



Motion: Prebys (Second: Rigdon) moves to approve the application for work at 220 S. Huron as proposed, to include the construction of a composite deck with hot tub on concrete piers and a privacy fence situated as shown on drawing submitted with application on November 14, 2006. Fence will be identical to existing fence; material will be redwood with a lattice top and will be painted or stained opaque white.

The following Secretary of the Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

#### **402 S. Huron, Action Item**

Applicant: Abdul Nimer, owner (Present)

Discussion: The application is for re-roofing, foundation repairs, chimney repair, porch repair and new windows. Applicant explains that there are two foundations, an inner supporting foundation and the visible exterior foundation. The inner foundation will be repaired by tuckpointing and the exterior foundation will be rebuilt where the stones have come loose or bowed out from the building. The existing stones will be reused with the only new material being mortar. Commissioner Schmiedeke suggests having the contractor, Dexter Block, photograph the foundation before dismantling and number the stones to ensure all the stones fit back into the foundation when it is rebuilt. Commissioner Penet expresses concern that common mortar will not work well and will not adhere to the existing mortar. Roof will be stripped and replaced with architectural asphalt/fiberglass shingles in a pewter gray shade. Any structural repairs to roof system and repairs to the chimney will be completed at the same time. Applicant is informed of the importance of matching existing materials and tooling while repairing the chimney's masonry. Applicant indicates that the drip edge and flashing will match shingle color and the gutters will be replaced at a later date. Applicant states that window replacement will not be undertaken at this time due to the extent of higher priority work needed. In regard to the porch repairs, Commissioners express desire for more information on the proposed work being done since it appears the front porch needs a lot of work and it is too important a feature to approve without details. Commissioners suggest the applicant begin by adding some additional supports to allow roof work over the porch to commence. The applicant then could conduct some exploratory demolition to determine the extent and type of work needed and submit a detailed plan for the porch work at the next HDC meeting. The applicant is informed that as much existing material as possible should be salvaged and whatever material is unusable should be replicated in appearance wherever possible.

Motion: Rigdon (Second: Penet) moves to approve the application for work at 402 S. Huron to include re-roofing, chimney and foundation repairs. All other items will be addressed on future applications. Roof will be stripped to the deck and repaired as needed. The new roof will be architectural asphalt shingles in pewter gray with drip edge and flashing in a matching color. The mortar, tooling and any replaced bricks on the chimney must match existing in color, texture and style. The interior foundation will be tuckpointed; the exterior foundation will be rebuilt where stones have come loose, using all existing stones and new mortar that matches the existing in color.

The following Secretary of the Interior Standards were used in making this decision: #2 – Do not destroy original character; #5 – Preserve distinctive features; and #6 – Repair, do not replace.

Approval: Unanimous. Action carried.

### **121 W. Michigan Ave., Action Item**

Applicant: Tim Buck, H&R Block (Present)

Discussion: The application is for replacing the rear awning. Applicant would like to replace existing awning with a "bell-shaped" awning that would have the H&R Block sign on the face and be black with the green Block logo and white lettering. Commissioner Prebys points out that the awning must be a flat slope or triangle cross-section, not bell-shaped or curved. Also, the lettering must be on the valance, not on the slope. The signage should be completely opaque and not designed so that the lettering or logo will be highlighted.

Motion: Prebys (Second: Rigdon) moves to approve the application for work at 121 W. Michigan Ave., pending formal submission of an application, to include a new awning to be installed at the rear of the building. The awning will conform to the Sign and Awning Fact Sheet guidelines, including having a triangular cross section and will be black with white letters on the valance. If the logo is included, it will be the standard green H&R Block logo.

The following Secretary of the Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **107 E. Cross, Study Item**

Applicant: David Kircher, owner (Present)

Discussion: The application under consideration is for window repair and one window replacement as well as installation of at least one new front door. The other front door could potentially be repaired by replacing a stile that has been damaged. Applicant asks about installing a new door that does not have a window for added security. Commissioners suggest styles of doors that would be acceptable including an example with two full-length vertical panels. Commission would also consider a door with two panels below a single pane of glass. Laminated safety glass could be used for added security. Applicant indicates that all but one of the windows can be fixed by replacing the panes of glass and submits interior photographs showing several of the windows. Commissioners question whether the windows will still be useable as sliding mechanism appears to be damaged and nonfunctional.

Commissioners request the applicant submit a full and complete application for approval at the next meeting on December 5, 2006. As presented, the plans for repairing and replacing windows are acceptable as long as the new window sashes match the existing in profile and are made of wood or wood clad in vinyl or aluminum. The Commission would also agree with replacing one or both front doors with one of the two styles described here: Two, full length vertical panels or two panels on lower half of door below a single pane of glass.

### **309 N. Hamilton, Study Items**

Applicant: Derrick Padgett, owner (Present)

Discussion: Applicant indicates that he is considering replacing the front door. He submits a photograph of the existing front door and the Commissioners generally agree that it is not original and not an appropriate style for the house. The door frame could be repaired, but it would make more sense to replace it and possibly use a metal frame for added security, as well as a bolt with a longer throw. Commissioners suggest door styles that would be appropriate for this situation, including a four paneled door or a single pane window above two panels. In this second case, laminated safety glass could be used for security. Commissioners mention architectural salvage as a possible source for door style.

## **OTHER BUSINESS**

**Administrative Approvals - None**

### **Property Monitoring**

**102 N. Hamilton** – Have moved sign to front of railing, as approved, as a temporary measure; wish to return to HDC to discuss further.

**110 W. Cross** – Have not yet submitted application for re-roofing. Additionally, inappropriate masonry work observed.

**113 E. Forest** – Noted as vacant and reported to Building Dept. for monitoring.

**301 W. Cross** – New take-out pizza business; staff will be inspecting for compliance with past site plan and HDC approvals. New sign permit applications expected at least.

**307 N. Hamilton** – Asked Ron Monroe to issue citation for work done without permit.

**314 N. Park** – Building Inspector Daniels inspected today; notes various violations, work still unfinished from expired building permits. Staff will coordinate with Building Department to determine what, if anything, will need to come before HDC.

**402 S. Huron** – Before HDC meeting; no work done since last update.

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes from the November 7, 2006 meeting**

Motion: Prebys (Second: Penet) moves to approve the minutes of November 7, 2006 as presented.

Approval: Unanimous. Motion carries

## **ADJOURNMENT**

Motion: Prebys (Second: Penet) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

**MEETING ADJOURNED AT 9:10 PM**