

City of Huntington Woods
Historic District Commission Minutes

Virtual Meeting

Feb. 3, 2021

Chairman Vogelheim called the virtual meeting to order at 7:31 pm.

PRESENT:

Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,
Jim Malloure, Staff: Hank Berry

ABSENT:

None

Motion to approve agenda as presented

Motion by Behrmann, seconded by Wibbelman

Roll call vote:

Yay: Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,
Jim Malloure

Nay: 0

Approval of Minutes - Jan. 6, 2021

Motion to defer minutes from Jan. 6, 2021 to March meeting by Wibbelman, Seconded by Lebow

Roll call vote:

Yay: Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,
Jim Malloure

Nay: 0

Applications

Motion to amend agenda and switch items A & B by Wibbelman, seconded by Behrman

Roll call vote:

Yay: Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,
Jim Malloure

Nay: 0

B. Matter of a garage/ driveway alteration for the Heller Residence at 26515 Dundee.

Michael Ostrowski represents the project, from Ostrowski Design Group

6 discussion points will be presented. They are; Proposed driveway finish is different from last month, and one design proposal for the west garage door, landscaping plan has changed, views from the park and Nadine road have been investigated, the historic and distinctive features have been investigated as well as the Secretary of the Interior's Standards for compliance.

Shows photos and describes historic and design features of the home. Shows existing view from Alligator Park, and proposed view. Proposed site plan shows relocation of garage door to South elevation. 6ft arborvitae to be planted and grasses. Proposed paneled garage doors that open from center shown. Coining, gutters stay. Rendering shown of complete proposal including landscaping extended along side of driveway, arborvitae on other side. Ostrowski states the proposal will meet all of the Secretary of the Interior's Standards.

Berry: There have been some changes since last month's proposals. Standards 9 & 10, south elevation window Pool and fence are an administrative decision.

Chairman Vogelheim opens Public Participation

Tony Baron, 26318 Hendrie, lives a few houses down from proposal. Lived here for 20 years. He doesn't think the proposal detracts from the house at all.

Beth Radner lives next door on Nadine, thinks the proposal is consistent with the integrity and character of the home. Garage entry is similar to the other corner houses.

Gretchen Baron 26318 Hendrie, the new rendering enhances the property and its proportions.

Chairman Vogelheim closed Public Participation seeing no others wishing to comment.

Commission Discussion

Lebow-Asked a question on a photo about the garage door proposal. It will have a smaller garage door and a header on top. Landscaping will come down the sides of the garage and drive.

Wibbelman- Questions garage header. Ostrowski states the wood header is similar to what is there. The door is 7', there could be a brick header, or brick detail. Drive is smooth concrete? Yes.

Ostrowski- There is a reduction in the amount of concrete than is presently there, over 50% less

Fink- Questions historic character and proposed change, but feels it doesn't change the historic character. Just garage door location change is an issue.

Lebow- The new drive bi-sects the lawn, 20' drive cuts into the "parkland" look of the yard.

Ostrowski- Comments on the drive which is now 1500 sq ft of concrete, we are looking at removing more than half of the concrete. Trading landscaping to the left of the garage and will tie into the rest of the house, arborvitae cover the rear of the house presently, we feel the garage and drive is not detrimental to the character of the house.

Malloure- The garage door replicates detail, re-look at landscaping to keep the "view shed" as drive is a fundamental change.

Lebow- I feel you will see more concrete in the proposal. Most important is preservation of the structure. He said this is all a want and not a need. He said they don't need this.

Ostrowski- The landscaping can be carried down to 10' of end towards the sidewalk on both sides.

Berry- Want versus need is a ZBA issue. It's irrelevant here, the HDC decides on proposals before them. There are no regulations on what people can propose to do with their property.

Shrode- It's a landmark residence in the neighborhood, would like the historic character protected. Proposal will not look as good as it does right now. She Doesn't feel it is a good idea for the integrity of the property.

Wibbelman- The proposal is a sensitive reconfiguration project, and it should if approved allow the homeowners be able to use the house as they want to. Putting money into their property makes it more valuable. It meets the standards and also is a prime example of what was discussed in training.

Behrmann- Removing a driveway in the back and relocating it to the side does not define the character of the house, there are many other items that could but he didn't feel this was one. The homeowner should have a certain amount of ability to change items. This is a minor change.

Vogelheim- Tower in front is very striking, the garage is scaled, it is not a significant amount of change for this house. Based on the historic standards, the garage is still a garage, and does not change overall character. Change is not detrimental. Meets standards. Secretary of Interior's standards, focus on changes versus the use.

Ostrowski- not changing the house, or garage, just the landscaping, the historical characteristic is the house not the landscaping. Landscaping design is from N. to S. will elongate it and enhance it.

Motion to approve proposal by Behrman to issue a Certificate of Appropriateness to proceed as it meets Secretary of the Interior's Standards 1, 2,5, 9, & 10 with some changes to be administrative, such as the header, screening and landscaping. Seconded by Wibbelman.

Roll call vote:

Yays: Steven Behrmann, Chris Vogelheim, Jim Malloure, Louise Wibbelman

Nays: Robert Lebow, Mark Fink, Martha Shrode

Motion passed

A. Matter of an addition for the Zacharias residence at 26405 Hendrie.

Applicant or representative not present.

Berry: Presently applicant is under a stop work order, for no permits, construction started without permits or inspections.

Motion to deny by Fink due to no plan submitted, seconded by Shrode

Roll call vote:

Yay: Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,

Jim Malloure

Nay: 0

Motion Passed

Other Business

Berry- meeting next month, plan for addition forthcoming. I will also advise Mr. Zacharias of options.

Chairman Vogelheim then opened the meeting to public comment, seeing none closes public participation

Motion to adjourn meeting by Behrmann seconded by Wibbelman

Yay: Steven Behrmann, Robert Lebow, Martha Shrode, Chris Vogelheim, Mark Fink, Louise Wibbelman,

Jim Malloure

Nay: 0

The meeting adjourned at 9:33 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder

