



Motion: Overland (Second: Penet) moves to table the application for work at 33 N. Washington until further information is available on the type of panel and paint colors that will be used.

Approval: Unanimous. Action carried.

### **203 W. Michigan, Action Item**

Applicant: Brian Brickley, Brickley Properties LLC, owner (present)

Discussion: Application is for repairing the steel lintel, painting the brick panel above the first floor windows, and installing two windows to match the existing. The proposed windows are non-operational, single pane glass windows with wood muntins to replicate the existing. The proposed paint color is black for the wood window trim and deep red for the brick panel. Commissioner Rupert suggests that prior to painting, the applicant should tuck point any brick that needs it, then prime the brick. Power washing is not to be done. The paint should be a satin rather than a flat finish.

Motion: Prebys (Second: Rigdon) moves approval of the application for work at 203 W. Michigan to include painting of the newly exposed brick above the transom windows, the repair of the sagging lintel below that brick, and the installation of two new wood windows of wood with single pane glass. The paint colors shall be Sherwin Williams 6991 Black Magic on the window trim and the area above the windows and SW 2912 Chanticleer on the brick. No power washing will be allowed. Bricks shall be tuck pointed as necessary prior to priming and painting. The finish coat will be a satin finish for durability. All new windows and framing shall match existing.

Secretary of Interior Standards cited: #5 – preserve distinctive features; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **Washtenaw County Parks and Recreation, Action Item**

Applicant: Coy Vaughn, Washtenaw County Parks and Recreation (present)

Discussion: Application is for the installation informational signage in Depot Town.

Motion: Prebys (Second: Rigdon) moves approval of the application for the installation of the Border-to-Border trail signage in the Depot Town area as shown on page 1 of 1, dated 8/20/08, showing the exact location of the proposed signs.

Secretary of Interior Standards cited: #9 – contemporary designs shall be compatible and shall not destroy significant original material; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **409 Maple, Action Item**

Applicant: Catherine Hayes, owner (present)

Jason Wheeler, contractor (present)

Discussion: Application is for painting the house to match existing colors and to replace sections of rotted decking on the porch. Ms. Hayes states that sections of the existing tongue and groove yellow pine deck are rotting and she intends to replace it with the same material.

Motion: Rigdon (Second: Rupert) moves approval of the application for 409 Maple to repaint the entire house with scraping and priming if necessary but no power washing. The paint colors will be similar to the existing colors; the body will be painted True Value Solar Light in satin finish and the trim white in semi-gloss finish. The only parts that need to be primed are the bare wood.

Also approved is the replacement of rotting tongue and groove decking on the porch with in kind materials painted to match the rest of the porch.

Secretary of Interior Standards cited: #5 – preserve distinctive features; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

## **12 N. River, Action Item**

Applicant: Lorenzo Betts, Jr., owner (present)

Discussion: Application is for the demolition of the house. Staff reports that the prior approval of an application based on no remaining architectural details had expired; no public hearing was needed at that time. The new application is a formality as the house has already been demolished. The house was fire damaged and the fire department had declared it more than 50% destroyed.

Motion: Rigdon (Second: Penet) moves approval of the permit demolition application for 12 N. River, citing the previous approval for demolition of the same structure.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **Freight House, Study Item**

Applicant: Ed Penet (present)

Discussion: Commissioner Penet supplied the Commission with the RFP for the Freight House project to protect the building from storm water damage. Water pools under the north deck and around the foundation and many of the downspouts are corroded and are not industrial/commercial gutters. The RFP proposes half-round gutters with heavy-duty downspouts to run the water along the east and west side to a rain garden on the north end of the Freight House. Commissioner Penet consulted with John Foley. The hope is to use this project as a demonstration of the new MDEQ unfunded mandate for new construction to retain any water on its own property without dumping into the sewer system. Upon construction, the rain garden will collect water almost immediately.

Commissioner Penet shows copies of the plans. Commissioner Rupert explains the current situation of water running back toward the building and eroding the limestone foundation; this project will help protect the foundation that, for financial reasons, cannot be tucked pointed at this time. The fascia will be repaired as needed prior to any soffit work. Parts of the wood will be salvaged. A meeting is being arranged with Commissioner Penet and the building inspectors from Pittsfield Township in addition to a request to meet with Melissa Milton-Pung from Washtenaw County to consult on a reservation inspection. Everything will be documented thoroughly with pictures for the SHPO.

Once a contractor is chosen, the City of Ypsilanti will submit an application to the HDC. The plan is to later remove parking on Rice Street so that there is no thruway. Discussion concerned original paint colors, which were a silver white on the soffit and fascia and dark park bench green on the trim; later colors were red and black.

## **ADMINISTRATIVE APPROVALS**

300 N. Washington, re-roofing

Motion: Prebys (second: Penet) moves acceptance of administrative approvals

Approval: Unanimous. Action carried.

## **OTHER BUSINESS**

### **1. Property Monitoring**

**119 N. Hamilton** – No new information.

**526 N. Huron** – No new information.

**631 N. River** – Case in court Aug 26, 2008 - by court order, an application for demolition to be submitted by Sept 3, 2008 to appear on the Sept 9, 2008 agenda.

**310 S. Washington** – Still no response on application, staff will be taking next step as recommended by the Commission.

**208 E. Cross** – Staff has discussed the situation with the wife who wrote the staff a letter. Issues include financial concerns, window grills purchased but not installed, habitability issues, contractor mix-up, and temporary fence installed without a permit. Staff requested that owners clear off front porch to make the property more aesthetically pleasing, which will be done in the near future. The Commission notes that most of the problems are not related to cost and are related to general maintenance or labor as well as the major issue being the appearance of the property and its effect on the city. Part of the house may be rented.

**306 Maple** – No new information. Case given to enforcement.

**218 Ferris** – Building Department is requiring that a pipe railing be attached to the front steps to meet building code. Rupert (Second: Overland) moves to amend the previous approval for 218 Ferris to add a pipe rail handrail to either side of the front steps as required by the Building Department.

**2. Solar Panels** – Some concern has been expressed regarding the installation of panels on the roof due to the age and condition of the roof. Staff spoke with City Manager who believed there was still a structural test that needs to be done on the back wall and roof, but this has not been clarified. Commissioner Overland asks that Marc Greuther,

curator of Industry and Design at the Henry Ford, be put on next meeting's agenda to give a presentation on alternative energies and have an open dialogue.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes from August 12, 2008 meeting.**

Motion: Prebys (Second: Overland) moves to approve the minutes as submitted.  
Approval: Unanimous. Motion carries.

**ADJOURNMENT**

Motion: Schmiedeke (Second: Overland) moves to adjourn the meeting.  
Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 7:55 PM**