

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 23, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 23, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 23, 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
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
 - 1. **29 S Huron** Courtyard replacement & fence painting
- B. NEW BUSINESS
 - 1. **525 N Huron** Window & door replacement, painting
 - 2. **308 Maple** Garden shed installation
 - 3. **160 N Washington** Window replacement
 - 4. **613 N Prospect** Painting, foundation repair & mailbox
 - 5. **600 N River** Awning replacement
 - 6. **Riverside Park** Kiosk installation
 - 7. **17-21 E Cross** Awning installation
- C. STUDY ITEMS
 - 1. **210 N Washington** Exterior wall repair
 - 2. **9 S Adams** Door & solar installation
- D. ADMINISTRATIVE APPROVALS- None
- E. OTHER BUSINESS
 - 1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 9, 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

Date filed 08/27/2014 for HDC meeting date 9/9/14

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 29 S. Huron St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Prime Time Real Estate

Address 29 S. Huron St

City Ypsilanti State Mi Zip 48197

Phone 734-482-0445 Fax 734-483-1896

E-mail CBOFYPSI@GMAIL.COM

Owner CRAIG T. ANNAS

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$1,800.00 **Permit Application Fee** \$30.00

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 29 S. HURON STREET

Applicant PRIME TIME REAL ESTATE / CRAIG T ANNAS

Description of proposed work *(see sample applications)*

REMOVE AND REPLACE FRONT BRICK COURTYARD. REMOVE, REPAIR AND PAINT BLACK WROUGHT IRON GATE.

Materials

BRICK PAVERS / PAINT

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other TAN BRICK PAVER

- ☒ 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.

Craig T. Annas

Signature of Applicant

08/27/2014

Date



29 S. Huron





Ypsilanti Historic District

Work Permit Application

Date filed 9/15 for HDC meeting date 9/23

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 525 N Huron St, Ypsilanti MI 48197

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Michael Parakh

Address 27431 Bridle Hills Dr

City Farmington Hills State MI Zip 48336

Phone 248-390-8693

Fax _____

E-mail michael@parakh.net

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost 750.00

Permit Application Fee

35⁰⁰

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:

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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 525 N Huron St, Ypsilanti MI 48197

Applicant Michael Parakh

Description of proposed work *(see sample applications)*

Replace small sections of damaged/weathered wood sidings.

Install missing windows (10).

Power wash, scrape and paint exterior.

Metal Door

Materials

Wood Sidings,
windows,
Paint

Colors *(Attach color chips or samples)*

Body Color Scheme attached

Accent 1 _____

Trim Color Scheme attached

Accent 2 _____

Roof No Change

Other _____

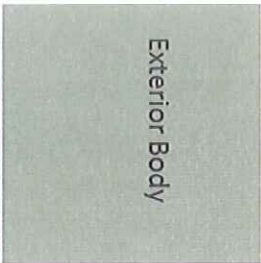
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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.

Michael Parakh
Signature of Applicant

9/15/14
Date

Color Scheme 1



Exterior Body

SW 6192 Coastal Plain

Interior / Exterior

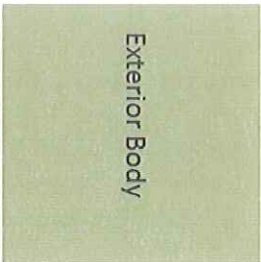
Color Collections	SP 11, Sponging, Coastal Cool
Color Family	Greens
Color Strip	28
RGB Value	R-157 G-168 B-148
Hexadecimal Value	#9DA894
LRV	43

SW 6129 Restrained Gold

Interior / Exterior

Color Collections	Organic
Color Family	Yellows
Color Strip	19
RGB Value	R-208 G-183 B-133
Hexadecimal Value	#D0B785
LRV	48

Color Scheme 2



Exterior Body

SW 6430 Great Green

Interior

Color Family	Greens
Color Strip	62
RGB Value	R-169 G-183 B-133
Hexadecimal Value	#A9B785
LRV	43

SW 6366 Ambitious Amber

Interior / Exterior

Color Collections	Energetic
Color Family	Yellows
Color Strip	53
RGB Value	R-239 G-207 B-149
Hexadecimal Value	#EFCF95
LRV	64



Exterior Trim

625 N Huron



525 N Huron



Rec. 18847 3



Ypsilanti Historic District Work Permit Application

Date filed 9/16/14 for HDC meeting date 9/23/14

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 308 Maple

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name DAVID ALBER

Address 308 MAPLE

City YPSI

State _____ Zip _____

Phone 734-262-0810

Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work?

☒

Owner

☐

Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost

\$200 TO \$300

Permit Application Fee

35.00

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

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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.

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

Ypsilanti Historic District Work Permit Application

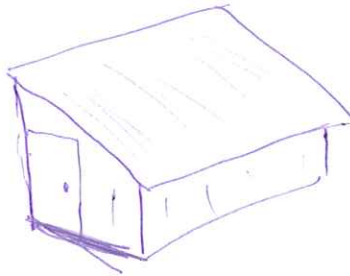
Date filed 9/16/14 for HDC meeting date 9/23/14

Property Address 308 MAPLE

Applicant _____

Description of proposed work (see sample applications)

construction of 8'x12' GARDEN SHED



Materials

Reclaimed lumber Framing

NEW T-111 SIDING
CORRIGATED roofing

Colors (Attach color chips or samples)

Body SAME AS HOUSE Accent 1 _____

Trim _____ Accent 2 _____

Roof opaque 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]
Signature of Applicant

9/16/14
Date



Ypsilanti Historic District

Work Permit Application

Date filed 9/16/14 for HDC meeting date 9/23

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 160 N. Washington

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name ERIC V MAURER

Address 35 S. Summit

City YPSILANTI State MI Zip 48197

Phone _____ Fax _____

E-mail VICTOR.MAURER@Y400.COM

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor LOWES 477-5980

(Name, address, phone) 3900 CANNONWOOD ROAD

YPSILANTI

Action Items only:

Construction Cost _____ Permit Application Fee 35⁰⁰

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 160 N. WASHINGTON

Applicant ERIC V. MATHER

Description of proposed work (see sample applications)

facing the house from the front on the far right side are 3 windows. These are fixed windows. we would like to replace the center window w/ a double hung wood window that can be opened.

Materials

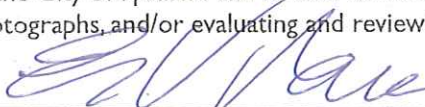
GLASS & WOOD

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof _____	Other _____

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Signature of Applicant

16 SEPT 2014
Date



[Answers](#) [Screen](#) [Flickr](#) [Mobile](#) [More](#)

[Search Mail](#) [Search Web](#) [Home](#) [karen](#)

[More](#)

Today at 9:50 AM

160
N. Washington

ALLERGY SOLUTIONS
at a
VALUE
you can
TRUST

Use as directed.
BUY ONE, GET ONE
50% OFF
select 30-ct. Walgreens Allergy tablets with card.
[Get relief](#)
Walgreens
AT THE CORNER OF
HAPPY & HEALTHY

[abc](#)

YAHOO!
MAIL
Available on **iOS**
and **Android**
[Text me a link](#)



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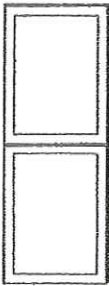
LOWE'S HOME CENTERS, LLC #734
3900 CARPENTER ROAD
YPSILANTI, MI 48197-9645
USA
(734) 477-5980



Date: 09/03/2014

Project #: 420198266 Description: windowreplacement
Customer Name: JENNIFER VASILOVSKI
Customer Phone: (248) 552-0750
Customer Address: 160 N WASHINGTON
YPSILANTI, MI 48197
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star (R) Zone: Northern Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Bedroom 1 Opening Type: Exact Frame Size Width: 2' 5" Frame Size Height: 75 1/2" Rough Opening Width: 29 3/4" Rough Opening Height: 76 1/4" Exterior Color: White Exterior Paint Grade: Standard EnduraClad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Unfinished-ready for site finishing Sash Lock: Standard Sash Lifts: No Hardware Finish: Champagne Glazing: Advanced Low E Glass Tempered Glass: Yes High Altitude: No Gas Filled: Argon Sash Style: Even Grid Type: None Fiberglass Insect Screen: Half Screen Screen Color: White Screen Mesh: InView Attachment Method: Nail Fin Attachment Method Application: Factory Applied Wall Depth: 3 11/16" Wall Depth Application: Factory Applied Series: 850 Architect Series Will This Product Be Installed By Lowe's (R)? Installed By Lowe's (R) Is This A Remake?: No	\$556.85	1	\$556.85





Installation Proposal - Windows

9/3/2014

Store #	734	Salesperson	Michael J. Lopez
Customer Name	Jennifer Vasilovski	Salesperson License #	
Customer email		Home Phone	(248)552-0750
Job Site Address	160 N Washington	Work / Cell Phone	
City	Ypsilanti	State/Zip	MI 48197

Check All That Apply

Preparation ☒ Inspect existing windows for wood deterioration due to age, pests, water, etc. ☒ Protect house, shrubs and yard where needed	Additional Services ☐ Install new brick mould / casing ☐ Install new sill(s) Qty ____ ☐ Replace sill(s) Qty ____ ☒ Exterior window capping/wrapping ☐ Additional work ☒ Obtain and post permits(In accordance with local laws) Too be determined on cost
Installation ☐ Storm window removal / disposal ☒ Removal(and replacement)of existing interior window trim if required ☒ Removal of existing windows ☒ Installation of new windows with included sill adapter and head expander as required ☒ Caulk and insulate as required ☒ Test to insure proper operation ☒ Replacement of window stop and existing casing as required	Clean-up / Final Inspection ☒ Provide continuous clean-up ☒ Haul away all job related debris ☒ Ensure your complete satisfaction with all aspects of the job

Manufacturer	Pella	Type/Style/Series/Color	850 wood double hung
# of Windows	1	TOTAL INVESTMENT	\$974.85

The Lowe's Difference: Professional & Screened Installers, Dedicated Lowe's Sales Team, Satisfaction Guaranteed, 1-Year Labor Warranty

NOTES: exterior window in white with exterior wrap to match original (will have to be painted once completed)

Installer to check site before final. Permit additional. Home owner to get city approval.

All installation services are guaranteed by Lowe's warranty. Professional installation available through independent contractors, licensed and registered where applicable. Licenses issued to or on behalf of Lowe's Home Centers, Inc.: AL #8187, AR #0037290511; CT #HIC0558162; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005277; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688; MD #91680-22; MI #2102144445; MN #BC629859; MS #R03152; NC #70220; ND #30316; NE #23319; NM #84381; NY-New York City #1291730, #1291733, #1375178, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266, Whitehall #2599; OK #48191, 80000341, 002337; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664, #RBC147; TN #64743, #3070; TX #TACLB24674E; VA #2701036596A; WV #WV014656; WI #1133309. Licenses Issued to or on behalf of Lowe's HIW, Inc.: AK #28341; AZ #ROC195516; CA #803295; HI #C-23784; ID #RCE-30316; MT #161006; NV #0076159; OR #144017; UT #781223-5501; WA #LOWESH1982BN. Water heater Installation: If an expansion tank is required by local code it will be an additional charge (not included in the basic replacement labor). Permit fees are additional (not included in the basic replacement labor). If a gas shutoff valve replacement is required by state code, additional charges may apply (not included in basic installation). Additional charges for LP conversion kit may apply. Additional charges may apply for permit fees.

IMPORTANT: If rotten wood is discovered during the wall prep or installation, additional charges will apply. If additional charges apply, you will be given a quote before proceeding with installation. This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify

Lead Time: 21 Part Numbers: HTDVAUNIT HTDSCREEN (1)
--

This price reflects a 15% Off Promotion on SOS Pella (R) Windows & Patio Doors - 08/20/14 to 09/03/14
--

This quote is good 08/20/14 to 09/03/14.
--

Project Total: \$556.85

Salesperson: MICHAEL LOPEZ (S0734ML1)

Accepted by: _____

Date: 09/03/2014

[Print this Page](#)

This Millwork Quote is valid until 9/ 9/2014. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.



1600 N Washington

160 N. Washington





Ypsilanti Historic District

Work Permit Application

Date filed 9-17-2014 for HDC meeting date 9-23-2014

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 613 N. PROSPECT ROAD

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name PETER STURGEON

Address 613 N. PROSPECT ROAD

City YPSILANTI State MI Zip 48198

Phone 269-569-1984 Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone)

Action Items only:

Construction Cost \$1000

Permit Application Fee \$23

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

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, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 9-17-2014 for HDC meeting date 9-23-2014

Property Address 613 N. PROSPECT

Applicant PETER STURGEON

Description of proposed work (see sample applications)

STRIP, PRIME, AND PAINT WINDOW TRIM.

REPLACE MISSING/BROKEN CINDER BLOCKS AND PAINT FOUNDATION.

MOVE MAILBOX TO SIDEWALK AT BASE OF STAIRS.

(SEE ATTACHED PHOTOS FOR LOCATIONS.)

Materials

SEE ATTACHED

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim SEE MATERIALS PAGE Accent 2 _____
HC-27

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.

Peter Sturgeon

Signature of Applicant

9-17-2014

Date

Proposed Work



Materials



Gibraltar Mailbox Elite Large Premium Steel Post-Mount Mailbox in White



BEHR Premium 1-gal. Concrete and Masonry Waterproofing. Color will match existing.



Classic Rock Face Block: Design 1 - Shallow Rock Face



Ypsilanti Historic District

Work Permit Application

Rec. 18855

6

Date filed 9/17/14 for HDC meeting date 9/23/14

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 600 N River St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name HighScope Educational Research Foundation

Address 600 N River St

City Ypsilanti State MI Zip 48198

Phone 734.485.2000 ext 229

Fax 734.485.0704

E-mail tschenk@highscope.org

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost 2,200.00

Permit Application Fee 35.00

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 9/17/14 for HDC meeting date 9/23/14

Property Address 600 N River St

Applicant HighScope Educational Research Foundation

Description of proposed work *(see sample applications)*

Replace existing awning over basement entrance stairs. This entrance is on the east side of the building which is NOT facing River St. The awning is old, and when installed it was brown to match the color scheme of the house when it was brown and yellow. When the house was subsequently painted the current gray with mauve trim we painted the awning mauve to match the new color scheme.

We considered two materials, vinyl or cloth/canvas. We have worked with Signature Awning for many years and would like to continue our vendor relationship. They provided samples of two materials, and we gave careful consideration to color. The cloth colors were not compatible with the existing paint color scheme. We could not find a mauve color, but we found an almost perfect match to the light gray on the house in the vinyl samples. We are probably going to paint the house next year, and would like a neutral color.

We also considered ongoing maintenance issues related to the likelihood of stains, weathering and such we've had with the existing awning.

We have a book of samples from the vendor, but cannot submit a sample from the vendors books. We have noted the name/item number for the light gray we would like to install. We will include a sample of the materials the vendor uses for the frame, and can bring the awning samples to the meeting.

Materials

Frame and awning cover.

Colors *(Attach color chips or samples)*

Body <u>Trivantage (Driftwood/CP2719-62)</u>	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.
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Signature of Applicant

9/17/14
Date



600 N River
9/18/2014

6000 N River 9/17/2014



600 N River





Ypsilanti Historic District Work Permit Application

Date filed 9/18/2014 for HDC meeting date 9/23/2014

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 Riverside Park

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name City of Ypsilanti-Ralph Lange (City Manager)

Address 1 S Huron St

City Ypsilanti State MI Zip 48197

Phone 734-483-9646

Fax _____

E-mail _____

Owner same

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor TBD

(Name, address,
phone)

Action Items only:

Construction Cost _____ Permit Application Fee N/A

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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Ypsilanti Historic District Work Permit Application

Date filed 9/18/2014 for HDC meeting date 9/23/2014

Property Address Riverside Park

Applicant City of Ypsilanti

Description of proposed work *(see sample applications)*

Install 1 kiosk as depicted in the attached photos and plans, near the tridge (near the existing HRWC sign). Part of the Huron River Water Trail signage.

Materials

Aluminum, acrylic and stone

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Black

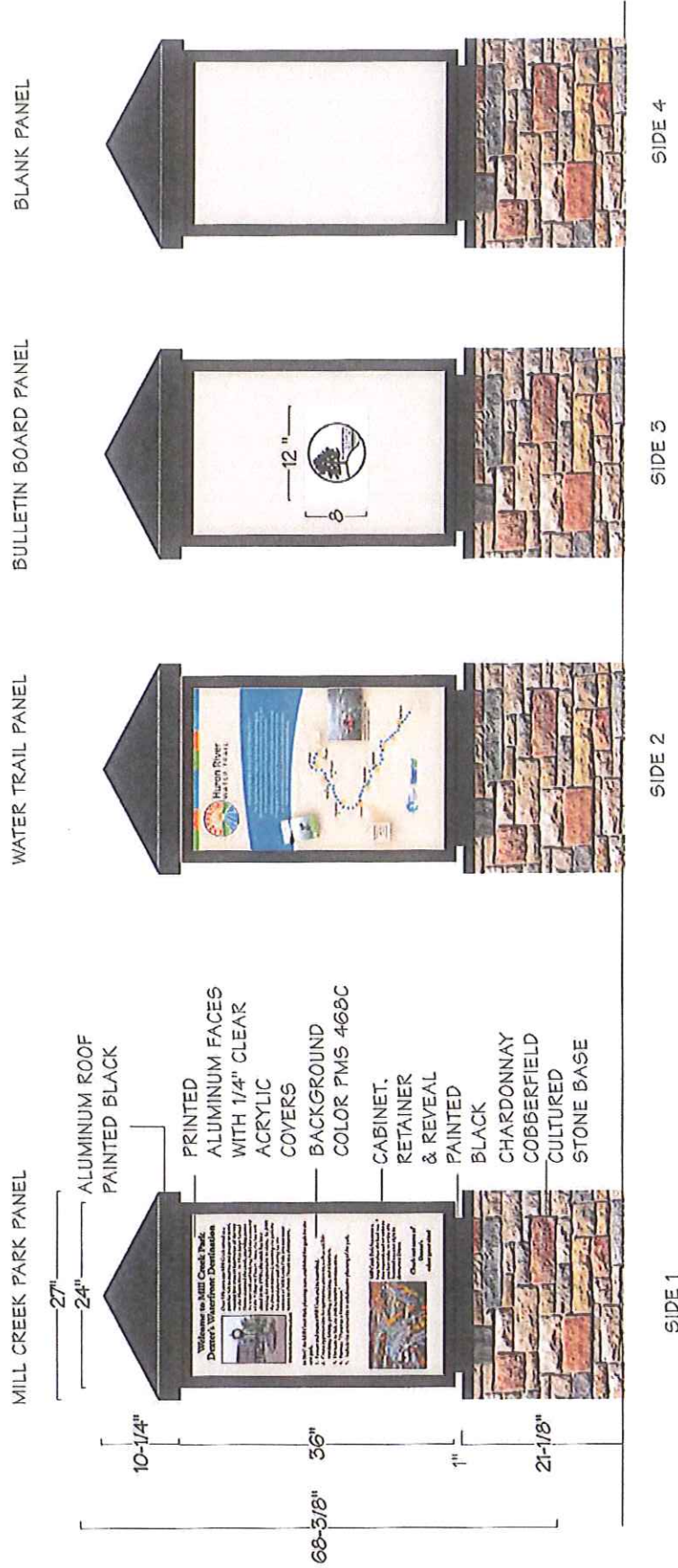
Other _____

- ☐ 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.)

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.

Ralph A. Zange
Signature of Applicant

9/18/2014
Date



(1) 4 SIDED KIOSK
SCALE 3/4"=1'
DEX-TH-060313-LE

CITY OF DEXTER
DEXTER, MI





Imagery ©2014 Google, Map data ©2014 Google 50 ft



Ypsilanti Historic District

Work Permit Application

Date filed 09/18/14 for HDC meeting date 09/25

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 17, 19, 21 E. Cross St. Ypsilanti, MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Vincent Chmielewski

Address 2348 Draper Ave

City Ypsilanti State MI Zip 48198

Phone 734.217.4530 Fax _____

E-mail Vince@vcwebdesign.com

Owner Freda Klaasen
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Addison Awning & Sign

(Name, address, phone) 3990 Jackson St. Francis St. Jackson, MI 49203

Action Items only:

Construction Cost \$5660 Permit Application Fee \$35

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:

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2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
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 - 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 09/18 for HDC meeting date 09/25

Property Address 17, 19, 21 E. Cross St.

Applicant Vincent Chmielewski

Description of proposed work (see sample applications)

Add new awnings to frontage.
Same dimensions as existing.

Materials

Sunbrella #4684 Slate
Graphic: Visual Compass logo
"Visual Compass" on front center awning.

Colors (Attach color chips or samples)

See attached

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.

Vincent Chmielewski
Signature of Applicant

09/18/14
Date

17-24 E COSS





Ypsilanti Historic District Work Permit Application

Date filed 9/11/2014 for HDC meeting date 9/23/2014

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 210 N. Washington St.

Applicant ☒ Owner ☐ Architect ☐ Contractor
 Name Stewart Beal
 Address 221 Felch St. Suite 6
 City Ann Arbor State MI Zip 48103
 Phone 7343206376 Fax 7346625869
 E-mail sbeal@gobeal.com

Owner _____
 (If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor
 Contractor Beal Construction Services
 (Name, address, phone) 221 Felch St. Suite 11 Ann Arbor, MI 7343206376

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:

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2. Attach the following documents:
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 - 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 9/11/2014 for HDC meeting date 9/23/2014

Property Address 210 N. Washington St.

Applicant Stewart Beal

Description of proposed work *(see sample applications)*

Previous person had built exterior wall using face bricks on top half and shingles on bottom half of the wall. The shingles have deteriorated and need to be replaced with a better suited exterior siding material.

Materials

Open for discussion.

Colors *(Attach color chips or samples)*

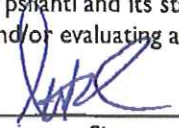
Body _____ Accent 1 _____

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.)

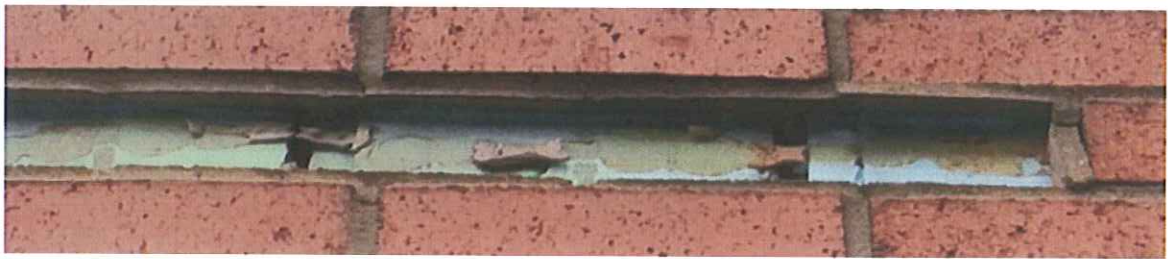
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

9/11/14

Date









CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

621 N River

Applicant: James Fishelson, owner (present).

Discussion: Application is for the addition of a front porch and carport. This application was tabled at the August 26, 2014 meeting since the applicant was out of town. New plans were submitted for the project dated 9/2/2014 by PACS Architecture.

Schmiedeke: States that it would appear that all of the commission's concerns have been met with these new plans.

Fishelson: States that he may not be able to start the carport before bad weather sets in so he may have to wait for the carport and wanted to know if that would be an issue.

Schmiedeke: States that would not be an issue and that the applicant has 6 months to begin the work from the approval date. If he does not start the work before then, he will need to apply again.

Fishelson: States that he might decide to do the carport at a later time.

Motion: Prebys (second: Rupert) moves approval of the application for 621 N River for the addition of a front porch and a carport per the drawings, proposed elevations and plans by PACS Architecture dated 9/2/2014. Colors are white, trim is to be green and the roof shingles are to match those existing on the house.

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: John DuBois; Oak Tree Home Services, contractor (present).

Discussion: Application is for the front porch repair and replacement. This application was tabled at the August 26, 2014 meeting since the contractor was not present and the owner was unable to answer specific questions relating to the project.

Prebys: States that there were some questions regarding the porch, which has a lot of original detail on it, and it was unclear from the description on the application how these would be replaced. The client was unable to answer the questions that the HDC had.

DuBois: States that he has photos. He states that he will plan to reuse the posts on the right side of the porch. States that the detail that was on the left side of the porch has been saved and is planning on using what he can. Anything that cannot be reused will be remade using cedar.

Prebys: Would like to know if anything will be done with the floor of the porch.

DuBois: States that it will all be replaced.

Prebys: Would like to confirm that it will be raised back level.

DuBois: Confirms that it will be level except for a little bit of an angle to shed water from the porch.

Prebys: Would like to know what material will be used for the porch decking.

DuBois: Would like to know if the HDC is ok with pressure-treated wood.

Schmiedeke: Advises that pressure-treated wood is not ok.

DuBois: States that they will go with cedar then.

Prebys: Advises of the HDC porch fact sheet and that the guidelines on it need to be followed.

DuBois: States that he will do whatever is required by the HDC.

Schmiedeke: States that pressure-treated wood can be used below the decking of the porch where anything comes in contact with the ground however the decking itself cannot be pressure-treated wood.

Rupert: Advises that the decking needs to be tongue and groove and needs to be primed on the bottom with an oil-based primer.

Schmiedeke: Would like to confirm that the new posts will match the old. She advises that the old ones are chamfered.

DuBois: Confirms that the new will match the old and is not looking to change the look of the porch.

Schmiedeke: Would like to know if the porch will need a step.

DuBois: States that it will need a step and he will use what is stated in the HDC fact sheet to replace it.

Condon: States that he will need to use the same material as the decking but in 5/4" lumber.

Pettit: Would like to know what the clearance is between the ground and porch deck.

DuBois: States that it is only about 14-15" clearance. Would like to know if the lattice is required that is stated on the fact sheet in this case.

Pettit: Confirms that the lattice is needed and needs to be framed in. He would also like to know what will happen with the roof and if it will need to be replaced.

DuBois: States that the roof will need to be replaced and confirms that he will replace the roof using in kind materials.

Prebys: Would like to know if shingles will work on such a shallow roof.

Condon: Would like to know what the slope is.

DuBois: States that it is about a 2 degree pitch and was planning on using an ice guard.

Condon: States that it is possible to use mineral surface in a color that is sympathetic to the current roof. Would like to know what will happen with the gutters.

DuBois: States that they will be replaced with same and painted to match. Any paint used will be in the same colors. Would like to know if the beaded fir is preferred for the porch ceiling.

Condon: States that since it is getting painted that using bead board in the ceiling is ok.

Motion: Condon (second: Prebys) moves to approve the application for 314 E Cross to include the repair of the existing front porch including the replacement of the roof of the existing structure using the same slope and profile of the existing roof and the replacement of the posts on the left hand side and their architectural elements. The replacement of the posts on the left hand side will be made to match the existing posts in dimension. The existing scrollwork will be reused and any replication of the scrollwork will match the existing using cedar. The porch surface will be a tongue and groove painted wood according to the HDC porch fact sheet and treated. Any skirting will be framed. The porch ceiling will be a beaded fir or bead board and painted to match. The existing gutters will be replaced with the same style and painted to match.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

29 S Huron

Applicant: Prime Time Real Estate, Craig Annas, owner (absent).

Discussion: Application is for a fence repair and painting, and replacement of the front brick courtyard. Owner advised staff that he would be unable to attend the meeting.

Staff: States that the owner advised that the work on the fence was to start that day. That the owner is open to the color of paint for the fence.

Schmiedeke: States that the issue is not with the fence but with the use of the pavers.

Condon: States that terra-cotta pavers are still readily available and would prefer to see the use of the existing pavers or something similar.

Staff: Advises that the owner is open to material and even suggested putting grass in place of the courtyard.

Prebys: Does not agree with the installation of grass instead of the pavers.

Schmiedeke: States that there is a way to salvage the existing and match what is there.

Prebys: States that there is no problem with the fence but that the current materials that are used for the courtyard are preferred.

Motion: Prebys (second: Condon) moves to table the application for a discussion of the pavers for the patio.

Secretary of the Interior Standard:

N/A

Approval: Unanimous. Motion carries.

203 N Washington

Applicant: Andrea Jordan, owner (present).

Discussion: Application is for storm window installation. The storms will be Snowbird by Trapp in white.

Stevenson: Would like to know what windows on the house the storms would be installed in.

Jordan: States that the storms will be used in all of the windows.

Stevenson: Inquires as to whether there are any existing storms in the windows.

Jordan: States that there are storms but not screens.

Condon: Would like to know what types of storms there are.

Jordan: States that the storms that are there now are large wood framed, glass storms. States that the existing storms are heavy.

Prebys: States that the wood storms are probably more effective than the proposed storms.

Jordan: Agrees and understands but states that she needs the tight fitting screens for her certificate of occupancy. She also states that this is for her safety, since she would need to be the one replacing the wood storms and screens every year.

Condon: Would like to know if the existing storms are in good shape.

Jordan: States that the existing storms are in decent shape.

Condon: Inquires as to whether there is somewhere safe to store the current storms.

Jordan: States that she will save them in the garage on the property.

Rupert: Would like to know regarding the large front window.

Jordan: States that the large front bay window does not open and that the storms will only be placed on the windows that do open.

Schmiedeke: Inquires as to whether the storm will be a slider or a one-over-one.

Jordan: Confirms that the storms will be one-over-one, not a slider and that the cross-beams will match what exists on the current windows.

Prebys: Advises that the HDC usually does not approve metal storms because they are not as effective as the wood and usually the HDC does not

approve the replacement of storms when there are existing storms in fair condition.

Condon: States that a double track storm is preferable to the triple track since it is less bulky and the welded seam is good. The cost is also less expensive.

Rupert: Recommends the double track since it is a better fit, look and more efficient and secure than the triple track storm. Requests that the current wood storms be stored.

Pettit: Would like to know the total amount of windows that will be done.

Jordan: States that there would be 23 windows total for the storm installation.

Motion: Condon (second: Pettit) moves approval for the application for 203 N Washington to include the installation of storm windows in the existing openings. The new storm windows will be white, welded-seam, double track storm windows.

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

Approval: Yay: 5. Nay: 1. Motion carries.

600 N River

Applicant: HighScope Educational Research Foundation, Teresa Schenk and Joe Secore (present).

Discussion: Application is for stone foundation repair. Mortar will be dyed to match existing.

Stevenson: States that the biggest issue is to make sure that the mortar is correct for that particular application.

Secore: States that they have requested that the contractor use coarse sand for the mortar.

Condon: States that you would not be able to tell that the mortar has coarse sand at first until the mortar has weathered some or if an acid wash is used. However he does not recommend that any acid wash be used in this case.

Secore: States that they will not use an acid wash.

Schenk: States that the repair will be mainly concentrated in the front entrance and in other areas as needed. There was some concern that this may be the cause of moisture in the basement. She states that this is the first of many plans for the structure and that they are planning on redoing the concrete stairs, sidewalk repair and landscaping in the future.

Rupert: Advises to attend an HDC meeting as a study item before any plans are solidified.

Secore: Would like to know if the sidewalk repair will need an application is the same material will be used and it will match the existing sidewalk.

Stevenson: Advises that no application would be needed as long as there are not any changes.

Condon: Cautions not to install a rainbow of colors for the mortar since it will not look good if or when the existing mortar is cleaned. States that dark buff or brown on the color chart submitted with the application will probably be the most used on the building. States that the black tint may not be appropriate.

Secore: States that the contractor stated that he does not like to use black tint since it is too dark and it is easy to utilize too much.

Condon: States to use a cleaner specific for the masonry or to use a garden hose and brush when cleaning the mortar. No power washing.

Motion: Rupert (second: Prebys) moves to approve the masonry work at 600 N River as per the proposal included in the application with the mortars mixed to match.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

513 N River

Applicant: Joe Secore, owner (present).

Discussion: Applicant was previously approved for a door installation at the back of the house and is seeking advice on whether a different door would be appropriate.

HDC: Advised that the type of door that is being considered would be appropriate.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

35 S Huron: The house is in poor condition and the commission would like to see what could be done.

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, staff received a call last week and the applicant stated that he will attend meeting as a study item to discuss colors. Commissioner Rupert suggests colors and states that he can stop in and provide suggestions to the owner.

Terry Bakery sign: The sign still has not returned at this time.

214 W Forest: Staff states that a letter was sent 8/28/2014 to Barnes & Barnes with no response at this time.

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 was sent to the owner of the property regarding the status of the work. Owner emailed staff on 9/8/2014 advising that he is still working on the posts and painting due to the amount of work it entailed but still plans to return the porch to its previous condition.

106 S Washington: Roof on outbuilding is in poor condition. Building department inspected the property and advised owner that repair/replacement is needed and to put an application in to HDC and the building department. A re-inspection is scheduled for October. Commissioner Stevenson suggests that a letter be sent to ask the owner to attend the next meeting as a study item.

525 N Huron: Staff took photos of the property today at the prompting of a commissioner and it appears that work is being completed on the premises. The HDC will drive by the house to evaluate the situation and a letter needs to be sent out to the owner to advise of the need for an application.

Sample Applications: Staff updated the sample applications that were on the HDC website.

230 W Michigan Ave: Commissioner Rupert announces that the work has been completed at this address.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 26, 2014

Motion: Pettit (second: Prebys) moves to approve as amended to change name of the commissioner that made the motion on 200 E Cross from Pettit to Prebys.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 pm