



## **NEW BUSINESS**

### **76 N Huron**

Applicant: Russian Ballet Academy of Michigan, Liza Krylova, representative (present).

Discussion: Application is for a sign installation at this location.

Pettit: Would like to know if the poles for the sign already exist.

Krylova: States that no poles exist in the location where the sign installation will occur. The sign will be installed on the pilaster to the right of the large wood door. It will look similar to the Riverside Arts Center sign and will stand perpendicular to the building. Their sign will be 2' x 4' which may be shorter than the Riverside Arts Center sign.

Prebys: Would like to know who will be installing the poles and the sign.

Krylova: States that she is not sure on the contractor for the sign installation.

Prebys: States that this is approvable but that care needs to be taken in how the sign pole is attached to the structure.

Rupert: States that the anchors need to be set into the mortar rather than into the brick. Silicone needs to be used to seal the openings for water protection. The fasteners need to be stainless steel.

Krylova: Would like to know if there is a particular contractor that the HDC would recommend.

Pettit: Advises that the HDC does not recommend contractors.

Motion: Rupert (second: Pettit) moves to approve the installation of the banner at 76 N Huron St. The installation into the brick as described by the application will entail stainless steel screws and silicone as a sealant. The bracket will be installed in the mortar joints on the building, not the brick. The banner will be installed to the right of the big wood double door, on the pilaster, at approximately the same height as the Riverside Arts banner on the next building.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

### **200 E Cross**

Applicant: Rhian Copeland, owner (absent).

Discussion: Application is for exterior painting. The lower body of the house is to be painted Craftsman Brown, the upper body in Rookwood Red, with accent colors in Shutter Green and Polished Mahogany.

Pettit: States that the HDC can specify the paint finish.

Motion: Prebys (second: Rupert) moves approval for the application for painting at 200 E Cross to include the lower body in Sherman Williams # 2835: Craftsman Brown, the upper body to be Sherwin Williams # 2802: Rookwood Red, the accent 1 in Sherwin Williams #2809 Rookwood Shutter Green and the accent 2 color in Sherwin Williams #2838: Polished Mahogany. The paint should be a satin finish. No power washing since this type of cleaning will force water into the wood siding. Any washing will be done with a garden hose and brush.

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

Approval: Unanimous. Motion carries.

## **220 N Huron**

Applicant: Ypsilanti Historical Society, Alvin Rudisill, president (present).

Discussion: Application is for the front sidewalk repair and replacement.

Rudisill: This application was considered previously as a study item. States that when he was here before he suggested that concrete be used under the limestone and bricks, but was advised by contractors that would be a bad idea due to water retention. So the proposed plan is to now utilize 4 1/2" -5" of crushed limestone and then 1" of steel slag under the limestone and brick sidewalk.

Prebys: Would like to know if the limestone will be all new.

Rudisill: States that the plan is to salvage the current limestone in 4' wide portions. Some will need to be turned in order to get the width needed. New limestone is expensive, so the hope is that none will be needed, but if necessary they will purchase new.

Schmiedeke: Would like to know what will happen with the stairs where they meet the sidewalk since they are the same width as the current limestone slabs.

Rudisill: States that the bricks will make up the difference in the width and will be level with the limestone.

Motion: Prebys (second: Pettit) moves approval for the application for 220 N Huron to include the replacement of the front sidewalk. This involves the cutting of the current 6' wide limestone slabs to 4' wide. 4" x 8" and 8" x 8" concrete bricks will be placed in either side of the 4' wide limestone slabs as described in the application. The limestone will be laid on crushed limestone and 1" of slag as described in the application.

Secretary of the Interior Standard:  
# 2- Do not destroy original character. Do not remove or alter historic material or features.

Approval: Unanimous. Motion carries.

## **17-21 E Cross**

Applicant: Vince Chmielewski & Courtney Tavernit, applicants (present).

Discussion: Application is for exterior painting on the lower portion of the building.

Stevenson: Would like to know the colors they are planning on painting.

Chmielewski: States that they will be painting the building in blue, grey and white.

Tavernit: States that she will show where the colors will be on the structure. The current yellow portions of the structure will be painted grey, the black portion of the trim will be painted white and the maroon areas will be replaced with the blue paint.

Schmiedeke: Would like to know if all three storefronts will be painted.

Tavernit: Confirms that is the case along with the sides of the structure.

Rupert: Would like to know if the rear of the building will be painted.

Tavernit: States that the rear is all brick and there are no areas that require paint.

Rupert: Would like to know if the doors will be painted as well.

Tavernit: Confirms that is the case.

Prebys: Inquires as to the specific colors of the paint.

Tavernit: States that the blue color is a Sherman Williams #2940: Bridgeport; Sherman Williams #7669: Summit Grey and the white is a standard white paint.

Rupert: Would like to know what will be done with the awning.

Tavernit: States that the awning is a study item.

Rupert: Advises that a satin or gloss paint is a better option due to the repelling of dirt. Flat paint is not acceptable.

Motion: Prebys (second: Pettit) moves approval for the application for painting at 17-21 E Cross for all three storefronts. The current panels of the doors and the base of the windows will be a Sherman Williams # 2940: Bridgeport Blue, the trim will be Sherman Williams #7669: Summit Grey and the current black trim will be painted a bright white. The paint will be a satin finish. No power washing.

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

Approval: Yay: 4. Nay: 1. Motion carries.

## **430 N Adams**

Applicant: Derek Neeb, owner (present).

Discussion: Application is for window replacement at the basement level. These windows have already been replaced a few years ago.

Neeb: States that the two basement windows were replaced about 3-4 years ago. These windows are for an apartment downstairs and the windows are half exposed.

Prebys: Inquires as to what the windows are made of.

Neeb: States that the window frame is vinyl with wood on the sides. He is not 100% positive what the exact material is. States that he was not aware that he needed to get approval for the replacement if it was replaced with the same thing.

Prebys: Inquires as to who installed the windows.

Neeb: States that a licensed contractor put the windows in.

Pettit: Advises that the difficulty with the replacement of these windows is that while this may be the same material that was there before, that material may not have been approved by the HDC previously. At one time the HDC approved vinyl-clad windows, however the HDC no longer approves that type of window.

Prebys: Inquires as to whether the windows should be inspected.

Stevenson: States that the issue is that the HDC cannot approve vinyl windows and that the application would need to be denied.

Neeb: States that the inspection for the rental is what caught the window replacement.

Schmiedeke: States that she would like to point out that if the application was submitted at the time of the window replacement (3-4 years ago) that the HDC would have approved vinyl-clad windows at that time.

Neeb: States that he believes that they are vinyl-clad and offers to call the contractor to verify what the windows are made of.

Stevenson: States that the HDC will move on to the next application and return once the applicant has reached the contractor.

Neeb (after calling the contractor): Advises that the contractor has stated that the windows are wood on the inside and vinyl-clad on the exterior.

Pettit: States that the reason that the HDC is concerned about vinyl is that it deteriorates quickly.

Prebys: Would like to know how the HDC feels.

Pettit: States that at the time that these windows were installed the HDC did allow this type of window and that he would be open to approving the windows since it was allowed at that time.

Schmiedeke: Agrees.

Neeb: Would like to know who makes the decision that no longer allows vinyl windows.

Rupert: States that this is a commission decision and it is due to the quick deterioration of vinyl that the material is no longer allowed.

Pettit: Adds that all vinyl windows do not fit properly into the same openings as historic windows.

Stevenson: States that all the decisions that the HDC renders need to fit into the Secretary of the Interior's Standards set by the federal government.

Motion: Rupert (second: Pettit) moves to approve the window installation at 430 N Adams on the front lower basement egress windows. The windows are currently installed are vinyl-clad wood windows. The reason for this approval is that had the application been submitted at the time that these windows were installed, they would have been approved by the HDC.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

### **314 E Cross**

Applicant: Brenda Crum, owner (present).

Discussion: Application is for the front porch repair.

Crum: States that the contractor did the application and that the plan is to repair the porch.

Schmiedeke: Would like to know if the 4 x 4 wrapped posts will duplicate what is existing or if that would be too large.

Prebys: Would like to know how the porch deck will be handled.

Stevenson: States that the dimensions will need to match the existing.

Schmiedeke: States that as long as they duplicate the posts then it would be fine.

Prebys: Advises that a porch repair was attempted about 10 years ago by a neighbor to Ms. Crum. States that the HDC has some questions regarding some of the statements of on the application. The HDC is interested in preserving the porch and the house.

Stevenson: States that she does not feel comfortable moving forward on this application since there are still a lot of questions for the contractor.

Pettit: Would like to see a sketch to illustrate the planned work.

Stevenson: Advises that the next HDC meeting will be on September 9<sup>th</sup> at 7 pm at the City Hall.

Motion: Rupert (second: Schmiedeke) moves table the application for 314 E Cross more information.

Secretary of the Interior Standard:  
N/A

Approval: Unanimous. Motion carries.

### **126 W Michigan**

Applicant: Ypsilanti Running Company, LLC, applicant (absent).

Discussion: Application is for sign installation. This application was submitted as a study item at the previous HDC meeting. It was suggested at that time that the sign in the back of the building be changed to a black background.

Prebys: States that the application is the same as before except for the color on the sign at the back of the structure.

Motion: Prebys (second: Pettit) moves approval for the application for signs at 126 W Michigan as described in the application and shown in the submitted illustrations. The front signboard will be 2' x 20' long and installed in the existing area, the back signs will be 3' x 6' and located in the existing sign fixture. The window decals will be installed as depicted in the application and will be made of cut vinyl. The front sign will be Econolite with the letters inked into the sign; the background will be black with silver lettering. The back signs will be Lexan with the letters inked onto the sign; the background will be black with white letters.

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

Approval: Yay: 4. Nay: 0. Rupert abstains. Motion carries.

## **STUDY ITEMS**

### **17-21 E Cross**

Applicant: Vince Chmielewski & Courtney Tavernit, applicants (present).

Discussion: Applicant is looking to replace the awnings at this location.

Tavernit: The awning will be a dark grey, almost black. They will be using the same frames that are already there. There will not be any graphics on the awnings. They will also be adding an additional awning to the back of the structure where one is missing.

Pettit: Advises that the proposal looks good.

## **ADMINISTRATIVE APPROVALS- None**

## **OTHER BUSINESS**

### **Property Monitoring:**

**Terry Bakery sign:** Staff advised that the building department approvals were issued on 7/8/14 but no inspection has been scheduled yet and the signs have not returned at this time.

**214 W Forest:** Photos were taken of the location since a commissioner advised that work was being done at the location. A window at the back of the house has been boarded up and has since been painted. The garage window has plywood on it. Half of a shutter is also missing at the front of the house. Stevenson: Advises to send a letter to inquire as to what kind of work is occurring at that location.

**209 E Forest:** The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014 with no response at this time. Staff will monitor and send a second letter after one month has passed.

**210 S Washington:** The porch posts have been painted. The HDC is fine with the work and this location this property can be removed from the monitoring list.

**613 N Prospect:** The porch columns are still missing and there appears to have been some more work going on at that location. A letter will be sent to the owner regarding the return of the posts and railing.

**Porch fact sheet:** The porch fact sheet was altered to address some spelling and format concerns as well as the 1" rule for tread overhang. Staff discussed with the commission changes that were made to the fact sheet. HDC discussed changes that should be made to the current fact sheet. Staff will make the proposed changes and the porch fact sheet will be reviewed again by the HDC once the building department has advised on accurate measurements.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of August 12, 2014**

Motion: Schmiedeke (second: Prebys) moves to approve as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 8:15 pm**