

Approval: Yay: 5 Schmiedeke abstains. Motion carries.

409 Maple

Applicant: Catherine Hayes, owner (present).

Discussion: Application is for the replacement of the front steps on the house. The replacement steps will be constructed of wood.

Stevenson: These are existing concrete steps that will be replaced with wood steps. Would like to know if the applicant has a drawing to submit for how the new steps will look.

Hayes: States that when she submitted the application she thought that this was going to be pretty straightforward but after removing the steps she found that it might not be. She states that there is no concrete foundation below the steps that were removed. She states that she has some questions about the fact sheet produced by the HDC. She would like to know if the treads for the stairs can be three boards deep.

Schmiedeke: Advises that it is possible to use three boards for the stair tread.

Prebys: Would like to know if the side pillars remain.

Hayes: Advises that they do not, since that portion was also crumbling. She states that the only drawing for the stairs that she has is the one on the HDC porch fact sheet.

Prebys: Requests that Commissioner Rupert advise regarding the need for hand rails.

Rupert: States that anything over 19" needs to have a handrail. He states that the applicant will need only one handrail in this case.

Prebys: For railings, he suggests a pipe rail painted in black. He states that this can be manufactured in a bent rail and is an inexpensive solution.

Schmiedeke: States that another option is to match the stair rail to the existing handrail on the porch.

Hayes: States that the railings on the porch may need to be replaced soon and that matching them may not be the best option.

Stevenson: Would like some clarification on what the stairs will look like.

Hayes: Confirms that it will look like what is on the fact sheet but with three boards used for the stair tread. She would also like some clarification on the overhang for the stair tread as the fact sheet states that it should be no less than 1".

Condon: States to make the overhang exactly 1".

Prebys: Advises that the stairs will need to be painted.

Hayes: States that she will paint them white, which is the same as the trim on the house.

Prebys: States that for the treads she might want to paint them a darker color.

Hayes: States that she was planning on staining the treads if that was fine with the HDC.

Rupert: Advises that she needs to use a solid color stain.

Prebys: Agrees and states that it needs to be an opaque or solid color stain. States that a high-quality paint may hold up better than the stain in regards to weathering.

Motion: Prebys (second: Pettit) moves approval for the application for stairs at 409 Maple to include the removal of the existing concrete steps as well as the side cheek walls. To be replaced with wood stairs according to the Ypsilanti HDC porch fact sheet. The wood will be painted white with the treads to be painted a dark color.

Secretary of the Interior Standard:
9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

302 N Park

Applicant: Amy Probst, owner (present).

Discussion: Application is a reroof on the house using GAF Timberline American Harvest shingles in Saddlewood Ranch.

Probst: States that wood will be replaced on the dormers with cedar and the shingles will be replaced with the type stated in the application.

Schmiedeke: Would like to know what will occur with the roof vents.

Probst: States that she will be going with whatever the roofer recommends and states that she brought the invoice to show what the roofer has planned.

Condon: States that it looks like the invoice is calling for a continuous roof vent. A couple of extra vents were recommended by the roofer with a black drip edge.

Rupert: States that it looks like the roof already has one can vent.

Condon: States that maybe the can vent can be removed since ridge vents will be used.

Pettit: States that it seems to him that the ridge vents would do the same thing.

Condon: State that he is not sure if the ridge vents could be used on the hip roof.

Probst: States that she is open to any instructions that the HDC may have for the roofer.

Motion: Condon (second: Prebys) moves approval for the reroof of 302 N Park in GAF Timberline dimensional shingles in Saddlewood Ranch. The drip edge will be black. The original gutters on the house will remain. Roof venting will be ridge venting. If additional can venting is required for code, they are to be placed as such that they are not visible from the street. The existing trim will be replaced as needed with cedar painted to match the existing trim.

Secretary of the Interior Standard:

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

10- New work shall be removable.

Approval: Unanimous. Motion carries.

621 N River

Applicant: James Fishelson, owner (present).

Discussion: Application is for the addition of a front porch and carport on the house.

Fishelson: The concrete base for the porch already exists. He states all the houses on the street seem to have porches. He states that he tried to locate some historic photos of the house but could not find any. He is going for a simple look but he is open to suggestions from the HDC.

Prebys: States that the proposed porch is simple and is a good solution. However, the roof seems to extend out from both sides of the house and that is awkward.

Fishelson: States that it was an attempt to have more coverage but he can have that changed.

Condon: Would like to address the open rafter tails since that is a Craftsman aesthetic and this is not a Craftsman style house. He suggests a fascia board should be used instead on the outside. An open rafter is fine on the inside (ceiling) of the porch.

Rupert: States that the porch roof edges need to be shortened to inside the corner trim boards on the house.

Prebys: Advised that the sides of the porch roof need to be enclosed by a rake board or facing board.

Condon: States that the horizontal/cross beam needs a structural purpose. States that if the cross beam is needed or wanted as a horizontal tie-in for the beam; it needs to be in line with the beam.

Schmiedeke: Would like to know if the porch railing is going to be as it appears in the drawings. States that as drawn, it does appear to meet the

HDC requirements. States that the railing needs to comply with the HDC porch fact sheet.

Schmiedeke: States that regarding the carport, there may be a concern with water running onto the house.

Fishelson: States that they were trying to keep the roof at the same basic angle but since the roof is already so low on the house, they were trying to make up for that fact. States that is why it is designed as is but that he is open to suggestions regarding the carport roof.

Rupert: Suggests adding a gutter to the carport and having it run off at the back.

Prebys: Would like to know if it would be feasible for the roof pitch to change to match that of the house. Would like to know if it would be better to narrow the carport. If that is not feasible, to use eave troughs on the carport. States that the HDC would need to table this and take a look at corrected drawings before making a final decision.

Stevenson: States that for the carport, the rafters need to be closed in and the drainage issue needs to be addressed. The pitch should possibly match that on the main roof.

Motion: Rupert (second: Prebys) moves to table the application for 621 N River for more information.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

509 N River

Applicant: Karen Gnagi, owner (present).

Discussion: Application is for a steel fence installation.

Gnagi: Was asked to bring in a picture depicting the fence so she brought in a photo. The fence is needed to contain her dog. The fence is a three rail fence but is configured differently than a traditional three rail fence. This fence is to have a flat top. She is looking for a four foot tall fence. The applicant goes on to explain where the fence will be located in the yard as in the diagram submitted with the application. The fence will be at an angle near the garage in order to park the cars. There will be 6 gates on the fence. She will remove the chain-link fence and replace it with the new metal fence. She will need to remove and replant the raspberry plants that are in the yard to do this.

Condon: States that this is a nice option.

Motion: Rupert (second: Condon) moves to approve the three rail, black coated steel fence at 509 N River Street as presented in the drawing submitted with the application. The fence will be 48" high, 420 feet long, with 6 gates.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

110 W Cross

Applicant: Michigan Firehouse Museum and Education Center, Maura Overland, representative (present).

Discussion: Application is for brick and mortar repair to the building.

Rupert: Would like to know what will happen regarding the brick.

Overland: States that a similar brick was found.

Condon: Would like to confirm that the bullnose brick to match was located.

Overland: Confirms that it is on the contractor's lot.

Condon: States that the sealer for the brick may not be a good idea. The sealer should be something that is very breathable and designed for common brick otherwise it will actually trap water and cause the brick to spall. A soft mortar mix should be used with the repair as well.

Overland: States that she will confirm the type of sealant, but that the contractor that came out to inspect the site and was aware that the brick is soft.

Motion: Condon (second: Prebys) moves approval for the work on the 110 W Cross to include the replacement of 100 spalled/broken brick units with a matching bullnose and conventional, common brick units. The re-pointing of approximately 350 square feet of brick with a compatible mortar, the resetting of two capstones and re-caulking of the stone coping. The cleaning and painting of the steel lintels and the re-caulking of windows and perimeters is also included.

Secretary of the Interior Standard:

5- Preserve distinctive features.

7- Clean building gently-no sandblasting.

Approval: Unanimous. Motion carries.

6 N Huron

Applicant: Wayne Bryant, owner (absent).

Discussion: Application is for an awning replacement. No photo was included with the application for illustration of the proposed awning.

Stevenson: States that it needs to be clarified what the awning is to look like and the particular location.

Motion: Condon (second: Prebys) moves to table the application for 6 N Huron due lack of information.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS-

302 N Park

Applicant: Amy Probst, owner (present).

Discussion: Applicant is here to discuss the replacement of the basement windows.

Probst: States that she researched the replacement of the basement windows with glass block and is doing this to secure the house. She states that she is open to suggestions from the HDC. She states that glass block was recommended to her.

Prebys: States that from the street the basement windows are a little higher than foot height.

Probst: States that she will not be replacing the larger window since that has been secured by the previous owner with a gate. She would prefer to use a type of window that will prevent someone from even attempting to break in.

Condon: Does not have an issue with the glass block on this particular home but he has an issue with the vinyl windows used for venting in the glass block windows.

Prebys: Would like to know if steel frames for the windows would be a better option with tempered glass.

Condon: States that would be a possibility.

Probst: Would like to know if that would be something that someone would be able to tell was secure.

Condon: States that they would not, unless they read the little tempered sticker in the corner of the window. He states that tempered glass is really difficult to break. And that the glass could be made to mimic the pattern on the windows.

Pettit: Would like to know if muntins on the windows would be needed.

Prebys: States that another option is a fabricated steel screen.

Condon: Would like to know if a security metal screen could be placed on the outside.

Rupert: Bars would need to be installed on the outside because of the type of window present.

Prebys: Using the security bars in the same pattern of the window is also an option since it would not affect the look of the window. Something could be fitted to the inside of the window if venting was not needed. States that he understands that need for security but he would prefer not to see glass block due to the change in appearance.

Stevenson: Would like to know if permits were pulled for the AC unit and fence.

Probst: States that they were not.

Stevenson: States that any aesthetic change to the exterior of the house should come to the HDC for approval. Requests that an application be submitted for the AC unit and the fence.

511 N Prospect

Applicant: Paul Chabot with Hanson's

Discussion: Applicant is here to discuss a new roof over the porch due to leakage.

Chabot: States that it would be a like for like roof replacement with edging. They would replace the wood edging and use three tab shingles. The same colors will be used and three tab shingles are already present on the roof. No torch or asphalt is needed.

Prebys: Does not see any issue with the roof material. Advises that no vinyl materials are allowed in the district. States that the application once submitted does not need to come in front of the HDC for approval.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring:

120 N Adams: Staff took photos of the new screen door on the front of the house. A letter was sent to the new owner in which they responded by advising that it is the same door but that it was refinished. Staff confirmed that it was the same door and advised homeowner that an application will be needed for any exterior changes in the future.

511 N Prospect: Seen as a study item at this meeting. Staff advised that they have spoken with two different Hanson's representatives and advised that no vinyl siding is allowed in the historic district.

309-311 N Washington: Staff took photos of work at this location. The concrete and steps appear to have been repaired. However the railing could possibly be different. Rupert: States that this looks like the same railing. No letter needs to be sent.

121 N Washington: According to the owner the building department would like to have the HDC review the work that has been done on the location to see if it complies with what was approved. Staff will take photos and email the commission.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. It is requested that a letter is sent reminding the owner of this.

301 Maple: Need to send a letter since the owners are new and it appears that work has been done on the exterior house.

HDC letter of support for Federal Tax Credits: An email was sent to the HDC requesting support for federal historic tax credits. The letter can be produced on letterhead and then the commission can sign it.

Materials that imitate other materials: Materials that imitate other materials and whether the HDC should have a written policy on the same is discussed. Should it be defined by what it looks like from the street view? The quality and durability of the material needs to be considered as well.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 8, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Condon (second: Pettit) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:34 pm