too high on the building and looked like a billboard. The sign would more appropriately be directly over the storefront.

ACTION (9:21 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00025 for 1942 Grand River**, 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 sign has a large billboard effect on the building.
- The scale of the sign outsizes current architectural elements.
- That the signage is significantly removed from the architectural elements that define the businesses on the first floor.
- The proposed signs cover existing architectural elements, taking away from their character.

and therefore, 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 required 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.
- 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.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commissioner Machielse: SUPPORT

Commissioner Chinchilla: AYE

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

MOTION CARRIED

Chairperson Franklin assigned Commissioner Machielse to chair the meeting.

APPLICATION/STAFF REPORT NUMBER: HDC2024-00026 (9:25 p.m.)

ADDRESS: 4440 E. Canfield

HISTORIC DISTRICT: Sweetest Heart of Mary Roman Catholic Parish

APPLICANT: Larry Wilk and Al Sebastian

OWNER: Archdiocese of Detroit

SCOPE OF WORK: Replace slate roof with synthetic tiles

COMMISSION AND APPLICANT DISCUSSION

Larry Wilk, of the Sweetest Heart of Mary church, and Tim Lemmons, of Pro Roofing, described the proposal and submitted examples of deteriorated slates for Commission review. Larry Wilk stated that replicating the fishscale pattern on the roof would be prohibitively expensive as each tile would have to be cut by hand.

Several commissioners suggested that it might be possible to replicate the diamond pattern with contrasting colors even if all the tiles were to be the same size and shape.

Director Landsberg and Commissioner Machielse opined that approximating the diamond pattern as suggested would look worse and be less appropriate.

ACTION (9:52 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00026 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.

The Certificate of Appropriateness is issued with the following conditions:

- The applicant shall provide HDC staff a design document which clearly outlines the manner in which the decorative metal elements will be fabricated and installed prior to the initiation of the work. If staff determines that any work item does not meet the Secretary of the Interior's Standards for Rehabilitation, the project will be routed to the Commission for review at a future regular meeting.
- The roofing material will be as proposed, continuous Davinci tiles with no pattern or scalloping; however, the applicant will create a sample board of a size necessary to produce one complete X from the scallop-roofed area, preserving the color variation, texture, and scale of the original material for future reference, and will create documentation both in photographs and dimensioned drawings that show that for submittal to the Historic District Commission for record.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00004 (9:55 p.m.)

ADDRESS: 15123 Artesian

HISTORIC DISTRICT: Rosedale Park

APPLICANT: Anthony Thomas

OWNER: Anthony Thomas

SCOPE OF WORK: Replace original windows with composite windows

COMMISSION AND APPLICANT DISCUSSION

Connie Thomas and Anthony Thomas, the property owners, described the condition of the windows and mentioned that repair estimates for the windows were much higher than the estimates for new windows.

Several commissioners noted that replacement of historic windows is not appropriate and the windows should be repaired.

ACTION (10:15 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00004 for 15123 Artesian**, 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 multiple paned wood windows openings on each floor and elevation are an important architectural component of the dwelling. The selected single-hung vinyl window in no way emulates the historic windows in operation, dimensionality, pattern, color, and material.
 - Through limits of fabrication and material, vinyl windows are not appropriate for historic districts.
 - Vinyl windows 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 Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00007 (10:19 p.m.)

ADDRESS: 2490 Longfellow

HISTORIC DISTRICT: Boston-Edison

APPLICANT: Jungho Cho, Generation Solar

OWNER: Miranda Smith

SCOPE OF WORK: Install solar panels on roof

COMMISSION AND APPLICANT DISCUSSION

Staff noted that the applicant is not present.

ACTION (ONE) (10:20 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00007 for 2490 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 solar installation on the front surface of the house roof **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:

- As the house has a side-gabled roof, the solar array proposed for installation at the roof's front/Longfellow-facing surface will be highly visible from the public right-of-way which conflicts with the *Guidelines on Sustainability for Rehabilitating Historic Buildings*.

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.
- 10) 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 Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:22 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00007 for 2490 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 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.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00027 (10:23 p.m.)

ADDRESS: 450 and 461 Eliot

HISTORIC DISTRICT: Brush Park

APPLICANT: John P. Biggar, Studiozone, LLC

OWNER: Eliot Street Lofts, LLC

SCOPE OF WORK: Remove canopies, alter window and door openings

COMMISSION AND APPLICANT DISCUSSION

Joshua Cushingwright, the developer, and John Biggar, the architect and applicant, summarized the proposal.

Several commissioners and staff noted that there is no historical photo available for these buildings but the north-facing canopy appears to be a historic character-defining feature, even if it was modified, rebuilt, or replaced in recent decades.

ACTION (ONE) (10:40 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00027 for 450 & 461 Eliot**, 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 removal of the north-facing canopy at 450 Eliot 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 north-facing canopy is a character-defining feature that should not be removed. If elements are deteriorated beyond repair, they should be replaced in kind.

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.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

ACTION (TWO) (10:43 p.m.)

Commissioner Chinchilla moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00027 for 450 & 461 Eliot**, 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.

Commissioner Simmons: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

APPLICATION/STAFF REPORT NUMBER: HDC2024-00028 (10:45 p.m.)

ADDRESS: 708 Pallister

HISTORIC DISTRICT: New Center Area

APPLICANT: Tim Flintoff, 4545 Architecture

OWNER: Thomas Typinski

SCOPE OF WORK: Add dormers, rehabilitate dwelling

COMMISSION AND APPLICANT DISCUSSION

Tim Flintoff and Alyssa Jacobs of 4545 Architecture described the proposal.

Commissioner Machielse said that French doors would be more appropriate than a sliding door.

ACTION (10:49 p.m.)

Commissioner Simmons moved that:

Having duly reviewed the complete proposed scope of **Application HDC2024-00028 for 708 Pallister**, 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:

- Instead of a sliding door, the two large, paired windows be replaced by a two-over-one French door.
- The front porch and rear deck rail designs should be further developed, and distinct from each other, as they have different roles to play in the historic understanding of this house. The front porch rail should be historically correct, while the rear deck balustrade should be of a more contemporary character distinguishing the deck as a later addition.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

XIV OLD BUSINESS

None

XV NEW BUSINESS

None

XVI ADJOURNMENT

ACTION (10:52 p.m.)

Commissioner Simmons moved to adjourn.

Commissioner Chinchilla: SUPPORT

Commissioner Chinchilla: AYE

Commissioner Franklin: AYE

Commissioner Hamilton: not present

Commissioner Machielse: AYE

Commissioner Simmons: AYE

Ayes: 4 Nays: 0

MOTION CARRIED

The Commission adjourned the meeting at 10:52 p.m.