

City of Huntington Woods
Historic District Commission Minutes
Virtual Meeting
Jan 06, 2021

Chairman Chris Vogelheim called the virtual meeting to order at 7:35 pm.

PRESENT: Louise Wibbelman, Steven Behrmann, Jim Malloure, Martha Shrode, Chris Vogelheim

ABSENT: Mark Fink, Robert Lebow

Staff: Hank Berry

Approval of minutes- Nov. 4, 2020

Steve Behrmann comments that there were 6 members present, not 5 as noted under public participation, page 2.

Motion by Steve Behrmann Seconded by Jim Malloure to approve minutes of Nov. 4, 2020 with corrections.

Roll call vote:

Yay: Louise Wibbelman, Steven Behrmann, Jim Malloure, Martha Shrode, Chris Vogelheim

Nay: 0

Approval of minutes- Dec. 2, 2020

Motion to approve minutes by Louise Wibbelman, seconded by Martha Shrode to approve minutes of Dec. 2, 2020.

Roll call vote:

Yay: Louise Wibbelman, Steven Behrmann, Jim Malloure, Martha Shrode, Chris Vogelheim

Nay: 0

Applications

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

Seeing no representative present for Application A, a motion to amend agenda to swap the order of applications to allow the Heller application to go first, as they were prepared by Louise Wibbelman, seconded by Jim Malloure

Roll call vote:

Ayes: Louise Wibbelman, Steven Behrmann, Jim Malloure, Martha Shrode, Chris Vogelheim

Nays: 0

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

Michael Ostrowski of Ostrowski Design Group LLC gives an introduction to the proposal requesting a certificate of appropriateness for the site plan, to include garage door reconfiguration at a different elevation than existing, a landscape plan and architectural elevation plans. West rear elevation for review. See Sheet L-1, Sheet L-2, A-3, & A-4 proposed site plan, garage area mud room and walk-in closet, including relocating a driveway to a new exposed aggregate driveway and approach 20' wide 570 sq. ft. compared to the existing 1300 sq. ft drive. Plan includes relocating the 20' arborvitae, landscaping, new fencing and an inground pool in the rear yard. 15' garage door to be relocated to the west side, several options proposed for garage doors. Brick to be removed and reused on the home. Additional materials to match those presently on home.

Hank explained the Secretary of the Interior's Guidelines and went over the project. He said that he had Public Safety and DPW review it since there was a curb cut proposed in a higher traffic area. He said they were both fine with the plan as shown. He said the pool and the fence do not need HDC approval and the considerations are the garage door movement and infill and the drive change.

Chairman Vogelheim opened meeting to public participation:

Beth Radner, 8616 Nadine, grew up and lives in HW, she supports Hellers plan.

David Shore, 26398 Hendrie, said he approves of the project.

Seeing no additional public wishing to comment, Chairman Vogelheim closed Public Participation.

Commission discussion:

Louise thanked Mr. Ostrowski for thoughtful presentation, she asked about the two door proposals. She asked if would Hellers prefer 4 doors of garage or the option for two both shown. Mr. Ostrowski said the preference was for 4 doors.

Steve liked plan, and thought it was very thorough. He asked if only 2 infill panels doors open, Mr. Ostrowski responded yes, they are just panels, only 2 panels in the middle operable. The four were for appearances and to respect the opening. He pointed out there were two options proposed and they would be fine with using whichever the HDC thought was best. He said he had concerns about exposed aggregate in driveway as opposed to standard concrete. Mr. Ostrowski explained it was more to replicate period.

Jim asked if the pool deck and area were non-pervious surface, Michael Ostrowski answered limestone material around the deck, less area than allowed. He questioned the fundamental change for garage door, guideline #2, he has an issue with the historic character change.

Martha-also concerns about garage doors and character, changes the nature of the environment there, also the view from the park across the street. She said she rides her bike there a lot and did not think it was right to have to look into a garage. She expressed concerns about the integrity of the project, particularly about the garage changes.

Michael Ostrowski- by removing the arborvitae it will open up the property from Nadine and Dundee, can see the entire property and details of the house and corner, will then be able to see the coining and gutter work. Prefers the type of concrete that is presently there.

Hank pointed out that the mechanicals are shown in the rear yard setback, they need to be moved.

Michael Ostrowski- Yes, will do.

Motion by Louise Wibbelman to approve plan with a motion with a notice to proceed including the change of the driveway and approve option A for garage door type, and pea pebble aggregate, Seconded by Steve Behrmann

Roll call vote:

Yay: Louise Wibbelman, Steven Behrmann, Chris Vogelheim

Nay: Jim Malloure, Martha Shrode

Motion failed.

No other motion was forthcoming. Hank explained that if there was a change in the plans, they were welcome to come back to the Commission.

Call for application of Zacharias proposal: no one present.

Motion to deny application due to no one present, and lack of information to proceed, by Martha Shrode, Seconded by Louise Wibbelman

Roll call vote:

Ayes: Louise Wibbelman, Steven Behrmann, Jim Malloure, Martha Shrode, Chris Vogelheim

Nays:0

Other Business

- A. Ordinance Change- City Commission had the HDC go to 7 members from the 9 previously called for. Accordingly, 4 constituted a quorum and majority for voting purposes.

Hank explained the reasons for the change to the commission and that this was informational to them and no action was required.

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

Motion to adjourn meeting by Louise, seconded by Martha.

Yay: All yes to adjourn

Nay: 0

The meeting adjourned at 8:46 p.m.

Respectfully Submitted,

Nikki Rallis

Recorder

