



## NEW BUSINESS

### 324 Oak, Action Item

Applicant: Bob Garnett, owner (Present)

Discussion: Application concerns changes to the roof of the rear single story wing; the addition of a back porch; replacement of the front porch post; restoration of the gable returns on the front (north side); two new doors for rear entry (south side); and exterior paint colors. Staff updates Commissioners on the progress of the rehabilitation. The replacement windows have been installed, the roof of the rear single story wing has been replaced, the new siding is going up and the gable returns have been recreated. Additionally, one of the original doors has been salvaged and is being reinstalled as the coffin door. The first item on the application has also been completed. The roof of the rear single story wing has been altered from a shed roof to a gable roof with an overhang on the east side, over the entryway. Two replacement doors have already been installed in the rear, as well. The applicant has been informed that one of these doors is of an inappropriate style and both are inappropriate in material (steel).

Applicant proposes a door style for the main front entrance that has a divided-lite window on the top half and two panels below. Commissioner Prebys notes that it is not an appropriate style for this house. Commissioners provide information and resources to the applicant for a more appropriate door. Applicant asks about the front porch post and a suggestion that it be tapered. Commissioners state that it need not be tapered, but should replicate the original in size and detail on the capital (a photo exists of the original). The existing post can remain as a physical support and be enclosed within the new post.

Two new doors are proposed for the rear to replace those already installed, which are both steel doors and at least one is in a style inappropriate to the house. The replacement doors must be wood. A style similar to that proposed for the front door would be acceptable. The applicant asks about the door color. Commissioners suggest the darker green color being used on the window sashes. The construction of the rear porch has been previously discussed and the applicant has a copy of the Porch Fact Sheet.

An exterior light fixture is required by code at the entrances. The applicant proposes a lantern style fixture. Commissioner Prebys notes that something much simpler would be appropriate. The applicant asks if a mason jar style would be acceptable; Commissioners agree that it would be fine.

Motion: Prebys (Second: Penet) moves to approve the application for work at 324 Oak to include change to the roof shape in the rear (south) section of the single story wing ell as completed, with an overhang projecting over the rear entrances on the east side of the ell. Two new doors shall be installed in the rear entrances; both shall be wood with two panels below a three-quarters divided-lite window. A new porch at the rear entrances shall be constructed of tongue and groove, vertical grain fir as specified in the Porch Fact Sheet. In the front (north side) of the house, the reconstructed gable return detail is approved as completed; the porch post shall be finished to match the original square post. The front door, as specified in the previous approval, shall be a two-over-two panel solid wood door, the

top two panels may be substituted for glass, if desired. A simple, jar-style light fixture is approved for the front porch. The paint colors for the house shall be light green for the body, light beige for the trim and dark green for an accent color on the window sashes and doors.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features, #6 – Repair, do not replace and #9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Action carried.

### **217 N. Washington, Action Item**

Applicant: Dave Barowski, owner (Present)

Discussion: Application is for replacement of ten windows. Commissioners ask applicant to point out which windows on the house will be replaced. Existing windows with decorative glass are not among those being replaced. Most replacements are of sashes only, and are being constructed to order of cedar. Two window frames were badly damaged and will be reconstructed as well. The window contractor is Shannon Williams of Ace in the Hole of Belleville. New windows will be painted to match the existing exterior colors.

Motion: Overland (Second: Prebys) moves to approve the application for work at 217 N. Washington to include repair and reconstruction of ten windows sashes, retaining their original form. Two windows on the south side shall additionally have their frames replaced; both are situated on the second story and include the window in the middle of the gable as well as the most westerly or rear window on that side. All of the replacement frames must match the exact measurements and dimensions of existing and all repair and reconstruction shall use existing materials as much as possible. All windows shall be painted to match existing colors. Existing storm windows shall remain in place.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features and #6 – Repair, do not replace. Replacements shall match original.

Approval: Unanimous. Action carried.

### **418 N. Hamilton, Action Item**

Applicant: Brent Welsh and Adam Levensgood, owners (Present)

Discussion: Application is for installation of gutters and downspouts using hidden straps. Gutters and downspouts shall be "Sandcastle" color. Commissioner Prebys asks applicant what style gutters will be used. Proposed gutters and downspouts are K-style, five inch seamless aluminum.

Motion: Prebys (Second: Penet) moves to approve the application for work at 418 N. Hamilton to include installation of gutters along the north, south and east sides of the house as well as along the roofline of the front porch (west side) and downspouts on the northwest corner, south side at intersection of porch and main house, and the east elevation. All gutters shall be installed with

straps under the roof shingles. Gutters and downspouts shall be "Sandcastle" #793 and shall be compatible in color with the house. Gutters shall be five inch aluminum K-style with two-by-three inch downspouts.

The following Secretary of the Interior Standards were used in making this decision:  
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

### **35 E. Cross, Action Item**

Applicant: Scott Goodrich, Realkidz, Inc. (Present)

Discussion: Application is for change to business signage. The existing letters will be removed and identical letters with the name of the new business, "RealKidz" will be installed in their place. Letters are to be nine inch gold plastic and the sign board will be painted black.

Motion: Prebys (Second: Penet) moves to approve the sign application for 35 E. Cross to include removal of the existing lettering, painting the sign board black and installation of new letters to read "RealKidz." Letters shall be nine inch molded plastic in a gold color that matches the existing signage.

Approval: Unanimous. Action carried.

### **402 S. Huron, Action Item**

Applicant: Brynn and Paul Raupagh, owners (Present)

Discussion: Application is for painting the exterior and installing new front doors and a transom in the existing opening. Applicants submit Sherwin Williams paint colors. Applicants note that they will use equivalent colors in Pratt and Lambert brand semi-gloss paint. Commissioner Prebys notes that the various colors for the body, trim and accents are fairly similar to one another and more contrast might be better. Commissioner Schmiedeke recommends using darker colors in the same palette so that the house does not appear washed out in full daylight.

Applicants submit a photograph of the proposed front doors which they plan to salvage from Ann Arbor Zion Lutheran Church that the church plans to replace. The doors are seven foot tall mahogany doors in very good condition. Commissioners note that the doors are Colonial in style and not appropriate for this house in their current configuration. If altered by replacing the two top panels with one pane of glass, they would be acceptable. Applicants would like to consider this option as well as look at another source for different doors.

Motion: Prebys (Second: Overland) moves to table the application for work at 402 S. Huron pending further information regarding the style of front doors to be installed.

Approval: Unanimous. Action carried.

### **214-216 Maple, Action Item**

Applicant: Joe Ratcliff, contractor (Not Present)

Discussion: Application is for tuckpointing the foundation. Commissioner Schmiedeke notes that the application indicates Type N mortar will be used. However, the foundation, at least in the front of the house, appears to be soft brick and Type N mortar would not be appropriate. The application contains no information regarding where the foundation will be tuckpointed; it is therefore not possible to approve the application without more information.

Motion: Prebys (Second: Penet) moves to table the application for work at 214-216 Maple pending further information including the specific areas of the foundation to be tuckpointed and the nature of the foundation material.

Approval: Unanimous. Action carried.

### **611 Norris, Action Item**

Applicant: Thomas Henshaw and Erin Moore, owners (Present)

Discussion: Application is for construction of a porch on the north side of the house to replace existing steps leading to an entrance. The proposed porch will be nine-by-six feet; will have railing on both sides as well as along three feet of the front to the west of the stairs. The stairs will be in line with the existing doorway. Commissioners ask about the porch roof, which appears as a hipped roof in one drawing and a gable roof in another drawing submitted with the application materials. Applicants indicate that they could construct either style. Commissioners suggest going with the hipped roof since the house and another existing porch have hipped roofs and it is more appropriate to the architecture of the house. The porch will have posts at the two corners, which will need to be about six to eight inches from the roof edge. The posts will be boxed four-by-fours.

The application includes the construction of a large deck at the rear (west side) of the house totaling 488 square feet. The main part of the deck will be L-shaped and elevated to connect with the porch on the south side of the house. This porch will be altered to remove the entrance on the east side with the opening in the kneewall being filled in with concrete block or framing covered on the exterior with matching siding and on the interior with parging. On the west side of this porch, a new opening in the kneewall will be created to provide an entry to the new deck. The main, L-shaped part of the deck will be thirty-six inches above grade and have a railing with square posts and balusters, tapered top rail and tapered post caps. The lower portion of the deck, which will extend to the west off the main section of the deck will be at the ground level and so requires no railing.

Motion: Schultz (Second: Penet) moves to approve the application for work at 611 Norris to include work described in the application dated August 7, 2007. This work shall include the addition of an entry porch on the north side of the house, measuring nine feet by six feet. Porch shall be constructed according to the Porch Fact Sheet. Porch deck shall be tongue-and-groove, with two vertical posts away from the wall to consist of pressure-treated four-by-fours, boxed and trimmed top and bottom to match existing south entry porch posts. Roof shall be hipped, with minimal six to eight inch overhang beyond the corner posts. South entry porch shall have opening in kneewall on east face enclosed, either with cement block or wood framing, and finished to match existing kneewall. An opening shall be created on west side of south porch, trimmed appropriately to match existing opening.

A 488-square-foot pressure-treated deck will be added to the rear of the south entryway, wrapping around the south and rear sides of the house. Deck will be approximately thirty-six inches from ground, with construction according to the specifications of the Ypsilanti Building Department. Footings are expected to be forty-two inch deep Sonotube footings supporting pressure-treated posts. A railing shall be constructed according to Porch Fact Sheet, with square posts and balusters, a tapered top rail, and tapered post caps. A second deck will be constructed at ground level, to the rear (west) of this deck, according to the same specifications, with steps to the upper deck. No railing is necessary for the lower deck. Applicants will return with paint or stain colors.

The following Secretary of the Interior Standards were used in making this decision:  
#9 – Contemporary designs shall be compatible and shall not destroy significant original material, and #10 – New work shall be removable.

## STUDY ITEMS

### 6 S. Washington, Study Item

Applicant: None present

Discussion: A number of serious issues were discovered by staff when the new owner of the bar occupying the first story of the building applied for a Certificate of Occupancy. Staff submits photographs and discusses rehabilitation work that is needed, including previously completed inappropriate work.

## OTHER BUSINESS

**Administrative Approvals – None**

### Property Monitoring

- **6 S. Washington** – New owner of Elbow Room has applied for C/O and liquor license transfer; Planning and Building Dept. staff found numerous issues with building. Staff has discussed repairs with contractor.
- **8 W. Michigan** – Unapproved signs applied to front windows. New owner of business contacted staff in response to letter; will submit application.
- **210 Arcade** – Staff sent owner letter re two front doors installed without approval.
- **213 Arcade** – Staff sent owner letter for front door installed without approval.
- **220 N. Hamilton** – Staff sent owner letter for front door installed without approval.
- **227 N. Grove** – Staff contacted owner; work noted in process was replacement of failed rooftop HVAC unit with new unit of same size in same location.
- **302 W. Cross** – Staff stopped powerwashing of masonry in progress, sent property owner Masonry Cleaning Fact Sheet and HDC application.
- **309 Maple** – Modest progress made in removal of aluminum soffit/fascia.
- **410 N. Hamilton** – Front steps completed - risers, skirting, painting finished.

- **416 N. Huron** – Replacement carriage barn completed.

### **Alternative Energy Fact Sheet**

Discussion: A revised draft Fact Sheet is nearly completed and will be sent out to Commissioners soon for one final round of comments before final approval and distribution.

### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None**

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes from the July 17, 2007 meeting.**

Motion: Penet (Second: Overland) moves to approve the minutes of July 17, 2007 as presented.

Approval: Unanimous. Motion carries.

### **ADJOURNMENT**

Motion: Overland (Second: Prebys) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

### **MEETING ADJOURNED AT 8:45 PM**