

No announcements or communications were brought forward.

PUBLIC COMMENT

No members of the audience came forward with any comments on non-agenda items.

NEW BUSINESS

2011-0287 1775 Washington Road (HDC File #11-001)

Applicant: William J. Thomas

Sidwell: 15-01-227-022

District: Winkler Mill Pond

Request: Certificate of Appropriateness
- Garage Addition

Ms. Kidorf summarized the request. This is a non-contributing property in the Winkler Mill Pond Historic District and sits between two other non-contributing properties. The request is for an addition to the garage that would be in front of the existing garage. Staff's recommendation is to issue a Certificate of Appropriateness as the proposed addition is on a non-contributing property, is compatible with the District as a whole and meets the Secretary of Interior Standards #9 and #10.

Chairperson Dunphy invited the applicants forward to explain the specifics of the proposal.

Mr. William Thomas, the architect and applicant, and Mr. Bill Kruse, the property owner came forward and explained the goal is to have a big enough garage to house the owner's very large pick-up truck. The garage will expanded forward to accomplish that and use a portion of the old garage for a work-out room. The aesthetics of the structure will not be changed at all. The garage door will be wood and the appearance of the garage will be exactly the same as it is now; the green painted brick and painted siding will match the original garage.

Dr. Stamps thanked the applicant for his support of the district and commented the proposed work looks appropriate.

MOTION by Kilpatrick, seconded by Thompson, in the matter of HDC File 11-001, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of additions to the non-contributing resource located at 1775 Washington Road, Parcel Identification Number 15-01-227-022, with the following Findings and Conditions:

Findings:

1. The existing home with the construction of the garage additions will remain a non-contributing resource within the Winkler Mill Pond Historic District.
2. The plans for the additions appear to be compatible in mass, height, scale and design features with the other existing resources in the District.
3. The additions will not have a detrimental effect on the existing resources in the surrounding area or on the District itself.
4. The proposed design, texture and materials of the additions and rehabilitation are compatible with the existing structure and similar resources within the District.
5. The proposed additions and rehabilitation of the existing non-contributing resource are in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines Numbers 9 and 10 as follows:

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conditions:

1. The new construction shall be completed in accordance with the plans dated received by the City's Planning and Development Department May 18, 2011.

2. All materials, colors and design shall be in accordance with the plans dated received by the City's Planning and Development Department May 18, 2011. Notable materials are as follows:
 - a. Green painted brick to match existing
 - b. Wooden overhead garage doors
 - c. Painted siding to match the existing (material not specified, i.e., vinyl, aluminum, cementitious)
 - d. Log column support post to match existing

3. All work proposed for the subject site shall receive all appropriate Building Department permits prior to any work being performed.

4. No work is being requested or approved regarding other outbuildings or site features on the property at this time. Any work other than what is indicated on the plans dated received by the Planning and Development Department May 18, 2011 will require additional review and approval by the City's Historic Districts Commission.

A motion was made by Kilpatrick, seconded by Thompson, that this matter be Approved. The motion carried by the following vote:

Aye 5 - Stamps, Kilpatrick, Dunphy, Thompson and Branstner

Absent 4 - Franey, Woolf, Eastman and Winters

2011-0117

1081 W. Auburn Road (HDC File #04-004)

Applicant: Robert C. Bruhn

Sidwell: 15-33-200-013

District: Non-Contiguous

Request: Certificate of Appropriateness

- Removal of Chimney, Fencing, and Hot Tub

Ms. Kidorf summarized the request. This is a single resource historic district near the southwest corner of Auburn and Livernois. It is a brick Greek Revival style house. The applicant is proposing to remove a large non-original brick chimney near the center of the roof that is causing structural damage to the property, remove a non-original hot tub off the rear deck and remove a non-original fence in the middle of the back yard. Staff's recommendation is to issue a Certificate of Appropriateness as the proposed work will not remove any historic features and meets the Secretary of Interior Standards #2.