

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 27, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

Meeting Location: Ypsilanti Senior Center, 1015 North Congress

Commissioners Present: Anne Stevenson, Jane Schmiedeke, Ron Rupert, Mike Davis, Jr., Alex Pettit

Commissioners Absent: Erika Lindsay, Hank Prebys

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Rupert) moves approval of the agenda with the amendments to reorder the agenda to move 109 Maple to item #6, 306 W Cross to item # 7, 36 N Huron to # 8, 333 Oak to # 9 and #10, 422 N Hamilton to #11 and 315 Washtenaw to #12 and to add 15 S Washington to the agenda as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

201 N Hamilton

**Applicant was not present at the meeting so the application was moved to the end of the meeting.*

9 S Adams & 22 S Washington

**Application is for mural installation.*

Applicant: Lynne Settles & Bill Short with Huron Signs, Applicants – Present

Discussion: Stevenson: Asks about the framing and attachment of the murals.

Short passes out a drawing for the aluminum flush wall bracket system.

Short: States that they have used this method before for the mural on the health center. He states that red channels go across the wall horizontally and are made large enough to hold the mural. There is a track that it is set in. The panels would be slid in at the ends.

Rupert: Advises that they should use silicone around the fastener in the mortar joints.

Motion: Rupert (second: Schmiedeke) moves to approve the installation of a mural at 9 S Adams and 22 S Washington. The mural will be suspended and hung via the flush wall mount brackets, submitted in the drawings dated 6/27/17. The murals will be mounted on the wall in the areas indicated in the submitted drawings.

Secretary of the Interior Standards:

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

10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

39 E Cross

**Application is for an amendment to a previous application for sign installation.*

Applicant: Bill Short, Huron Sign Co., Contractor – Present

Discussion: Stevenson: States that this is an applications that has been seen before but that this is an amendment. Asks for clarification on the plans.

Short: States that someone from Design House appeared before the HDC back in January. That the sign that was previously approved by the HDC was for a smaller one than what was originally proposed. It was also lit from above rather than the proposed internally lit sign. The "Pizzeria & Grill" was approved as well. He states that it is the desire of the owner to have the individual back lit letter sign. He states that Huron Sign Co. previously did the St. Johns Church with a back lit sign but that it was not individual lit letters that was previously approved by the commission.

Passes out a photo of the sign of the church that he is talking about.

Short: States that there was some concern that the letters on that sign would be too bright and that they would guarantee that the light on the new sign would be moderate.

Davis: Asks if the chair would like to elaborate on the reasoning why that sign that was originally proposed would not be appropriate.

Stevenson: States that gooseneck lights were approved for the sign but that the back lit white light was not approved.

Short: States that the LEDs can be concentrated in various configuration and that the LEDs in this sign can be adjustable.

Rupert: Asks if the letters are opaque.

Short: States that it is a translucent white. It will show up white.

Stevenson: States that it is somewhat opaque then.

Davis: States that as a general principle that the HDC does not permit back lit signs. States that he is unsure of the need to light this sign from the back since it is white. States that the HDC has a fact sheet that speaks to this. He also states that this will be the largest sign in the area.

Short: States that it makes sense that this sign will be a large one since there is a 60 foot frontage on the restaurant.

Pettit: Asks about the currently proposed size of the sign.

Short: States that the length of this one will be 11 ft.

Pettit: States that there is a difference in size between the sign in the photo from St. Johns Church and the one that is being proposed at Aubree's.

Stevenson: States that it will set precedent and that she does not see the need for the back lit sign in this area.

Kochanek: Offers to research signs in the district.

Pettit: States that he would like to see that data since the HDC may see signs like this in the future.

Rupert: States that it may set a precedent and that it may be different if the logo was smaller and or lit by gooseneck lights.

Motion: Rupert (second: Davis) moves to table for more information.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

NEW BUSINESS

208 Olive

**Application is for a porch replacement.*

Applicant: Matthew Waldsmith, Owner- Present

Discussion: Stevenson: States that the applicant is looking to replace the porch in the same dimensions that it is currently. Inquires as to whether the tile surface that is currently on the porch will remain.

Waldsmith: States that it will not.

Davis: Asks if the tile was original.

Waldsmith: States that it was not. That the tile was put on seven or eight years ago.

Stevenson: Asks if this is a replication of the current porch.

Waldsmith: States that is correct.

Davis: Confirms with the applicant that this is just plain concrete.

Stevenson: Asks about the curing compound.

Rupert: States that they usually do not use that in the summer.

Schmiedeke: States that the motion should state that no white curing compound is to be used.

Motion: Davis (second: Rupert) moves to approve the work at 208 Olive for the removal of the existing concrete porch and step and the installation of a new concrete porch in the exact dimensions. The installation will refrain from using a white curing compound.

Secretary of the Interior Standards:

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

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

Approval: Unanimous. Motion Carries.

10 S Huron, Apt 2 S

**Application is for window replacement.*

Applicant: Jeffrey Kuhns, and Nancy Ballough, Applicants - Present

Discussion: Stevenson: Recaps the project as listed in the application which calls for white aluminum-clad wood windows to replace windows on the front façade.

Kuhns: Clarifies that the metal clad is preferred to vinyl-clad.

Rupert: States that is correct, that the vinyl deteriorates quickly so aluminum is permitted.

Davis: Asks if the replacement is for all five windows on the top floor.

Kuhns: States that it is just the two for now since that tenant just moved out of this unit but that there is still a tenant in the other unit. Eventually the same windows will be installed on the northern three windows.

Rupert: Asks if it is a full frame replacement or a sash pack.

Kuhns: States that he is ok with either one.

Schmiedeke: States that she is concerned with the statement on the application that the applicant will be as close as possible to the current size.

Kuhns: States that they will be a custom size.

Pettit: States that the sash pack may be possible since the frame still looks like it is in good shape and it does not reduce the glass area.

Kuhns: Clarifies that the commission wants the same glass size that currently exists.

Pettit: Confirms that is the case.

Stevenson: States that a sash pack inside the current wood frame or a full frame replacement in the rough opening would be appropriate as long as there is no frame within a frame replacement and no reduction in glass size.

Rupert: States that the safety stops may also be needed.

Motion: Davis (second: Rupert) moves to approve the work at 10 S Huron, Apt 2S for the replacement of the two south windows on the front of the second story with aluminum-clad wood windows without a reduction in glass size or the use of a sash pack and saving the existing window frames. The color is to be white or another color to match the existing colors on the building.

Kuhns: Asks if the windows need to be white.

Rupert: States that the application states that the windows will be white.

Davis: States that he is fine with leaving the color up to the applicant.

Stevenson: States that it can match the color on the building if he would like.

Secretary of the Interior Standards:

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

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

109 Maple

**Application is for reroof, gutter & downspout replacement.*

Applicant: Matthew Peters & Anka Olgren, Applicants - Present

Discussion: Stevenson: States that the application is for reroofing, some gutter and downspout replacement with venting. She asks if the current gutters are k-style.

Peters: States that they are.

Stevenson: Asks about the work to be done on the gutters and downspouts.

Peters: States that the house was leaking in the valley. States that the gutters are currently a rust color k-style. Downspouts are located on all four corners of the house. He states that there is currently aluminum flashing on the soffit and fascia and an aluminum soffit underneath. The house currently has architectural shingles on it. It will be a tear-off with re-decking and shingling. He wants to know if the flashing needs to be returned. He has a hip roof and it is not conducive to the ridge venting. The roof vents that are currently there are roof cap vents he plans on using the same style.

Stevenson: Asks if they vents will be in the same size and locations.

Peters: States that is correct.

Stevenson: Asks if they will be in a color to match the roof.

Peters: States that is correct.

Pettit: States that the fascia would be mostly covered by the getters.

Peters: Confirms that is the case.

Pettit: Asks if there is a color planned for the fascia.

Peters: States that he is planning on painting later but that he is planning on using white.

Pettit: Asks if the downspout locations will be changed.

Peters: States that they will be the same.

Pettit: States that he does not need the flashing returned, that the commission would not require it.

Stevenson: Asks about the color of the shingles.

Peters: States that the color will be Pinnacle Pristine Pewter.

Rupert: Asks about how the gutters will be attached.

Peters: States that it will be with straps.

Rupert: States that they need to be installed under the gutters.

Motion: Rupert (second: Schmiedeke) moves to approve the reroofing at 109 Maple to include the replacement of white gutters and downspouts in k-style. The shingles are to be Pinnacle Pristine Pewter architectural shingles. In applying the gutters, if a strap is used the straps should be installed underneath the shingles. The vents will be installed in the same locations as the existing in a similar color to the new roof. If any new can vents are required by code they must be placed at the rear of the structure and must not be visible from the street.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

306 W Cross

**Application is for painting.*

Applicant: Kristen Drozdowski, owner of Worthwhile Paper, Applicant - Present

Discussion: Stevenson: States that the applicant is looking to paint the front door pink. Inquires as to why the door needs to be painted.

Drozdowski: States that the previous applicant spray painted their logo on the front door and she needs to paint over it. She states that she choose the color that she did since she often uses this color in her art.

Stevenson: Asks about the old adhesive logo that was mentioned in the application.

Drozdowski: States that she was able to remove the sticker off of the door.

Davis: States that given the view from the street and the unique character of the building he is does not have a problem with the color.

Motion: Davis (second: Rupert) moves to approve the application for painting at 306 W Cross for the front door and the frame in light pink, Pantone 487C.

Secretary of the Interior Standards:

- #7 - Clean building gently—no sandblasting.
- #10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

36 N Huron

**Application is for sign installation.*

Applicant: Russell Jones, representative for Applicant - Present

Discussion: Stevenson: Recaps the application and advises that the signs as depicted in the application may be over the signage allotment from zoning. Asks if there will be any lighting.

Jones: States that there is no lighting and that they are aware of the signage allotment and have adjusted for that.

Davis: Asks about the opaqueness of the window sign.

Jones: States that there will still be a lot of the window that will still be visible.

Pettit: Asks about the new size of the vinyl graphic.

Jones: States that it will be about 60" x 36".

Motion: Davis (second: Rupert) moves to approve the application at 36 N Huron to include the installation of a printed vinyl window graphic to be approximately 60" x 36" and an aluminum wall sign to be approximately 20" x 90" that will be aluminum mounted to the signboard. Let the record note that the applicant must meet zoning signage square footage.

Secretary of the Interior Standards:

- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

333 Oak

**Application is for garage demolition.*

Applicant: Stephen & Judy Lucchetti (owners), Henry Ofiara (architect) and Dan Taylor (contractor), Applicant - Present

Discussion: S. Lucchetti: States that that rationale for this work is that he is handicapped and that they need to make their house as accessible as much as possible. For them it means a first floor bathroom and a direct access from the house into the garage that is capable of loading a wheelchair or scooter from either the side or the back of the van and to contain a lift to handle the grade change from the house to the garage.

Stevenson: Advises the commission on the process for the demolition. States that the commission needs to first have a discussion on whether the garage has any architectural significance and that will determine whether the demo goes to a public hearing.

S. Lucchetti: States to be clear that the attached deck will need be removed as well.

Stevenson: States that she does not feel that the structure retains any architectural value.

Davis: States that the only thing of interest is the siding in the triangle on the garage.

J. Lucchetti: States that that is left over asphalt roofing.

Davis: States that that that is interesting but that he concurs with Chairperson Stevenson.

Pettit: States that the only issue that he has is that the garage appears to be in decent shape.

J. Lucchetti: States that the floor of the garage is the not in the best shape and that a lot of the wood used in the construction of it has rotted away.

Stevenson: Asks the commission if they believe that the structure has any architectural significance.

Pettit: States that he does not.

Davis: Agrees.

Schmiedeke: States that it does not.

Rupert: States that he would like to point out that another garage will be replacing this one.

Stevenson: States that this process need to be completed in two parts.

Kochanek: States that the applicant will need to choose one of the criteria on which to base the demolition application as none was checked on the demo application.

Stevenson hands the application to the applicant and asks him to choose a criteria on which to base the demolition.

Motion: Pettit (second: Rupert) moves to approve the application for demolition of the garage structure and connecting deck at 333 Oak with the findings that this structure is of minimal historic significance within the historic district, this demolition will have no adverse impact on the adjacent area or upon the district as a whole and that retaining this structure is not in the interest of the majority of the community.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

Stevenson: States that the next step is to actually approve the demolition now that they have unanimously stated that the garage and deck have no architectural significance.

Motion: Rupert (second: Schmiedeke) moves to approve the demolition at 333 Oak for the garage and the deck area attachment.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

333 Oak

**Application is for a garage addition.*

Applicant: Stephen & Judy Lucchetti (owners), Henry Ofiara (architect) and Dan Taylor (contractor), Applicant - Present

Discussion: Stevenson: Asks for more information.

S. Lucchetti: States that they are bumping out the house about 10-12 ft. to the north to allow for the accessible bathroom as well as a connecting entryway or hallway from the garage to the house. There would be an addition of a 2.5 car garage with room for a lift and room for the loading of a wheelchair inside the garage. They will be replacing the driveway and also be repainting the house.

Ofiara: States that they will be raising the driveway and will be sloping the new driveway towards the alley. There will be a tall crawl space under the new addition and a slab on grade for the garage.

S. Lucchetti: States that there will be a porch with a man door entrance on the alley side with a roof. States that it is to be a wood porch.

Davis: Asks if the chain-link fence in the photos is at the property line.

S. Lucchetti: States that it is not, that the property line goes much farther back.

Pettit: Asks for the roof angles and the massing info.

Lucchetti points out the existing house on the plans.

Taylor: States that it was maintained at a 4:12 pitch and that the view from the window is still there.

Stevenson: States that overall the plan is good but she would like more details about the specific elements. Asks about the Boral material that will be used on the addition.

Taylor: States that it is a composite material made from bore ash and that this holds paint better. States that it does not have a problem with moisture contact.

Stevenson: States that vinyl-clad windows are not approvable but that aluminum-clad are fine.

S. Lucchetti: Agrees, states that they were previously permitted so that it was what they thought that the commission wanted.

Stevenson: Asks about the garage door.

J. Lucchetti: States that she is not stuck on the design of the garage door but that she would like windows on it.

Stevenson: States that she does not have a problem with it.

Stevenson: Asks about the main door.

Schmiedeke: Points out that it is a fiberglass 6-panel door.

S. Lucchetti: Confirms that it is a fiberglass 6-panel door.

Stevenson: Asks if the fiberglass door can be seen from the street.

S. Lucchetti: States that it cannot be seen from the street but it can be seen from the alley.

Davis: Asks if the entire house will be painted and if the garage will match the main house.

S. Lucchetti: States that it will be the entire house. That they matched it as close as possible to the current colors on the house.

Stevenson: States that the commission is looking for lighting that does not look historic since it will be placed on a modern structure. The plainer the better.

Davis: States that they are looking for a more simple light.

Stevenson: States that the Hardie board on the garage needs to be a smooth finish.

Schmiedeke: States that there are two issues with the man door; the material and the style.

Pettit: States that the commission does not usually approve a fiberglass door. The plainer the better so as not to make up any history that was not there.

Taylor: Asks if the commission has considered a CCA door that looks like wood.

Pettit: Asks if it has an imitation grain.

Taylor: States that it does.

Rupert: States that that is the type of imitation material that the commission does not approve.

Stevenson: States that the two panel square top door shown in the spec sheet in fiberglass in a smooth finish would be acceptable. States that if it does have a grained finish, that it needs to be painted over.

Davis: Agrees that if there is graining it needs to be painted over.

Stevenson: States that in regards to the temporary shed that sometimes that the commission finds that sometimes something that was meant to be temporary can sometimes become more permanent.

J. Lucchetti: States that they are looking to a temporary Rubbermaid shed only to hold the lawnmower and weed whacker so that they are not out in the elements while the construction is occurring.

Davis: Asks if the applicant will be ok with a timeframe on the removal.

Stevenson: Suggests that the commission put a timeframe of 30 days after completion of the project.

S. Lucchetti: Asks if the locks and doorknob that he has proposed were ok.

Stevenson: States that they are.

Motion: Pettit (second: Davis) moves to approve the application for work at 333 Oak. Work to include the construction of the attached garage shingled in Timberline Ultra shingles in Fox Hollow Gray and Hardie siding with a smooth finish on the garage. The garage will have a Haas 2500 Series recessed panel garage door with plain carriage house series windows, with light fixtures on either side of the garage door similar to the Bellacor Fremont Black 7-Inch Wide Outdoor Wall fixture. The garage to be guttered in K-style gutters in white with a Gutter RX gutter guard. Work to also include the installation of Boral siding on the west side of the addition. Work to also include the installation of a two-panel square top fiberglass door with a smooth finish. The installation of a new egress window on the west side of the house and the replacement of the existing windows with aluminum-clad wood three-over-one divided light windows. The body of the house and the garage will be painted in Sherwin-Williams paint in Concord Buff (House/Walls), High Reflective White (Trim) and Red Barn (Foundation Brick).

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

J. Lucchetti: Asks if the current metal door that exists on the garage could be reused at the side of the house.

Pettit: States that is acceptable since it is already there.

422 N Hamilton

**Application is for gravel driveway installation, light installation, painting, porch railing and stair installation and basement window installation, window repair*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: Recaps the project and asks for clarification on the details.

Sadeghi: States that they would like to add something to the project. They would like to cut in a rail and add stairs from the porch for the south door.

Staffeld: States that he would like to do the same treatment there as he is planning for the front stair.

Pettit: Asks what occurs at the south door currently.

Staffeld: States that the porch is one large enclosed L-shaped porch.

Stevenson: States that there are a couple of issues and asks staff to chime in on the special use.

Kochanek: Advises that this will need a special use for the four units as the previous use was discontinued and a site plan is also required, especially for the parking.

Stevenson: States that the basement windows cannot be vinyl. States that in regards to porch she would like more details.

Staffeld: Advises of what will be going on for the front stairs that the stair treads will be replaced in kind and that he would like to add an aluminum handrail.

Pettit: States that the fact sheet allows for a pipe rail or wood handrails and that those would be more appropriate. Asks if the railing is even required.

Stevenson: States that the pipe rail would be more appropriate and cost effective.

Rupert: States that one rail may be needed for each side.

Stevenson: States that the both the west and the south entrance for the porch should have pipe rail. Asks if the west and the south stairs and rails will be constructed to be the same.

Staffeld: States that they will match.

Pettit: States that the HDC porch fact sheet explains what the porch needs to be.

Staff provides the porch fact sheet to the applicant.

Stevenson: Asks about the driveway. States that the applicant needs to check in with planning to clarify what it required for the parking.

Stevenson: Asks about the light fixtures.

Staffeld: States that they plan to match what is there on the south door.

Rupert: States that the existing one is a coach lamp and it is not appropriate. States that that a more appropriate light is a plainer more simple light.

Stevenson: States that the commission will need to see a cut sheet for the lights.

Stevenson: States that the white color painted on the doors may be too light and will show dirt. Another color would be more appropriate.

Stevenson: States that in regards to the window repair as long as it is like-to-like repair it would not be something that the commission needs to consider.

Stevenson: States that in regards to the basement windows they cannot be vinyl.

Staffeld: States that he found a JELD-WEN window that is a hopper type window in wood.

Stevenson: States that the application will need to be tabled and asks for light specs and a color for the doors as well as an amended application for the south stair.

Motion: Rupert (second: Davis) moves to table the application for 422 N Hamilton for more information on lighting and for amended application.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

315 Washtenaw

**Application is for door installation, light installation and stair installation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: Summarizes the application and asks for info about the doors. States that she would not recommend the white paint on the doors as it would show dirt. She states that the 6-panel is not appropriate.

Staffeld: States that he has one like that already but that the doors that are there are a special size. States that the 6-panel was the only thing that he could find in that size.

Stevenson: States that she feels pretty strongly against the 6-panel.

Pettit: Asks what would be more appropriate.

Stevenson: States a craftsman is not appropriate but that the 6-panel is more contemporary.

Davis: States that he is fine with it especially due to the size issue.

Staffeld: Asks if the doors will need to match each other.

Stevenson: States that they do not need exactly match but they need to relate to each other. She states that the light color proposed for the door will be difficult to keep clean.

Staffeld: Asks about what color the commission would suggest with the light blue on the house.

Davis: Suggests a darker blue or another type of blue.

Stevenson: Asks about the lights. States that while the proposed light is a carriage light she is ok with it since it is really simple.

Davis: States that he is fine with it as well.

Stevenson: Asks about the stairs. States that the porch fact sheet would also be a good reference. Suggests to do the same as what is there at the other two doors.

Staffeld: States that this is not a main entrance so he was hoping to go with just steps without a landing.

Pettit: States that the building department may have an issue with no landing and to check in with them.

Staffeld: States that he is looking to add gravel on an existing gravel driveway and asks if that would need to be seen by the commission.

Pettit: Clarifies that the gravel driveway already exists and that it is just a repair.

Staffeld: States that is correct.

Rupert: States that it is a repair and does not need to be on the application.

Motion: Rupert (second: Davis) moves to table 315 Washtenaw for more info regarding the north door and east door and the porch on the east side and the light fixtures.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

STUDY ITEM

15 S Washington

Applicant: David Esau (Architect with Cornerstone Design) & Bob Gillett (Director of Michigan Advocacy Program) - Present

Discussion: Gillett: Advises what Legal Services is and talks over his plans for the building at 15 S Washington that is under contract.

Esau: Talks about the structure and that they plan on using the space for offices. There are three things that they would like to talk about. They would like to add windows to the north and south walls as well as to the east wall above the arches. The real need is for the window openings on the north and south walls in order to utilize the structure as offices. They also want to know how the commission feels about retaining the arches on the east and west walls. States that repairs to those facades may be possible.

Schmiedeke: States that the commission needs to be concerned with not allowing changes that makes this building into something that it has never been. The windows on the second floor would be fine, but the commission needs to know the materials and designs.

Rupert: States that they would prefer to see a metal window storefront type window as that would be appropriate to what this type of structure would have had. They should also be stationary windows.

Stevenson: States that she would be fine with the windows on the north and the south walls and even those proposed for the second story on the parking lot side. States that the west side arched façade is something that she would like to retain and that this building has even been in a couple movies.

Schmiedeke: States that the arches are an architectural feature.

Rupert: Asks about the sign.

Esau: States that the sign is not on their property. Asks if a knee wall could be added to the west side.

Stevenson: States that there are options for the west wall with the possibility of adding a knee wall.

OLD BUSINESS

201 N Hamilton

**Applicant was not present at the meeting so the application was moved to the end of the meeting.*

Applicant: Kelly Newberry, Applicant- Not Present

Discussion: None

Motion: Rupert (second: Davis) moves to table for more information and a roofing sample.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals

527 N Huron – reroof

Motion: Schmiedeke (second: Davis) moves to accept the administrative approval for reroofing at 527 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Davis: States that due to the lateness of the hour that the fact sheet can be tabled to the next meeting.

Demolition by Neglect

Stevenson: States that the property owner needs to be noticed prior to any decision and that the commission should have received an attorney opinion on the process from staff.

Kochanek: States that she is working on the notice.

Property Monitoring

Forest Ave ADA ramp: Commissioner Schmiedeke states that the ramp that went up recently does not conform to the porch fact sheet.

Go Ice Cream: Commissioner Pettit states that there is a neon sign in the window on N. Washington that the commission has not seen.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 13, 2017

Motion: Davis (second: Rupert) moves to approve the meeting minutes.

Approval: Unanimous. Motion carries.

ADJOURNMENT

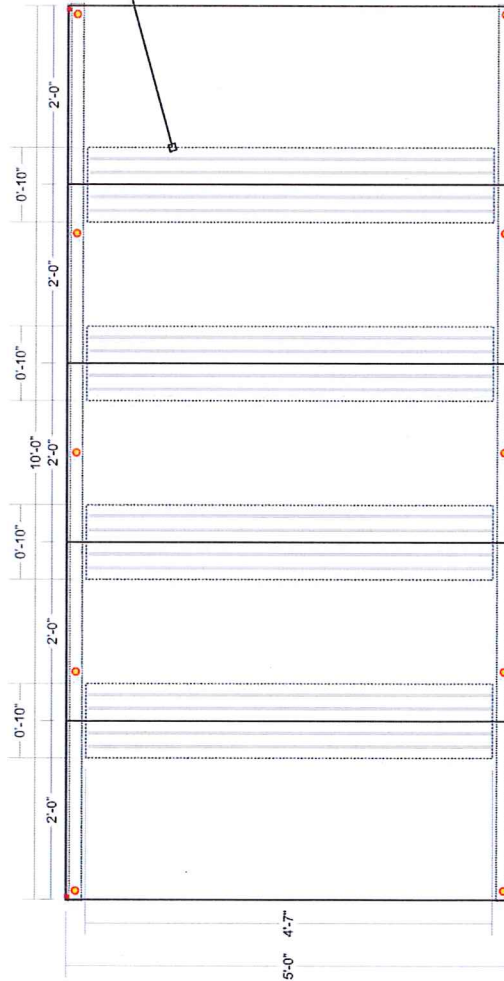
Motion: Schmiedeke (second: Davis) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:51 p.m.



SCALE 1:1



PANEL SEAMS ARE JOINED WITH 10" X 55" X .040" ALUMINUM SHEETS BONDED TO PANELS ON BACK SIDE WITH 3M VERY HIGH BOND (VHB) DOUBLE SIDED TAPE.

● = INSTALLATION BOLT POSITIONS (10) TOTAL ACROSS TOP AND BOTTOM RAILS ALIGNED TO MORTAR JOINTS
● = (4) TOTAL #10 X 3/8" S.S. SCREWS TO SECURE PANELS TO "J" FRAMES

# OF SETS	1	RETURN DEPTH	5/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HAND PAINTED	TYPE OF INSTALL	EXP. BOLTS	TRANSFORMER	N.A.	DATE	06/27/17
RETURN COLOR	N.A.	TYPE OF FACE	ALUCOBOND	BALLAST	N.A.	JOB NO.	9974
RETAINER COLOR	SILVER	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	YCS-9974-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	YCS - YPSILANTI, MI

APPROVED BY:

DATE:

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