

Jeld-Wen tilt double-hung sash replacement pack products with vinyl jamb liners. The windows, wood on the interior, shall be aluminum clad in white on the exterior. The windows will be installed by Wallside at Wallside's expense - no expense to the home owners.

Secretary of Interior Standards cited: #5 – Preserve distinctive features, #9 – Contemporary designs shall be compatible, and #10 – New work shall be removable.

Approval: Unanimous. Action carried.

20-22 S. Washington, Action Item

Applicant: Mark Frisinger, Contractor (present)

Discussion: Application for painting the building was tabled at last meeting due to lack of information and inappropriate colors. Mr. Frisinger provides new paint samples. He states he will paint only the concrete block areas that are currently painted. Commissioner Prebys questions the proposed caulking included in application. Commissioner Rigdon informs Mr. Frisinger that he needs to use mortar, not caulk, to perform repairs on the building. Another concern of the commission is the proposed power washing, which is not allowed in the Historic District.

Motion: Prebys (Second: Rigdon) moves approval of the application for 20-22 S. Washington for painting with the understanding that power washing shall not take place. Water, if used, shall be of a pressure no stronger than that of a garden hose. Instead of caulk, pointing shall be done with mortar. The mortar may be a harder formula than that which appears on the fact sheet. The paint shall be a satin finish for durability. The body shall be Sherwin Williams 6374 "Torchlight". If the contractor wishes, he may use SW706 "Gold Coast" as a trim.

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

Approval: Unanimous. Action carried.

NEW BUSINESS

59 E. Forest, Action Item

Applicant: Marcia Cohen, owner (not present)

Discussion: Application is for painting the house at this address.

Motion: Prebys (Second: Penet) moves approval of the application for 59 E. Forest for painting. The body of the house to be Sherwin Williams 6159 "High Tea", the fish scales to be SW 6157 "Favorite Tan", and the trim to be SW 6154 "Nacre".

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

Approval: Unanimous. Action carried.

206 Maple, Action Item

Applicant: Rebecca and Justin Adams, owners (not present)

Discussion: Application is for painting.

Motion: Prebys (Second: Rupert) moves approval of the application for paint at 206 Maple. Sherwin Williams 6157 "Favorite Tan" to be the color of the body, Trim to be SW6154 "Nacre", and Accents to be SW6160 "Best Bronze".

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

Approval: Unanimous. Action carried.

18-20 N. Washington, Action Item

Applicant: Bethany Mayhew, owner (present)
Bennett Ralston, owner (present)

Discussion: Application is for the installation of signs. The sign currently on the front of the building will be replaced with a sign of similar dimensions. The sign in the rear will be reused. The proposed sign is plywood. The commission informs Mr. Ralston that the sign needs to be MDO board. Mr. Ralston states that he will remove the sign on the rear, repaint and properly mount the sign, and does not want to waste material. Commissioner Rigdon then suggests that the edges of the sign be sealed to prevent moisture. Colors to be "Green Bean" or "Avocado" and black.

Mr. Bennett presents interior renovation plans to the commission, and explains the work that will be done.

Ms. Mayhew asks about planting perennials in the planter in front of the building on S. Washington. The commission states that this is allowable without approval from HDC, but must be cleared with the DDA.

Motion: Rigdon (Second: Penet) moves approval of the application for work at 18-20 N. Washington to include replacement of existing signs. New signage on the front of the building will be painted MDO or fiberboard. The existing sign on the rear will be sealed at the edges and will be repainted with the new restaurant logo. Paint colors are True Value "Avocado" green or "Green Bean" and the lettering will be black. An accent color "Bunny" may also be used.

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

Approval: Unanimous. Action carried.

Downtown Ypsilanti, Action Item

Applicant: Downtown Development Authority (not present)

Discussion: The DDA has submitted "Art Rack" bike rack designs for approval by the commission. Racks will be installed at different locations in the downtown area.

Motion: Prebys (second: Rupert) moves approval of the application for downtown bike racks to be installed at various locations. The racks will be black with grey, green, and white accents. One of the six proposed designs will be selected through an online vote of interested residents of the city.

Secretary of Interior Standards cited: #3 – Do not imitate earlier styles; #10 – New work shall be removable.

Approval: Unanimous. Action carried.

228 W. Michigan, Action Item

Applicant: Ron Rupert, Home Services LTD (present)

Discussion: Application is for painting the front façade of the Wolverine Restaurant. The painting to be completed in two parts: The bottom of the building will be painted this week, and the rest will be painted at a later date. The currently blue "Wolverine" sign will be painted and re-lettered.

Motion: Prebys (second: Penet) moves approval of painting at 228 W. Michigan. Colors shall be Sherwin Williams "Fine Wine", "Basil", and "Cottage Cream" to be used tastefully in combination. The Coca-Cola sign will remain and the "Wolverine" sign shall be repainted. Other signs shall be painted to blend in using the same three colors. The bottom half of the building will be painted immediately, and the upper portion will be completed at a later date.

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

Approval: Unanimous. Action carried. Rupert abstained.

Riverside Park, Action Item

Applicant: Erik Dotzauer, Depot Town CDC (present)

Discussion: The coordinators of the Heritage Festival are proposing repainting the pavilion in Riverside Park a single color before the Festival. Mr. Dotzauer presents the proposed colors. The commission suggests that the interior back wall be painted a lighter color, and the exterior a darker color. Commissioner Rigdon states that the rust should be removed chemically, and offers suggestions of products.

Motion: Prebys (Second: Penet) moves approval of the repainting of the pavilion in Riverside Park. The exterior of the building shall be painted one of the suggested dark colors, such as "Roycroft Brass", or something similar. The interior of the building shall be painted one of the lighter colors, such as 'Birdseye Maple', or something similar.

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

Approval: Unanimous. Action carried.

1266 Huron River Drive, Action Item

Applicant: Ron Rupert, Home Services, LTD (present)

Discussion: Commissioner Rupert is seeking an amendment to the previous approval to include painting of the house.

Motion: Prebys (second: Penet) moves to amend the previous approval to include the painting of the porch ceiling and the house roof. The porch ceiling shall be SW 6485 "Raindrop" and the roof shall be painted to match existing.

Secretary of Interior Standards cited: #5 – Preserve distinctive features.

Approval: Unanimous. Action carried. Rupert abstained.

STUDY ITEMS

None

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

1. Property Monitoring

119 N. Hamilton – Owner contacted staff regarding guidance on completing an application for windows. He stated that he will be at the next meeting to discuss this issue with the Commission.

33 N. Washington – Painting of the panels will be address by the tenants of the space.

310 S. Washington – No new information.

306 Maple – No new information.

111 N. Adams – No new information.

631 N. River – No new information

526 N. Huron – Owner is seeking recommendations for affordable doors to replace the inappropriate doors that were installed without application. Commissioners revisit the approval and make suggestions. Staff will contact owner.

208 E. Cross – No new information

56 E. Forest – Work is still in progress.

416 E. Cross – Siding work reported by Commissioner Prebys is a repair.

420 N. Huron – House re roofed without permit or HDC approval over 4th of July weekend. Staff will send letter.

Starkweather House – The front of the house will be complete this week. The front door and trim has been installed.

Commissioner Rupert states that he is interested in installing a temporary sign on the front lawn.

2. Adaptive Reuse Amendment

The Economic Development Team is seeking advice from the Historic District Commission on the possible review of non-residential, non-commercial buildings older than 50 years outside of the Historic District. The Historic District Commission is willing to review these projects.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Edison Power House Study Committee – Commissioner Schmiedeke reports that the research is progressing.

Approval of the minutes from July 8, 2008 meeting.

Motion: Penet (Second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:30 PM