

220 S. Huron, Action Item

Applicant: Ron Rupert, contractor (Present)

Discussion: The applicant would like an amendment to the previous approval for a window well. The prior approval called for a fiberglass retaining wall for the window well, but the applicant would like to use concrete to match another retaining wall on the property.

Motion: Rigdon (Second: Schultz) moves to amend the approval of March 20, 2007 to include the construction of a concrete retaining wall around the newly constructed window well.

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

Approval: Unanimous. Action carried with Commissioner Rupert abstaining.

NEW BUSINESS

317 Maple, Action Item

Applicant: Julie Brown, owner (Present)

Discussion: Application is for exterior painting of the entire house. The proposed paint colors are ICI 180–Fawn Beige for shutters and ICI 188–Lighthouse Pointe for the body of the house. Commissioner Prebys recommends that the paint finish be satin. Applicant indicates that planned preparation includes power washing the wood siding due to existing chipped paint. Commissioner Rigdon informs applicant that the HDC does not approve power washing as it can damage wood and get behind siding, which will cause moisture problems in the future. Siding should be washed gently or hand-scraped.

Motion: Rigdon (Second: Penet) moves to approve the application for work at 317 Maple to include painting with ICI Lighthouse Pointe on the body and ICI Fawn Beige on trim and shutters. The recommended finish is satin and the surface shall be prepared with hand-scraping and gentle washing only; wood siding shall not be power washed.

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

Approval: Unanimous. Action carried.

Frog Island Park Community Garden, Action Item

Applicant: Richard Murphy, Riverside Neighborhood Association (Present)

Discussion: Application is for the construction of a community garden within Frog Island Park. Plans for the fence are presented; it is to be part metal and part wattle (woven sticks). Commissioners warn against constructing metal portion with dissimilar metals touching one another to avoid a galvanic reaction. Only stainless steel

or copper should be used and where galvanized steel comes in contact with posts, it should be back-primed with asphalt. A gathering space will be constructed by leveling out a site on the slope and constructing a retaining wall of broken concrete.

Motion: Rigdon (Second: Penet) moves to approve the application for the Frog Island Park Community Garden as outlined in the drawing dated April 12, 2007 showing site plan and associated materials. Community gathering space will involve some cut and fill, as well as installation of a retaining wall using carefully placed, recycled concrete. If dissimilar metals contact each other at any place in the construction, they shall be coated with asphalt.

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

Approval: Unanimous. Action carried.

300 N. Washington, Action Item

Applicant: Jim Curran and Richard Robb, First Presbyterian Church, (Present)

Discussion: Application is for the installation of a new sign for First Presbyterian Church. The proposed sign would be four feet eight inches tall and seven feet six inches long and located along the east (Huron Street) edge of the property. An old wooden sign that had been situated at the intersection of Huron and Emmet Streets had collapsed and the church would like to replace it with the proposed new aluminum sign. The new sign would be supported on two posts eight feet apart and three feet high. The sign would be centered between the Towner House and the church parking lot entrance, just north of the house, and canted somewhat to face northbound traffic on Huron Street. The sign would have a white background with black lettering. The sign edging is custom crimped so that the rivets between the sign face and frame are not visible. Commissioner Prebys asks why the sign will be centered in available space, rather than closer to the parking lot. The applicant responds that the permanent placement of the sign in this location will allow for expansion of the parking lot in the future, if that becomes necessary. Additionally, they would like to allow drivers time to read it before passing by the parking lot driveway and do not want to block the view of drivers exiting the lot. Commissioner Prebys ask about lighting for the sign. Applicant states that small, ground-mounted spot lights may be installed in the future. Commissioner Rupert asks about the style of the proposed posts. The posts would most likely be polyurethane or aluminum.

Motion: Rupert (Second: Penet) moves to approve the sign application for 300 N. Washington to include a sign constructed as described in the proposal letter dated February 23, 2007 (submitted with application). The sign shall be coated aluminum with a white background and raised black aluminum or acrylic lettering, and shall be placed as indicated in the drawing dated April 7, 2007.

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

420 N. Hamilton, Study Item

Applicant: (Not Present)

Discussion: No discussion.

321 High, Study Item

Applicant: Jill Dieterle, owner (Present)

Discussion: This property fronts High Street and has an alley at the rear. An existing chain link fence runs along the back and turns up the middle of the yard, leaving a portion of the yard unfenced. The applicant would like to remove the chain link fence and install a wood fence along the entire width of the rear yard. The proposed fence would be 42 inches tall and composed of treated lumber. The applicant asks whether the fence could be left unpainted as it will be screened by lilac bushes. Commissioner Rigdon states that the fence should be painted or opaque stained before installation as it will still be visible in leaf-off conditions. Applicant was informed that opaque stain is not advised for treated wood since it will disintegrate quickly and she does not want to use natural cedar due to its higher cost. Applicant will investigate with staff the possibility of moving fence closer to the rear lot line.

205 S. Washington, Study Item

Applicant: Jeff Greunke, owner (Present)
William Keller, contractor (Present)

Discussion: The applicant had previously applied for approval of window replacement and had been denied. Commissioner Prebys explains the reasons for the denial, including the fully vinyl frames on the replacement windows and the fact that they were inserts. This type of replacement is installed within the existing frame, reducing the glass size and changing the visual character. The applicant is informed that replacement windows should be wood framed and may be vinyl or aluminum clad. Sash packs that fit within existing frames or replacements of the entire window would be acceptable. Commissioner Rigdon notes that the existing window style is a simple one-over-one configuration, which is relatively simple to replicate. The contractor indicates that the proposed product is metal lined around the frame and has a narrower frame for increased window area. Commissioner Prebys states that the HDC's standards do not permit vinyl windows. They deteriorate faster than other materials and have inferior insulation value and are often more poorly made than other types. Commissioner Rupert notes that the cost of wood replacement windows can be reduced by replacing only the sashes and any deteriorated wood in the sills instead of the entire window, and using wood can qualify the owner for the State Rehabilitation Tax Credit, whereas vinyl will not.

209 Pearl, Study Item

Applicant: Christian Mella (Present)

Discussion: The applicant would like to open a café business in the existing building and is seeking the Commission's input. Commissioner Prebys states that the HDC will be concerned with the structure's exterior, including signs, painting, windows and exterior lighting. Applicant asks about the possibility of removing one of the large plate glass windows on the façade to install a walk-up service window. Commissioner Rigdon states that the window is integral to the building's character and could not be replaced in that way. Additionally, this type of change may qualify as a "change in occupancy" and would then probably require further significant changes to bring it up to current codes. The applicant would also like to install a direct door into the space from the alley or parking lot side of the building. Commissioner Prebys indicates that this might be possible, but the Commission would need to see architectural drawings in order to approve. Commissioners suggest that the applicant may be able to find a more suitable space that has already been a restaurant and substantially meets code, but in that case, would lose the key location across from the bus stop.

OTHER BUSINESS

Administrative Approvals

None

Property Monitoring

- **4 N. Adams:** "Iron City Book Store" put up wall signs without HDC or Sign Permit; owner has been notified of need for permits.
- **110 W. Cross:** Firehouse Museum seeking funding to complete repairs to main slate roof. Tower roof and tuckpointing completed without permit will be addressed at the same time.
- **217 N. Washington:** HUD home recently listed for sale; Planning Department has received some inquiries from potential buyers.
- **402 S. Huron:** Roof replacement well underway. Owners planning to return to HDC next meeting for chimney and foundation at minimum.
- **416 N. Huron:** Owner hoping to get time commitment from builder soon; will seek a different builder for same plans through Chelsea Lumber if current builder cannot provide a schedule.
- **534 N. Huron:** Lights still in place; no new application filed.
- **631 N. River:** House previously approved for demolition, but no action taken; roof collapsing again. Building Department addressing as an open dangerous building.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from the April 3, 2007 meeting

Motion: Penet (Second: Rigdon) moves to approve the minutes of April 3, 2007 as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (Second: Rigdon) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 8:30 PM