

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 8, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 8, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 8, 2015
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
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 219 N Huron

Stair & railing installation

B. NEW BUSINESS

2. 1 S. Huron

Tuck-pointing/painting/roof repair

3. 111 N Huron

Signage

4. 105 Michigan Ave

Entryway

5. 114 Woodward Ave

Painting

C. STUDY ITEMS – None

D. ADMINISTRATIVE APPROVALS

1. 14 W. Cross

Reroof

E. OTHER BUSINESS

1. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2015

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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Rec 19337



Ypsilanti Historic District

Work Permit Application

Date filed 6/29/15 for HDC meeting date 7/14/15

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 219 N. Huron

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name DAVID DEYO

Address 13600 GARDEN

City Berlin M.

State

Zip

49329

Phone 734-945-2282

Fax

E-mail KATHYDEYO@GMAIL

Owner

(If different than applicant)

Who will perform the work?

☒ Owner

☐ Contractor

Contractor

(Name, address,
phone)

Action Items only: 1.62

Construction Cost: 7500

Permit Application Fee

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 219 N. HIRON

Applicant DAVID DEYO

Description of proposed work (see sample applications)

REPLACE FRONT STEPS

Materials

2X10 STRINGERS
5/4X6 TREADS
1X6 RISERS
2X4 & 5/4X6 HANDRAIL

Colors (Attach color chips or samples)

Body TO MATCH HOUSE 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]
Signature of Applicant

06-23-15
Date



Ypsilanti Historic District Work Permit Application

Date filed 9/1/15 for HDC meeting date 9/8/15

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 1 S Huron

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name Bonnie Wessler

Address 1 S Huron

City Ypsilanti State MI Zip 48197

Phone 734-483-9646

Fax _____

E-mail wesslerb@cityofypsilanti.com

Owner City of Ypsilanti

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost \$24,000.00

Permit Application Fee _____

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

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Ypsilanti Historic District Work Permit Application

Date filed 9/1/15 for HDC meeting date 9/8/15

Property Address 1 S. Huron

Applicant City of Ypsilanti

Description of proposed work *(see sample applications)*

Please see attached.

Materials

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

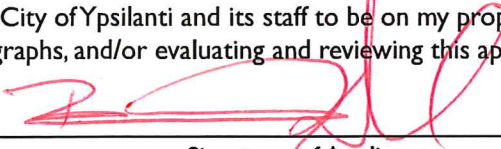
Accent 2 _____

Roof _____

Other _____

- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
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Signature of Applicant

9/1/2015

Date

John Roe

From: alfred bommer <albomer1336@gmail.com>
Sent: Thursday, April 23, 2015 2:49 PM
To: John Roe
Subject: Masonry repairs and Paint work of Ypsilanti city hall building

- Scope of work
- Relay N/E corner of building and necessary wall areas.
- Scrap and clean areas that spalding is taking place. replacing severely damaged Brick work.
- Undo and fold rubber sheeting back on the top of the para-pit wall to clean and repair spalding as necessary around the perimeter.
- Re install rubber sheeting using tar coating and rubberized caulk to prevent leaks.
- Grind and fill damaged stone work joints.
- Paint work
- Clean and prepare surface of building, Caulking and Glazing the windows as necessary.
- Paint exterior of building in color chosen by Village/Supervisor.
- Painting of parking lot retaining wall
- Daily site Cleanup and placement of Danger markings/Barricades.

Allamerican
734 649-5792

Proposal

PROPOSAL NO.

1

SHEET NO.

1

DATE

7-30-15

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME	ADDRESS
ADDRESS	
	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Repairs of brickwork and Paintwork on the exterior of Ypsilanti Hall

- ① Demo south east corner of parapit and rebuild with New brickwork,
- ② Repair the brickwork at parapit as masonry
- ③ Fold back Rubber roofing and clean Rubber so that the Roofing last longer & waterproofing is able to
- ④ Fill bad / cracked Stone Joints at lower side of building,
- ⑤ Powerwash and Scrape to prepare to paint building,
- ⑥ Paint exterior in color to be chosen by city or John Roe,
- ⑦ Doxly site clean up and danger markings.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of twenty four thousand and ninety five dollars ⁹⁵/₁₀₀ Dollars (\$ 24,995 ⁹⁵/₁₀₀) with payments to be made as follows. 50% down balance due upon completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Alfred L Bommer

Per

Allamerican Masonry

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Ralph A. Range

Date

8-24-2015

Signature



Ypsilanti Historic District Work Permit Application

Date filed 8/21/15 for HDC meeting date 9/8/15

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 111 N. Huron

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Johnson Sign Co.

Address 2240 Lansing Ave.

City Jackson State MI Zip 49202

Phone 517-784-3720 x107 Fax 517-784-1556

E-mail greg@johnsonsign.com

Owner St. Joseph Mercy Health System
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Johnson Sign Co.

(Name, address,
phone)

2240 Lansing Ave. Jackson MI 49202
517-784-3720 x107

Action Items only:

Construction Cost \$5000.00 Permit Application Fee \$40.00

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:

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*please see
attached*

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 111 Huron St.

Applicant Johnson Sign Co.

Description of proposed work (see sample applications)

Reface existing monument sign. Retain
existing sign footprint,

Materials

See attached

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.
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[Signature]
Signature of Applicant

8/20/15
Date

JOB NAME: _____
SJM/AA

HAAB HEALTH BUILDING

LOCATION: _____
11 N. HURON ST.
YPSILANTI MI

ACCOUNT REP: _____
DESIGNER: _____
REVISION: _____

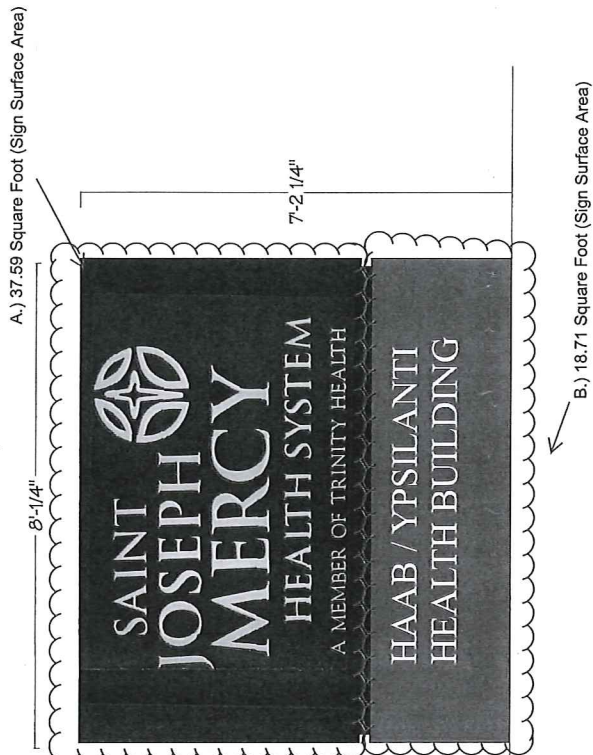
NOTES: _____
(1) INTERNALLY ILLUMINATED
D/F DIRECTIONAL SIGN

FILE NAME: _____
SJM-DS-050615

SCALE: _____
SCALE 1/2"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

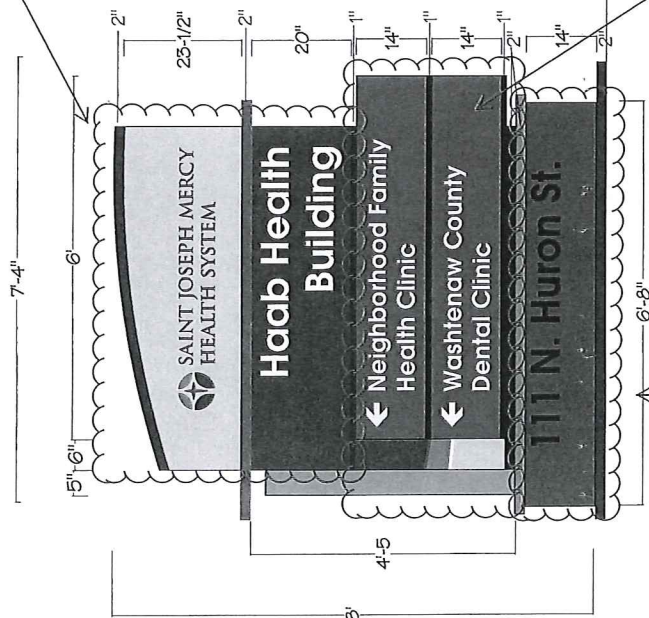
(EXISTING SIGN)
TOTAL SIGN SURFACE SQUARE FOOTAGE:
A.) 37.59 Sq. Ft.
B.) 18.71 Sq. Ft.
TOTAL= 56.30 Sign Surface Square Footage



B.) 18.71 Square Foot (Sign Surface Area)

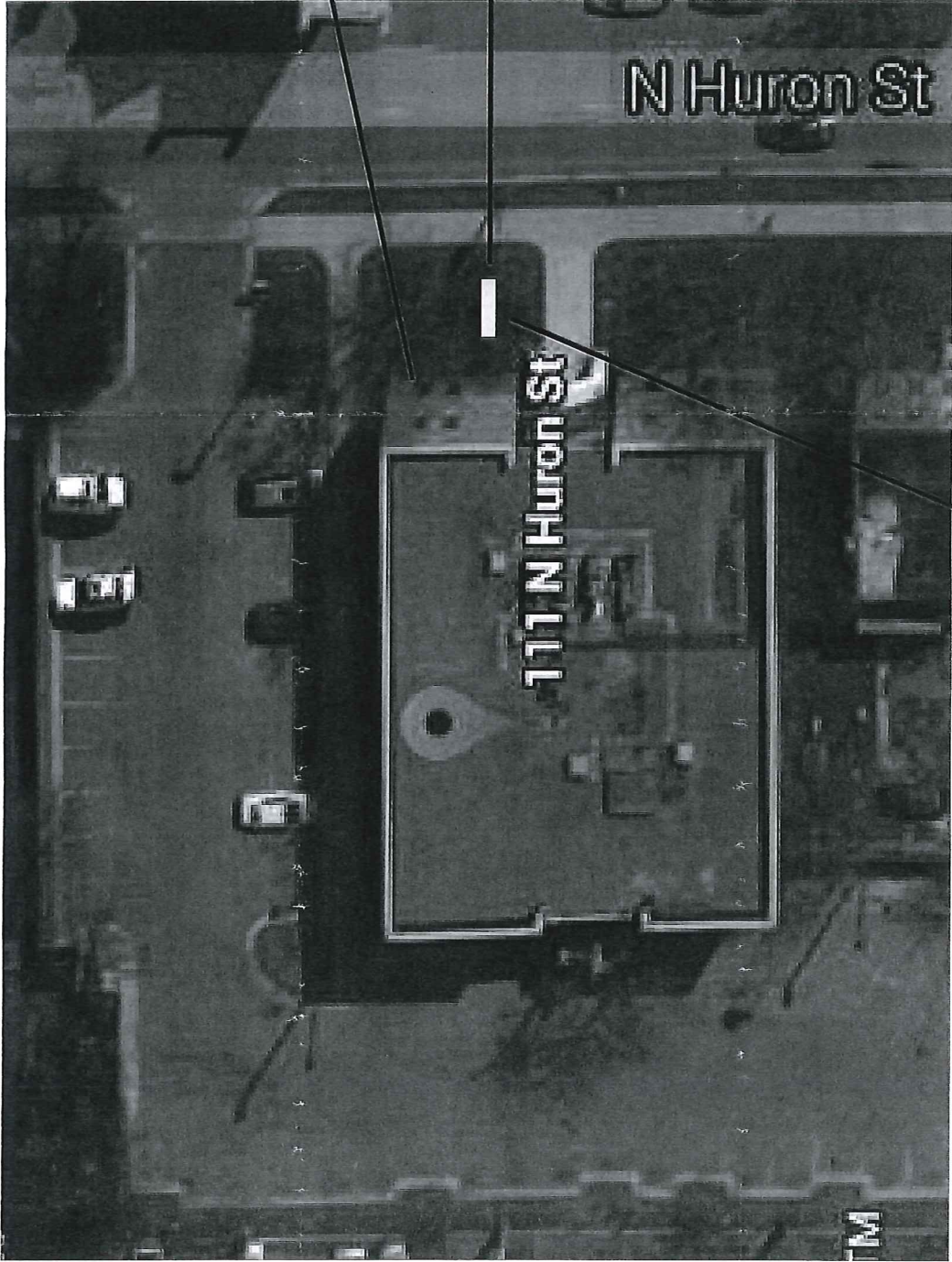
(PROPOSED NEW SIGN)
TOTAL SIGN SURFACE SQUARE FOOTAGE:
A.) 22.67 Sq. Ft.
B.) 17.29 Sq. Ft.
C.) 8.33 Sq. Ft.
TOTAL= 48.29 Sign Surface Square Footage

A.) 48" x 68"= 22.67 Square Foot (Sign Surface Area)



C.) 15" x 80"= 8.33 Square Foot (Sign Surface Area)

SITE PLAN - 111 N. HURON ST, YPSILANTI, MI



*NOTE: BUILDING SETBACKS
FROM SIDEWALK 25'

LEADING EDGE OF SIGN
SETBACK FROM SIDEWALK
6'-3"

EXISTING MONUMENT SIGN TO BE REPLACED WITH NEW MONUMENT SIGN IN SAME LOCATION

JOB NAME: _____
SJM/A _____
HAAH HEALTH BUILDING
LOCATION: _____
111 N. HURON ST.
YPSILANTI MI
ACCOUNT REP: JJ
DESIGNER: LE
REVISION: _____

NOTES: _____

FILE NAME: _____
SJM-SITE PLAN
SCALE: _____

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Ypsilanti Historic District Work Permit Application

Date filed 9-1-2015 for HDC meeting date 9-8-2015

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 105 W. Michigan Ave.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Jeffrey Kuhns and Nancy Balogh

Address 1302 Roosevelt

City Ypsilanti

State MI Zip 48197

Phone (734) 482-8200

Fax (734) 482-8229

E-mail jkuhns@heritageappraisal.com

Owner

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$300.00

Permit Application Fee \$35.00

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

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Ypsilanti Historic District Work Permit Application

Date filed 9-1-2015 for HDC meeting date 9-8-2015

Property Address 501 W. Michigan Ave.

Applicant Jeffrey Kuhns

Description of proposed work *(see sample applications)*

The proposed work is to remove the the black and white tile that is currently located in front of the entrance door at 105 W. Michigan. Level the surface with a concrete leveler and paint with approved color and type.

Materials

Concrete leveler, specialty paint with approved color. Will bring information to the meeting on Sept. 8th.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

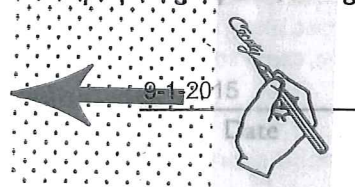
Roof _____

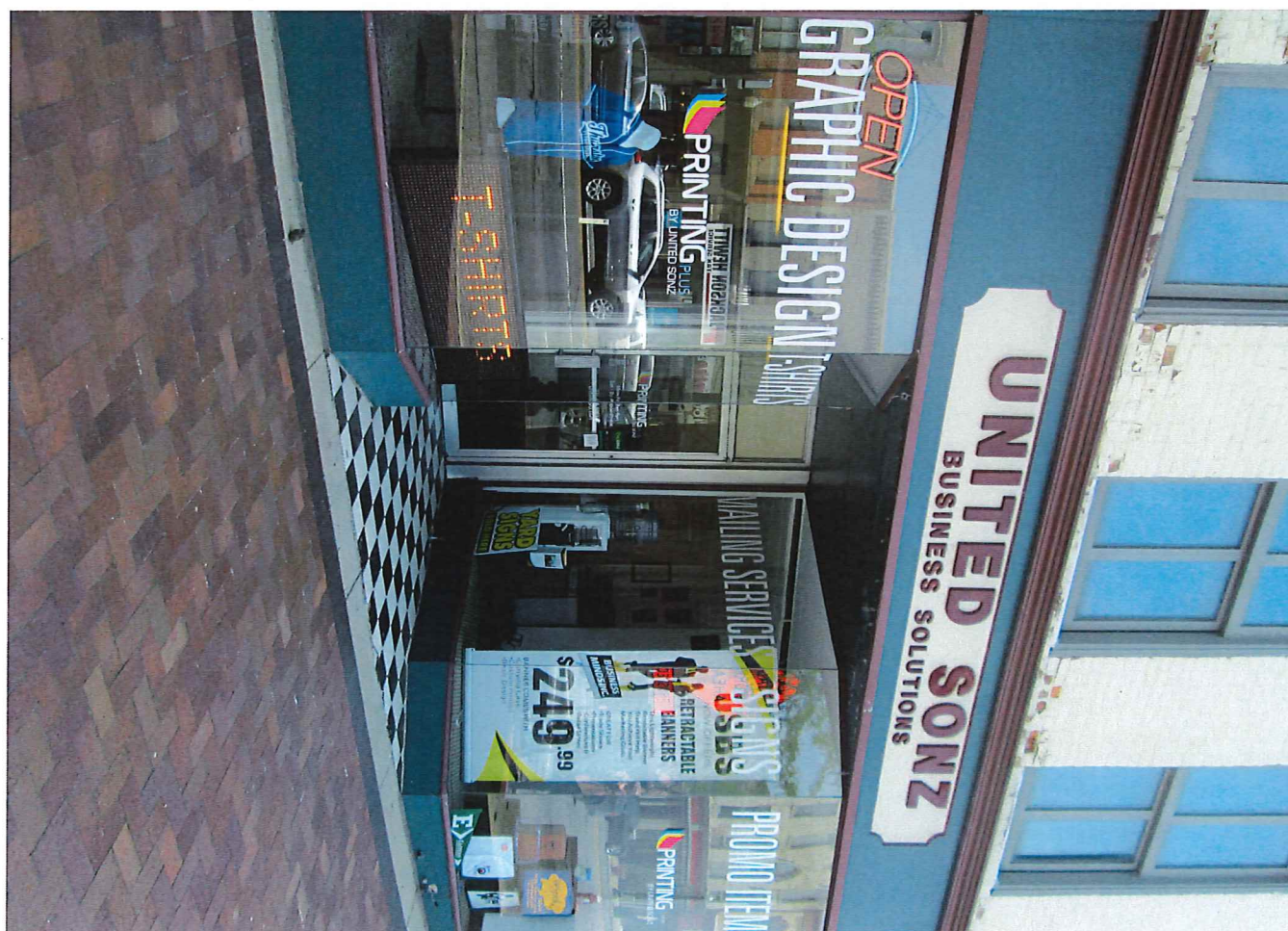
Other _____

- ☒ 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.)

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Signature of Applicant





105 W. Michigan Ave.

Rec 19571 3



Ypsilanti Historic District

Work Permit Application

Date filed 9/2/2015 for HDC meeting date 9/9/2015

Action item ☒

Study item ☐

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

Property Address 114 Woodward Ypsilanti 48197

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name Alan & Eileen Young

Address 114 Woodward

City Ypsilanti State MI Zip 48197

Phone 734-218-5803 Fax _____

E-mail abyoung@umich.edu

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

(Name, address,
phone)

GVC Painting

313-600-6162

Milford, Michigan

977-600-6162

www.gvcpainting.com

Action Items only:

Construction Cost 7000⁰⁰

Permit Application Fee 45⁰⁰

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 9/2/2015 for HDC meeting date 9/9/2015

Property Address 114 Woodward Ypsilanti Michigan 48197

Applicant Alan & Eileen Young

Description of proposed work (see sample applications)

Materials

Paint

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.

Alan B. Young
Signature of Applicant

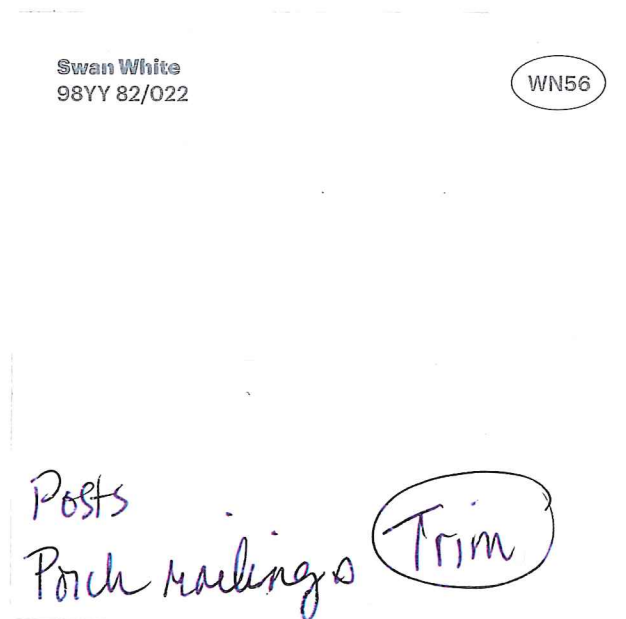
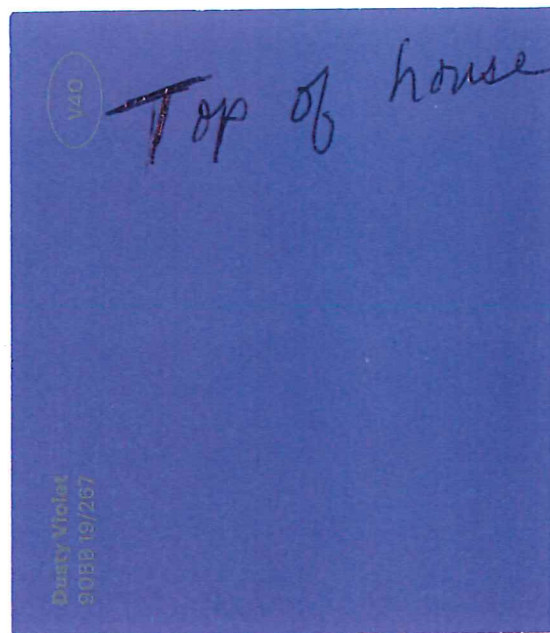
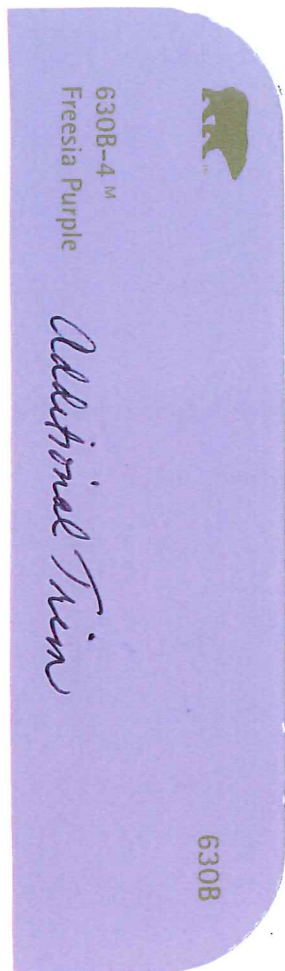
9/2/2015
Date



114 Woodward



114 Woodward



2 19568



Ypsilanti Historic District Work Permit Application

Date filed 6-31-15 for HDC meeting date 9/8/15

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 14 W. Cross

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Antoine Zervogiannis

Address 1351 Rosewood

City Ar State Mi Zip 48104

Phone 734-747-7663 Fax _____

E-mail _____

Owner Sohn Papas
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Antoine Zervogiannis, Gonyes R.R.
(Name, address, phone) 1351 Rosewood Ar, MI 48104

Action Items only:

Construction Cost 9,550.00 Permit Application Fee 50-

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 14 W. Cross

Applicant Antonio Zerraguan

Description of proposed work (see sample applications)

Tear off roof & reroof.
squirrel, felt, shingles, vents
FLASHINGS

Materials

asphalt

Staff Notes

- same color
- same style
- Ridge venting only
- No other work

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.

Antonio Zerraguan
Signature of Applicant

8-31-15
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 25, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: Erika Lindsay, Michael Condon

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 600 N River St to the agenda as an action item.

Motion: Rupert (second: Prebys) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

219 N Huron

Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the steps. The materials used would be 2x10" stringers, 5/4 x 6" treads, 1x6"risers, 2x4" & 5/4 x 6" handrail.

**Application was tabled last meeting pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing.*

Applicant: Katherine Deyo (owner) –not present

Discussion: **No further update on front steps. Staff observed there were no changes since last meeting.*

Motion: Prebys (second: Pettit) moves to table the application pending info from the property owner.

Approval: Unanimous. Motion carries.

NEW BUSINESS

315 N Washington

Applicant is proposing the installation of gutters/downspout. They are to be K-style aluminum seamless gutters, 5", color to be white. The downspouts will be 2" x 3".

Applicant: Taryn Sherer and Raymond Sherer (owner) – present

Discussion:

Prebys: Asks if the house currently has gutters?

T. Sherer: States that there is a gutter on one side of the home, but it does need new gutters. States that she was waiting until house was cleaned and had repair work done to install them.

Prebys: Inquires as to where the downspouts will be placed.

T. Sherer: States that the downspouts would be coming down on the south side to go out into the yard and not the front of the house.

Rupert: States that the Commission prefers to see the downspouts on the ends or edges of the building and not in the middle.

T. Sherer: States that there is part of the building in the back that juts out. States that she does not want a whole bunch of them, but wants the gutters work effectively.

Prebys: States that downspouts can be placed on the corners, does that work?

T. Sherer: States that it would.

Prebys: Inquires if the porch will have gutters or downspouts?

R. Sherer: States that they will not be installing on the porch.

Motion: Prebys (second: Pettit) moves to approve application to include gutter and downspout installation, K-style 5" white. Downspouts to be placed at corners of the building where necessary. If straps are used they are to be under the shingles.

Secretary of the Interior Standard:
#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

310 N Grove

The applicant is looking to paint the trim, porch, and carriage house on their property. The body color will be Gray Screen SW 7071; the trim will be white; accent one will be Kimono Violet SW 6839; accent two will be Danube SW 6803; the other color used will be Something Blue SW 6800.

Applicant: Sharon K. Johnson and Rod Johnson –owner (present)

Discussion:

Prebys: Asks if the house is currently white?

S. Johnson: States that the house is gray and the trim is white.

Stevenson: Asks for clarification on the painting of the carriage house?

S. Johnson: States that the carriage house will remain the same colors.

Motion: Prebys (second: Rupert) motion to approve the application to include painting the carriage house in gray with white trim and accent colors of red violet, blue and sky blue.

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

Approval: Unanimous. Motion carries.

316 N Grove

Applicant is proposing the replacement of a street facing fence that measures approximately 40 lineal feet, from a typical wooden picket fence to an antique wrought iron fence. The antique wrought iron fence panels and gate will all be painted black. There will be seven 5'-0" parts with steel 1-3/4" x 1-3/4" square tubing and will be capped and painted black to match.

Applicant: Hugh Kennedy – (present).

Discussion:

Stevenson: States that the applicant was present as a study item. Would the applicant like to go over anything that has not been discussed?

Kennedy: *Shares with the Commission the profile of the post he wants to use.* States that based on the example, the cross member that it will attach to is narrower than the post it will attach to and he does not want the post to be too prominent, but wants it to be structurally strong. States that he wants to change the post size from 2" to a 1 1/2" inch post that will fit the same profile. States that then he will make dog ears with iron.

Prebys: Asks how the post will be installed in the ground?

Kennedy: States that the post will sit in concrete and he will use a sealer from the top of the post all the way to the bottom, to prevent rust. States that there is a potential for a reaction between the steel and the wrought iron so there will be a separation between the two which will be an insulator between the metals, same for the bolts. The sealer that will be used to prevent corrosion below ground and it might work on the bolts. States that he is very conscious of the possible corrosion.

Motion: Prebys (second: Rupert) moves to approve application to include street facing antique wrought iron fence as proposed in the application, approximately 40 lineal ft. of iron fence and gate. To be located as shown on the mortgage survey dated 8-25-15 and submitted to the record.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

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

331 Oak St

Application is for demolition of existing concrete approach walk and cheek wall capstones. Applicant is proposing that the replacement will be with buff Scioto end grain cut sandstone. The new sandstone slabs will be set on compacted slag sand. The walk slabs will measure 3'x3'x3', cheek wall capstones will match existing concrete cap dimensions.

Applicant: Ypsilanti Restoration L.L.C. – (not present).

Discussion:

Schmiedeke: Asks about the removal of the brick cheek wall?

Pettit: States it is the capstones.

**Commission sees no problem with the proposed application.*

Motion: Prebys (second: Pettit) moves to approve application to include demolition of existing concrete approach walk and cheek wall capstones and replacing with Scioto end grain cut sandstone. The used sandstone slabs will be on compacted slag sand; the walk slabs will be 3'x3'x3'. Cheek wall capstones will match existing concrete capstone dimension.

Secretary of the Interior Standard:

#8- Preserve archaeological resources.

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

Approval: Unanimous. Motion carries.

600 N River

Proposed project includes demolition of current concrete walkway and redesign of stairs. The stairs and handrails at the main entrance are causing safety concerns as the concrete is damaged and the railings are not in good condition. The applicant has been working with Quinn Evans to design a concept plan that does not significantly change the look of the current entry and matches the footprint already there. The plan involves adding more steps(concrete) and a "pad" that allows for a more gradual ascent.

Applicant: Theresa – Highscope Educational Research Foundation – (present).

Discussion:

Stevenson: Asks if the applicant has decided between the two designs in the application?

Theresa: States that they have not decided between the two designs.

- Stevenson: States that it appears very similar to what the commission saw as a study item.
- Pettit: Asks for further clarification on the material other than wrought iron for the handrail.
- Theresa: States that if the HDC would like them to come back to discuss the railing that is possible. The architect did put them on the drawing.
- Prebys: States that he sees no issue with either design.
- Motion:** Pettit (second: Prebys) moves to approve application to include the replacement of the concrete stairs at the current entryway. The design or layout of stairs could be either option A or B, as submitted in the application. Rail details as shown on the drawings, as well as the addition as needed of a rail, similar material down the middle of the stairway.
- Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.
- Approval: Unanimous. Motion carries.

STUDY ITEMS-None

ADMINISTRATIVE APPROVALS-None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval. No response as of 3/24/15; HDC advised staff to send another letter. Staff sent letter on 3/31/15. No response as of 4/14/15. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs. Staff sent letter on 6/10/15. Staff spoke with owner and they explained there is no work going on; they are waiting to find a contractor to work with as of 7/28/15. Staff also explained the HDC permit process for when they are ready to start work. HDC advised staff to send a reminder letter to owner on 8/25/15.

525 N Huron: Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Commission advised staff to send additional letter on 5/26/15. Staff

received an email with an update on the property. The owner states that there were two wood windows installed where there had been vinyl and the metal door was replaced with wood. Owner sent photos and email to staff on 8/11/15 stating that the vinyl windows he installed have been replaced, and an appropriate door has been installed. Staff shared this information with the HDC on 8/11/15 at the meeting. This matter is considered closed and will be removed from property monitoring.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting. Staff sent a letter on 6/10/15.

35 S Huron: 12/2/14 staff took photos of what appeared to be exterior work being done. 12/11/14 staff sent out letter reminding owner that exterior work must be approved by the HDC.

613 N Prospect: Columns were removed from the front of the house without HDC approval. Was supposed to just be a repair. In September 2014, the owner stated the repairs were taking longer than expected, but that the columns would be reinstalled. Will monitor to make sure the columns are returned.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15. Commission advised staff to send additional letter on 5/26/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff took photos on 3/25/15. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)", and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission. HDC advised staff to send a letter on 6/9/15.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15. Staff received a response from the owner

on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps. Staff sent a second notice on 6/10/15. Owner of property came in on the 8/11/15 meeting to discuss what needs to be done with the stairs.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff was advised to send a letter on 6/23/15.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

302 E Cross: HDC brought to staff's attention that the house has been inactive for a period of time. HDC advised staff to send letter at the 8/11/15 meeting requesting information of intentions for the home.

9 N River: The HDC noticed that there are large amounts of exposed wood on this home due to paint peeling and chipping. Advised staff to send a letter on 8/25/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 11, 2015

Motion: Prebys (second: Schmiedeke) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:39 pm