



Tongue and groove fir will be required for the porch decking. A new roof or patching will be required to eliminate the water leaks on the front porch. Half round gutters, now on the structure, will need to be repaired rather than replaced.

In conclusion, the commission will request the applicants to return with a detailed analysis of how the repairs will be done and a list of the materials to be used. This information will give the commission concrete details from which to work and make decisions.

Motion: Prebys (Second: Rigdon) moved to table the application for 113 E. Cross for porch and fascia repair pending receipt of detailed analysis of how the repairs will be done and a list of the materials to be used. In addition, the commission requests the appearance of the contractor who will be performing the work to the structure.

Approval: Unanimous. Action carried.

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

Applicant: David Kircher (not present)

Application: Aluminum Siding Repair

Discussion: Serious repairs would be necessary to bring the building up to code and preserve the resource.

Motion: Overland (Second: Rigdon) moved to table the application for 107 E. Cross pending resolution of ongoing litigation and an application which addresses the extensive exterior repairs detailed by the City Attorney.

Approval: Unanimous. Action carried.

### **309 N. Hamilton, Action Item**

Applicant: Derrick Padgett, owner (not present)

Application: Handrail Replacement

Discussion: The applicant installed temporary handrails on the front porch to replace handrails which were damaged by rusting. The applicant could replace the temporary handrail with a similar style to that which exists on the rest of the porch.

Motion: Prebys (Second: Overland) moved to table the application for 309 N. Hamilton pending further information.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **624 Norris, Action Item**

Applicant: Michael Grice (not present)

Application: New Portico

Discussion: The applicant has already constructed a portico of treated wood at the north entry of this home. The commission expresses concern that the applicant did not come to the HDC for approval prior to construction.

Motion: Overland (Second: Prebys) moved to approve the application for 624 Norris to include the installation of a new Greek Revival style portico. The wood shall be painted white and black shingles shall be used for the roof. This portico was constructed without HDC approval and the application was submitted by the applicant after the work was already completed. The applicant is to be informed that future applications must be reviewed and approved by the HDC before work may commence.

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

Approval: Unanimous. Action carried.

### **124 W. Michigan, Action Item**

Applicant: Charles Baker, owner (present)

Application: New Rooftop Porch/Hot Tub

Discussion: A floating deck and hot tub has already been installed by the applicant on the roof of this structure. The installation is located on large steel beams which were erected to span the entire structure. The total square footage of the hot tub and decking area is 260 sq. ft. A railing surrounds the deck and hot tub. The commission suggests selecting a paint color scheme which will match the existing brickwork for a proposed new sign. The commission notes that the deck and hot tub are not visible from the ground and should not detract from the building's historic character. The applicant notes that there is a crack on the rear façade and the commission is concerned about how this will be repaired. Commissioner Rupert will investigate the crack in the exterior layer of brick.

Motion: Rigdon (Second: Prebys) move to approve the application to include the installation of a hot tub and deck on the rooftop of this structure. The railing shall meet the requirements of the HDC Porch Fact Sheet and shall be painted or opaque-stained white or gray. The spindles shall be placed no more than 4" on center. This motion references the drawings and sketches submitted with the application and dated 5/8/05.

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

Approval: Unanimous. Action carried.

Motion: Rigdon (Second: Overland) moved to amend the prior motion to include that the deck/hot tub was constructed without HDC approval and the application was submitted by the applicant after the work was already completed. Future proposals shall be reviewed and approved by the HDC before work shall commence.

Approval: Unanimous. Action carried.

### **305 Oak, Action Item**

Applicant: Ambrose Wilbanks, (present)

Application: Siding Restoration & New Fence

Discussion: The applicant is removing asbestos composite shingles from the structure and prepping the original clapboard siding for repair and painting. Corner boards, removed when the asbestos siding was installed, will be replaced, with the smooth side out. An ornate crowned molding is missing on the front façade and the applicant should consider a replacement. Commissioner Prebys suggests installing a pair of shutters on the second story front façade window. Sidelights, approximately 18" in width, removed at some time in the past, will be located on both sides of the main entrance. A four (4) foot tall picket fence will be installed along the north, east, and west front yard property line. A privacy fence, six (6) feet in height with the top two (2) feet composed of lattice will be constructed along the western (alley side) property line. The commission will request that the paint color of the fence will match the house colors.

Motion: Rigdon (Second: Prebys) moved to approve the application for 305 Oak to include, the removal of existing asbestos shingles and the prepping of original clapboard siding for painting. The installation of the fences is approved as shown on the mortgage survey dated 4/7/04 which accompanied the application. The privacy fence along the alley shall be 6' tall solid fence with the top 2' being composed of framed lattice. The picket fence shall be 4' in height and constructed in French Gothic picket style. The color of the fence, to match a house color, shall be decided at a later date when the applicant has determined the paint colors for the home. Window, cornice, corner boards and other architectural trim work that is missing shall be replaced to replicate the original.

The following Secretary of the Interior Standards were used in making this decision:

#5 – Preserve distinctive features, #6 – Repair, don't replace original material, & #10 – New work shall be removable

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **30 N. Huron, Study Item**

Applicant: Renee Fox

Application: New Door & Awning

Discussion: The applicant is proposing to install a new wood door with full frame glass. The door will be coated with a Siekens marine grade finish. The commission will require a cut sheet of the proposed door style. The door would be painted to match the storefront. The entire front façade is proposed to be painted using these Sherwin William colors: body, Renwick Beige, SW 2805; trim, Rockwook Jade, SW 2812; black would frame the windows.

The commission suggests that the applicant consider a darker color green, offering more contrast and depth while giving the structure a richer appearance. The commission recommends using a semi gloss paint which will more easily shed dirt and grime.

The applicant plans to install a Sage Transitional Style 4913 Sunbrella awning using the existing hardware.

The limestone cornice, which has several breaks, is to be repaired. Broken windows will be fixed once the applicant receives costs for the repair.

### **501 N. River, Study Item**

Applicant: Robert Hamilton (not present)

Application: Storage Shed

Discussion: Robert Hamilton has requested advice from the HDC regarding a temporary storage structure he is planning to purchase. The structure is manufactured by Tuff Shed and can be purchased in a number of styles. The applicant is proposing to purchase a storage shed which is styled after a country barn. The commission is concerned that the barn imitates an earlier style and will approve only a simpler, generic structure. The commission will request a site plan and knowledge of the material from which the shed will be constructed. The applicant should complete an HDC application and appear before the commission at the June 6<sup>th</sup>, 2006 meeting to discuss additional options.

### **9-11 S. Washington, Action Item**

Applicant: Gary Turner, contractor, and Hedger Breed, owner (not present)

Application: Roof/ (2<sup>nd</sup> floor) Porch Replacement

Discussion: The following work was approved on October 4, 2005:

*Reconstruction and enclosure of a second story porch at the rear of the building. Proposed drawings dated September 2005 are referenced. The siding for the second story porch addition shall be composite board laid in overlapping horizontal pattern. The construction shall be trimmed in composite boards as noted in architectural renderings labeled 1A and 2A and dated September, 2005. The material shall be painted to match the existing building material and the roof shall be black. The hardy plank material shall be smooth surface exposed. Exposure will be 4"-6".*

However, building codes prevent the applicant from installing the proposed windows on the east and south façade facing the parking lots. To allow for necessary light to enter the building the applicant is now proposing to install three fixed skylights on curbs up to 12" in height.

Motion: Prebys (Second: Overland) proposes an amendment to the 10/4/05 approval for 9-11 S. Washington for the omission of proposed windows on the south and east elevation and the installation of three skylights with curbs which shall be no more than 12" in height.

## **ADMINISTRATIVE APPROVALS**

**None**

## **OTHER BUSINESS**

### **PROPERTY MONITORING**

**114 S Woodward** – The carriage house at this address is beginning to deteriorate.

**307 N. Hamilton** – Rebuilding of a demolished front porch has begun at this site. Charles Boulard has informed the property owner that HDC approval is required. The applicant is currently attempting to obtain signed/sealed plans and will complete an application before performing any additional work.

**304 E. Forest** – Property owner to complete the painting/staining of the previously approved decks now that the warm weather has arrived.

**314 E. Forest** – Reconstruction of the garage is continuing; Staff has taken some recent photos which note a missing garage door per HDC approval. Staff will continue to monitor.

**402 S. Huron** – Karl Barr has prepared a Complaint for Nuisance and Fire Hazard Abatement, and Order to Show Cause against Deutsch Bank National regarding the damage to this structure. The hearing is set to occur on May 19, 2006 at 9 a.m. before Judge Timothy P. Connors.

**305 S. Huron** – The skirting for the porch has been installed and framed. The property owner is now waiting for warmer weather to paint the wood.

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes from the May 2, 2006 meeting.**

Motion: Rupert (Second: Overland) moved to approve the minutes of the May 2, 2006 meeting as amended.

Approval: Unanimous. Action carried.

## **ADJOURNMENT**

Motion: Prebys (Second: Overland) moved to adjourn the meeting.

Approval: Unanimous. Action carried.

**MEETING ADJOURNED AT 10:15 PM**

Signature \_\_\_\_\_ Date