

1. Historic District Commission Meeting 7/9/2019

Documents:

[HDC JULY 9, 2019 AGENDA.PDF](#)
[HDC JULY 9, 2019 FULL PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 9, 2019 - 7:00 p.m.
Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

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

Mike Davis, Jr., Chair	P	A
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 401 E Forest Demolition by neglect legal action

B. NEW BUSINESS

1. 232 N River Fence installation

2. 15 E Cross Patio cover

C. STUDY ITEMS

1. 302 E Cross Porch

2. Depot Town Signage Replacing signfaces

D. ADMINISTRATIVE APPROVALS

1. 309 Maple Garage Roof

E. OTHER BUSINESS

1. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of June 25, 2019

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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HDC Demolition by Neglect Staff Report- Update

Property Address: 401 E Forest

Property History

The National Register of Historic Places (NRHP) listing identified the house as the Joseph Peck. House. The NRHP nomination notes the construction date as ca.1838, however City assessing records, dates the house to 1836. The Peck family were among the earliest settlers in Ypsilanti, arriving sometime between 1823 and 1824. At one time, the Pecks owned much of the land north of East Forest between North River and North Prospect. The extant house was erected to replace the original log cabin. Members of the Peck family remained in the house until the 1950s.

Property Significance

The property is contributing to the district under Criterion A, for significance in exploration and settlement. The house is modest architecturally, but could be significant under Criterion C if restored. The original siding is likely intact underneath the layers of aluminum and asbestos.

Demolition by Neglect Timeline

- 2/29/2016 House condemned, no gas/electric, unsanitary and structural deficiencies.
- 2/24/2017 House boarded by contractor with Police Department on site. House was open most of the winter.
- 4/4/2017 Property maintenance citation notice sent for loose siding, damaged porch roof, decking and supports, detached chimney, and missing or broken windows.
- 4/21-24/2017 Commitments received from family members of owner to repair the house.
- 4/25/2017 No changes to exterior, Building Department citation issued.
- 4/27/2017 Citation mailed.
- 5/23/2017 Second citation granted.
- 7/17/2017 First Notice to Appear at HDC meeting to discuss Demolition by Neglect (DBN) sent.
- 8/8/2017 HDC Tabled proposed reroof work.
- 8/22/2018 HDC Tabled request for work.
- 8/25/2017 Second Notice to Appear at HDC meeting sent.
- 9/12/2017 HDC voted to table determination of DBN.
- 9/12/2017 HDC voted to approve replacement and repair of porch roof.

- 11/14/2017 HDC authorized Administrative approval of porch ceiling repairs with condition that the existing beadboard be retained in place and covered by new panels, however the panels were removed and the application was forwarded to the HDC.
- 1/9/2018 HDC issued a Notice to Proceed on amended application to include the replacement of the porch ceiling with plywood beadboard panels to be painted white.
- 10/25/2018 Notice to Appear at HDC meeting sent.
- 11/13/2018 HDC determined the structure is in danger of DBN
- 4/26/2019 Notice to appear at HDC meeting for 5/14/2019 sent.
- 5/14/2019 Applicant did not attend meeting. HDC tabled discussion of timeline for repair.
- 5/20/2019 Final notice to appear at 6/11/2019 sent via certified mail.
- 5/22/2019 Property representative received letter for owner.
- 6/11/2019 Property owners failed to appear at HDC meeting and the HDC moved to allow City staff to look into necessary legal action to bring the owners into compliance.

Items to be Addressed by Owner

These items were identified by the Building Department during the Demolition by Neglect process as deterrents to the building's safety and structural integrity.

- Damaged or missing siding.
- Damaged windows and doors.
- Deterioration of porch, including porch decking, ceiling, and supports.
- Detached chimney stack.

Next Steps

Staff of the City Planning and Building Departments met with the City Attorney to determine the appropriate course of legal action to bring the property into compliance. The City Attorney recommended filing suit in circuit court and requesting that the judge allow the City to make the necessary repairs to the property in a process known as receivership. Under this process the City would identify a receiver to front the costs of repair and complete the necessary work. The property owner would then be responsible for reimbursing the receiver for costs accrued by the repairs.

Although this is the recommended action, the judge may not honor this request, or suggest another means of action.

Items to be Addressed by the HDC

The Building Department will proceed with this suit to resolve the property's status as a dangerous building. However, the City Attorney requested a formal resolution from the HDC to also support legal action to resolve the case of demolition by neglect. A suggested resolution is below.



July 9, 2019

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Historic District Commission is charged with safeguarding the heritage of the city; and

WHEREAS, the house at 401 E Forest is a significant pioneer-era building that is contributing to the Ypsilanti Historic District; and

WHEREAS, the house at 401 E Forest was found to be a dangerous building by the City Building Department and a case of demolition by neglect by the Historic District Commission; and

WHEREAS, the property owners have not responded to multiple requests for repair.

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the City filing suit against the owners of 401 E Forest to resolve the case of demolition by neglect, thereby preserving the historic integrity of the resource and the historic district.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



HDC Work Permit Staff Review

Property address: 232 N River

Property History: The property includes a ca.1850 Greek Revival-style house that is contributing to the historic district.

Date of Application: July 2, 2019

Date of Review: July 3, 2019

Date of Meeting: July 9, 2019

Proposed work: Fence and retaining wall installation.

Materials: Dog-eared pressure-treated pine privacy fence panels, triangular-topped fence pickets, concrete landscaping blocks, and Benjamin Moore paint.

Staff review:

1. The applicant proposes installing multiple types of fencing to enclose the rear and side yard.
2. The largest length of fence will extend along the north property boundary (side yard), and form a privacy screen between the subject property and neighboring commercial parking lot at 306 N River.
 - a. The fence and retaining wall will extend for 72' along the north property boundary, beginning at a point aligned with the northwest corner of the façade porch and extending east until it meets the existing wood picket fence.
 - b. There is a slight elevation difference between 232 and 306 N River, necessitating a 27" tall retaining wall to be constructed above grade at 232 N river.
 - c. The retaining wall shall rest on a 4" bed of slag and be constructed of 6"x16"x12" concrete garden wall blocks with matching 3"x12"x12" caps.
 - d. The retaining wall will conceal the 42" concrete footings for the privacy fence.
 - e. The fence itself will be a 6' tall pressure-treated dog-eared pine privacy fence.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

- f. The total height of the combined retaining wall and privacy fence is 8'3" above grade from 232 N River.
3. The existing wood picket fence abutting the privacy fence on the north property line will be extended to the remaining length of the property, terminating at the northeast corner of the parcel.
 - a. This section of picket fence will be 3.5' tall and triangular topped. Fence posts will be pressure-treated 4x4 boards set with 30" metal post anchors.
4. The matching picket fence that extends from the northwest corner of the façade porch to the north property line will be repaired/replaced as needed. This segment of fence will also receive a new 36" gate with 42" concrete footing.
 - a. The applicant suggests that the fence may have a curved transition from the 3.5' to 8' section, if the HDC would approve.
5. The back yard picket fence includes installation of a 36" gate with new posts set in 42" of concrete aligned with the rear entrance of the house where it meets the driveway.
6. A 6x6 wood post set in 42" of concrete shall be placed in the middle of the back yard accommodate a clothes line or hammock, which will connect to a fence post.
7. The new privacy fence and picket fence on the north and west sides of the property will be painted a dark grey, Benjamin Moore "Granite Ridge" to match the porch deck, while the fence in the back yard will remain white.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 232 N River as submitted in the application dated July 2, 2019 for installation of a retaining wall and privacy fence on the north property boundary; a picket fence extending east of the retaining wall along the same property boundary; repair and installation of a gate on the west length of fence; installation of a gate on the fence behind the house; and installation of a hammock/clothes line pole. The fences are to be built per specifications and painted or stained an opaque color.

Relevant Secretary of the Interior's Standards:

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

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
232 N River St.

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name
Stefan Szumko

Address
232 N River St

Apt 1

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info
Self

Type of work

- | | | |
|--|---|--|
| ☐ Roofing | ☐ Porches | ☐ Painting |
| ☐ Window/Door Replacement | ☐ Sign | ☐ Other |
| | ☒ Fence (or other sitework) | ☐ Application Amendment |

Complete Description of Proposed Work:

North Fence - Replace existing white picket fence with 6' tall, pressure-treated pine, dog-eared privacy fence, with 42" concrete footings, on property line from the front of the house 72', extending ~8' beyond the rear of the house. The bottom of the privacy fence shall begin 27" above property grade (to approximate the elevation of the parking lot next door). A retaining wall composed of 6"x16"x12" garden wall blocks on a 4" bed of slag with matching 3"x12"x12" cap stones.

North East Fence - Extend existing 3.5' wood picket fence to new privacy fence at existing grade. Fence posts shall be pressure-treated 4x4s set with 30" metal wood post anchors.

Middle of Yard - Set in concrete (42") one 6x6 post for hammocks and/or clothesline to connect with fence posts

West Fence (front of house) - Repair/replace existing 3.5' picket fence. Install 36" gate. Gate footing set in 42" of concrete. Fence sections anchored with 30" metal fence post anchors. NW Corner fence section may have a curved transition from 3.5' to 8' matching privacy fence height, pending HDC approval.

Rear Fence (driveway) - Install 36" gate with new post set in 42" of concrete completing existing picket fence.

Materials (for paint include color chips or samples with application):

Dog-eared, 6' pressure-treated pine, privacy fence panels. Triangular-topped fence pickets (wood).

Stain/Paint Colors:

North and West Fence - Dark Grey (Benjamin Moore - "Granite Ridge") - same as porch deck paint

Rear Fence - Keep existing white

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:
3300

Permit fee: 5
\$35 + _____ = 40

Signature

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

I further affirm that 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.

Signature:

Date:

Print Name:

Stefan J Szumko

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

June 10, 2019

To Whom It May Concern:

As owner of 306 N. River St., I hereby give permission to Stefan Szumko, owner of 232 N. River St. to build a privacy fence along the property line.

As discussed with Mr. Szumko, the wood, dog-eared, 6-foot-tall, privacy fence to be stained gray (pending approval from the HDC) will be installed at the same elevation as the parking lot at 306 N. River with a garden block retaining wall installed several inches away from the fence between the property line and the dwelling at 232 N. River.

If you have any questions please feel free to contact me at [REDACTED] or email [REDACTED]

Sincerely,

[REDACTED]
Claudia Kretschmer
Owner North River St. LLC

[REDACTED]
JILL M MITCHELL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 08/27/2025
Acting in the County of Washtenaw

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

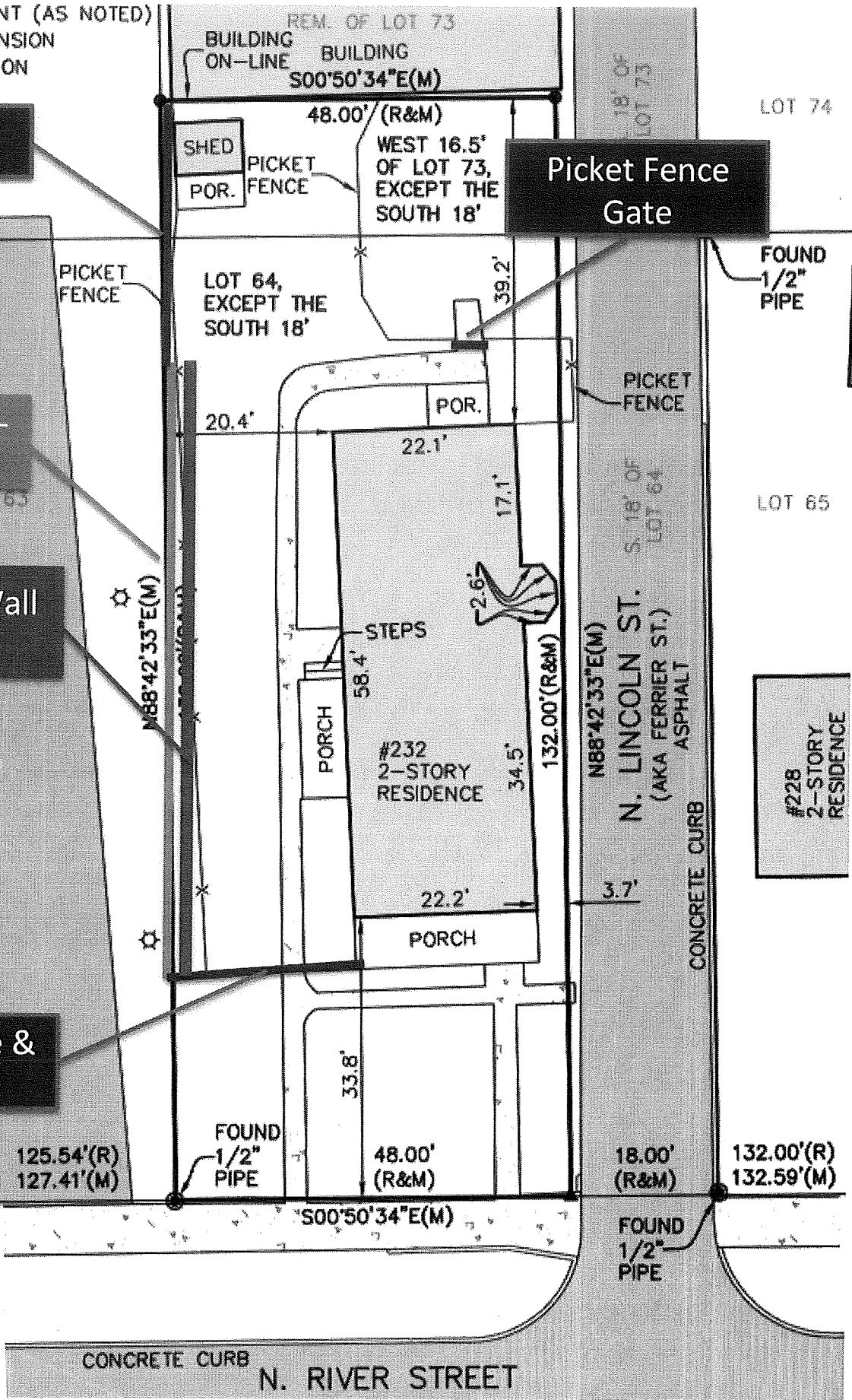
Picket Fence

Picket Fence Gate

Privacy Fence - 72'

Retaining Wall - 72'

Picket Fence & Gate - 23'



Fence Plan Specifications

- **Privacy Fence**
 - Treated wood, dog-eared, 6' tall
 - Gray Opaque Stain (Benjamin Moore – “Granite Ridge”)
 - 72' along property line from front porch
 - Concrete footings – 42” below grade of parking lot
 - 4x4 treated posts
- **Retaining Wall**
 - Between privacy fence and house
 - 24” tall to grade of adjacent parking lot
 - 8” away from privacy fence, accommodating select trees
 - Garden Stones – 6” tall x 16” wide – Tan/Charcoal with/without matching wall cap
 - 4” Base of crushed stone (slag)
- **Picket Fence**
 - Replace and extend existing 3.5' picket fence in line with front porch to property line. Complete fencing in back corner of lot.
 - Paint Gray (Benjamin Moore – “Granite Ridge”)
 - Replace 36' gates in front and rear
 - Gate Footings (hinge side) – concrete, 42” below grade
 - Fence Footings – 30” steel post anchors
- **Hammock Post**
 - 6x6 post in 42” concrete footing at side of house, location TBD

BOUNDARY SURVEY

PROPERTY DESCRIPTION:

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS:

LOT 64 AND THE WEST 16.5 FEET OF LOT 73, EXCEPT THE SOUTH 18 FEET OF BOTH, HUNTER'S ADDITION TO THE VILLAGE OF YPSILANTI AS RECORDED IN LIBER V OF PLATS, PAGES 166-168 OF WASHTENAW COUNTY RECORDS.

NOTE:

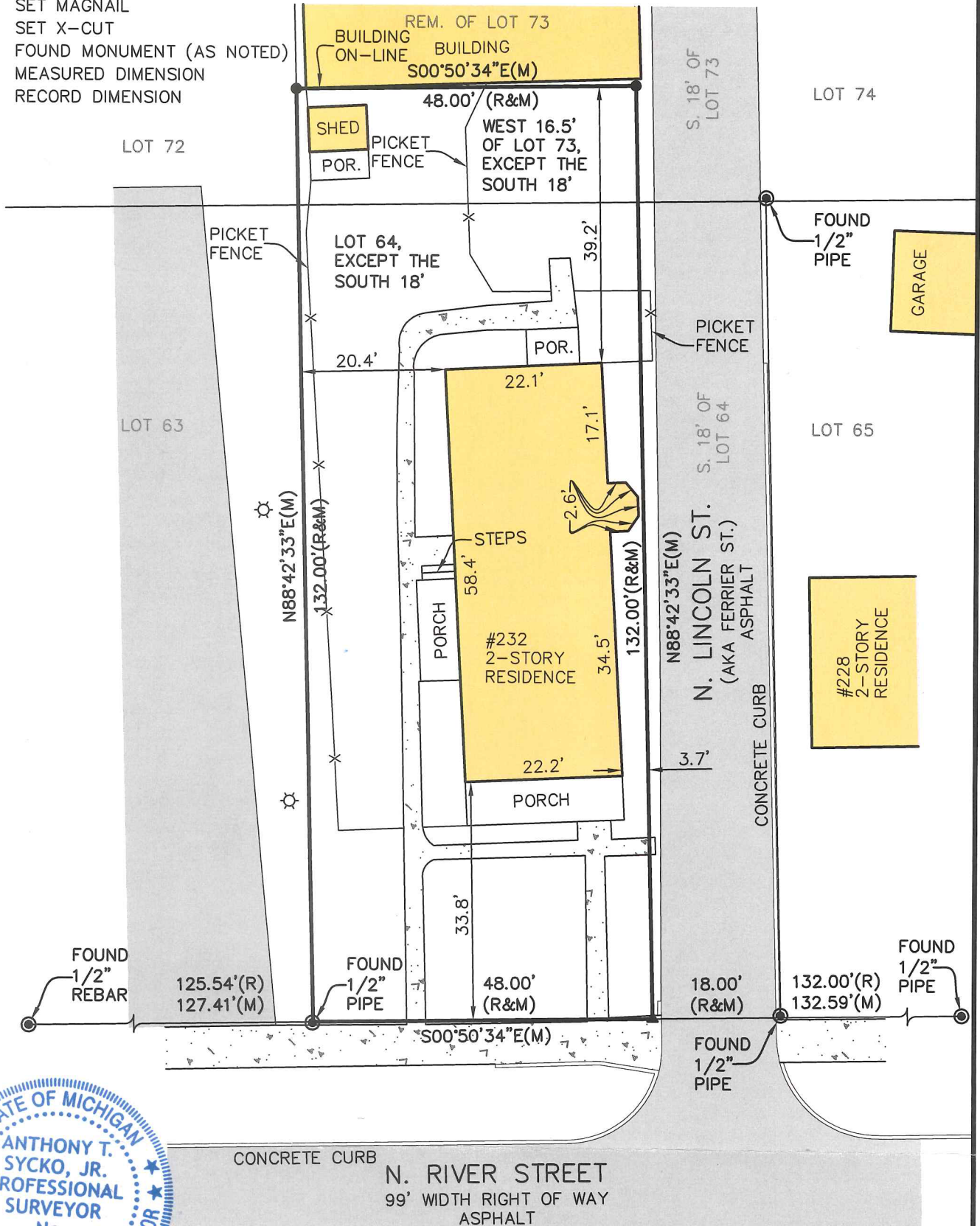
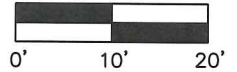
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

- SET 1/2" REBAR WITH CAP, #47976
- ▲ SET MAGNAIL
- × SET X-CUT
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



SCALE: 1"=20'



I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

ANTHONY T. SYCKO, JR., P.S. / NO. 47976



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www.kemtecagroupofcompanies.com

PREPARED FOR: HOUSE-STORIAN, LLC

FIELD SURVEY: DF KG

DATE: MAY 08, 2019

DRAWN BY: JV

SHEET: 1 OF 1

SCALE: 1" = 20'

JOB NO.: 19-01179

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

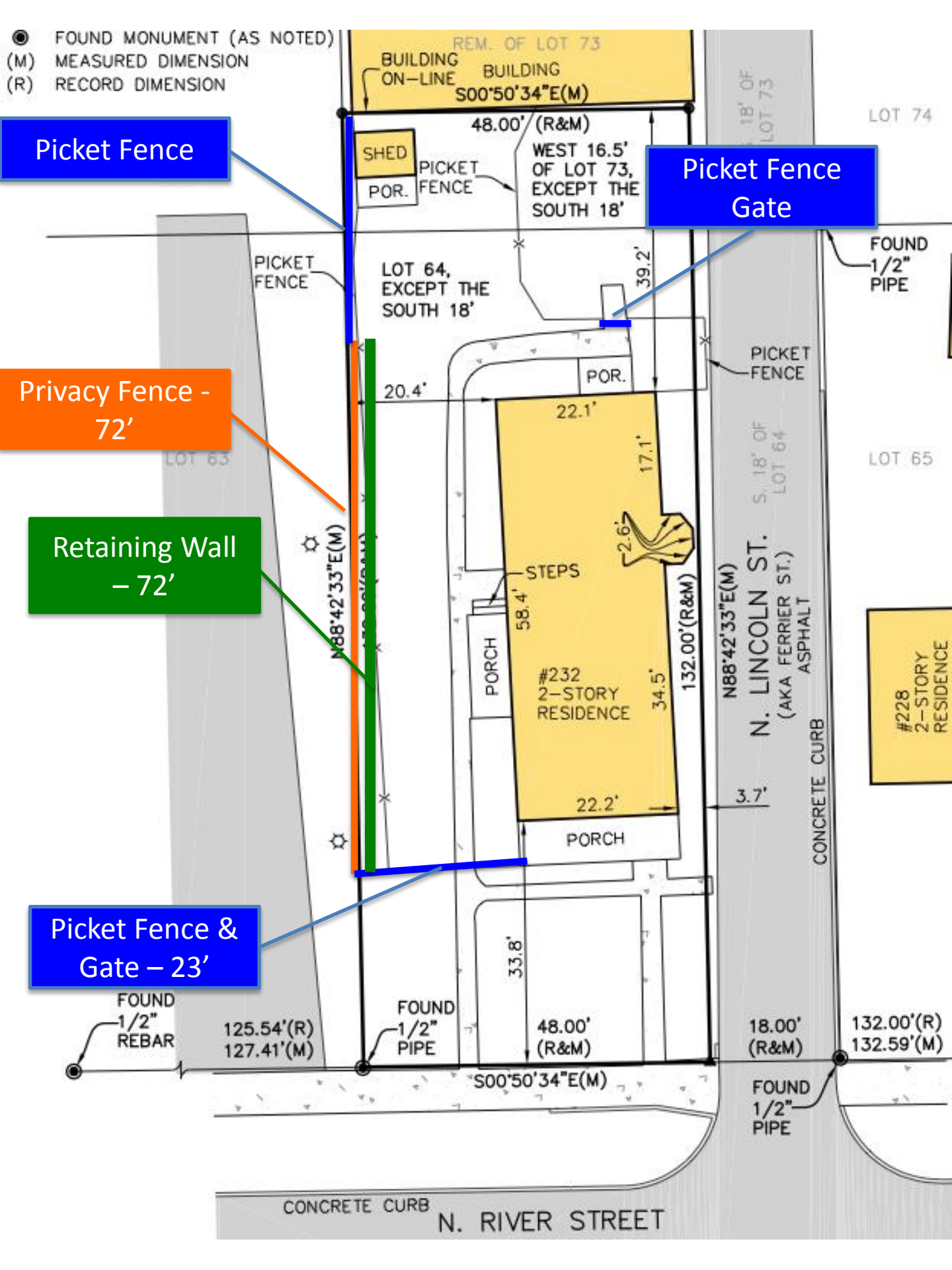
Picket Fence

Picket Fence Gate

Privacy Fence - 72'

Retaining Wall - 72'

Picket Fence & Gate - 23'



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Ann Arbor Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 396146 Model # 107066

Severe Weather (Actual: 6-ft x 8-ft) Natural Pressure Treated Pine Dog Ear Wood Privacy Fence Panel

21 Ratings
★★★★☆
4.0 Average

85%
Recommend
this
product

Community
Q&A
View Now



\$48.98

- Pre-assembled panel for a quicker and easier installation
- Color treated for long-lasting beauty
- Provides privacy and security around your outdoor space



FREE Store Pickup

- ✓ 92 available today at Ann Arbor Lowe's!



Delivery

- ✓ Delivery available

Feedback

Buy 15, Get 10% Off

FREE | IN-HOME CONSULTATION

Schedule your appointment now to get started.

SCHEDULE NOW

CHAT WITH LOWE'S



4TH OF JULY CREDIT EVENT

5% OFF* Every Day or up to 24 Months Special Financing*

on qualifying purchases made 6/27/19 – 7/7/19.

, Credit offers can't be combined.

GET DETAILS

Product Information

i

Description

This pressure treated pine privacy fence panel offers true privacy. The pickets meet edge-to-edge so you cannot see between them. It is 6-ft tall, and features a dog ear style top. Color treated for long lasting beauty and durability. This fence panel features (3) 2x3 stud grade backer rails for added stability. This is a sturdy fence panel, perfect for creating a privacy fence for your yard.

- Pre-assembled panel for a quicker and easier installation
- Color treated for long-lasting beauty
- Provides privacy and security around your outdoor space
- Includes 2-year color assurance warranty
- Includes a 1-year limited warranty
- Charming dog ear design
- Pickets measure 5/8-in thick by 5.5-in wide by 6-ft tall

CA Residents: [Prop 65 WARNING\(S\)](#)

Specifications

Series Name	N/A	Assembly Required	×
Collection Name	N/A	Manufacturer Color/Finish	Natural
Actual End Picket Thickness (Inches)	0.625	Ground Contact	✓
Common Panel Height (Feet)	6	Package Quantity	1
Common Panel Width (Feet)	8	Warranty	1-year limited
Weight (lbs.)	185	Color/Finish Family	Brown
Actual Picket Thickness (Inches)	0.625	Fence Top Style	Dog ear
Actual Picket Width (Inches)	5.5	Fence Style	N/A
Actual End Picket Width (Inches)	5.5	Primary Material	Pine
		Primary Recommended Use	Privacy
			Wood fence

CHAT WITH LOWE'S

7/3/2019

Severe Weather (Actual: 6-ft x 8-ft) Natural Pressure Treated Pine Dog Ear Wood Privacy Fence Panel at Lowes.com

Gauge	0	CA Residents: Prop 65 Warning(s)	Yes
Finish	N/A	Double Nailed	✓
Pressure Treated	✓		
Post and Accessories Included	✕		

Previously Viewed

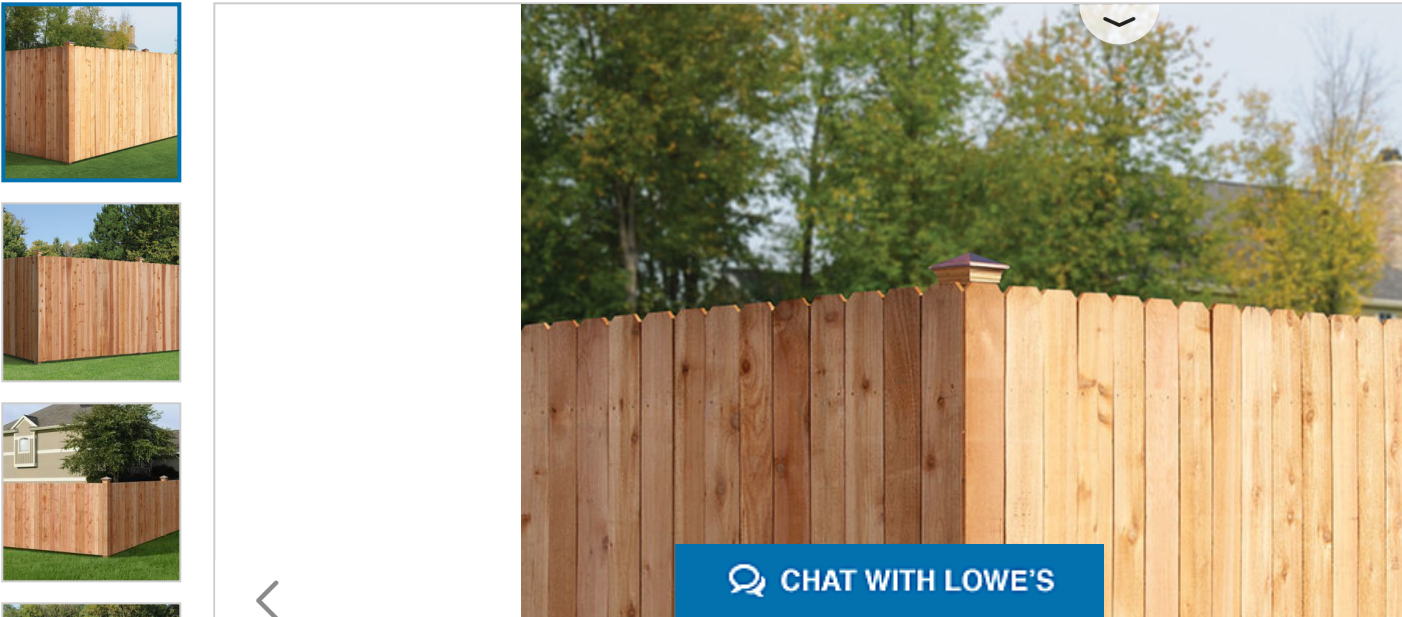


Tan/Charcoal Retaining Wall Block (Common: 6-in x 16-in; Actual: 6-in x 15.8-in)

★★★★★ (4)

From the Manufacturer | Powered by  **WEBCOLLAGE**
a Syndigo Company

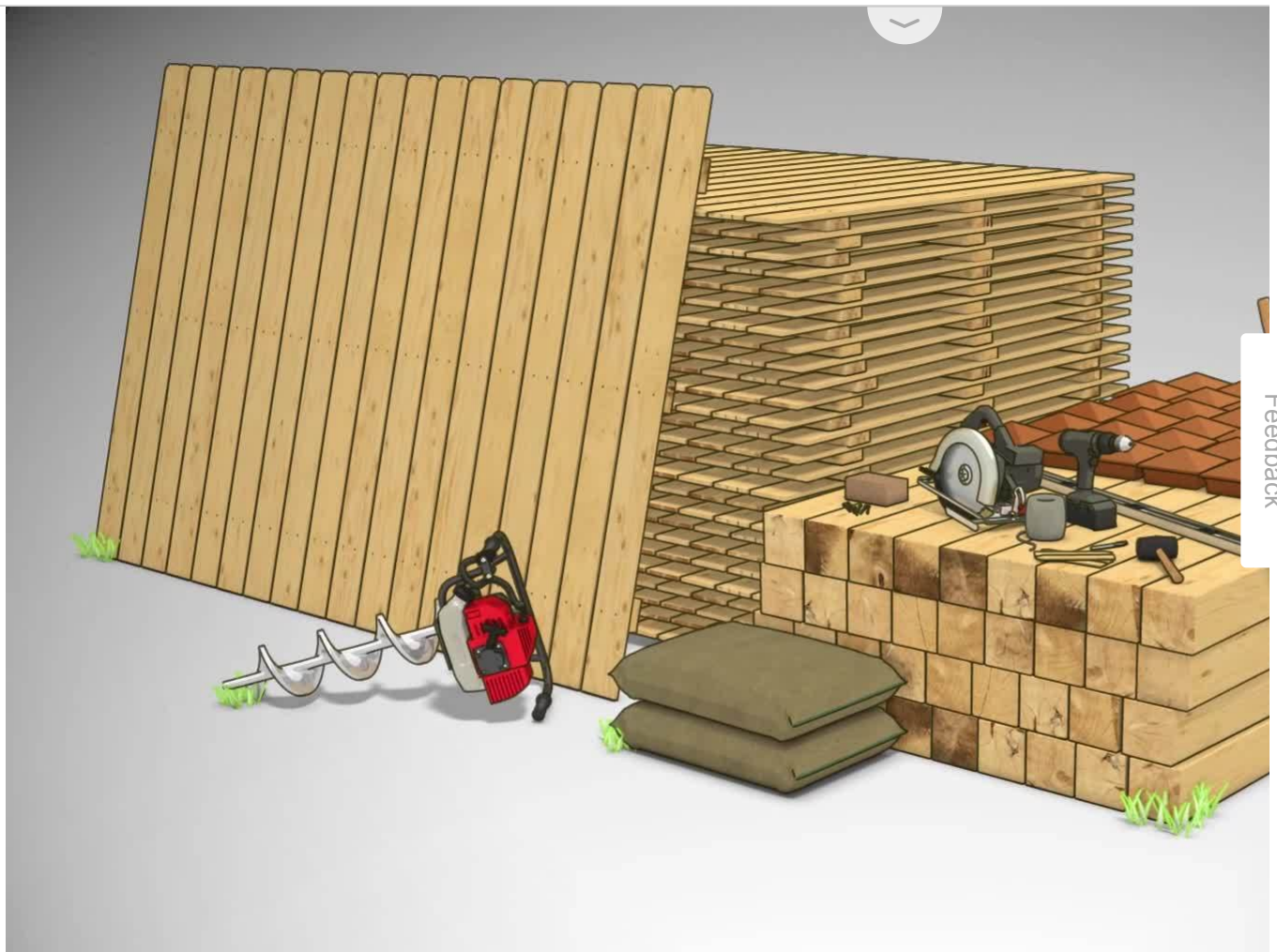
Images



Feedback



How to build a fence



Feedback



Variety of Options

We offer a variety of fencing options. We have fence posts made of white pine, cedar and more. Some of them come pressure treated. [CHAT WITH LOWE'S](#) [white pine, cedar, western red cedar and more. Some of them come pressure treated. \(e\) for long lasting](#)

 CHAT WITH LOWE'S

7/3/2019

Severe Weather (Actual: 6-ft x 8-ft) Natural Pressure Treated Pine Dog Ear Wood Privacy Fence Panel at Lowes.com

resistance to rot and decay. You can prime, stain and paint these fence panels for maximum customization. Choose your picket width, fence height, fence style (semi-privacy, privacy, board on board), and treatment type. We have as many options as you need in order to create a customized fence for your yard. Have a broken picket you need to replace in an existing fence? We have pickets in several widths, heights, species and colors.

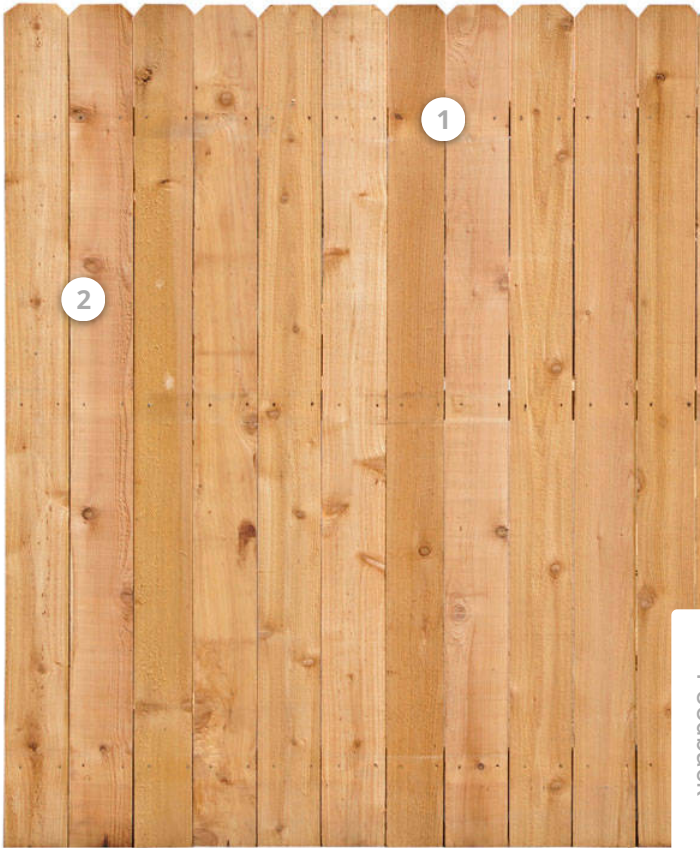
Take a closer look

- 1

Double nailed pickets
- 2

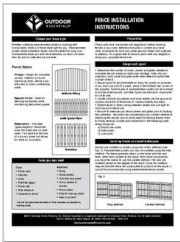
Style
- 3

Backer Rails



Installation Guide

Installation Guide



[View](#) | [Download](#)

CHAT WITH LOWE'S

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Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 456198 Model # 179-
LW-TC

Tan/Charcoal Retaining Wall Block (Common: 6-in x 16-in; Actual: 6-in x 15.8-in)

4 Ratings



4.5 Average

75%

Recommend
this
product



Community
Q&A
[View Now](#)



ONLY AT LOWE'S

\$3.98 Was \$4.68

SAVE 15%

- A rough-cut stone finish combines with natural earth tones to enhance any...
- DIY-friendly open core reduces the unit's weight and provides a handle for easy...
- Rear lip connection means no special tools or mortar required during installation

Feedback



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Pickup**

- ✓ 216 available
today at Ann
Arbor Lowe's!

Aisle GC , Bay 4



Delivery

- ✓ Delivery available

CHAT WITH LOWE'S



4TH OF JULY CREDIT EVENT
5% OFF* Every Day or up to 24 Months Special Financing*
on qualifying purchases made 6/27/19 – 7/7/19.
, Credit offers can't be combined.

GET DETAILS

Product Information

Description

- A rough-cut stone finish combines with natural earth tones to enhance any landscape project
- DIY-friendly open core reduces the unit's weight and provides a handle for easy carrying
- Rear lip connection means no special tools or mortar required during installation
- Perfect for planters, borders, tree rings, and straight, or curved, retaining walls up to 3 feet high
- Color, dimensions, weight and textures may vary slightly due to natural materials used during manufacturing; check your local store for precise information

Specifications

Series Name	N/A	Actual Length (Short Side) (Inches)	12
Type	Retaining wall block	Actual Depth (Inches)	10
Material	Concrete	Actual Height (Inches)	6
Shape	Trapezoid	Face Feet per Stone (Sq. Feet)	0.67
Color/Finish Family	Gray	Maximum Wall Height (Feet)	3
Manufacturer Color/Finish	Tan/Charcoal	Assembly Type	Interlocking back lip
Face Type	Straight	Weight (lbs.)	42
Dual-Sided	×	Contractor Grade	✓
Common Length (Long Side) (Inches)	16	Lowe's Exclusive	✓
Common Length (Short Side) (Inches)	12		

 CHAT WITH LOWE'S

31500

Feedback

7/3/2019

Tan/Charcoal Retaining Wall Block (Common: 6-in x 16-in; Actual: 6-in x 15.8-in) at Lowes.com

Common Depth (Inches)	10	Interlocking	✓
Common Height (Inches)	6		
Actual Length (Long Side) (Inches)	15.8		

Previously Viewed



Severe Weather (Actual: 6-ft x 8-ft) Natural Pressure Treated Pine Dog Ear Wood Privacy Fence...

★★★★☆ (20)

Need Help?

Call 1-800-445-6937

Products & Sales

Call 1-877-GO-LOWES

Feedback

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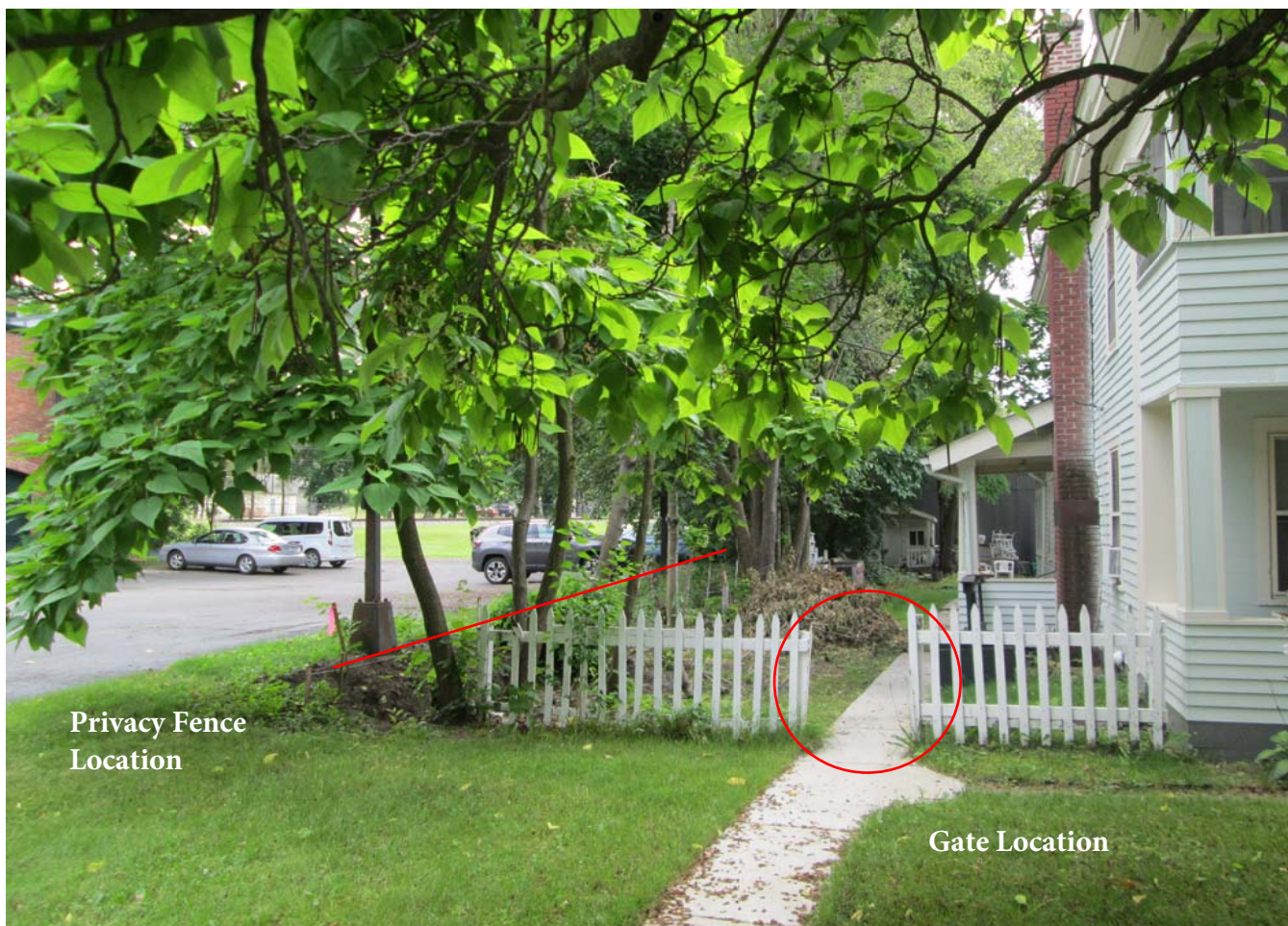
CHAT WITH LOWE'S



Facing northwest to an overview of the back yard from the driveway. Proposed privacy fence location in background.



Facing northeast to facade and south elevation. Picket fence to receive gate at left of photo.



Facing east-northeast to yard north of the house.



Facing southeast to gate and privacy fence location.



Facing northeast to privacy fence location.



Facing southeast to privacy fence location from 306 N River.



Facing south to privacy fence location from 306 N River.



Facing south-southeast to existing picket fence from 306 N river. Privacy Fence ends at right.



Facing northwest to gate location.



HDC Work Permit Staff Review

Property address: 15 E Cross

Property History: The property includes the eastern-most storefront bay of a commercial building, which according to the assessor, was erected in 1925.

Date of Application: July 2, 2019

Date of Review: July 3, 2019

Date of Meeting: July 9, 2019

Proposed work: Construction of a structure to support a sun shade sail over an outdoor dining patio.

Materials: Pressure treated lumber, paint, and screws.

Staff review:

1. The applicant proposes building a structure to support sun shade sails over the outdoor dining patio.
2. The new structure will be mounted to the existing wood-framed patio enclosure by screws.
3. The vertical members of the structure will be 4x4 lumber that is mounted to the base of enclosure, while the horizontal members shall be 2x4s.
4. The structure will be used to support sun shade sails.
 - a. The applicant has not specified a material for the sails.
5. The project was first seen as a study item on June 25, 2019.
 - a. The commission raised concerns that the sails may lift the patio enclosure when caught by wind.
 - b. Staff noted this to Building Department officials who agreed to discuss the matter with the applicant.
 - c. The applicant will amend the application if the Building Department requires changes.

Recommended Motions:

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to approve and issue a certificate of appropriateness for the work at 15 E Cross as submitted in the application dated July 2, 2019 for constructing a support structure for sun shade sails over the patio enclosure area. The application is contingent on approval from the Building Department and that the sun shade sails are canvas, vinyl, or acrylic in material.

Relevant Secretary of the Interior's Standards:

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

#10 New work shall be removable.

Move to table discussion of work at 15 E Cross pending further information on the structure's stability from the Building Department, and information regarding the material of the sun shade sails.

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

15 E Cross

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

734 Brewing Company, Inc.

Address

15 E Cross

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

N/A

Type of work

- | | | |
|--|--|--|
| ☐ Roofing | ☐ Porches | ☐ Painting |
| ☐ Window/Door Replacement | ☐ Sign | ☒ Other |
| | ☐ Fence (or other sitework) | ☐ Application Amendment |

Complete Description of Proposed Work:

We want to add to our existing patio fence in order to hold up sun shade sails.

Materials (for paint include color chips or samples with application):

Pressure treated lumber, paint to match existing structure, screws/nails.

4"x4" vertical, 2"x4" between

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: 500

Permit fee: 0 45
\$45 + _____ =

Signature

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

I further affirm that 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.

Signature: [Redacted]

Date: 7/2/19

Print Name: Patrick Echlin

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.





City of Ypsilanti

Community and Economic Development

May 15, 2019

MAXWELL ZIEBARTH
P.O. Box 970683
YPSILANTI MI 48197

RE: Demolition by Neglect Repair Timeline for 302 E Cross -Approved

Dear MR. ZIEBARTH,

On Tuesday, May 14, 2019, the Historic District Commission (HDC) approved the proposed timeline for repair for the property listed above. The timeline stipulates:

The approved roof replacement will be completed by the HDC meeting scheduled for May 28, 2019; the HDC will also receive an update on the condition of the foundation at the May 28 meeting with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

All HDC study items must be subsequently submitted with official applications as action items in order to be approved.

The timeline and proposed work may be amended to accommodate for unforeseen circumstances. Once work is completed, the property will no longer be considered a case of Demolition by Neglect.

In the event you fail to adhere to the above timeline, the City may take legal action against you and the property in order to achieve compliance.

Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/hdc. Please contact me at (734) 483-9646 or via email at sslagor@cityofypsilanti.com with any questions.

Sincerely,

Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: File
Building Department



Facing southwest to facade and east elevation.



Facing northeast to west and south elevations.



Facing southeast to facade and west elevation

Is Depot Town frame color DDA orange or gold?
Or all districts same? (black or deep green to blend in)



Where does
welcome go?
Welcome to
Freighthouse
Plaza



Orange trim

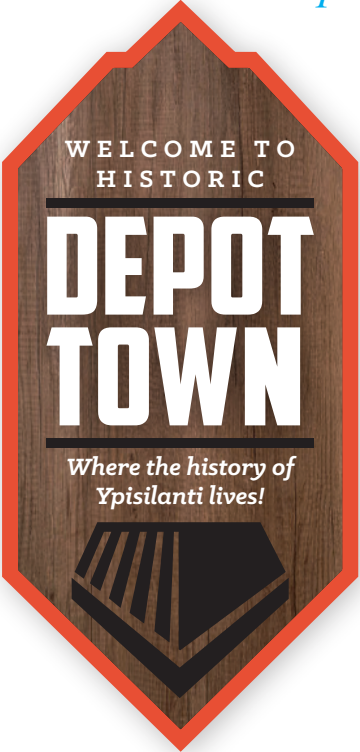
Support to be black



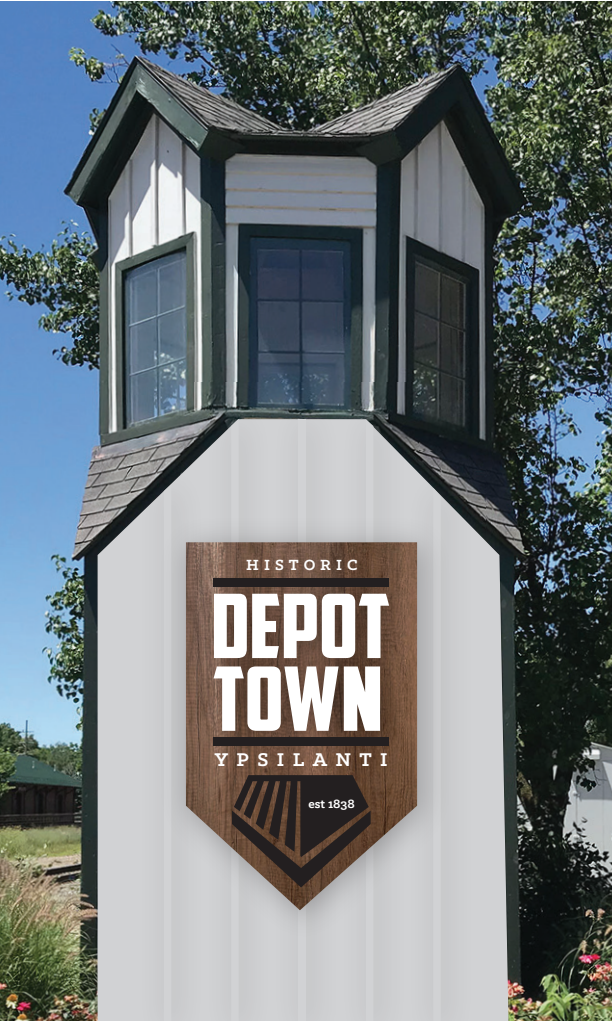
4A

4B

Can this slogan
be improved?



Where does
bronze plaque go?
What is size?



Photos showing current conditions. Photo numbers correspond to the style proposed on proposal page.

1A



Facing north-northeast from intersection of N River and E Michigan

1B



Facing south-southeast from intersection of N River and East Michigan

2A



Facing south from 100 Market Place

2B



Facing north from 100 Market Place

3A



Facing North from N Huron and W Cross

3B



Facing S from N Huron and W Cross

4A



Facing West from E Cross at Clock Tower Crossing. This sign face will include a bronze plaque, honoring E Cross as one of the Great Streets of America.

4B



Facing East from E Cross at Clock Tower Crossing. This sign face will include a bronze plaque, honoring E Cross as one of the Great Streets of America.

5A



Facing Northeast from N River and E Cross

5B



Facing Northwest from N River and E Cross



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

309 Maple St, Ypsilanti MI 48198

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Neighborhood Roofing

Address

832 phoenix Rd

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

- Tear off and re-roof on Garage using CertainTeed dimensional shingles.
Color = Cottage Red (Matches House)
- Drip Edge Color (white)
- No Vents (unheated Garage)
- No Flashings

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

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

Construction Cost:

3,010

Permit fee:

\$35 + 5 = \$40.00

Signature

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

I further affirm that 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.

Signature:

[Redacted Signature]

Date:

6/25/19

Print Name:

Tom Meadows

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

DESIGNER SHINGLES

"Best Buy"

As ranked by a leading
Consumer Magazine.

Color Availability



Atlantic Blue



Heather Blend



Burnt Sienna



Hunter Green



Cobblestone Gray



Moire Black



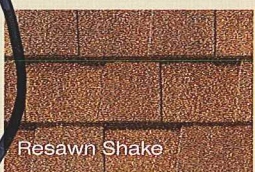
Colonial Slate



Pewter



Cottage Red



Resawn Shake



Driftwood



Silver Birch



Georgetown Gray



Weathered Wood

Shown in Moire Black

LANDMARK™

- Two-piece laminated fiber glass base construction
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- 240 lbs. per square
- Lifetime limited transferable warranty*
- 10-year StreakFighter™ warranty
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- Wind warranty upgrade to 130 mph available.
- CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389









MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, June 25, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit, Vice Chair 7:03 PM

Commissioners Present: Hank Prebys, Erika Lindsay, Jane Schmiedeke, Alex Pettit, Ron Rupert, Anne Stevenson

Commissioners Absent: Mike Davis, Jr.

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Discussion: 15 E Cross was added to the agenda as a study item.

Motion: Prebys (second: Stevenson) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

208 E Cross

**Siding replacement without a permit*

Applicant: Carrie Taylor, owner- present

Discussion: Pettit: Stated that the application before the Commission is for siding replacement work which has already been completed.

Taylor: Confirmed. Indicated that repairs were done, directed by the insurance company, due to tree damage to the home from a storm [*referencing materials*].

Prebys: Asked how long it took for the repair.

Taylor: Stated that, originally, the work was on the roof. Stated that even after the side repair was done, that some boards had to be replaced again.

Prebys: Asked if it took a month.

Taylor: Stated that it took longer than a month.

Prebys: Stated that a concern of the Commission is that applicant had ample time to request a building permit which would have been sent over to the Historic District Commission. Stated that, at that point, applicant could have talked to the Commission about the work that was proposed.

[Discussion re: appropriateness/compatibility of replacement materials used]

Slagor: *[Based on research, staff walked the Commission through a timeline re: siding that was on the house]. [Discussion re: most appropriate way to proceed].*

Motion: Prebys (second: Schmiedeke) moved to deny the siding replacement work already completed at 208 E Cross as submitted in the application dated June 3, 2019, as the work is incompatible with the character of the building and does not match the replacement siding previously approved.

Lindsay: *[Further discussion re: materials used and installation technique]*

Denial: Unanimous. Motion carried.

Pettit: Indicated that applicant could review other possible options and then bring the proposed ideas before the Commission as a study item before proceeding with any work.

Lindsay: Explained that the denial is not to create difficulty. Stated that the Commission is charged with the responsibility of following the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures when making decisions.

NEW BUSINESS

10 N Washington

**Mural.*

Applicant: Rob Hess, business owner –present.

Discussion: Pettit: Asked applicant to explain what is proposed.

Hess: Stated that the applicant, with approval of the building owner, would like to have a mural painted along the wall facing the alley. Stated that applicant reached out to a local artist to create a centering sort of image for the alley. Stated that the mural would just be over top of this portion that is painted *[referencing materials]* and would not touch any of the windows.
[Explained the background and professional experience of the artist].

[Commission reviewed and discussed proposed work referencing photo materials]

Motion: Stevenson (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 10 N Washington as submitted in the application dated June 6, 2019 for painting a mural on the south elevation as per the drawings. The elevation shall be hand washed prior to painting and no window sill or trim will be painted as a result of the project.

Secretary of the Interior Standards:

#7 – Clean building gently—no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

35 Photo

**Application for painting was moved to the end of the agenda as the applicant was not present.*

306 E Cross

**Gutter installation.*

Applicant: Susan Brokaw, owner- present

Discussion: Pettit: Asked applicant to talk the Commission through what is planned.

Brokaw: Stated that applicant proposes to install gutters along the front porch and then along the west side of the house, just as far as the basement extends *[referencing materials]*.

Schmiedeke: Asked if there are gutters, currently, on the house.

Brokaw: Stated that, originally, there were gutters. Indicated that when previous work was done, the gutters were taken down and not replaced at that time.

[Discussion re: gutter styles]

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 306 E Cross as submitted in the application dated June 13, 2019 for installation of All Seasons K-style gutters in white on the façade porch and west elevation. Downspouts will be located on the outside corners of the house and not on the façade porch.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

313 High

**Application for gutter installation was moved to the end of the agenda.*

329 E Cross

**Application for gutter installation was moved to the end of the agenda as the applicant was not present.*

508 N River

**Air conditioning installation.*

Applicant: Vanessa Elms, owner- present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Elms: Stated that applicant would like to install an air conditioner on the north side of the house.

[Commission review and discussion of packet reference materials]

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 508 N River as submitted in the application dated June 18, 2019 for installation of an air conditioning unit on the north elevation. The unit shall be placed on a 2'x2' plastic composite pad and be located 18" from the elevation. Natural screening shall be used, if appropriate.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Approval: Unanimous. Motion carried

STUDY ITEMS

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair was moved to the end of the agenda as the applicant was not present.*

116-118 W Michigan

Applicant: Adam Tasselmeyer, Van Hunsberger-architect

Discussion: Tasselmeyer: *[Discussion re: proposed change in material for the previously approved galvanized steel siding for elevator shaft and stairwell on roof – reference cell phone photos and product sample] [Discussed proposed changes for windows – reference photocopy materials] [Discussion re: proposed metal roof]*

[Discussion re: differentiation of the two property facades]

Stevenson: *[Discussion re: window eyebrow hoods]*

Lindsay: *[Discussion re: storefront color in relation to window color]*

15 E Cross

Applicant: Patrick Echlin

Discussion: Echlin: *[Discussion re: proposed installation of posts for patio sails]*

[Commission discussion re: patio sail design/color appropriateness]

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair.*

Applicant: Maxwell Ziebarth, owner- not present

Discussion: Slagor: Indicated that per agreement, owner was expected to be present to discuss porch repairs. *[Staff provided brief update re: text received from owner earlier in the week]*. Stated that staff will follow up with owner.

NEW BUSINESS

**Returned to New Business.*

35 Photo

**Painting.*

Applicant: Heidi Jugenitz, owner- not present.

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 35 Photo as submitted in the application dated June 6, 2019 for painting the exterior. The surfaces shall be sanded and painted in a base of "Caribbean Coral" and trim of "Classical White." No power washing shall be done.

Secretary of the Interior Standards:

#7 – Clean building gently—no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

329 E Cross

**Gutter installation.*

Applicant: Cheryl Clifton, representative for the owner- not present

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 329 E Cross as submitted in the application dated June 21, 2019 for installation of seamless K-style aluminum gutters and downspouts, painted to match the trim.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Rupert: Indicated that the Commission's decision to approve the installation of K-style gutters rather than half-rounds is because the majority of the existing gutters are K-style.

Approval: Unanimous. Motion carried

ADMINISTRATIVE APPROVALS

312 Oak

**Roof and skylight replacement*

308-312 N River

**Door handles*

128-130 W Michigan

**Roof and coping metal*

306 N Grove

**Roof replacement*

Motion: Stevenson (second: Prebys) moved to accept the administrative approvals for 312 Oak, roof and skylight replacement; 308-312 N River, door handles; 128-130 W Michigan, roof and coping metal; and 306 N Grove, roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

418 Oak

Slagor: Discussed porch railings per inquiry from Commissioner Schmiedeke.

206 N Huron

Slagor: Discussed staff contact with owner regarding the treated wood fence being painted. Staff recommended to owner that painting be completed by Fall.

29 E Cross

Rupert: Discussed railing installation that is not painted. Staff will follow up.

NEW BUSINESS

**Returned to New Business.*

313 High

**Gutter Installation.*

Applicant: Jane Schmiedeke, owner- present; Ron Rupert, contractor- present

Discussion: Rupert: Stated that applicant would like to have gutters installed right above the door in order to stop rain water from entering the house through the front door *[referencing materials]*. Stated that the proposal is for a copper half-round gutter to run the width of the porch on the east side

of the building, attached to the roof. Stated that the copper color will match the color scheme of the building.

Pettit: Asked about the gutter ends.

Rupert: Stated that one end will be blocked and it will be an eighth of an inch per foot slope. Stated that it will drain around the foundation area.

Stevenson: Asked if there will be a downspout.

Rupert: Confirmed no.

Stevenson: Asked about concerns of water at the foundation.

Schmiedeke: Stated that there are no gutters. Stated that there are French drains that the water goes down into.

Rupert: Stated that there is a 24-inch overhang.

[Discussion continued re: planning for future erosion concerns]

[Commissioners Schmiedeke and Rupert recused themselves from further discussion. Remaining commissioners reviewed and discussed reference material].

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 313 High as submitted in the application dated June 13, 2019 for installation of a copper half-round gutter on the east elevation to cover just the area above the porch. Property owner has been advised to observe the area where the gutter expels water to monitor for erosion.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 11, 2019

Motion: Rupert (second: Prebys) moved to approve the minutes of June 11, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Vice Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:56 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

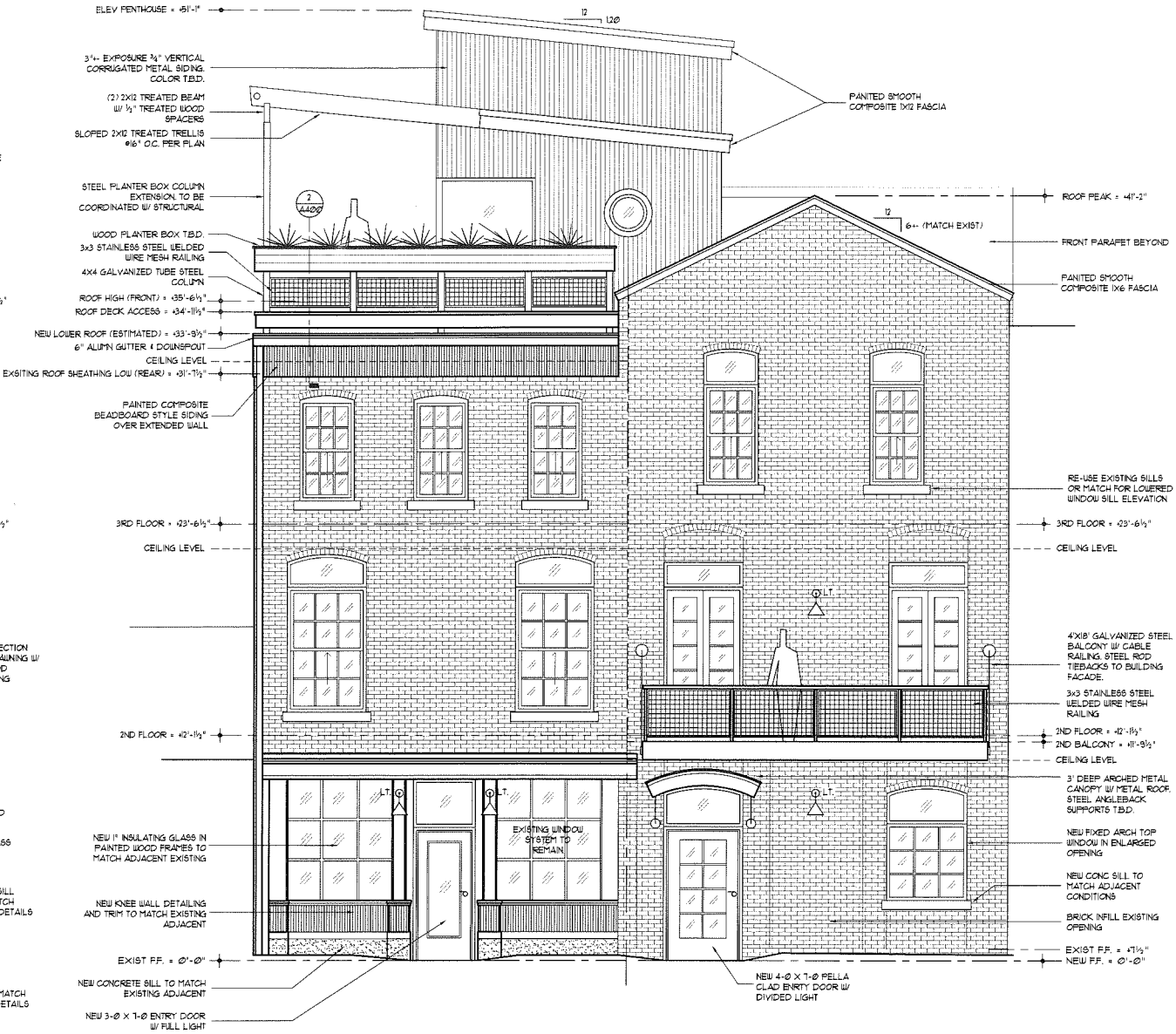
DRAFT



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUM CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.



NORTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUM CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.

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APPVD.

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16-14
CAD ID:
ELEV-SECT3
SHEET NO.

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