

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MARCH 5, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chairperson at 7:00 P.M.
Meeting Location: City Hall Meeting Room

II. ROLL CALL

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert,
Robert King, Betty Miller

Commissioners Absent: Christian Overland, Blake Hayes

Staff Members Present: Tawkiyah Jordan, Planner
Moira Boehm, HDC Intern

III. APPROVAL OF AGENDA

Addition to Agenda: 108 N. Huron – Study Item

Motion: Commissioner Prebys (Second: Miller) moves to
approve agenda as amended.

Approval: Unanimous
Motion carried.

IV. PUBLIC COMMENT ON AGENDA ITEMS.

None.

V. BUSINESS SESSION

OLD BUSINESS

101 W. Michigan Ave., Action Item

Applicant: Hedger Breed

Application: To install an exhaust system for the furnace 9'-11' above the
sidewalk

Discussion:
None.

Motion: Commissioner Prebys (Second: King) moves to

table the application for 101 W. Michigan Ave.
Approval: Unanimous.
Action carried.

118 S. Washington, Action Item

Applicant: Steve Pierce, Owner

Application:

Discussion:

None.

Motion: Commissioner Prebys (Second: King) moves to table the application for 118 S. Washington.

Approval: Unanimous.
Action carried.

NEW BUSINESS

218 N. River, Action Item

Applicant: Blue Way, contractor

Application: Reconstruct deteriorated porch

Discussion:

The applicant tells the commission that the last snowfall damaged repair work that had begun on the porch. His application was to rebuild the porch the way it was originally installed: with $\frac{3}{4}$ in. tongue and groove decking and 6 x 6 sculpted posts, four knee braces, no railing, 1 x 4 fascia, and three tab shingles to match the shingles on the house. The proposed shingles were three tab 30 year gray Owens Corning shingles. Everything will be copied from the previous porch, including the posts, and the paint color will remain white. The applicant brought in options for a possible railing because he was unclear whether or not one was needed.

The building official, Mr. Boulard, tells the Commission and the applicant that because the decking is only 20" off of grade that no railing is needed. The Commission tells the applicant that the proposed skirting needs to be framed with 1 x 4s. The applicant stated that fir would be used for the decking, and the Commission tells the applicant that the proposed paint color, white, wouldn't be appropriate for the decking and suggested painting it gray, green or some other dark color that wouldn't show wear. The Commission inquired about the construction material of the ceiling of the porch and the applicant stated that it would be bead board.

Motion: Commissioner Prebys (Second: King) moves to

approve the application for 218 N. River as submitted, with the understanding that the applicant follow the Porch Fact Sheet, that no railing is needed, that the decking is to be tongue and groove, that the ceiling is to be constructed of tongue and groove bead board, that the skirting around the porch is to be framed. The shingles are to be three-tab 30 yr. Gray Owens Corning shingles. The porch is to be painted white and the deck is to be painted gray, brown or any standard deck colors. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

**Approval: Unanimous.
Action Carried.**

213/215 W. Forest, Action Item

Applicant: Blue Way, contractor

Application: Remove siding, repair porches.

Discussion:

The applicant discussed the plans for the rehabilitation of the house at 213/215 W. Forest, which includes removing the asphalt composite siding to expose the 4" lap board beneath. The lapboard is to be repaired but if it is necessary, it will be replaced. There are three porches on this house and each of them needs attention, specifically the porch that faces Adams St, It lacks a roof and has deteriorated plywood for decking. The applicant would like to demolish that porch and to rebuild it with high quality materials. The Commission suggested a composite board, like Trex or cedar be used because this type of product can withstand the weather better and they stated that the decking would need to be painted. The Commission references the Porch Fact Sheet and specifies the guidelines for any repairs or work would be contained there.

The other two porches need some work on their railings, and the applicant stated that he would replace all of the railings so that there is a more unified look to the house. The porches need deck railings and a picture of the former railings was found. The Commission stated that they would like to see those railings reconstructed, and Mr. Boulard stated that the top and middle horizontal rail couldn't be more than 4" apart to meet the building code.

Mr. Way stated that the only asphalt siding that would need to be removed would be from the front and side of the house, beginning with the porch on the Adams St. side and extending to the utility box on the back of the house. The trim for the windows and doors would be repaired or replaced to match existing, and downspouts matching the existing 4" diameter half round gutters would be

added where needed. Above the bay window, rolled roofing would be added to repair the existing roofing and the detailed trim beneath the bay window would be repaired and repainted.

Motion: Commissioner King (Second: Prebys) moves to approve the application for 213/215 W. Forest as submitted: to remove all asphalt siding and to restore any damaged lap siding exposed, to completely remove the rear porch and to reconstruct it per the Porch Fact Sheet, to repair the other two porches in the same style as the replacement porch, and the decking of the porch is to be constructed with a composite material. The detail of the handrails is to be constructed with 2 x 4s and the horizontal rails are to be spaced less than 4" apart. All the detailing around the door and window openings shall match existing detailing. Downspouts matching the half round style gutters will be added in corners where they are missing. New black rolled roofing over the bay window will be added, and the detailing around the bay window will be repaired as needed to match the existing detailing. The porch and stair railings, skirting, and decking are to be done following the specifications in the Porch Fact Sheet. All new work is to be painted white and the deck is to be painted a dark color. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

Approval: Unanimous.
Action Carried.

223 N. River, Action Item

Applicant: William Edmunds, owner

Application: Repair and repaint handrail on front steps, remove soot from brick walls and remove efflorescence on chimney brick, replace burned original 6/6 sash with custom duplicate sash & replace storm/screen windows and storm door.

Discussion:

The applicant discussed with the Commission the issues that have come about since a fire at 223 N. River which have necessitated repairs to the house. Two original windows were destroyed and have been fixed with replacement windows to match, and one door was destroyed and has been replaced with an original interior door from the house. These windows have not been primed due to the

weather and have been covered with plastic until this can be done. A storm door has been installed and it is a single paned door with a solid kick plate on the bottom. These repairs have already been done.

Mr. Edmunds proposed repairs to the newel post on the front porch, which is to be removed, repaired, and re-anchored into the porch, which will not cause a significant change to the house. The handrail on the porch is not stable and the applicant proposes that a covering be adhered to the handrail to prevent more deterioration. Other proposed work is to include the removal of soot and efflorescence from the brick with appropriate masonry cleaning products.

Motion: Commissioner Prebys (Second: King) moves to approve the application for 223 N. River as submitted. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features (4) Preserve significant changed acquired over time.

Approval: Unanimous.
Action Carried

408 N. Huron, Action Item

Applicant: Gary Turner, owner

Application: Extend old laundry room.

Discussion:

The applicant stated that the proposed work was to relocate the laundry room at this residence to the small addition and to extend the room. On the drawings that the applicant provided the Commission, the new extension had double doors, which was incorrect. The actual proposed doors were door #6044 out of the Fingerle Lumber door catalog and it is a simpler door and more appropriate to the residence. The storm door is to be a wood door, have a single light and a panel on the bottom. One window will be added and it is to be an Anderson tilt wash double hung window. The extension is to be clad with the same siding as the rest of the house and painted to match the house. There will be no soffits on the gabled end and the venting will follow the existing vents.

Motion: Commissioner Prebys (Second: Rupert) moves to approve the application for 408 N. Huron as submitted, with the understanding that the double doors on the drawings are instead to be a single door, #6044 from the Fingerle Lumber catalog. The plans are to be review for zoning compliance, and that the extension is to be painted to match the existing. The instillation of a wooden combination screen/storm door with 2/3 light exposure is also included. 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.
Action Carried**

208 W. Michigan, Action Item

Applicant: City of Ypsilanti – Community & Economic Development

Application: To install signage that covers more than 50% of the window at 208 W. Michigan.

Discussion:
None.

**Motion: Commissioner Rupert (Second: Prebys) moves to
approve the application for 208 W. Michigan as
submitted. The following Secretary of the Interior
Standards were used in making this decision (10)
New work shall be removable.**

**Approval: Unanimous.
Action Carried.**

STUDY ITEM

108 N. Huron, Study Item

Applicant: Ed Penet, owner

Application: Install a stove vent.

Discussion:

The applicant stated that he was installing a 36" professional stove, and that a vent needs to be installed into the outside wall. The vent will go through the south wall near the rear of the building between the two back windows. The hole for the vent will be 10" in diameter or 14" with the cover for the vent. The Commission wondered if the vent chase could be put in so the vent could be placed at a lower point in the wall, but this possibility was not found to be feasible. The applicant stated that the vent would be placed as high up in the wall as the upper sash of the windows. Commission stated that they would like to see the cover of the vent painted to match the brick, and for the applicant to consider installing a trellis to mask the vent.

OTHER BUSINESS

- **Review of Historic District awnings tabled until the next meeting.**
- **Review of revised Masonry Cleaning Fact Sheet tabled until the next meeting.**

- **Annual Report**

Motion: Commissioner Prebys (Second: Miller) moves to approve the 2001 Annual Report as submitted.
Approval: Unanimous.
Motion Carried.

PROPERTY MONITORING

416 N. Huron – The possibility of putting a lien on the property until work is done is being investigated, as is a way to let future buyers know of the problems with the house through the title, or *lis pending*.

200 E. Cross – Inappropriate handrails that were installed without a permit and a deteriorating garage. A citation was issued last year but the property owner did not respond. Mr. Boulard suggested that CED work with the building department when issuing citations.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

MISCELLANEOUS

None.

VIII. HOUSEKEEPING BUSINESS

Approval of the minutes from the February 19, 2002 meeting.

Amendments are as follows:

Page 3, The brick veneer would continue around to the south elevation of the building where the building is most visible to traffic and the facades on both of these elevations would be repaired and repainted...*has been changed to,* **The brick veneer would continue around to the south elevation of the building where the building is most visible to traffic. The existing block on the south elevation would be repaired and repainted.**

Page 4, They stated that the pitch of the roof had increased but was an acceptable pitch, and they would like the T1-11 to be quality exterior plywood and to be sanded smooth and painted...*has been changed to,* **They stated that the pitch of the roof had increased but was an acceptable pitch, and they**

Page 5,

recommended that T-111 be substituted by quality exterior plywood and be sanded smooth and painted.

208 N. Huron – Outstanding issues have not been settled with this building and it is up for sale, so the commission suggested that something be put on the record so that these outstanding issues are noted to let the next owner of these problems...*has been changed to*, **508 N. Huron - Outstanding issues have not been settled with this building and it is now for sale. The commission suggested that something is put on the record so that these outstanding issues are noted, and that the next owner is made aware of them.**

Motion: Commissioner Prebys (Second: King) moves to approve the minutes of March 5, 2002 as amended.

**Approval: Unanimous.
Motion carried.**

ADJOURNMENT

Motion: Commissioner King (Second: Prebys) moves to adjourn the meeting at 8:55 P.M.

**Approval: Unanimous.
Motion carried.**

MEETING ADJOURNED AT 8:55 P.M.

Signature _____

Date _____