

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

29 S Huron

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

Discussion: Application is for a fence repair and painting and replacement of the front brick courtyard. The HDC tabled the application at the previous meeting in order to discuss other options with the owner.

Stevenson: States that she noticed that the bricks are now missing in the front courtyard. States that the HDC was aware that the iron gate and fence were going to be taken down and painted. The issue is now what will happen with the courtyard.

Annas: States that the bricks were degraded beyond repair. That most of them crumbled as they came out.

Rupert: Inquires as to whether the bricks were hard fired.

Annas: States that they were not, that if they were the bricks would probably not have crumbled the way that they had.

Stevenson: States that the staff advised that he would put in grass if not the proposed material of concrete bricks.

Annas: States that if the proposed material is not acceptable then he would like to put in grass.

Prebys: States that grass may be difficult to maintain due to light and water in this area.

Annas: States that he does have a water source and that he understood that the building originally had grass at the front.

Condon: Would like to know why the applicant would not want to replace the courtyard with brick.

Annas: States that the cost is too great to replace the pavers in brick.

Prebys: States there is difficulty with the concrete pavers since it is not compatible with the structure.

Rupert: States that we would approve a hard fired brick.

Stevenson: States that the applicant may want to look for a grass mix that is heartier to use in this location.

Prebys: Would like the applicant to confirm that grass is what he prefers.

Annas: Confirms.

Motion: Prebys (second: Pettit) moves to approve the application for 29 S Huron to remove the front brick courtyard, to repair and paint the wrought iron gate in black. To reinstall the gate and fence as originally installed and to replace the brick pavers with grass in the front courtyard. Shrubs will be installed in the planter box beneath the windows and a dogwood tree in the middle of the courtyard.

Secretary of the Interior Standard:

#4- Preserve significant changes acquired over time.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

525 N Huron

Applicant: Michael Parakh, owner (present).

Discussion: Application is for siding repair, window and metal door installation and painting on the exterior.

Stevenson: States that there has been quite a bit of work at the property that the HDC was concerned about. States that the windows that were installed look to be vinyl.

Parakh: Confirms that the windows are vinyl.

Stevenson: States that vinyl is a material that is not allowed in the historic district and an alternative will have to be found. States that vinyl decreases the size of the openings and causes the need for the large trim sections that the applicant had to install and this then changes the look of the house. Advises that the slider windows in the front of the house are also inappropriate.

Parakh: States that he just purchased the house a few months ago and the windows that he installed are the same as what were there before.

Stevenson: Advises that the vinyl windows that were there before were not approved by the HDC. The windows that the applicant changed need to be replaced with appropriate windows. States that the applicant will not need to tear out and replace all of the windows on the house since he did not replace all of the windows. States that we cannot approve the windows that have been replaced since they were not appropriate for the structure in the first place.

Parakh: States that he was trying to match what was already there.

Rupert: Would like the applicant to confirm which windows he did replace.

Parakh: Advises on which windows.

Rupert: States that there are no sills on the windows that the applicant installed and that the sills would have been there originally.

Parakh: States that he is concerned that the new, correct windows will not match the ones that already exist on the house.

Stevenson: States that the old vinyl windows will eventually need to be replaced and that the correct ones will have to be installed at that time. States that the HDC will not force the applicant to change the old vinyl windows that he did not need to replace. Requests that staff provide the applicant with the window fact sheet and advises the applicant that the windows outlined on the fact sheet are appropriate.

Prebys: States that one of the reasons that the HDC does not allow vinyl windows is that they do not last long and are not made very well.

Stevenson: States that the major issue is with the window glass that has been reduced in size now due to the large vinyl window framing.

Parakh: Would like to know if he needs to replace the ones he did not replace already.

Stevenson: States that he would not need to replace the windows that he did not touch. States that the door on the side has been replaced with a 6 panel metal door and that a metal door is inappropriate for this structure.

Parakh: States that the door was an emergency replacement since the house was broken into not that long ago.

Rupert: Would like to know what the front door looks like.

Parakh: States that it is a metal door and he is not planning on replacing it.

Stevenson: States that a simple wood door is appropriate.

Parakh: States that he used a metal door since he believed that it was a door that would hold up better if someone tried to break in.

Condon: Advises that the door will usually fail at the deadbolt when someone tries to break in and not at the door itself.

Stevenson: Would like to address how the siding will be replaced. She would like to confirm that the siding will be replaced with in kind materials.

Parakh: Confirms that this is the case.

Stevenson: States that the application states that he will power wash the structure. Inquires as to whether the applicant has already power washed the house.

Parakh: States that he has not power washed yet.

Stevenson: States that the HDC does not allow power washing since it will force the water under the siding and that will cause damage the wood structure. Advises that a garden hose and brush should be used instead.

Rupert: States to use oil based primer and a satin or semi-gloss finish for the paint. States that either of the paint colors schemes proposed in the application are appropriate.

Prebys: States that with the approval of the applicant the application can be approved with modifications.

Stevenson: Would like to know if the applicant would like to proceed with the application.

Parakh: Confirms.

Schmiedeke: Shows applicant some door options that would be appropriate from a catalog.

Parakh: Would like to know if the door needs to have glass in it.

Schmiedeke: States that it would not necessarily need glass.

Condon: States that the applicant can have glass at the top of the door if break-ins are an issue.

Prebys: Advises that fan or arched openings for the glass on the door are inappropriate. A rectangular window for the door is appropriate.

Motion: Prebys (second: Pettit) moves approval of the application for 525 N Huron to replace small sections of the damaged wood siding to match existing. To replace windows with wooden windows as described in the window fact sheet. The windows may also be aluminum clad wood windows. The house may be washed with low pressure water, scraped and primed with an oil based primer and a latex satin finish coat. The side metal door will be replaced with a wood door that may have a glass panel at the top third with two panels beneath that. The paint colors may be used as submitted on the application in scheme 1: Sherwin Williams 6192 for the body and 6129 for the trim or scheme 2: Sherwin Williams 6430 for the body and 6366 for the trim.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

308 Maple

Applicant: David Alber, owner (absent).

Discussion: Application is for the construction of a garden shed.

Prebys: States that this needs to be tabled since the location for the structure is not listed on the application. Also, T-111 siding is not allowed.

Motion: Prebys (second: Rupert) moves table for more information on the location and materials and T-111 siding is not approvable.

Secretary of the Interior Standard:

N/A

Approval: Unanimous. Motion carries.

160 N Washington

Applicant: Eric Maurer, owner (present).

Discussion: Application is for window replacement; replacing a center fixed window with an aluminum clad wood double-hung window.

Maurer: States that the house is problematic but the tenant needs a movable window.

Prebys: Would like to know if what is there is already wood.

Maurer: States that it is wood with metal around it. States that the only difference that you would be able to see is the double hung portion. States that it was an old porch that was closed in at one point.

Condon: Would like to know if the existing casing will be used.

Maurer: Is fine with using the existing, but it depends on the installer.

Schmiedeke: States that the windows are not original to the structure.

Motion: Condon (second: Schmiedeke) moves approval of the application for 160 N Washington for the replacement of the center window as indicated in the application with a new double hung aluminum clad wood window and screen to match the existing window in dimensions. Material will be painted to match.

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

Approval: Unanimous. Motion carries.

613 N Prospect

Applicant: Peter Sturgeon, owner. Jacklyn and Carl Sturgeon, representatives (present).

Discussion: Application is for painting, foundation repair and the relocation of the mailbox.

Stevenson: States that they have received the application for work and would like to know if there is anything that they would like to add.

Condon: Would like to know if they are replacing the entire block for the foundation repair.

Carl Sturgeon: States that they found face replacements that are about 2". States that you just need to be a mason to install them.

Rupert: Would like to know if there was a retaining/cheek walls for the stairs previously.

Jacklyn Sturgeon: States that there was at one point and brought examples. Is planning on putting the wall back to what it was previously.

Carl Sturgeon: It would be supporting the sides of the stairs. States that they have appreciation of the antique and any repairs will be correct to the time period.

Condon: Inquires as to what will occur with the mailbox.

Jacklyn Sturgeon: Would like to replace the mailbox with a U.S. Postal approved mailbox since the one that is now attached to the post on the porch is not correct. States that they would like to move it to the approach walk. States that there are several in the area like this.

Prebys: Would like to confirm that the paint that will be used is a cream color.

Jacklyn Sturgeon: Confirms.

Motion: Condon (second: Prebys) moves approval of the application for 613 N Prospect to include the stripping, priming and repainting of the exterior window trim. The replacing of missing and broken cinder blocks with a matching rock faced block. The rebuilding of the two cheek walls around the concrete stairs in matching rock faced block. The installation of a new mailbox on a 4x4 post on the approach walk at the base of the stairs. The paint color to be used on the trim is Behr HD27 Monterey white.

Secretary of the Interior Standard:

5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

600 N River

Applicant: HighScope Educational Research Foundation; Theresa Schenk, representative (present).

Discussion: Application is for awning replacement at the back of the structure.

Schenk: They are planning on painting the house in the same colors next year. She brought paint chips and they tried to match one of the existing colors used on the structure. States that they deal with a specific awning company and would prefer to use them again. The existing frame for the awning is on lead pipe and that will be replaced. States that they had considered vinyl and fabric awnings but that they could not match the existing color. States that they came up with a close match to the house colors in a grey vinyl awning from Trivantage. The color is Driftwood/CP2719-62. This is an awning at the back of the house.

Motion: Prebys (second: Condon) moves approval of the application for 600 N River for the replacement of the awning at the rear of the house. The awning cover will be Trivantage-Driftwood CP2719-62 and will be similar to what is there now.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

Riverside Park

Applicant: City of Ypsilanti, owner (absent).

Discussion: Application is for a kiosk installation in Riverside Park.

Prebys: States that he has no problem with the installation of the kiosk however in the photos provided the stones at the bottom of the kiosk look to be dry laid.

Rupert: States that they used a deep grout.

Condon: States that the material is not really stone and it requires a different grout.

Schmiedeke: Inquires as to whether this is one in a string of these kiosks.

Prebys: Confirms and that would mean they would all need to look alike.

Motion: Prebys (second: Condon) moves approval of the installation of the kiosk in Riverside Park at the termination of the Tridge per the submitted drawings.

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

Approval: Unanimous. Motion carries.

17-21 E Cross

Applicant: Vincent Chmielewski and Courtney Tavernit, tenets (present).

Discussion: Application is for awning replacement and installation.

Stevenson: States that this was previously discussed as a study item.

Schmiedeke: Inquires as to where the graphics will be on the awnings.

Tavernit: States that there will not be any lettering or graphics on the awnings.

Motion: Prebys (second: Condon) moves approval of the application for 17-21 E Cross for new awnings on the front and rear façades in the same dimensions as the existing. The new awnings will be Sunbrella #46SU in Slate with no graphics.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

210 N Washington

Applicant: Stewart Beal with Beal Properties; owner (present).

Discussion: Applicant is here to discuss replacement material options for an exterior wall that is currently covered in asphalt shingles.

Beal: This building has five different materials for the siding. The shingles have failed and need replacement. Above this area face brick is used and to the left is real brick.

Condon: Would like to know if it is installed on foam board.

Beal: Confirms.

Stevenson: Would like to know if the applicant has any ideas for a replacement material.

Beal: Suggests a wood siding but is not committed to that material.

Condon: States that real brick will be an issue due to the layers under the shingles.

Beal: Is selling the building and the repair of this areas is a condition of the sale.

Rupert: Suggests a smooth side HardiePlank.

Stevenson: Agrees that HardiePlank is the best option.

9 S Adams

Applicant: Amanda Edmonds and Laura Gillis for Growing Hope, tenet (present).

Discussion: Applicant is here to discuss the possible addition of a door to the warehouse and solar tubes.

Edmonds: The warehouse is a hidden gem. They are aiming to turn the 2 properties (9 S Adams and 16 S Washington) into a year round farmers market. States that they need more doors for public occupancy. They would like the HDC to consider two things: the doors and the lighting. Is also interested in any feedback the HDC might have on the project. State that they will need two pedestrian doors on the warehouse. Will use 16 S Washington for parking and for outdoor farmers market, it will also be used as the main public face for the farmer's market. Will need a double 36" for the door per fire code.

Condon: States that it would be great to see this property in use.

Prebys: Agrees and states to possibly use the existing door for style influence for the new doors. States to keep the look of the bank building for the proposed sheds for the market. The solar light tubes are not a problem.

Schmiedeke: States that the door does not need to recreate the existing.

Condon: States that a commercial door could be used.

Prebys: States that a lot is possible since the building needs to be used.

Edmonds: States that they will use interior storms. Would like comments on 16 S Washington since the would like to define that space.

Rupert: States that they could place a parapet on the building for signage.

Prebys: Will like to see the existing building and canopy on the bank building preserved.

216 S Huron

Applicant: Ron Rupert, contractor (present).

Discussion: The owners are looking for guidance on a replacement material for the siding on the dormer. The existing siding is asbestos and the owners do have extra siding on the property to use for a repair.

Schmiedeke: States to do a repair not replacement.

Condon: Suggests using smooth HardiePlank for a repair if there is not a sufficient amount of shingles available. States that to use cedar shingles here may cause water retention.

17-21 E Cross

Applicant: Vincent Chmielewski and Courtney Tavernit, owner (present).

Discussion: Applicant is considering a projecting sign off of the corner at 17 E Cross. It will be above the awning and even with the cornice. The sign will be at a 45 degree angle. The sign will be 3 x 3 in size. States that they are trying to go with an older look.

The HDC suggests that they would need a visual of the sign. The sign may need additional support if it will be that size. When the applicant comes before the HDC for approval they will need to advise on how it will be installed as well as the design. They will need to avoid the brick itself and install the bracket in the mortar. Will need a frame around the sign and suggestions were made for the material of the sign as well.

106 S Washington

Applicant: Steven Jentzen, owner (present).

Discussion: States that he received a letter advising him to attend the HDC meeting regarding the outbuilding on the property.

Stevenson: Inquires as to what the owner's plans are for the outbuilding.

Jentzen: States that he plans to get a roof on the structure.

Prebys: States that the HDC would not have a problem with the roof being rebuilt.

Condon: Would like to know if any estimates have been acquired.

Jentzen: Confirms that he has a few estimates. The plan is to use asphalt shingles in the same style.

Condon: Would like to know if the contractors stated that the ridge beam and underlying roof framing would need to be replaced.

Jentzen: States that the contractors that he spoke with did, but the barn preservationists that he spoke with did not mention anything about it.

Condon: Advises that what the HDC is most concerned about the preservation of the structure and what it looks like once it is completed. The HDC is concerned with any structure in the district that is unstable and

would like to make sure that the roof does not collapse or the structure is not destroyed.

Jentzen: States that he did try to get barn preservationists to handle the work needed but that did not work out and he is now looking for the easiest, cheapest way to get the structure repaired.

Condon: States that the easiest way is to have trusses made to match the existing and replace the underlying structure and then re-roof the structure after the building walls are supported.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

Terry Bakery: No change.

525 N Huron: Attended meeting.

35 S Huron: The house is in poor condition and the commission would like to see what could be done. Staff is waiting on response from the building department.

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. Commissioner Rupert did speak with the owner but has not had a response regarding the colors.

214 W Forest: Staff states that a letter was sent August 28, 2014 to Barnes & Barnes with no response at this time. Stevenson suggests that a second letter be sent to the owner since there has not been a response and it has been about a month since the last letter was sent.

613 N Prospect: Attended the meeting.

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. Owner attended the meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 9, 2014

Motion: Rupert (second: Pettit) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:53 pm