

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA APRIL 8, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET APRIL 8, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 8, 2014
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

V. BUSINESS SESSION

A. OLD BUSINESS - None

B. NEW BUSINESS

1. **539 Maple Court**

Reroof

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL

1. **112 W Michigan**

Reroof

2. **114 Woodward**

Reroof

E. OTHER BUSINESS

Property Monitoring

1. 314 E Cross

Alternative Energy fact sheet

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 25, 2014

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

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

10. New work shall be removable.

New additions and adjacent or related new construction will 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.

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Ypsilanti Historic District
Work Permit Application

Rae 16894

Date filed 3/24/14 for HDC meeting date 4/8/14

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 539 Maple Court

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Smolyanov Home Improvement LLC

Address 8418 Jack Pine Drive

City Ypsilanti State MI Zip 48197

Phone (734) 645-2666 Fax _____

E-mail _____

Owner GARY URSICK
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Smolyanov Home Improvement LLC
(Name, address, phone) 8418 Jack Pine Drive

Action Items only:

Construction Cost 4600 Permit Application Fee \$40

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 539 Maple Court

Applicant SHF LLC

Description of proposed work (see sample applications)

STRIP OLD SHINGLES ON ROOF
INSTALL NEW UNDERLAYMENT
INSTALL NEW SHINGLES
INSTALL NEW VENTING.

Materials

CERAMATED LANDMARK SHINGLES AND UNDERLAYMENT

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof LIGHT BLUE

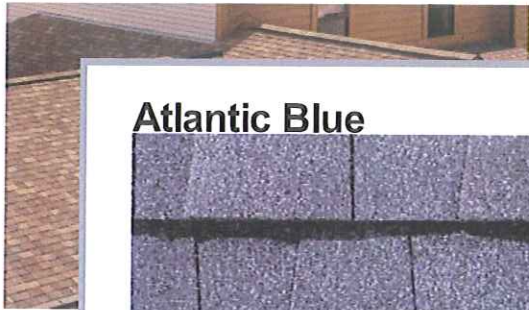
Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

[Signature]
Signature of Applicant

3-24-14
Date



The image
but should
variation in
not exact
To verify
actual pro
distributor

[Over](#)

Lan

Durat

Atlantic Blue



close

Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

4/3/2014 539 maple court



Image/Sketch for Parcel: 11-11-04-494-016**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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Ypsilanti Historic District

Work Permit Application

Rec: 16899

Date filed 3-25-14 for HDC meeting date _____

Action item ☐ Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 112 West Michigan

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Don Schmidt

Address 8820 Jackson Rd

City Dexter State Mi Zip 48130

Phone 734-426-2030 Fax _____

E-mail dschmidt@dexter1005.com

Owner Jeff Brown
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Dexter Roof & Siding
(Name, address, phone) 8820 Jackson Rd Dexter, Mi 48130

Action Items only:

Construction Cost _____ Permit Application Fee _____

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 112 West Michigan

Applicant Don E

Description of proposed work (see sample applications)

Remove existing roof and replace with same material.

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Don E
Signature of Applicant

3-25-14
Date

Image/Sketch for Parcel: 11-11-40-485-019**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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Ypsilanti Historic District
Work Permit Application

Rec 16905

Date filed 3-21-14 for HDC meeting date 3-25-14

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 114 Woodward St

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Rightway homeservices

Address 32480 mound rd

City Warren State MI Zip 48092

Phone 586 978 9500

Fax _____

E-mail nstroup@rightwayhomeservices.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Rightway homeservices, 32480 mound rd
(Name, address, Warren MI 48092 586 978 9500
phone)

Action Items only:

Construction Cost 12,973

Permit Application Fee 500

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 114 Woodward

Applicant Gary Curtis

Description of proposed work (see sample applications)

Tear off and re-roof same type & color shingles.

NO GUTTER WORK NO TRIM WORK

NEW Ridge VENT NO CANS

Materials

Same as existing

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

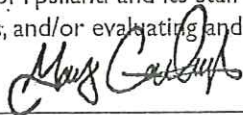
Accent 2 _____

Roof moire Black

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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Signature of Applicant

3-25-14

Date

Image/Sketch for Parcel: 11-11-39-181-007**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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YPSILANTI HISTORIC DISTRICT FACT SHEET

ALTERNATIVE ENERGY SYSTEMS

This is one of a series of Fact Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

Your application for a Historic District Work Permit, submitted to the Building Department, will be forwarded to the Historic District Commission for review and must be approved by the Commission before work can begin. A Building Permit will also be required.

You may want to come before the Historic District Commission as a Study Item to describe your project and get HDC input before you apply for a building permit.

THE FOLLOWING APPLIES TO ALL PROPERTIES IN THE HISTORIC DISTRICT

The term "alternative energy" covers a variety of technologies including geothermal, wind, and solar power. At present solar power (to provide heat and electrical power) is the most feasible within most historic districts; therefore most examples provided in this fact sheet will refer to solar power systems. However, the general principles set out here apply equally to all types of alternative energy installations.

Because modern mechanical systems were not part of the original form of structures in the historic district, and the range of potential configurations is wide, it is not possible to provide an all-encompassing fact sheet for alternative energy installations.

RULES THAT GOVERN HDC REVIEW

Ypsilanti's Historical Preservation ordinance guides the decisions made by the HDC and also requires the HDC to apply the Standards for Rehabilitation of Historic Structures established by the U.S. Secretary of the Interior when reviewing any work proposed in the district. The function of the Standards for Rehabilitation is to provide guidelines by which to determine what types and methods of repair and alteration are appropriate and permissible, and what are inappropriate. Both the Ypsilanti ordinance and the Secretary of the Interior Standards recognize that the long-term preservation of historic properties depends in part on the ability to adapt them to changing circumstances.

APPLICABLE SECRETARY OF INTERIOR STANDARDS

Standard 2 *"The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

Examples of "character-defining features" of a property include, but are not limited to, doors, windows, porches and transoms. Both the materials and the arrangement of these features define a property's historic character and must not be obscured, radically changed, damaged, or destroyed in making a property more energy efficient.

Standard 5 *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."*

Standard 9 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

Alterations to the exterior must not be so intrusive that they destroy the integrity of the building's character. Repairs or alterations must not damage or destroy historic materials directly or indirectly.

Standard 10 *"New additions and adjacent or related new construction will 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."*

The HDC must consider not only the details of the installation of a system, but also how it will be uninstalled and what effect that would have on the physical integrity of the structure.

CONSIDERATIONS FOR SOLAR PANELS

Angle of Attachment

If placed on the roof of the structure, the angle of the solar panels should match that of the roof.

Affect on the Historic Material

The solar panels should not negatively affect any historic material on the structure. Solar panels can be denied if there is any uncertainty on how it will affect the structure or materials in the future. Free-standing solar panels shall not affect any historic landscape design, if one exists.

Visibility

Alternative energy installations should not be visible on the primary façade (front elevation) of the historic structure, as solar panels are often located on south facing walls, if the primary façade is south facing, solar panels would not be approved in that location.

The inverter and power disconnect boxes installed as part of an alternative energy system should not be visible from the front of the structure. Any conduits for the alternative energy system to these boxes should blend in with the resource. Solar panels and the mounting system for them shall be compatible in color to the existing roof materials.

Age of Structure

The age of the structure on which the solar panels will be installed is also a consideration. *Example: A 10 year old attached garage that sits behind a historic structure may be an acceptable alternative to installation on the historic roof of the structure.*

Installation – attachment

The proposed method and materials for attachment and the method of eventual removal and repair of any resulting damage to the structure shall be clearly identified in any work permit application.

CONSIDERATIONS FOR OTHER ALTERNATIVE ENERGIES

Geothermal installations are installed underground and the majority would not be seen from any angle, however if any portion is placed on the outside of the structure all the above considerations apply.

Wind turbine installations need to meet zoning height requirements set out by the City of Ypsilanti. Wind turbines are also subject to the same considerations for affect on historic material, visibility and installation-attachement set out above for solar panels.

WEATHERIZATION

Energy conservation measures such as additional insulation, weather stripping, caulking, new or repaired storm windows, etc. are the most cost-effective methods of cutting energy costs for any property, historic or otherwise. Although the HDC has no role to play in how an individual property owner calculates the cost versus the potential benefit of installing an alternative energy system, the HDC will consider whether the applicant has exhausted all available measures to achieve energy efficiency.

For more information, please see [NPS Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#).

All applications for the installation of any alternative energy system will be taken on a case-by-case basis. Requirements for commercial buildings differ from that of residential properties and will be reviewed on a case-by-case basis.

Historic District Work Permit applications may be obtained from the Building Department on the 3rd floor of City Hall, in the Planning Department on the 4th floor of City Hall, or on the City website, www.cityofypsilanti.com/permits. For further information: e-mail hintern@cityofypsilanti.com or call the Planning & Development Department at 734-483-9646.



Example of solar panels that are not visible from the front façade of the historic structure and were installed on an attached non-historic structure.



If solar panels were installed flat on the top of these roofs and could not be seen from the street, they would be approved.



Solar panel installation would not be approved in the roof location visible in this photograph.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 25, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Alex Pettit, Jane Schmiedeke, Anne Stevenson, Hank Prebys,
Michael Condon, Jennifer Henriksen, Ron Rupert

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

301 W Cross

Applicant: Stefan Williams, representative (present).

Discussion: Application is for the replacement of sign panels in the stand alone sign. The sign is to be a red background with clear letters.

 Stevenson: Would like to clarify what colors will be used on the signage since the application states that they will use clear lettering.

 Williams: States that they plan for an opaque red background and translucent white letters on the sign.

 Pettit: Would like to know if the size of the sign is to stay the same as what is currently there.

 Williams: Confirms that they are using the same size sign as what is there currently.

 Prebys: Would like to confirm that the red color for the background is going to be opaque.

Williams: Confirms that the red background is going to be opaque.

Motion: Rupert (second: Prebys) moves to approve the signage for 301 W Cross as submitted. The sign background is to be an opaque red and the lettering will be a translucent white.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

422 N Hamilton

Applicant: Fred Wheeler, owner (present).

Discussion: Application is for the addition of a roof, posts and railings to the existing rear porch.

Henriksen: Would like to confirm that the work planned is for the addition of a railing and roof to the existing porch.

Wheeler: Confirms that this is the case.

Pettit: Would like to know if the porch roof was there previously and if the commission is fine with the addition if it is not something that was there historically.

Rupert: States that some sort of steps and roof would have been there historically.

Henriksen: Would also like to know if the existing porch will otherwise stay the same and no finish would be added to it.

Wheeler: States that the porch will stay the same, no finish is to be added.

Prebys: Recognizes that the plan calls for a composite siding and a decorative metal railing.

Wheeler: Confirms the plan is for composite siding and a metal railing.

Pettit: Would like to know if the porch ceiling is planned to be a vinyl perforated soffit material.

Wheeler: Confirms that is what the planned.

Prebys: Would like to know what material will be used in the wrapping of the porch posts.

Wheeler: The plan is for the porch posts to be wrapped in pine that is 1 inch thick.

Prebys: Would like to know if the porch roof will extend to the addition.

Wheeler: States that the new porch roof will not extend to the addition off of the back of the house.

Rupert: Would like to know what the commission thinks about the metal railing.

Condon: The metal railing is acceptable since the porch is of masonry construction.

Henriksen: Would like to know what the commission thinks about the vinyl ceiling.

Williams: States that regarding the ceiling, he is open to suggestions for different materials. He would like to know what the HDC would prefer and suggests a rough sawn plywood for the ceiling.

Condon: Confirms that a rough sawn wood would be acceptable or to use bead board since the entire area does not need to be vented.

Prebys: Requests to know if the house is still wood sided.

Wheeler: Confirms that the siding on the house is wood.

Schmiedeke: States that the composite siding needs to be smooth and needs to match the exposure on the current siding.

Pettit: Would like to know if the columns are going to be round or square.

Wheeler: States that the columns will be square.

Rupert: Would like to know about the light fixture since one is required for the back door. The commission would like to know what the current light will be replaced with. He suggests that if the current light fixture is in the way of the planned porch work then an option for the replacement of that light is to install it in the ceiling of the new roof. He states that it will need to be simple jelly jar if replaced in the same location.

Pettit: Wants to know if the commission should address the style of railing since the plans call for a decorative railing, but are not more specific than that.

Prebys: States that the railing needs to match what is on the submitted plans.

Motion: Henriksen (second: Condon) moves to approve the application for 422 N Hamilton for work to the rear porch to include a new roof over the porch and two columns to support the roof with a metal guardrail. The guardrail will be per the submitted drawings and will be painted. The post column covers will be wood and painted as shown in the submitted drawings. The porch ceiling will be a wood bead board and painted. Asphalt roof shingles will be used on the roof and composite siding will be smooth to match the existing siding on the house. The gutter and downspout for the porch will match the existing trim color and the downspout will be located on a corner of the porch. Submitted drawings are from G.A.V. & Associates dated January 31, 2014. New siding color and trim color are to match the existing house colors.

Secretary of the Interior Standard:

9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

7 S Washington

Applicant: Josh Taylor, representative (present).

Discussion: Application is for the installation of vinyl window lettering.

Taylor: States that there are two large windows on which the lettering will be applied. The lettering will measure about 5' x 3' for each window and will take up less than 50% of the window.

Schmiedeke: Would like to know if the lettering will be applied to the inside or outside of the windows.

Taylor: Believes it will be applied to the outside, but is unsure. He will check into this.

Stevenson: Recommends that the lettering be applied to the inside of the window for protection.

Motion: Prebys (second: Henriksen) moves to approve the application for 7 S. Washington for the signage on the two windows per the submitted application.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

513 N River

Applicant: Joe Secore, owner, (present)

Discussion: Secore: He is looking to replace the back entry door on the house. He is looking at replacing the current door with a wood grain textured fiberglass door. He states that he would prefer a fiberglass door rather than wood due to warping. He states that he is planning on a pre-hung door.

Prebys: States that the commission would not approve the wood grain textured fiberglass door because the door is a fake.

Condon: Ideally the commission would prefer a wood door.

Prebys: May approve a fiberglass door that is smooth, but it depends on the situation. No half moon light on the door, the commission would prefer a rectangular window rather than half moon window on the door.

Condon: Advises that solid wood doors are still sold and that with proper weather stripping a wood door should work well.

42 E Cross

Applicant: Michael Condon, contractor (present).

Discussion: Owner is looking at sash replacement kits, but the current color of blue is not available. The current wood windows are not clad and the seals are failing.

Prebys: Recommends that the new window be black.

ADMINISTRATIVE APPROVALS-

121 W Michigan

Discussion: Staff administratively approved the tear off and reroof of a flat roof for this location. The new roof is to be white.

Motion: Schmiedeke (second: Prebys) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

209 E Forest: Rupert states that the access ramp approved previously looks excellent. The contractor did a good job and the skirting is what was discussed.

314 E Cross: The house currently has an unstable porch and boarded up window. Believes that this is a hazard and would like staff to check with the building department and send a letter to the owner.

Fake roofing materials

An article brought in by one of the commissioners prompts a discussion of new roofing materials that fake the look of another material. It is decided that the commission would need to take some time to think about this issue, but that each application for something like this may need to be taken on a case-by-case basis.

Neglected houses in the district

There is a concern that the houses in the historic district might be lost due to neglect. A discussion follows about what the commission can go to halt this issue. 314 E Cross is brought up as an example and staff is requested to send a letter to the property owner regarding issues with an unstable front porch and boarded up window.

Email regarding 113 E. Cross #4A

An email was received from the property owner of this address, Stewart Beal, regarding replacement of the door and screen door at this location. A discussion follows regarding screen door and wood door replacement options. The current

door is distinctive and the commission feels that every attempt should be made to save it.

Condon: States that the commission has approved metal screen doors in the past, but in very simple designs.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 11, 2014

Motion: Rupert (second: Henriksen) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Rupert) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:06 pm