



## **NEW BUSINESS**

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

Applicant: Mark Wallace, Owner

Discussion: Application is for replacement of badly deteriorated front porch decking and reinforcement of structural members. Prebys asks about wire mesh that is proposed as a replacement for the current wooden lattice. Mr. Wallace states that he had heard the wire mesh recommended to another applicant at a previous meeting, and he could do that, or the wooden lattice - whatever the commission recommends. Schmiedeke states that the metal was probably recommended because the porch in the previous case was close to grade and there was no room for lattice. The commission recommends the use of wooden lattice and Mr. Wallace agrees.

Motion: Rigdon (Second: Prebys) moves to approve the work at 321 E. Cross Street involving the repair of an existing porch. The deck shall be 1x4 tongue and groove vertical grain fir installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and skirt trim by no less than 1" (Rigdon references HDC porch fact sheet). The reinforcement of structural members is also approved. Not recommended is the replacement of lattice skirt with wire. Rigdon recommends that Wallace either keep the lattice and repair it or replace it in kind.

Secretary of Interior Standard # 5 – preserve distinctive features- was cited in this decision.

Approval: Unanimous. Action carried.

### **15 E. Michigan, Action Item**

Applicant: Kevin Short, Huron Sign Co.(Present)  
Rick Fischer (owner) and Steve Schweitzer (GM), Fischer Honda (present)

Discussion: Application for the replacement of existing 26' "used cars" sign with a new 8' tall monument sign. Owner states that Honda has asked them to replace the existing "Used Cars" sign with one of Honda's own design. Commissioner Rigdon clarifies that the work will include new poles and new foundation. Commissioner Schultz inquires about the picture of the sign that was included with the application ("looks like this" written on picture). Mr. Schweitzer states that the picture was presented to himself and Mr. Fischer by the city as something that would be acceptable. Mr. Schweitzer states that even though it is acceptable to the city, it is not acceptable to him and Mr. Fischer due to the fact that it would be expensive. He provides pictures of the sign that they are now proposing, a sign that is similar to the one in the original picture, but

instead of a monument base, it is elevated on steel poles with a planter at the bottom. The first issue is a height issue, which Mr. Schweitzer recognizes is not within the domain of the HDC – Commissioner Rigdon advises him that it is a zoning issue. Schweitzer states that they are prepared to apply for a variance for this. He states that they originally requested a 12' sign and were told that they could not exceed 8'. Commissioner Schmiedeke asks about the location of the new sign and Schweitzer states that the drawing included with the application is correct. Commissioner Rigdon asks if they are currently seeking a variance to keep the sign higher, to which Schweitzer replies that they felt that the first step was the HDC to make sure that the sign itself would be in character for the district. Commissioner Rigdon informed Mr. Schweitzer that in the future, further projects that they are proposing could be applied for as study items. Commissioner Schmiedeke asks what the supports of the new sign will be made of. They will be steel, 6" minimum width, and will be painted. Commissioner Rigdon inquires how the sign will be lit. Mr. Short states that the lighting will be interior, with only the white lettering on the sign illuminated, the background to be opaque. Mr. Schweitzer asks if it would be a problem to have a planter at the bottom of the sign. The commission says no, however suggests to Mr. Schweitzer that they return to the HDC when they have a more concrete plan of the materials and size of the planter. Mr. Schweitzer agrees.

Motion: Schultz (Second: Prebys) moves to approve the application for a new sign at Fischer Honda at 15 E. Michigan Avenue to replace the existing "Used Cars" sign. The new sign will read "Certified Used Cars". It will generally conform to the specs in the drawing from Plasti-Line Inc. dated 5-28-07 submitted with the application. The sign is approved to be 8' high, although HDC is aware that the applicant will be requesting a variance to make it a 12' sign, which the HDC would find acceptable. Sign shall be supported on twin steel posts (minimum 6" diameter), and shall be painted white. The sign shall be lit internally, only the lettering shall emit light, the blue field of the sign shall be opaque and shall not emit light.

The following Secretary of the Interior Standards were used in making this decision: #10 – New work shall be removable and #9 – Contemporary design shall be upheld.

Approval: Unanimous. Action carried.

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

Applicant: Jennifer and John Njenga Kinuthia, owners (Present)

Discussion: Application is for the rehabilitation of this property. The roof replacement has already been administratively approved, even though it appears on the application. Mr. Kunithia stated that he did not include the soffit and fascia in his previous application for reroofing (applicant assumed that these were part of the roof upon application). Current application includes installation of new gutters, which shall be half round (same as the current), white, and installed at the same time as the roof. Soffits and fascia will be

repaired as necessary. A portion of the front service walk will be replaced with concrete. Stucco will be repaired. Commissioner Prebys inquired as to how the stucco was to be repaired. Mrs. Kinuthia replied that they will be replacing underlying wood as needed with metal lathe. Commissioner Prebys expressed concern over the possibility of synthetic materials. Commissioner Schmiedeke offered a list of companies who perform this type of work. Commissioner Prebys offered a list of companies that make half round gutters. The outer front porch door and the two back doors (upper and lower) will be replaced. Garage cannot be demolished without a public hearing and also needs to be assessed personally by one of the committee members. There will need to be a separate application submitted for demolition. Commissioner Schultz recommends that the owners reapply for demolition as a study item. Homeowners ask about flashing of rear deck structure – is it ok to do flashing now, or do they need to resubmit (forgot to include). Commissioner Prebys suggests that the deck should be a free standing structure, which would solve the problem of water collecting against the stucco and eliminate the need for flashing. Commissioners show concern about flashing and stucco. Rigdon and Prebys suggest that the Commission would like a sketch or picture of what the contractor is proposing to do so the Commission can get a better idea of how to approach issue.

Motion: Rigdon (Second: Prebys) approval for proposed work: installation of seamless gutters and downspouts – gutters to be half-round, white. Roof and gutter work will also include replacement and repair of soffit and fascia material as needed with identical material. Drip edge shall match the roof color as closely as possible. Replacement of a 3'x5' section of front service walk in concrete is approved. The texture of any stucco repairs must match existing stucco. It is understood that there will be some removal of existing stucco and wood lathe. Installation of three new exterior doors by Amherst and purchased through Lowes is also approved. The front porch door shall be style 109-8, the two rear doors shall be style 306-8. The side door shall remain as is. The demolition of the fence on the west side of the house is included in approval. The proposed demolition of the garage is not included in this approval. Proposed removal of overgrown bushes on east and west of the house and left and right of front steps is approved - to be replaced with burning bushes and perennial flowers on the east and west sides. The remaining bushes will be trimmed. The exterior paint is to be "Gold Crush" from Lowes with white trim.

The following Secretary of the Interior Standards were used in making this decision: #6 - Repair, don't replace, #5 - preserve distinctive features, and #9 - Contemporary design shall be upheld.

Approval: Unanimous. Action carried.

## **9 E. Cross Street, Action Item**

Applicant: Jeff Evans, Owner (Present)

Discussion: Application is for repainting the north, east, and west concrete block sides of building. Commissioner Schmiedeke asked about repainting the trim around doors and windows, as it is not on application. Door and window trim will be the lightest color and the doors will be tan.

Motion: Rigdon (Second: Prebys) Approval of painting exterior north, east, and west elevations of the building, which are concrete block. The south, brick elevation shall be painted only in the areas of the T-111 paneling, the brick shall not be painted. The paint is to be Behr Exterior Satin Enamel. The body color shall be Deep Cherrywood dcc-42-3d, door and window trim shall be Cotton Rich dcc-42-2u, and there shall be an accent color applied to the door which shall be Fox Hill ecc-42-1p .

Standards: #10 - New work shall be removable

## **STUDY ITEMS**

### **414 N. River, study item**

Applicant: Irmgard Gelletly, Owner

Discussion: Homeowner asks if solar installations similar to the proposed installation on City Hall will be possible elsewhere in the district. Commissioner Prebys answers yes and informs Gelletly about the alternative energy fact sheet, of which she receives a copy. She states that she and her husband own the house next to the Thompson Block. Gelletly states that they are trying to "tighten up" the building (energy). The foundation is a problem because the crawl space is inaccessible. She asks if it would be possible to install insulation on the outside of the foundation. Commissioner Rigdon answers that it is technically possible, though may not be feasible for this particular building. She asks if it would be a spray on application. Prebys asks about the material of the foundation. Gelletly answers that it is many different types of stone covered in mortar. Rigdon states that the foundation is a nominal source of heat loss. The owner has had infrared studies done on her properties which show that the foundation has the insulation properties of a single glazed window. Siding on the building is currently asphalt which hangs over the clapboard, leaving a space underneath. Prebys agrees that it is something the Commission would be willing to discuss. Commissioner Rigdon will visit the property to get a better assessment of the situation and report back to the Commission on the 23 of October, and the Commission will report to the owner by letter. The homeowner then asks about the possibility of having skylights in the Historic District.

## **OTHER BUSINESS**

### **Administrative Approvals**

- **322 E. Cross** Re-roofing

Motion: Prebys (Second: Schultz) moves to approve the administrative approvals. Cites Secretary of Interior Standard #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### Property Monitoring

- **6 S. Washington** - Staff spoke to applicant who is working with United Mill to get the door refurbished.
- **120 W. Michigan** - building citation issued; no hearing date yet. Second letter sent for work done on rear of building, application by next HDC meeting requested. It appears that the sills on the two large rear windows have been replaced and covered with aluminum.
- **631 N. River** – building citation issued; no hearing date yet.
- **213 Pearl** – installation of signs without HDC review or a permit; letter sent with application forms.
- **218 Ferris** – HDC ticket; citation for front steps done without permit; no hearing date.
- **309 Maple** – No further progress; final warning sent, including a request for an application and a written timeline as to when work will be corrected.
- **Starkweather House** – City attorney supposed to have closing scheduled for Friday; lot split came through.
- **107 E. Cross** – Opinion received from court, authorization for the city to abate nuisance by razing the building. There is ongoing discussion with city attorney, staff, and building official regarding possible strategies for preserving the building (historic main body, not rear additions). Commissioner Prebys suggests moving the building. The city would be satisfied if someone else owned the building and current owner owned land. New owner would need to be willing to undertake repairs. Commissioner Rigdon asks about the condition of the house. Commissioner Schmiedeke states that the house is believed to be the fourth of the Greek Revivals were used as Civil War officers' quarters. She inquired into the owner's view of current situation and if he were presented with choices, would he consider them. Commissioner Schultz suggests that there are businesses that build affordable housing and wonders if they would also rehabilitate affordable housing. Staff is not sure who would be the person to propose it to the owner, and suggests it be someone who is not affiliated with the city. Commissioner Schultz asks if the city could consult with Habitat for Humanity and suggest that Habitat contact the owner. If the building is razed by court authorization, owner can be charged for the demolition costs.

- **100 E. Cross, Auto Museum** – Commissioner Schmiedeke inquired as to the status of a site plan, and asked if the city manager had contacted the Auto Museum. Staff will look into this. She observed a large hole that has been dug behind the museum, next to Standard's parking lot. Staff will look into this.

- **408 E. Cross** – Commissioner Schmiedeke inquired why there have been construction company vehicles on the property.

- **12 N. Huron** - Staff spoke to them, and was told that they are scrubbing and repainting the underside of the awning (same color).

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

## **HOUSEKEEPING BUSINESS**

### **Heritage Foundation**

Commissioner Schmiedeke informed the Foundation has awarded Historic Structure markers to nine village barns and carriage houses. Every owner who was offered a marker accepted the marker.

### **Vacant and Dangerous Buildings Ordinance**

Commissioner Schultz asks if it is true that the city is no longer enforcing this ordinance. Staff states that the city has not been labeling things vacant and dangerous buildings or charging escrow fees. The reason for this is an enforcement issue, as long as the city owns some of the most dangerous buildings in the city (Water Street used as an example), it is not really useful for the city to enforce this.

### **Approval of the minutes from the September 18, 2007 meeting.**

Motion: Prebys (Second: Schultz) moves to approve the minutes of September 18, 2007 as presented.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

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

Approval: Unanimous. Motion Carries.

## **MEETING ADJOURNED AT 8:30 PM**