

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of JULY 6, 2004**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair 7:00 PM
Meeting Location: City Hall Meeting Room

Commissioners Present: Hank Prebys, Jane Schmiedeke,
Joe Schultz, Brenda Rigdon, Ed Penet

Commissioners Absent: Ron Rupert, Christian Overland

Staff Present: Karen Wieber, Planner I
Suzanne McCoy, HDC Assistant

APPROVAL OF AGENDA

Karen Wieber addition to agenda:
Study Item: 12 Oak (paint and new roof)

Applicant addition to agenda:
Study Item: 10 W. Michigan (window sign)

Motion: Prebys (second: Rigdon) moved to approve the agenda.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

408 E. Cross, Action Item

Applicant: Brian Robb, owner (present)

Application: Window

Discussion: Applicant has evaluated options to remodel kitchen to allow for more counter space without having to install new windows in place of the existing window. It appears necessary to install new windows.

Motion: Penet (Second: Prebys) moved approval of work at 408 E. Cross to include: installation of two new windows as per application. Owner advised to retain old window in storage. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Rigdon abstained. Action carried.

218 W. Michigan, Action Item

Applicant: Mitchell Jerden, owner (present)

Application: Window Installation, Façade Restoration

Discussion: Fixed commercial grade, possibly laminated, glass is to be installed in existing boarded up window openings in the west façade (alley) of the building. No new openings are proposed. There are approximately 10 windows proposed for restoration, all on the first floor. Six of the ten windows that face the alley would be frosted glass. A one inch wood stop would be installed to hold the new glass. There was discussion regarding whether there exist any window frames behind the plywood. The Commission is concerned about whether the arched top shape of the windows would be maintained and how the sill will drain. Wood stop should be the same proportions as in the original windows. Commission requested that the applicant provide more information regarding the windows, including window details and elevations. The work proposed on the front façade (the recessed portion) is a repair to be done to match existing. Existing panels are to be repaired and repainted same color. Glass is to be replaced and the existing door is to be replaced with an identical door that contains commercial opening, including a small panel on the bottom. The existing door is appropriate. Front façade repair to be removed from application, as it is considered a repair.

Motion: Prebys moved (second: Rigdon) to table the application pending receipt of more information from the applicant, including window details and elevations.

Approval: Unanimous. Action carried.

133 W. Michigan, Action Item

Applicant: Andrew Hauptman, Architect (present)

Application: Window

Discussion: Windows would need to be evaluated to comply with the building code which may result in the final approval of less than 17 windows. Door is to be wood within a wood frame, not aluminum. The windows are aluminum clad windows and are to be on the east elevation of the building.

Motion: Prebys (second: Rigdon) moved approval of work at 133 W. Michigan to include: New windows to be installed on the east façade, not to exceed a quantity of 17. Windows are to be single pane fixed windows clad in bronze finished aluminum. Plans dated June 9, 2004. Replacement of the door in the southwest corner of the west façade, which is to be wood as detailed in the Washington Street Entry Plan submitted by Andrew Hauptman, Quinn Evans Architects, dated July 6, 2004. The following Secretary of 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.

301 W. Michigan, Action Item

Applicant: William Taylor, President of Bancsites and Ed Birch, Property manager (not present)

Application: Fence Installation

Discussion: No further information has been submitted from the applicant. Penet noted that the split rail fence has been removed.

Motion: Prebys (second: Penet) moved to table the application for 301 W. Michigan, pending submission of plans for replacement for split rail fencing.

Approval: Unanimous. Action carried.

100 Market Place, Action Item

Applicant: Paula Fields, Freighthouse Program Coordinator/City of Ypsilanti (not present)

Application: Fence, Greenhouse

Discussion: No further information has been submitted.

Motion: Rigdon moved (second: Prebys) to table the application for 100 Market Place pending further information regarding the ownership of the land where the greenhouse and fence are located.

Approval: Unanimous. Action carried.

NEW BUSINESS

408 E. Cross, Action Item

Applicant: Brian Robb, owner (present)

Application: Siding

Discussion: Applicant would like to remove all the siding on the house and replace with new material as well as the trim and corner boards. Rigdon advised the applicant to back prime the siding. Applicant states that color selection for siding was previously approved.

Motion: Prebys (Second: Rigdon) moved approval of work at 408 E. Cross to include: Replacement of siding, corner boards and skirt boards and window trim on the exterior. Siding to be clear red cedar. Trim, corner and skirt boards to be white pine. Size, dimension and exposures to match existing. Porch skirting and columns to remain as is. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features.

Approval: Unanimous. Action carried.

320 E. Cross, Action Item

Applicant: Zach Pollack, owner (present)

Application: Paint Garage

Discussion: Garage to be painted to match house. Oil based primer was recommended (if painting over bare wood) & two coats of latex paint.

Motion: Prebys (Second: Rigdon) moved to approve the application for 320 E. Cross to include: Paint garage at 320 E. Cross colors to be as follows: Body: SW 6394 Sequin, Trim: SW6392 Vital Yellow. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

312 N. River, Action Item

Applicant: Corinne Sirkorski (present)

Application: Outdoor Cafe

Discussion: Applicant proposed construction of a post structure to support an awning on the north side of the building over an existing bricked patio. Food may be eaten outside, but will not be served. An awning is preferred to tables with umbrellas because of the limited space available. Rafters would rest on a runner attached to the brick. The awning is to measure approximately 84" in height at the lowest point. Rigdon advised applicant to verify if a professional seal is needed on the drawings. Rigdon also noted that the Building Dept will likely need more detailed information with regard to the foundation.

Motion: Rigdon (second: Prebys) moved to approve the application for 312 N. River to include: Awning on the north side of the building. Awning supports are to be of wood construction attached to the masonry. Awning is to be a natural colored canvas. Supports will be up all year round and the canvas will be taken down during the winter. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

228 W. Michigan, Action Item

Applicant: Wolverine Restaurant (not present)

Application: Paint rear of building

Discussion: Paint color was determined to be acceptable by the Commission.

Motion: Rigdon moved (second: Penet) approval of the application for 228 W. Michigan to include: Paint rear of building Behr color Isle of Pine #480D-7. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

100 Marketplace, Action Item

Applicant: Karen Wieber, CLG Grant Project Manager/City of Ypsilanti (not present)

Application: Exterior light fixtures

Discussion: Selection of light fixtures as previously discussed are submitted for approval. A finish selection and installation method must be determined by the Commission.

Motion: Prebys (second: Penet) moved to approve the application for 100 Marketplace to include: Replace existing exterior light fixtures with goosenecks arm # AGB-101 RLM Lighting and angle reflectors # AA-9. Finish: Green. Conduit to run under the eaves and drop down at each fixture. Location of fixtures to be as per plan dated 7-6-04HP. Conduit shall be painted to blend with brick. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

STUDY ITEMS

12 Oak

Owner presented paint colors selected for the house. Original clap boards appear to be in good condition. She will not be putting shutters up. Proposed reroofing to be done with metal roofing. Prebys recommended painting the window sash a darker color as it is appropriate for the house.

10 W. Michigan

Commission recommended that a professional sign company be consulted to help with the window sign layout.

PROPERTY MONITORING

211 Arcade- Schmiedeke informed the Commission that construction at this site is nearly complete. However, the porches do not meet the Porch Fact Sheet guidelines. Schmiedeke described two portions of the porch that are of major concern, the railings and a lack of skirting. Prebys noted that the Porch Fact Sheet was included as part of the HDC approval for construction of the buildings. The porches are constructed of treated lumber and will need to be painted. The owner will likely be present at the next meeting to discuss the issue.

212 N. Hamilton- Split rail fence in front yard. Rigdon stated that Bob Barnes replaced a split rail fence that was there previously. HDC approval was not received for the work.

208 E. Cross- Work at this location was approved earlier in the year. Currently the house is for sale and plastic covers the window openings with boards tacked over the plastic. It is not known who currently owns the house or who is doing work there. Schmiedeke will notify the building department.

305 S. Washington – Letter was sent to the owners regarding estimates for the garage. The owners have indicated they will be submitting an estimate they received. They also noted they would most likely be submitting a new application for the next meeting.

315 High- Will most likely submit a new application for our next meeting.

103, 105, 107 Washtenaw- Fence has been installed but has not yet been painted or stained. A letter will be sent to remind owner to complete this work.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the June 15th, 2004 meeting.

Motion: Prebys moved (Second: Penet) approval of the minutes.

Approval: Unanimous. Action carried.

ADJOURNMENT

Motion: Prebys moved (Second: Rigdon) to adjourn the meeting.

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:35PM

Signature _____ Date _____