Special Meeting
Call to Order
- Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:30 PM

Roll Call
- Chair Ralph conducted roll call:
  - Commissioners present: Commissioner Cook, Commissioner Mann, Commissioner Ralph, Commissioner Remensnyder, Commissioner Swihart
  - Commissioners absent with notice: Commissioner Jerome, Commissioner Pinney, Commissioner Smith, Commissioner Kelley
  - Staff present: Melinda Schmidt

Approval of the Agenda of the Current Meeting:
Chair Ralph asked if there were any corrections to the agenda. With none, the agenda stands approved.

Citizen Participation: John Holkeboer and Kaes Holkeboer were present due to consideration of the COA application for their home at 4099 E. Huron River Service Drive
Commissioner follow-up to citizen participation: The commissioners welcomed the guests and thanked them for participating.

Application Reviews:
Chair Ralph called the 4099 E. Huron River Service Drive Application hearing to order.
Staff reviewed the application. Commissioner Ralph commented the drawings were not as detailed as expected. Commissioner Remensnyder asked where the siding materials would be replaced.
Commissioner Mann moved to approve the Certificate of Appropriateness application for balcony railings at 4099 E Huron River Service Drive, as submitted with pictures, which includes bringing the current railings up to 36” high by welding an additional four inches at the top of the railing, and tying the railings to the side of the house, using the same size steel stock of the same black color as the original railing; based on the Secretary of the Interior’s Standards for Rehabilitation 9 and 10. Commissioner Remensnyder seconded the motion. With no further discussion, Chair Ralph called a roll call vote on the proposed motion. The motion passed unanimously.

Chair Ralph called the 4194 Thornoaks Drive Application hearing to order.
Chair Ralph noted gutters and downspouts are removable and can be low profile. She noted the proposed color matches the house. She expressed concern that the downspouts that exist are very prominent, and therefore those on the front may be as well, if they do not make sure to install them straight down.
Commissioner Cook asked if the downspouts would be located at the corners.
Commissioner Swihart asked if the property owners had considered other drainage options.
Chair Ralph noted the rear of the home already has gutters, the downspouts could be placed away from the corners, and that they are removable.
Commissioner Remensnyder noted the gutters should not cover the exposed rafters.
Commissioner Swihart noted the gutters and downspouts may detract from the facade.
Chair Ralph noted the gutters and downspouts must be property located.
Chair Ralph moved to approve the Certificate of Appropriateness application for gutter and downspout installation on the front facade at 4194 Thornoaks Drive as submitted with pictures, which includes 6-inch Imperial Brown #223; based on the Secretary of the Interior’s Standards for Rehabilitation 9 and 10 with condition that the downspouts are placed in line with the existing elements away from the corners of the home.
Commissioner Cook seconded the motion.
Chair Ralph called a roll call vote. The results are as follows:
Yes: Commissioner Cook, Commissioner Mann, Commissioner Ralph
No: Commissioner Remensnyder, Commissioner Swihart.
Because the affirmative vote lacks a majority of the commissioners sitting on the board, as stated in the Standing Rules, the motion is not passed. Staff recommends tabling the discussion until the next meeting, and seeking needed clarification from the property owner prior to that meeting.
Commissioner Remensnyder moved to table the consideration of the 4194 Thornoaks Drive Application. Commissioner Cook seconded the motion. Chair Ralph called a voice vote. The motion passed unanimously. Staff reviewed possible questions for the applicant, including: Could the applicant use a lower profile gutter, such as 5-inch? Where will the downspouts be located? Has the applicant considered alternate drainage options?

Adjournment: Commissioner Ralph motioned to adjourn the meeting at 6:15pm. Commissioner Mann seconded the motion. The motion was passed unanimously.

The next HDC meeting is scheduled for November 7, 2019 at 5:30 p.m. at Eastern County Government Center Office of Community & Economic Development 2nd floor 415 W. Michigan Ave, Ypsilanti, MI