

**CITY OF HUNTINGTON WOODS  
HISTORIC DISTRICT COMMISSION**

**AGENDA**

**March 2, 2022**

**City Hall**

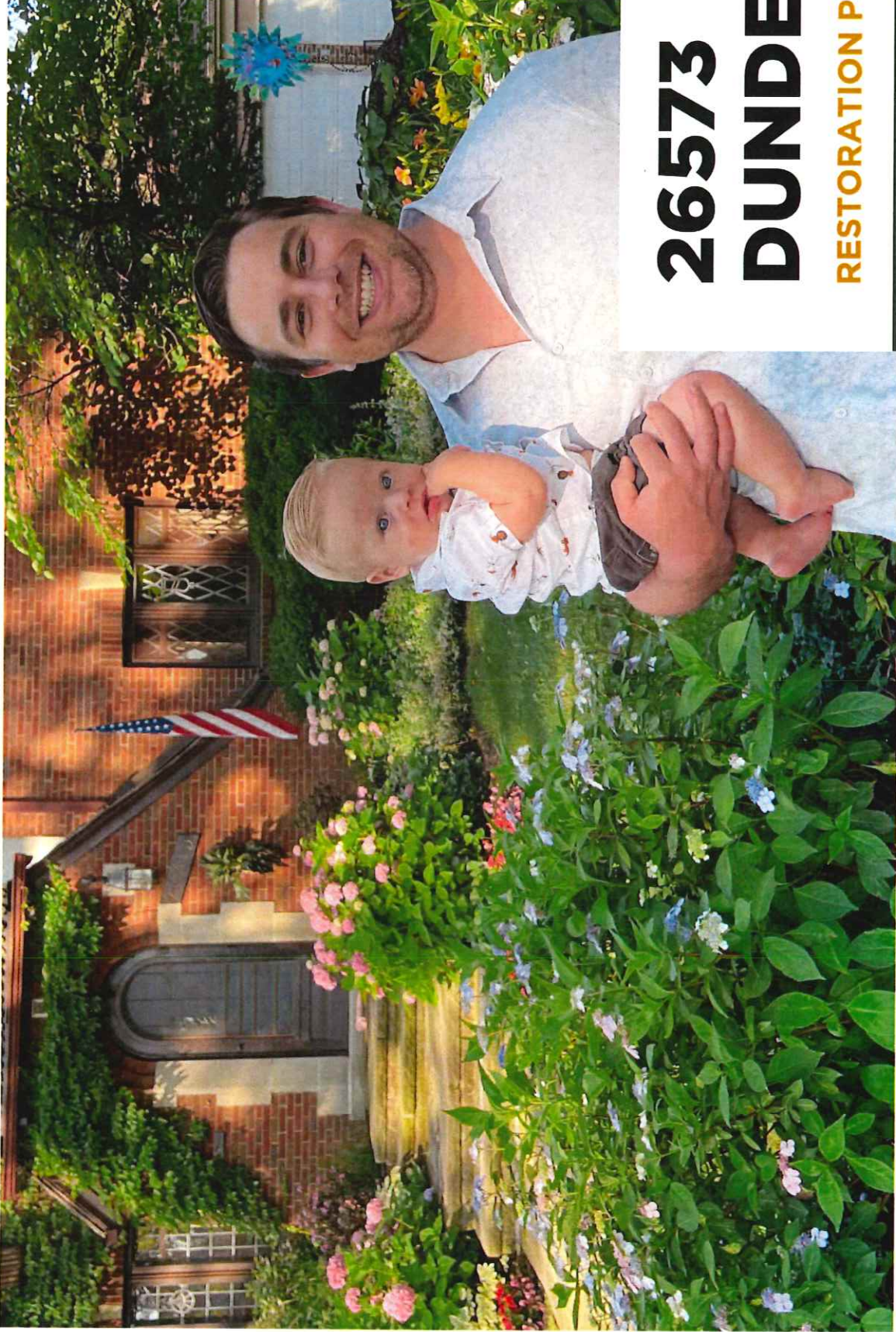
**26815 Scotia**

**7:30 P.M.**

1. Call to Order
2. Approval of Minutes - **November 3, 2021**
3. Applications
  - A. Matter of a review is a demolition of a rear portion of the structure with restoration and accessory structures removal for the Craig residence at 26573 Dundee
4. Other Business
5. Public Participation

You are invited to view the plans or documents online and present your thoughts to the Historic District Commission at the meeting, or you may view the plans or documents online at [hwmi.org](http://hwmi.org) during the week prior to the meeting and present your thoughts by writing to the Historic District Commission at: Huntington Woods City Offices, 26815 Scotia Road, Huntington Woods, MI 48070. You may also email any thoughts or comments to [hberry@hwmi.org](mailto:hberry@hwmi.org). If you have any additional questions, please call the Planning Department at (248)581-2637.

Hank Berry Zoning Administrator- [hberry@hwmi.org](mailto:hberry@hwmi.org) - 248-581-2637



**26573**  
**DUNDEE**  
RESTORATION PLAN



# PROGRESS TO DATE

**GOAL: RESTORE ORIGINAL BEAUTY. REMOVE PREVIOUS OWNER "DIY".**

We are proud owners of 26573 Dundee Road and are embarking on a journey to restore the home to an updated an functional version of its original design.



AT CLOSING



PROGRESS TO DATE

Progress to date includes: Ivy and mite removal, interior and exterior pest control, mortar touchups to prevent infestation resulting from ivy damage, full landscaping overhaul including sod, locks installed on doors to pool area for child safety, unsafe 110-volt power lines removed from lawn, poison ivy removal and treatment.

# GOAL

## AN INSURABLE HOME FOR OUR FAMILY

After buying our dream home in Huntington Woods, our family was faced with the realities of a true "fixer-upper"...including finding an insurance agency willing to cover the home with an "unconventional" roof. Due to the state of the "hand made and installed cedar panels" installed by the previous owner, we were denied coverage by the following agencies without a full replacement of the roof before signing:

- State Farm
- SafeCo
- All State

After endless research, we found one agency (Pure) to ensure our house with the roof "as is" with the contingency that we replace the roof by Spring of 2022. Unfortunately, we are have a \$25,000 deductible with this agency until the roof is replaced.





# PERMIT NEEDED

## NEW ROOF

Over the last 50 years the previous owner installed layers of cedar tiles without any type of underlayment or repair to the original decking. This process resulted in years of mold, moss, and decay that has been patched with layers of additional wood.

We have had four different roofing companies out to inspect the home, and all have confirmed that due to the layering of the tiles there is no chance of cleaning or moss removal.

The rough cost of replacing the roof with an authentic cedar shake roof is close to \$175,000 which is outside of our budget. Also, due to Covid supply delays, wooden or slate roofs will fall outside of the timeline given to us by our insurance agency.





# PROPOSED SOLUTION

## ARCHITECTURAL ASPHALT

Because the unique roof of our home offers quite a bit of character, our mission was to find a safe an updated product that maintains charm.

Pabco Roofing Company is the exclusive maker of premium asphalt shingles made especially for historic homes. We will be importing this product from California so to not ruin the charm of the home.





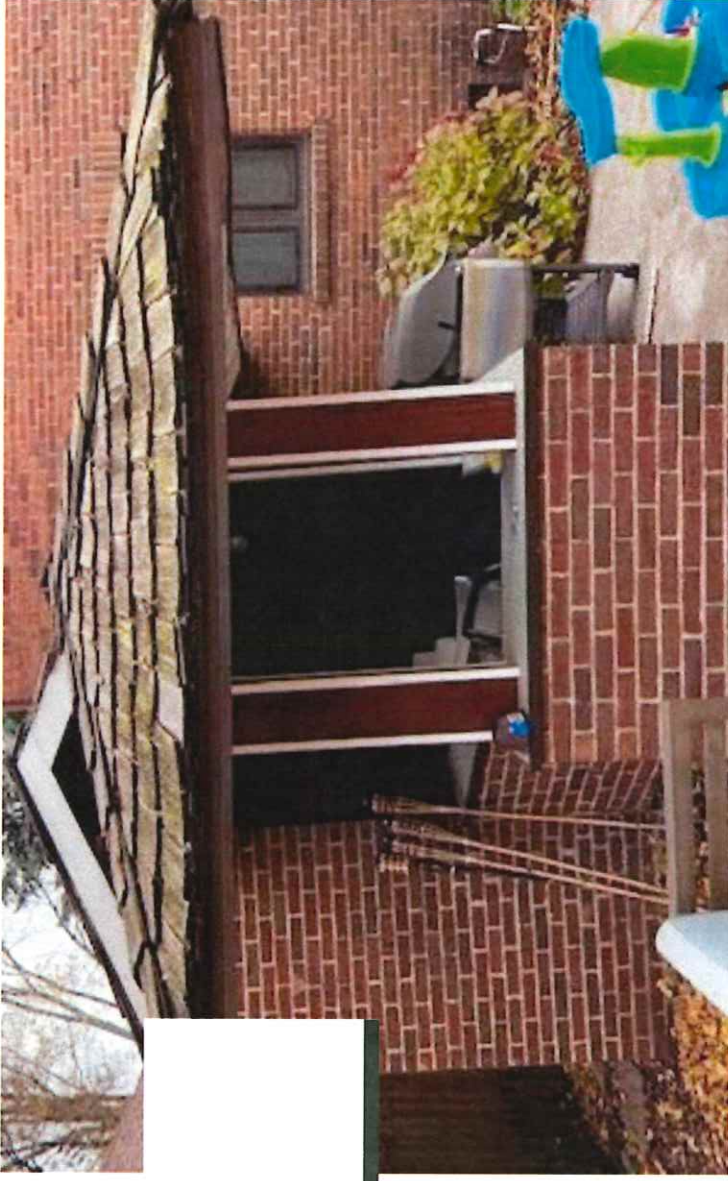
# PERMIT NEEDED

## REMOVE "TIKI BAR"

No... you have not had to many pinacoladas...the tiki bar is resting at an 80-degree angle!

This DIY project was done without a permit by the previous owner. The structure was not built to code and does not have a proper foundation. The entire unit is settling into the ground at an uneven angle. The structure is attached to the original kitchen of our home blocking one of the original windows.

Our intention is to remove this tiki bar and make a safe grass/patio area for our kids and dog.





# PERMIT NEEDED

## DEMOLISH THE LAVA ROCK LIVING ROOM

We are seeking to remove what we consider "the most dangerous room in our home" for our crawling 1-year-old...the "Lava Rock Living Room". The intention of this room was to be a screened in porch made by the previous owner, however due to the interior landscaping (actual dirt...with bugs), lack of railings, and very close proximity to the backyard pool it is a major safety hazard.

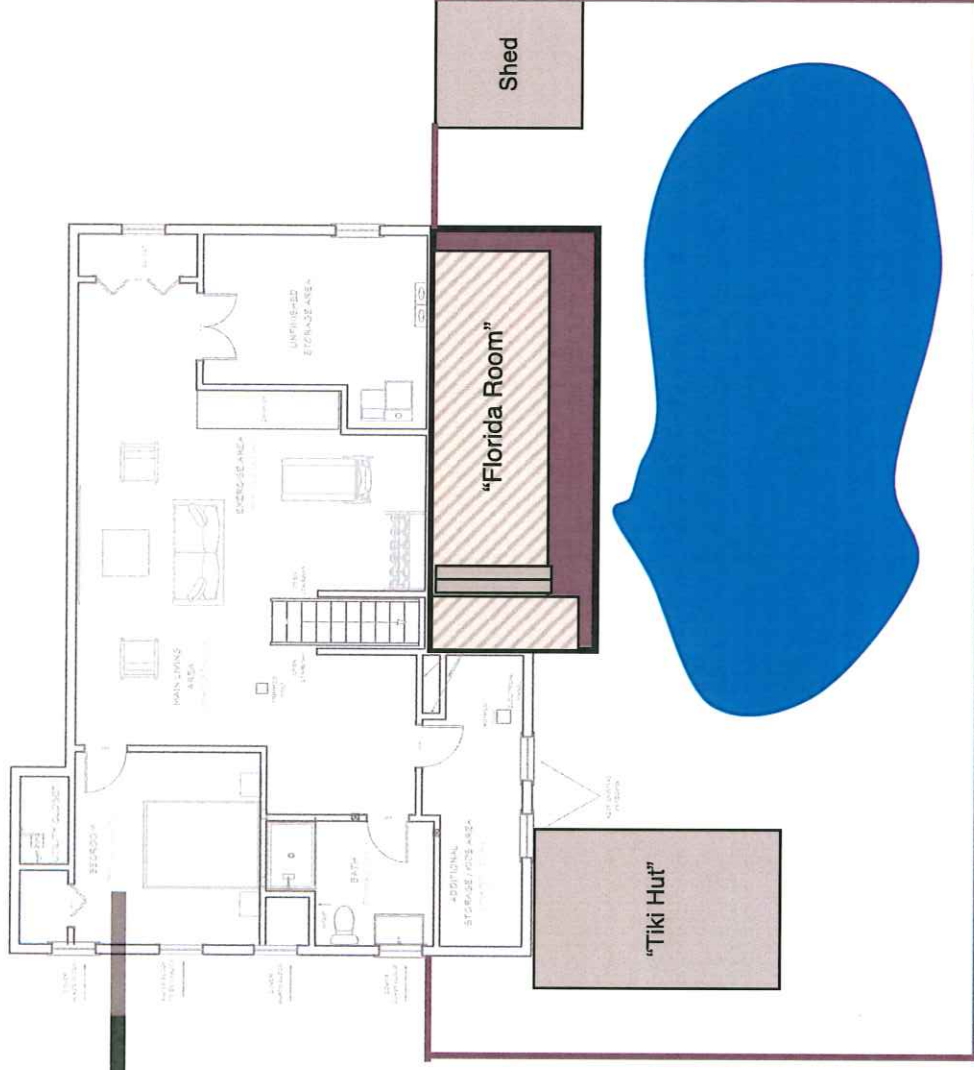
Our intention is to remove this structure to reveal the original back of the house and convert the raised tile patio into a up-to-code deck with a safety railing.





# PLAN DRAWING

## EXISTING STRUCTURES



### Florida Room: Looking to partly demolish

- dirt floor with live plants growing inside, causing serious bug problems.
- It is also covering a set of original leaded glass doors that will be revealed through demolition.
- It is an unusable space that is not period relevant.
- The proximity of the "Florida Room" to the pool (24") makes it unsafe to walk around the perimeter of the pool. This presents dangerous life-guarding challenges.

### Tiki Hut: Looking to Demolish.

- built over an original leaded glass window.
- Door is not wide enough for a standard grill making it unusable for storage
- Cracking foundation
- Hut is standing at a dramatic leaning angle

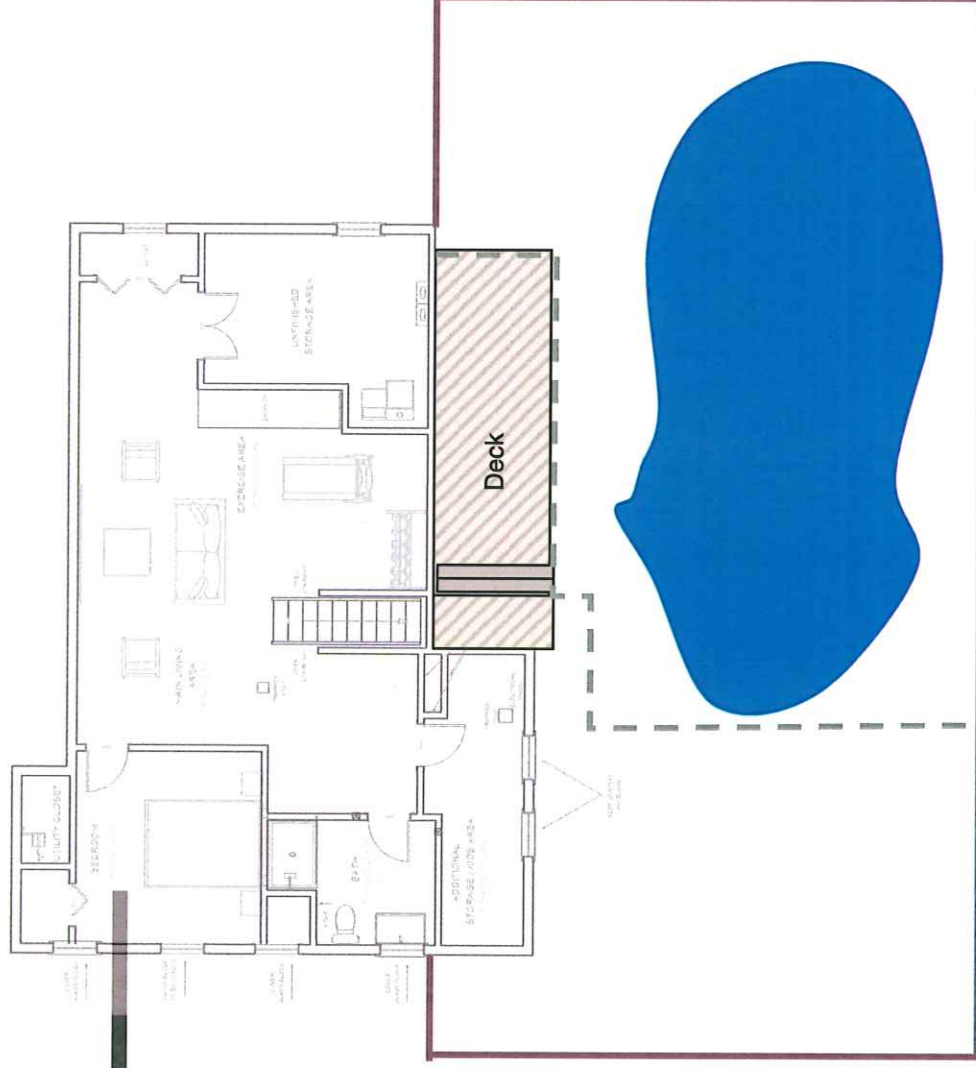
### Shed: Demolish

- Prior owner built a shed on property that is 32" from the house with a narrow door. Shed currently has a pest problem and is of no use to us due to location and limited space.

# PLAN DRAWING

## NEW PLAN

- Demolish Tiki Hut
  - Fill opening with a glass door to kitchen
- Demolish Shed
- Demolish walls and roof of Florida room
- Build a deck over Florida room foundation
- Enclose deck and pool area with a fence for pool safety





# BIRD'S EYE VIEW

## GOOGLE EARTH

Open the backyard and restore the home to it's original structure by removing tiki hut, shed, and Florida room.

Replace roof with premium asphalt shingles to make roof consistent, safe, and insurable.

