

City of Huntington Woods
Historic District Commission Minutes
Virtual Meeting
March 3, 2021

Chairman Chris Vogelheim called the virtual meeting to order at 7:30 pm.

PRESENT:

Steven Behrmann
Mark Fink
Robert Lebow
Jim Malloure
Chris Vogelheim
Louse Wibbleman
Staff: Hank Berry

ABSENT: Martha Shrode

Approval of minutes-Jan. 6, 2021

Motion by Lebow Seconded by Wibbelman to approve minutes.

Roll call vote:

Yeas: All

Nay: None

Approval of minutes- Feb. 3, 2021

Motion to approve minutes by Wibbelman Seconded by Malloure to approve minutes.

Roll call vote:

Yeas: All

Nay: None

Applications

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

Introduction by homeowner. Most of the addition is brick, a small part will be siding.

Berry- demolition occurred before HDC approval. Original photo shown, and photo of a recent addition, rear porch addition demolished.

Discussion by board

Steve- need more detail on what is being proposed for addition.. Homeowner, trying to match existing tile. Need details on posts. A 6x6 post has been proposed. Need siding proposal. Need specifics.

Malloure- need more detail. Need paver material.

Fink- built in 1927, how do we treat this, is it original or an addition.

Berry- treat it like an addition. As shown now there are no trim boards. Can approve in concept and then come back with details.

Wibbelman- More detail is better than less. Front facing side of porch drawings are different in

detail than other drawings, siding, how posts are going to be wrapped.

Vogelheim- Would like to see more detail, may approve in concept then come back for details for finishing.

Behrmann- What is the patio that is shown?

Homeowner- The patio is in the master plan, not decided yet, as is a pool. Tree may come down then.

Berry- Some landscaping may be administrative approval. Allowed 50% coverage by accessory structure, trees and landscaping may need approval. These issues are not before the board presently. Demo and start of construction was done without permits. 4/12 pitch roof.

Lebow- Don't feel approving at this point and then having the applicant come back, it does not serve the applicant.

Wibbelman- Is it open to the weather? Homeowner- yes, but tarped.

Homeowner- I would like to get the roof on and then come back.

Public Participation opened. Hearing none, Chairman closes public participation.

Motion to approve by Wibbelman in concept design works fine. Pitch roof on back is fine, meets standards in 1 and 9. To only approve roughing in of structure and roof. Applicant will have to come back for approval for siding, windows and wrapping of columns. Seconded by- NONE. Motion fails.

Lebow- motion to deny based on lack of information seconded by Jim Malloure

Roll call vote:

Malloure- Y

Behrmann-Y

Fink-Y

Lebow-Y

Wibbelman- N

Vogelheim- Y

Motion to deny application is approved 5 to 1.

B. Matter of an addition/ walkway alteration and window replacement for the O'Dell Residence at 26857 York.

Alex O'Dell gave an introduction to project. Back sunroom structure to remain the same, but screen panels need to be replaced by black aluminum framed screens. Black slate flooring, Everything else the same as is. Front door has carpet on the exterior steps. Want to replace it with a white stone, Travertine pavers for steps and walkway.

Berry- Carpet is not problematic, its not original, not knowing condition of concrete underneath. travertine tile may or may not be period. Screens are rotted and you want to replace them with a newer material consistent to what is there now. Homeowner- yes that is correct. Berry showed samples.

Louise- I don't have a problem with it except for the travertine, wondering what is under the

carpet. Great project.

Lebow- Travertine is a material that is inappropriate and doesn't belong. Concrete is appropriate and can be dyed.

Fink- no comment

Behrmann- Fine with project, porch floor, its inside. With the other board members on the travertine and seeing what is under carpet and trying to restore what is there.

Malloure - Fine with project

Vogelheim - no comment

Chairman Vogelheim opened Public Participation:

26881 York Rd., Jeff and Mark Abt- no problem with the project, just remove the carpet. Step in the right direction.

Chairman closed public participation

Motion by Malloure to approve back porch as submitted with a certificate of appropriateness that project meets standard 2 of Dept. of Interior guidelines. Seconded by Lebow.

Roll call vote:

Yeas:6

Nays:0

Motion passed

Motion by Malloure to deny Travertine and remove carpet as it is not historic and project meets standard 9 Seconded by Wibbelman.

Roll call vote:

Yeas:6

Nays:0

Motion passed

C. Matter of an addition to the Faruolo residence at 26705 York.

Lebow recused himself from hearing the project as he had a personal relationship with the applicants.

Contractor Huntington Homes gave an introduction. Project is a master suite addition and rear entryway and mudroom. They would like to grow old in this house. Existing home has an addition that is hardy board siding over a porch, would like to use what we have and make it look appropriate and using similar materials to the home and look of the home. Would like to remove the flat roof and make it a hip roof style. Materials to match existing. Windows are casement, we

would like to match windows, we are adding a second chimney, matching the existing.

Berry - Would like to use the deck area for the addition. Existing structure is Hardie siding, other portion of the existing house is brick. Showed site plan and elevations.

Behrmann - Is the siding on the bottom side going to be replaced? Yes. Siding down to the brick. Siding to be painted to match. Project works well and the details.

Fink- no comment

Malloure - Where South elevation siding meets the brick, chimney matches, I would like a brick that is historic but does not match the original would like to differentiate that.

Homeowner- it is the existing brick that is original.

Wibbelman - Side elevation and original brick and new chimney breaks up the line on that elevation. If we could join the two downspouts it would be a better look.

Berry- clarified with the homeowner that original brick would not be removed. Addition would look less awkward with similar brick. Yes.

Contractor- Leave existing downspout on the rights, and add the new one on the other side of the chimney on the addition.

Vogelheim - I would like brick to be the same. Siding differentiates the addition.

Chairman Vogelheim opened Public Participation

Stacy Brown-26680 York Rd. In favor of application, looks like a lot of thought went into it.

Chairman closed public participation

Motion by Fink to approve application under standard #2 seconded by Behrmann.

Roll call vote:

Ayes: 6

Nays: 0

Motion passes.

Other Business

None

Chairman Vogelheim then opened the meeting to public comment. Seeing none, closed public participation

Motion to adjourn meeting by Wibbelman, Seconded by Malloure

Yea: All yes to adjourn

Nay: 0

The meeting adjourned at 9:18 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder