

CITY OF HUNTINGTON WOODS
HISTORIC DISTRICT COMMISSION
DRAFT MINUTES

July 6th, 2022

7:30 p.m.

In Person Meeting – Huntington Woods Commission Room

Commissioner Chris Vogelheim called the Meeting to order at 7:30 p.m

PRESENT: Mark Fink, Jeffrey Abt, Chris Vogelheim, Robert Lebow, Jeff Jenks

ABSENT: Michael Burshtein, Steve Behrmann

City Staff Present: Zoning Administrator, Hank Berry.

APPROVAL OF MINUTES:

Jeffrey Abt motioned for approval of the minutes. Mark Fink seconded the motion.

Ayes: Mark Fink, Jeffrey Abt, Chris Vogelheim, Robert Lebow, Jeff Jenks

Nays: None

Absent: Burshtein, Behrmann

AGENDA ITEMS:

Matter of a Review for an addition of a skylight and roof perforations for light tubes for the Appledorn Residence at 26836 York Rd.

Appledorn: There is a graphic behind you of our roof. We have two bathrooms that do not have windows and they're dark. We have discussed having a window on the outside wall of one of the bathrooms in place of a skylight, but we felt that

would be more disruptive to the structure to get natural light inside that room. With the angle that the roof has, it would not be visible from the street, it would only be visible if you were directly above the roof line. There is also a bathroom directly underneath the solar tubes, and it is also very dark. There really isn't a good way to get a window there except punching through the side of the house, where there's not really good structure to do so. But again, that would disrupt the view or the look and feel of the home. As with the skylight, you would not really be able to view that from anywhere around the house unless you were directly above it. We thought this was the most creative and best solution to get natural light into the house, while being cost efficient. The structure where the solar tubes would be put in was added in 1989 so it is not part of the original house design.

Berry: This will be on the back of the home, and it will not really be visibly from the ground at all. It solves his issues without creating any wall perforations. The house is a contributing resource, it's of a tudor revival style. It does have an addition off the back of the house. It meets the Historic District standards 1-10, subject to your interpretation of them. If you look at standard 10, the new additions of adjacent new related construction shall be undertaken in such a manner that if removed in the future, the essential form of integrity the historic property and its environment will be unimpaired. That goes to the fact that if you took the skylights off, and if you took the tubes out - would the roof be the same.

Lebow: I'm really curious about the solar tubes. What is the size of the opening in your ceiling?

Appledorn: I believe it is about a foot across.

Lebow: Does it have a diffuser over it?

Appledorn: yes.

Lebow: Got it. I have no other questions.

Abt: In a way, the solar tubes are not really a concern for us since they are on the addition. The skylight, does the roof slant down from the backside of the gable?

Appledorn: It slopes down less. That is also part of the addition as well.

Abt: I assume that the skylight you have in mind is the kind where it just has a little bit raised off the roof, that's why it's not visible. Okay, I don't have any other questions.

Fink: No questions.

Jenks: No questions, I think you've dealt with some of your functional needs and followed historic guidelines.

Vogelheim: I think with where the two solar tubes are, if you put a window in there you probably would have crossed over into the brick and it would have been an issue. I think this is more sensitive. I don't have anything else. Is there any other discussion that we need to have on this?

Jeffrey Abt motioned for approval of the addition of a skylight and solar tubes to 26836 York Rd. Mark Fink seconded the motion.

Ayes: Mark Fink, Jeffrey Abt, Chris Vogelheim, Robert Lebow, Jeff Jenks

Nays: None

Absent: Burshtein, Behrmann

The motion carried.

OTHER BUSINESS:

Lebow: our last meeting, I voiced concern about how after a project comes through here, we never know what happens. We're just left in the dark. Hank brought us up to speed on a couple of them and this has happened again. The city website for the Juneteenth celebration had a blurb about the historic plaque dedication for Rackham Golf Course. I had no idea what this was about, so I asked Hank. This was an application that was filed in 2011, that's 11 years ago. I don't think we have discussed Rackham Golf Course since 2011. If there's a presentation of a historic plaque going in, I think that this commission, being responsible for the

Rackham Golf Course being a historic site, we should know about that. It's something we did, and who wrote the plaque, when is it being dedicated?

Berry: It is not even close to being fabricated yet. We are looking at a fall time situation and at that point in time, the HDC will be made aware of it and would certainly be included in the presentation. Additionally language is written and approved at the state level.

Lebow: I'm just curious, why don't we know about these things as they're occurring?

Berry: There's a lot of things that we do administratively, we don't let you know about every grant that we file, we don't let you know about every application that we put in for aid from the state. We don't let you know every training class that we go to. There's a lot of things that we do internally that are functions of staff. This was done, and the verbiage for the plaque has to be approved by the state - it does not have to be approved by the HDC. This went back off the application that was filled out with the HDC in 2011 based on information that we had. The difference between 2011 and 2022, is that we were told we did not have funding in 2011, and we had funding for it now in 2022. Additionally the HDC does not meet regularly.

Lebow: That was dependent on the city funding the plaque? That is what the 11 year delay is about?

Berry: yes.

Lebow: Does that mean that there's going to be a plaque for the Hill Historic District at some point?

Berry: Nothing planned at this point.

Jenks: There were a couple of other issues I suspect. One was the racial distinction as opposed to physical building. The other one was to remind people that we possess the golf course. That it is Huntington Woods land.

Berry: There is a lot of lead time on these kinds of things and if it is not ready during the fall, instead of trying to haphazardly do something in the winter, I'd like to wait until Spring.

Lebow: Is there a site location for this yet?

Berry: We're working on that with the city of Detroit, but we do have a preference - right by the clubhouse and the island that when you walk in.

Lebow: A free standing sign?

Berry: It is a free standing sign.

Lebow: Great, thank you.

ADJOURNMENT:

Moved by Mark Fink and seconded by Jeffrey Abt to adjourn the meeting of the Historic District Commission

Ayes: Jeff Jenks, Mark Fink, Jeffrey Abt, Chris Vogelheim, Robert Lebow

Nays: None

Absent: Behrmann, Burshtein

The Motion Carried, meeting adjourned at 7:46 pm.

Submitted

Amy Berry - Recorder