



McKeever: Stated that approximately six to eight bricks have disintegrated and need to be replaced on the west column. Requested information as to appropriate replacement bricks and mortar mix. Stated that the replacement bricks will be painted the same color as the existing brick.

Kochanek: *[Provided applicant with a copy of the Commission Masonry & Mortar Fact Sheet]*

Motion: Lindsay (second: Schmiedeke) moved to approve the work at 29 E Cross to include masonry repair with the approved mortar mix as listed in the HDC factsheet, as given, for masonry repair and cleaning. The applicant is to replace the damaged brick with similar brick, painted to match the existing color on the building.

Secretary of the Interior Standards:

#6- Repair, don't replace. Replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

### **206 N Huron**

*\*The application for fencing was moved to the end of the agenda as the applicant was not in attendance.*

### **56 E Cross**

*\*The application for awning installation was moved to the end of the agenda as the applicant had not arrived.*

### **56 E Cross**

*\*Application is for storefront renovation, new window openings and awning replacement*

Applicant: Van Hunsberger, architect–Present

Discussion: Prebys: Asked applicant to talk to the Commission about the application.

Hunsberger: Stated that the intent is to add five windows on the northeast patio area *[referencing materials]* on the first floor. Stated that the windows would match the color and profile of the windows that were previously approved and installed on the second and third floors but would be a fixed frame unit, for security reasons. Stated that on the north elevation to the left of the entrance door that faces Cross Street, there is currently a solid door leading to the second-floor apartments *[referencing materials]*. Stated that the plan would be to take out the stair, take out the door and match it with the layout on the right-hand side of the existing door.

Kochanek: Stated that an amendment to the application was submitted for

the addition of an awning in the front corner of the building [*referencing materials*] but that applicant would first like to see if the awning will block out too much light from the windows. Stated that the planned color for the awning is black.

*[Discussion ensued re: the proposed awning addition]*

Lindsay: Stated that the items listed in the application seemed appropriate, with the exception of the proposed awning addition.

Prebys: Agreed. Asked staff if the application can be approved with the exception.

Kochanek: Confirmed.

Hunsberger: Asked if applicant could bring it back as a separate item.

Kochanek: Confirmed. Stated that it can be brought back as a separate application, as it is not a denial.

Motion: Rupert (second: Schmiedeke) moved to approve the work at 56 E Cross St to include the installation of five new window openings on the northeast corner of the building as depicted in the prints dated August 10, 2018. The new windows will be an aluminum-clad wood Pella fixed frame windows in the color iron ore. A new storefront section will be painted to match the existing on the storefront renovation. The proposed new awning is not included as an approved item.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

## **STUDY ITEM**

### **56 E Cross**

Applicant: Jessica French, applicant–Present

Discussion: Prebys: Stated that the Commission approved the application for the windows on the northeast side and the front.

Rupert: Stated that the awning was removed from the application because the Commission had questions about it and the architect did not have any input.

French: Asked if applicant has to refile.

Prebys: Confirmed.

Kochanek: Clarified that this discussion is regarding the proposal for the corner awning.

French: Stated that applicant was not aware that the side awning would be inappropriate. Stated that she is present to figure out what would be more acceptable.

Lindsay: Stated that when you look at the façade, that you actually break the façade. Stated that the size and appearance of the awning is a concern, as is, and in comparison to the existing awning.

*[Discussion continued regarding comparison of awnings in appearance and façade locations of the building]*

French: Asked if a Sunbrella type tied removeable awning would be more acceptable.

Lindsay: Stated that the Commission would need to see what is planned in order to make a determination.

Prebys: Inquired about the purpose of the awning.

French: Stated the awning helps to extend the patio seasons; that the awnings in different areas provide options for seating in bright sun and/or high traffic days, for example.

Rupert: Asked if applicant intended to enclose the northeast patio as was done on the south side.

French: Stated no. Stated that those are two completely different products; that the one out back is framed with face panels that can be removed.

*[Applicant shared history of the building and structures]*

Lindsay: Stated that the historical accuracy of the awning is not a concern because it is a new addition. Stated that the size and appearance of the awning hinders being able to actually see the full facade of the building.

French: Stated that applicant could provide examples of the Marygrove product to the Commission.

Rupert: Stated his agreement with Commissioner Lindsay regarding the size and appearance effect of the awning on the building.

## NEW BUSINESS

### 56 E Cross

*\*Application is for awning installation*

Applicant: Jessica French, applicant– Present

Discussion: Prebys: Asked if commissioners had questions regarding the awning in question which has already been installed.

Rupert: Asked about the LED lighting that appears to be strip-type lighting underneath the awning.

French: Stated that the lighting was preinstalled into the awning unit.

Prebys: Stated that the Commission has a strong antipathy to strip lighting, particularly in windows or on awnings, as the light tends to be too strong and unhistoric.

Lindsay: Stated that the color temperature is also a concern.

*[Discussion continued re: light brightness, color temperature, aesthetics, hypothetical possibility examples]*

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet]*

Motion: Rupert (second: Prebys) moved to approve the work at 56 E Cross St to include the installation of two Sunbrella retractable fabric awnings on the back portion of the east side of the building, facing River St. with the conditions that the framework be painted black and the lights be kept at a color that is specific to the color listed on the HDC lighting fact sheet. The bar on the front of the awnings is to be painted black.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Yays: 2, Nays: 2. Schmiedeke and Lindsay opposed. Motion failed.

Motion: Rupert (second: Prebys) moved to table the application to see more info on the lighting and the possibility of painting the aluminum.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

## STUDY ITEM

### 501 N Adams

Applicant: Patricia Harroun

Discussion: Harroun: Stated that the service door needs to be replaced due to a recent break in to the garage.

Rupert: Asked if that would be this door right here *[referencing materials]*.

Harroun: Confirmed.

Prebys: Asked what is planned.

Harroun: Stated that the plan is to install a hinged pre-hung metal door, which would be more secure than the barn style sliding door.

Prebys: Asked where the barn style door is located on the images before the Commission.

Harroun: Stated that it is right here *[referencing materials]*. Stated that it is not visible from the street.

*[The Commission reviewed and discussed the reference material]*

Prebys: Stated that steel doors are something the Commission finds difficult to approve but that this is a special situation that may warrant an approval.

Lindsay: Asked commissioners if, given the special circumstances, they could allow for administrative approval.

Kochanek: Stated that she would be comfortable with administratively approving the application, once submitted.

Rupert: Stated that approval in this situation not only has to do with the security issue but also that the door is not visible from the street.

Motion: Schmiedeke (second: Rupert) moved to allow for an administrative approval of the steel door at 501 N Adams to be painted to match the existing.

Secretary of the Interior Standards:  
N/A

Approval: Unanimous. Motion carries.

## NEW BUSINESS

### 206 N Huron

*\*The application is for fence installation.*

Applicant: Ian Greenlee, owner– Not present

Discussion: Kochanek: Stated that applicant informed staff that he would not be able to be present at the meeting.

*[The Commission discussed the application and appropriate disposition]*

Motion: Schmiedeke (second: Lindsay) moved to table the application for work at 206 N Huron in order to give the commissioners time to visit the site.

Secretary of the Interior Standards:  
N/A

Approval: Unanimous. Motion carries

## **ADMINISTRATIVE APPROVALS**

### **314 E Cross**

*\*Application is for reroofing.*

### **15 Oak**

*\*Application is for reroofing.*

Motion: Schmiedeke (second: Rupert) moved to approve the administrative approvals at 314 E Cross and 15 Oak for reroofing.

Approval: Unanimous. Motion Carries.

## **OTHER BUSINESS**

### **Administrative approvals discussion**

Kochanek inquired if the Commission would be interested in information regarding what other municipalities administratively approve.

*[Commission consensus that the information may be beneficial]*

### **Demolition process/application discussion**

Lindsay: Suggested discussion going forward when more commissioners are present.

### **Property Monitoring**

#### **302 E Cross**

Prebys: Inquired about the status of the building.

Kochanek: Indicated that staff posted demolition by neglect notices on the front and side of the building, as well as by certified mail.

**401 E Forest**

Kochanek: Indicated that staff plans to post a demolition by neglect notice within the next several days.

**206-210 N Washington**

Kochanek: Indicated that staff plans to post a demolition by neglect notice within the next several days.

**212 E Cross**

Rupert: Discussed the appearance of the building and inquired about the status.

Kochanek: Indicated that she will look into the inquiry.

**LED lighting strips resolution/policy**

Commissioner Davis was not present to report on this item.

**MHPN Alternative Materials Webinar discussion**

Rupert: *[Presented an overview of the workshop presentation, the materials and products that were discussed, and product purchase locations]*

Lindsay: Suggested reviewing specific manufacturer guidelines for possible inclusion on Commission fact sheets for use of proposed products.

Kochanek: *[Shared notes of interest that staff captured from the webinar; i.e., security with doors, heat loss from windows]*

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of August 14, 2018**

Motion: Rupert (second: Schmiedeke) moved to approve the minutes for August 14, 2018.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

Acting Chair Prebys adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

**MEETING ADJOURNED at 8:21 p.m.**

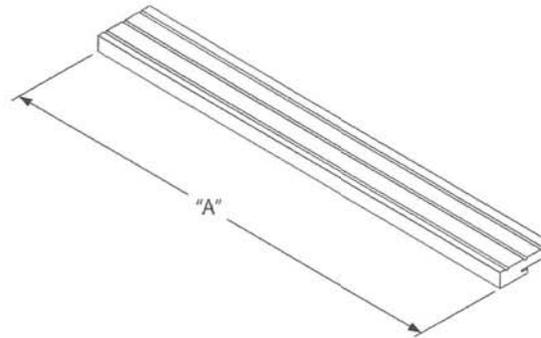


**Head Jamb - Standard**

UNIT SIZE	LENGTH "A"
10" SIDELITE	10.000
12" SIDELITE	12.000
14" SIDELITE	14.000
2/0 SIDELITE	24.000
2/0 DOOR	24.156
2/4 DOOR	28.156
2/6 DOOR	30.156
2/8 DOOR	32.156
2/10 DOOR	34.156
3/0 DOOR	36.156
3/6 DOOR	42.156
4/0 FRENCH 7/8" ASTRAGAL	49.062
4/8 FRENCH 7/8" ASTRAGAL	57.062
5/0 FRENCH 7/8" ASTRAGAL	61.062
5/4 FRENCH 7/8" ASTRAGAL	65.062
5/8 FRENCH 7/8" ASTRAGAL	69.062
6/0 FRENCH 7/8" ASTRAGAL	73.062
7/0 FRENCH 7/8" ASTRAGAL	85.062

Frame Parts  
& Packages

**Head Jamb**



8/24/2018

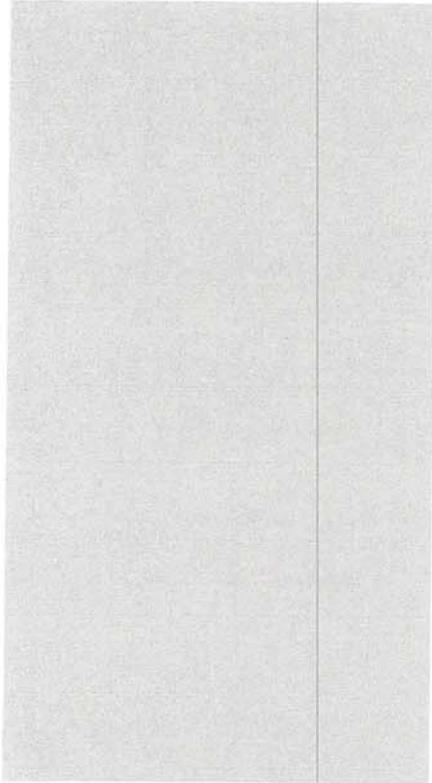
Profiles™ | 100 | Therma-Tru Doors



Profiles™ \$

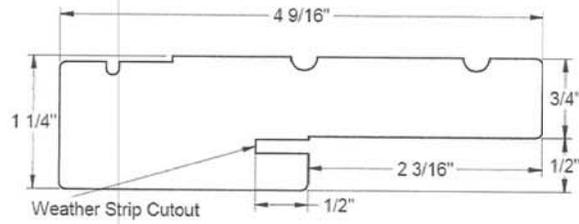
Flush Panel | Style No. 100

★★★★★ (0) Write a review

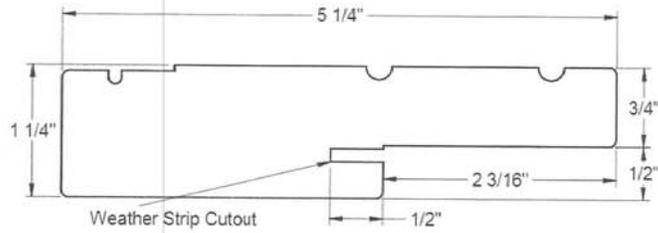


**13 Available Sizes**

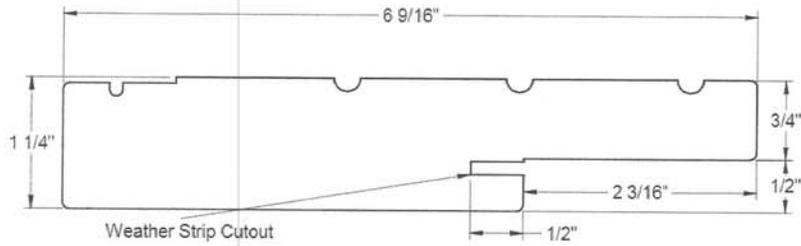
2'0" x 6'8" 2'4" x 6'8" 2'6" x 6'8" 2'6" x 7'0" 2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'8"  
2'10" x 7'0" 2'10" x 8'0" 3'0" x 6'8" 3'0" x 7'0" 3'6" x 6'8" 3'6" x 7'0"



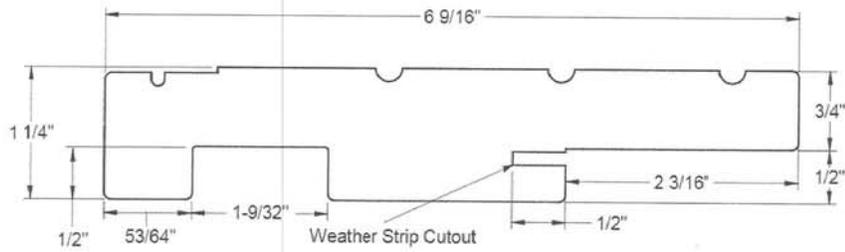
**4-9/16" Jamb**



**5-1/4" Jamb**

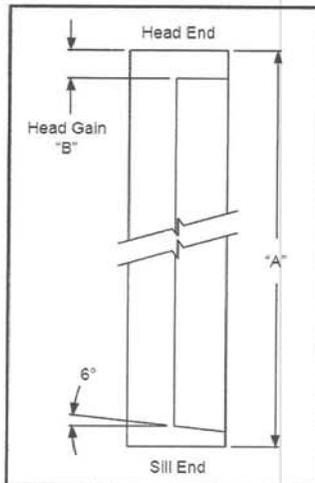


**6-9/16" Jamb**



**6-9/16" Patio Jamb  
(for sliding screens)**

Frame Parts  
& Packages



**Identify Jamb Ends**

INSWING JAMB		
UNIT SIZE	LENGTH "A"	HEAD GAIN "B"
6/6	79.483	1.250
6/8	82.031	1.250
7/0	86.031	1.250
8/0	98.031	1.250
6/8 3/0 ARCH	76.281	1.570
6/8 3/6 ARCH	76.531	1.491
8/0 3/0 ARCH	92.281	1.570
8/0 3/6 ARCH	92.531	1.491
6/8 3/0 RADIUS	62.201	SEE FIGURE BELOW
6/8 3/6 RADIUS	59.201	
8/0 3/0 RADIUS	78.201	
8/0 3/6 RADIUS	75.201	

Frame Parts  
& Packages

