

Discussion: Pettit: Stated that the application is for fence work that has already been completed. Summarizing the HDC discussion of August 11, 2020, indicated that the Commission had questions regarding the construction. Indicated that the Commission also had questions regarding the metal poles which extended beyond the top of the fence and that their usage might be for a purpose related to shade sails. Asked staff to update the Commission on any new information.

Slagor: Indicated that staff contacted applicant after the August 11, 2020 meeting, as to the Commission's questions and concerns which led to the tabling of the action item on that date. Staff stated that applicant indicated the following:

- that the sun sails were not going to work out as planned;
- that applicant did not realize that the installers had installed the metal poles as structural elements of the fence;
- that applicant would be happy to cut the poles to a size that is in keeping with the same height as the fence.

Staff indicated that he recommended that applicant attend the HDC meeting for further discussion with the Commission.

Pettit: Indicated that as to the fence, there appears to be no other functionality associated with it. Indicated that although a mural is planned for the fence, there appears to be no further clarification or information as to whether the fence will be painted on all sides.

Swift: Indicated concerns regarding the fence span and the general structure of it.

Pettit: Acknowledged agreement. Stated that the fence appears to be supported at the ends and in the middle and seems like quite a span.

[Discussion as to fence span/support and general structure; Building Department oversight]

Rupert: Expanding on Commissioner Swift's comments, indicated concern as to the ability of the fence to withstand survival and durability with what appears to be only three or four metal poles.

[Discussion continued as to fence construction considerations/Building Department oversight as to structural soundness]

[Procedural discussion ensued]

Motion: Rupert (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 56 E Cross for installation of a dog-eared fence as specified. The face of the fence shall be painted with a mural, and the back shall be painted/stained a solid color. The metal poles attached to the fence shall be cut to the same height as the fence.

Secretary of the Interior Standards:

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

#10 –New work shall be removable.

Swift offered a friendly amendment to add to the motion that the poles be painted the same color as the fence or be wood clad.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift
Nays: None
Absent: Commissioners Lindsay and Chesnut
Motion carried.

NEW BUSINESS

216 S Washington

**Window.*

Applicant: Dustin and Sarah Santini, owners; Brett Mahaffey, contractor- present

Discussion: Pettit: Indicated that this is follow-up to the proposed work discussed at the July 28, 2020 HDC meeting. Indicated that there appears to be a proposal for an adjustment on the rear window. Asked applicant to walk the Commission through their plans.

D. Santini: Indicated that the process of procuring quotes for restoring the window were started *[Explained results of quote-procuring process]*. Stated that they would like to move forward with using Andersen Windows. Indicated that with winter approaching, they would like to move forward with getting the broken window replaced.

Pettit: Asked if there is any additional information being offered about the proposed window.

Mahaffey: Indicated that applicants would prefer the gliding window which was previously discussed with the Commission.

[Review and discussion of the window diagram located in packet materials]

S. Santini: *[Shared reasons for wanting a window that opens]*

Rupert: Asked if the window is at the rear of the home.

D. Santini/Mahaffey: Confirmed.

Rupert: Asked if the current window is stationary.

D. Santini/Mahaffey: Confirmed.

Swift: Indicated that her vote will be based on the information presented and of it being a 1956 addition and, therefore, not original and not historic to the original layout of the house.

Motion: Stevenson (second: Rupert) moved to approve and issue a Certificate of Appropriateness for work at 216 S Washington for the replacement of a single window as specified. The new window shall be a gliding Renewal by Anderson window in Red Rock brown, with a three-by-three grille

pattern. The new window shall be a full frame replacement and match the dimensions of the original windows.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift

Nays: None

Absent: Commissioners Lindsay and Chesnut

Motion carried.

317 N Washington

**Awnings.*

Applicant: Abed Hamie, owner - not present

Discussion: Pettit: Indicated that the application is for installation of retractable fabric awnings onto an existing gas station.

[Discussion of application and reference materials]

[Discussion of appropriate style and material options for commercial building, possible lighting considerations]

Motion: Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 317 N Washington, as submitted in the application dated August 18, 2020, for the installation of three Aleko fabric awnings over the façade windows and door.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift

Nays: None

Absent: Commissioners Lindsay and Chesnut

Motion carried.

209 Pearl

**Sign.*

Applicant: Mark Maynard, owner - present

Discussion: Pettit: Indicated that the application is for a sign. Asked applicant to walk the Commission through the proposed work.

Maynard: Stated that their liquor license, certificate of occupancy, Ypsilanti city business license and health department clearance was received in the last few weeks. Stated that they opened a restaurant on the ground floor of the building on Monday. Stated that they had been holding

back on putting up a sign outside the building to indicate that there is a restaurant inside. Stated that the sign is made out of butcher block *[reference photo materials]*. Stated that they would like to hang it on the front northeast corner of the building where indicated *[reference photo materials]*. Stated that it weighs about fifty pounds. Stated that it is not presently lit, but that there is a small outlet where they could install a bulb. Asked for feedback as to the rules regarding lighting.

[Discussion as to lighting/Dark Sky considerations]

Motion: Rupert (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work proposed at 209 Pearl, as submitted in the application dated August 18, 2020, for installation of a sign as specified. The sign structure shall be mounted to the building's mortar joints to the greatest extent possible.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift

Nays: None

Absent: Commissioners Lindsay and Chesnut

Motion carried.

STUDY ITEMS

209 Washtenaw

**Downspouts.*

Applicant: Nancie Loppnow

Discussion: Loppnow: Indicated that four of the copper downspouts were recently stolen from the First United Methodist Church building. Indicated that the Church has filed a police report and will proceed with an insurance claim for the replacement work. Indicated that some tuck-pointing of the brick that is behind the missing downspouts may also need to be done. Indicated that they are in the initial stages of learning how to proceed with procuring bids for downspout replacement, tuck-pointing and cleaning the areas behind where the downspouts were.

[Discussion was had on potential ways to complete the upcoming downspout replacement project; discussion as to copper replacement/appropriate alternatives]

[Upon query regarding possible contractors to contact, one was mentioned by Commissioner Rupert as having done work on churches in the District; however, applicant was advised that the Commission is unable to recommend specific contractors]

[With discussion as to masonry repairs, Chairperson Pettit and staff confirmed that those would be considered ordinary maintenance which would not require a permit]

ADMINISTRATIVE APPROVALS

220 S Huron – Roof

Motion: Rupert (second: Stevenson) moved to accept the administrative approval for roof work at 501 N River.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift
Nays: None
Absent: Commissioners Lindsay and Chesnut
Motion carried.

OTHER BUSINESS

1. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

2. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 11, 2020

Motion: Swift (second: Rupert) moved to approve the minutes of August 11, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift
Nays: None
Absent: Commissioners Lindsay and Chesnut
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:35 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson