

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
JANUARY 15, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chairperson at 7:05 P.M.
Meeting Location: City Hall Meeting Room

II. ROLL CALL

Commissioners Present: Jane Schmiedeke, Robert King, Christian Overland, Ron Rupert, Hank Prebys, Betty Miller, Blake Hayes

Commissioners Absent: None.

Staff Members Present: Tawkiyah Jordan, Planner
Maira Boehm, HDC Intern
Alek Juskevics, HDC Intern

III. APPROVAL OF AGENDA

None.

**Approval: Unanimous
Motion carried.**

IV. PUBLIC COMMENT ON AGENDA ITEMS.

None.

V. BUSINESS SESSION

OLD BUSINESS

37 E. Cross, Action Item

Applicants: Bill French, owner (not present)
Application: Replace exterior light fixtures.

Discussion:

Applicant via a phone conversation stated that he did not want to install new light fixtures but rather reinstall the former globe light fixtures that were on his structure in 1983.

Motion: Commissioner Hayes (second: Rupert) moves to approve the application for the round globe light fixtures. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous
Motion carried

428 N. Hamilton, Action Item

Applicants: Jason Evers, owner (not present)
Application: Install replacement windows.

Discussion:

The applicant wishes to withdraw the application, in addition to the proposed replacement windows being inappropriate.

Motion: Commissioner Hayes (second: King) moves to deny the application for installation of replacement windows. 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.

Approval: Unanimous
Motion carried.

212 N. Grove, Action Item

Applicants: Keith Feinberg, architect for Shoeb Sharieff
Application: Exterior alterations and renovations.

Discussion:

The applicant's architect, Keith Feinberg from Kohler Architects presented rehabilitation plans for the house at 212 N. Grove and provided the Commission with pictures as well as concept plans for the house. The main goals of the rehabilitation are to add new cladding, as well as a shed dormer on the North elevation so a stairway to the second floor can be added. The shed dormer will only be as wide as the proposed staircase. This second floor will be finished as a bedroom, and to allow room on the exterior for an egress window to this room, the existing porch is to be taken off and a new shed roof to the porch will be added.

The clapboard and the trim will be of Hardi-plank or wood, and the gable end will be clad in cedar shingles. The roof will be an asphalt-shingled roof.

The current windows are sliding vinyl and the proposed windows will be wood double hung. The proposed windows will be simple, undivided sashes on every window except for the windows on the front of the house. These windows will be simulated divided lights, and the muntins will be fixed. The door will be paneled, and the architect suggested a two-panel painted wood door.

There is no planned color scheme and Mr. Feinberg made several suggestions about the possible colors, including trim color and complementary cedar shingle colors.

The decking on the porch will be tongue-and-groove fir decking. The balusters will be simple and square, and it will be unnecessary to have a handrail because there will be only two steps up the porch, with another step into the house.

Motion: Commissioner Hayes (second: Prebys) moves to approve the application/design as presented, noting that the applicant will return to provide details on doors, paint color, shingle colors and manufacturers, and the gutters. 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

Approval: Unanimous
Motion carried.

118 S. Washington, Action Item

Applicants: Steve Pierce, owner

Application: Alter window in West elevation, paint exterior, choose colors for foundation stone.

Discussion:

The applicant displayed a color option for the roof of the garage addition, which was Hatteras Windswept Gray and was a four-tab asphalt shingle. The second part of the application was a proposal to raise the south window on the West elevation of the second story 18"-24". Due to the fact that the garage has grown the large window is interfering with trusses in the mudroom, which is the connection between the house and the garage. If the window were not raised, there would be a valley in the addition that could leak. The proposal presented was to raise the window 18"-24" and to align it with the sill of the other smaller bathroom window, and for it to keep the appearance of the current window by

giving it two sashes. The original materials of the window will be used to reconstruct it.

Motion: Commissioner Overland (second: Rupert) moves to approve the application for Hatteras Windswept Gray four-tab shingles, and shortening the south window on the West elevation on the second story 18"-24". The materials must be reused in reconstructing this window. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

Approval: Unanimous
Motion carried.

NEW BUSINESS

617 N. Prospect, Action Item

Applicants: Sally Mufareh
Application: Replace metal doors.

Discussion:

The applicant states that the doors to their business needed replacement, and because it was an emergency, they had to take action without permission from the HDC. The former doors were aluminum, with one glass panel on the top and metal panels on the bottom. The applicant passed around pictures of the replacement doors, which are six panel steel residential doors that have been painted cream. The applicant explained that they had placed a pane of glass into the left door and had kept the right door solid. She stated that there was a cooler behind the right door so that was why she only placed glass in one of the doors. The commission stated that the doors were out of character with the building, but could be painted brick red so they blend in more with the brick building. The sidelight panels were once windows but are now sheet metal, and it was decided that they would also need to be painted.

Motion: Commissioner Prebys (second: Hayes) moves to approve the application for the front door group, with the understanding that the metal doors, as well as the side panels beside the doors, will be painted to match the brick on the building within the next six months. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous
Motion carried.

301 W. Michigan, Action Item

Applicant: Tim Shaffer, Allied Signs
Application: Install neon logo signs.

Discussion:

The applicant explained that the 5' x 11' signs that are proposed for the East and West elevations of 301 W. Michigan Avenue are key shaped and to be constructed out of white lexan with red vinyl on top of it. They are not box signs with a key logo on it but will be in the shape of a key. The hole in the key handle will not be white lexan, but will be cut out to show the face of the building behind it. The proposed signs will have no writing associated with it and will be back-lit by neon from inside the sign. The commission states that in spite of their concerns about back-lit signs in the Historic District, that these signs would be proper for the modern building.

Motion: **Commissioner Prebys (second: Rupert) moves to accept the application as submitted for the 5' x 11' key signs for the East and West elevations at 301 W. Michigan Avenue. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.**

Approval: **Unanimous
Motion carried.**

301 W. Cross, Action Item

Applicants: Robert King, architect, Robert and Glynda Wilder, owners
(absent)
Application: Landscaping wall and exterior light fixtures

(Note: Robert King, as the architect and representative of the project, is excluded from the motion and his duties as a commissioner for the duration of this agenda item.)

Discussion:

The applicant discovered that after going through site plan approval, the planning commission recommended that a 30 in. high landscape screen wall be installed at the corner of Adams Street and that it carry to the curb cut at Cross Street. This would be a dry set, interlocking pre-colored masonry block wall and it has been recommended because of the landscaping at the corner and because there is parking in the front yard at Adams Street. The color of the blocks will be buff or tan, to match the paint color of the wall.

The previously accepted exterior lighting was not completely shielded, which was a requirement of the planning commission, so the new lighting will be completely opaque, white scalloped light fixture. The model of this proposed lighting is the McPhilben light 102, forward throw down light.

Motion: (Note: Commissioner King abstains)

Commissioner Overland (second: Hayes) moves to amend the application for 301 W. Cross, to install a 30 inch high masonry interlocking block wall on the Northeast side corner from the Cross curb cut to the North side of the Adams curb cut. The color is to be buff or tan, to be in the to match the wall of the building. They also amend the application to install the McPhilben light 102 to replace the four wall mounted fixtures previously approved. 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.

**Approval: Unanimous
Motion carried.**

Study Items

None.

OTHER BUSINESS

Demolition Approval for 402 S. Washington

Motion: Hayes (second: King) motions that the house at 402 S. Washington, as it is no longer a contributing element to the historic district because of a fire. There is no longer any historic or architectural value to the structure, and there are no salvageable historic materials in the house.

Hayes (second: Prebys) moves to approve the application to demolish 402 S. Washington.

The masonry cleaning fact sheet that Commissioners King and Overland are researching will be prepared by the next meeting.

PROPERTY MONITORING

110 Woodward – There was a stop work order issued because they were re-roofing the porch on the south side of the house.

416 N. Huron – The barn was demolished without approval, and after the former owner as well as the current owner put money in escrow nothing has happened. Tawkiyah Jordan was asked to review this case.

13-23 N. Washington – The applicant had previously sought approval for a piano bar sign located at the rear of the building, but it has been discovered that there have been many signs at the rear entry. The commission wants a review of this subject to determine if the HDC approved these signs.

101 W. Michigan – There is a wet wall due to a lack of a chimney liner, and whenever the furnace is run the wall becomes wet. The commission would like to require the installation of a liner, and Harry Hutchinson will talk to the owner.

56 E. Cross – The commission has a concern about the doors at Sidetrack. as they are residential doors, in the wrong style and have been framed in. The commission requests that the last letter that was sent to this address be brought to the next meeting so they can better assess the issue.

223 N. River – At the rear of the house, the owners are about to replace their windows and they have no exterior permits. The current windows are historically significant and due to a Wallside Windows sign in the yard, it is suspected that these windows are to be replaced. The course of action requested is to contact the property owner.

200 E. Cross – The stair railing on the porch was not adequately installed and the garage roof has fallen in. Both need to be repaired. Harry Hutchinson is checking to see what needs to happen next with this property, whether another citation needs to be issued, or if this issue needs to be taken to circuit court.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

MISCELLANEOUS

None.

VIII. HOUSEKEEPING BUSINESS

Approval of the minutes from the December 18, 2001 meeting.

Amendments are as follows:

- Page 3,** current fire escape is approved. *Has been changed to, **current fire escape.***
- Page 4,** to eventually close of, *has been changed to, **to eventually close off***
- Page 4,** this will serve to lessen the impact of the roof, **has been removed**
- Page 5,** will also have a scuffer *has been changed to: **will also have a scupper***
- Page 5,** The canopy light... *has been changed to **The new canopy light***
- Page 6,** Note Commissioner King abstains, *has been added to the motion.*
- Page 6,** a six foot shadow box, painted Sherwin Williams Dormer Brown, has been removed. *Has been removed*
- Page 6,** A six' fence *has been changed to **a six foot shadow box fence...***
- Page 6,** The parking lot is to be paved, *has been changed to , **The West Drive is to be paved***
- Page 6,** replaced with casement windows, has been changed to, **replaced with vinyl clad windows**
- Page 6,** to be installed in the bottom portion *has been changed to, **to be installed in the bottom portion***
- Page 6,** sandblast in a style called, *has been changed to, **sandblast finish in a color called***
- Page 8,** ends of the Depot, *has been changed to, **ends of the Freight House***
- Page 8,** One is option, has been changed to, One option
- Page 8,** is a copy form, has been changed to, is a copy from
- Page 8,** 3 signs is approved, has been changed to, **to install 3 signs.**
- Page 9,** windows are to be vinyl of vinyl clad, *has been changed to, **windows are to be vinyl clad***

Page 9, manufacturer of the windows because they typically sell, has been changed to, manufacturer of the windows because Wallside typically sells

Page 9, states that they windows will replaced, *has been changed to,* **states that the windows will be replaced**

Page 10, of the two proposals, *has been changed to,* **of the three proposals**

Page 11, Brian Enneking, *has been changed to,* **Frank Enninking**

Page 11, 306 N. Adams recently has a fire, *has been changed to* **306 N. Adams recently had a fire**

Page 13, but that the paint, *has been changed to,* **but the siding can be painted almost any color they want**

Motion: Commissioner Hayes (Second: Rupert) moves to approve the minutes of December 18, 2001 as amended.

Approval: Unanimous.
Motion carried.

ADJOURNMENT

Motion: Commissioner King (Second: Overland) moves to adjourn the meeting at 8:30 P.M.

Approval: Unanimous.
Motion carried.

MEETING ADJOURNED AT 8:30 P.M.

Signature _____

Date_____