



Commissioner Rupert brings the cistern below the parking lot to Mr. Jennings attention as it will need to be filled in when the parking lot is repaved. The parallel parking spaces will be separated by painted lines on the lot. The drainage will be toward the center of the lot and runoff toward the back of the lot. The Commission is concerned about the survival of the maple tree. Commissioner Rupert suggests the use of permeable paving around the tree.

Motion: Rigdon (Second: Rupert) moves approval of the application for work at 220 N. Huron to include the expansion of the existing parking lot 10' to the north with appropriate planting islands as required by the zoning code. Site plan is included with the application. The large maple tree shall be retained as part of the expansion and care is recommended during construction activities around the tree. If the construction activities damage this tree and it should die in the future, then the tree shall be replaced. The applicant should be aware of the cistern below the parking lot. The new parking lot shall be of concrete and shall drain to the center of the lot and toward the river.

Secretary of Interior Standards cited: #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **211-215 W. Michigan, Action Item**

Applicant: Eric Maurer, owner (present)  
Rick Napier, contractor (present)

Discussion: Application is for a third story addition behind the existing third story of the building. The addition will have skylights and several windows. There will also be a deck at the rear (south) of the addition. The doors and windows will be framed in wood and painted. The addition will be constructed of cement block to match the existing third story. The block will be painted. The roof will be rubber and the parapet will be cement block with an aluminum cap. There will be a floor for the deck and it will not sit on the roof membrane.

Motion: Rigdon (Second: Rupert) moves approval of the application for work at 211-215 W. Michigan to include a third story addition at the rear of the existing third story. The addition shall be of CMU painted to match the existing CMU. Cited are the 2-11-09 plans for building permit included with the application. The windows shall be wood, fixed casement style. The sliding patio doors at the rear shall be wood. The doors and windows shall be painted or treated with an opaque stain with colors to be determined. The parapet shall be CMU with an aluminum cap. The roof shall be a rubber roof or another type of membrane roof. No torch shall be used in the installation of the roof. The deck shall be on top of the two story portion at the rear and shall have a wood baluster appropriate to the Porch Fact Sheet. The deck shall be tongue and groove treated wood or a composite material as the owner prefers. The gutters shall be a commercial style galvanized aluminum painted to match the existing. Note that the 1A3 north elevation on the plans is not within the current scope of work.

Secretary of Interior Standards cited: #3 – do not imitate earlier styles; #9 – contemporary designs shall be compatible and shall not destroy significant original

material; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

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

Applicant: Dawn Cooke, owner of Depot Town Tattoo Parlour (not present)

Discussion: Application is for changing the letters on the existing sign from “Cheeky Monkey” to “Tattoo Parlour.” The new sign will appear exactly the same as the existing with gold letters and the forest green background. The letters are nailed to the signboard.

Motion: Rupert (Second: Rigdon) moves approval of the application for work at 33 E. Cross to include a change in signage to “Tattoo Parlour” with gold 3-D lettering to match existing and a forest green backboard as shown in the application.

Secretary of Interior Standards cited: #10 – new work shall be removable.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **309 Florence, Study Item**

Applicant: Jeff Silsbe, contractor (present)

Discussion: The applicant proposes vinyl siding over the existing insulbrick on this house. There is fire damage to the insulbrick near the front porch caused by an electrical fire when work was being done to the house. The damaged area is approximately 4'x4'. The company which caused the damage is willing to pay for vinyl siding on the house. Under the insulbrick is what Mr. Silsbe believes to be lapwood sheathing. There are some areas of separation between the insulbrick where the materials underneath can be seen through the gaps. The sheathing beneath may or may not have been painted before the installation of the insulbrick. Commissioner Rupert will visit the house to look at current conditions and to determine what is under the insulbrick; he will report back to the Commission at the next meeting, 3-10-09. Commissioner Condon will research insulbrick makers for possible replacement. Ideally, the owners would like to see new siding on the house.

### **305 Maple, Study Item**

Applicant: Cameron Getto, owner (present)

Discussion: The applicant wishes to build a garage to match the existing new construction (2004) at the back of the house. The siding would be 6” lapsiding to match the house addition. There would be a room over the garage initially for storage and later finished for a studio or guest room. There would be a small patio between the house and garage and the existing concrete would be torn out. Three trees would be lost: a tree of heaven, a walnut tree, and a maple tree. The windows on the

northeast elevation would be taller than the plans show and the windows would be wood four-over-four to match the house windows. The applicant is interested in using solar panels. There may be a skylight facing the backyard. The applicant will be removing the existing picket fence that is not a permanent installation. The Commission suggests indicating where the existing trees are and where gutters will be located on the future site plan. The garage doors will most likely be flat panels. The application should include cutsheets and a materials list. Any proposed light fixtures should be very simple.

## **ADMINISTRATIVE APPROVALS – none**

## **OTHER BUSINESS**

### **1. Property Monitoring**

**631 N. River** – Owner is re-bidding the demolition project as initial bids came in high.

**328 Oak** – Given to enforcement as owners have not responded to staff letters.

**526 N. Huron** – No new information.

**119 N. Hamilton** – No new information.

**407 E. Cross** – No new information.

**309 N. Park** – No new information.

**314 N. Park** – No new information.

**120 W. Michigan** – Windows missing at the rear of building; building next door is also missing windows.

- 2. HDC Informational Postcard** – A notice will be included with the city letter and summer tax bills informing property owners in the historic district of the city website and pertinent information. Another idea is to also send out a postcard at the beginning of construction season reminding property owners and contractors of historic district policies.

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes from February 10, 2009 meeting.**

Motion: Rupert (Second: Henriksen) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 8:20 PM**