

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
MINUTES of AUGUST 17, 2004**

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke, Chair		7:00 PM
Meeting Location:	City Hall Meeting Room	
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Brenda Rigdon, Christian Overland, Ron Rupert Joe Schultz, Ed Penet	
Commissioners Absent:	None	
Staff Present:	Karen Wieber, Planner I Suzanne McCoy, HDC Assistant	

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENT ON AGENDA ITEMS** - None

**PUBLIC HEARING** - None

**OLD BUSINESS**

**Discussion with Mayor Farmer**

Mayor Farmer came before the Commission to express her appreciation of the Commission's identifying the Starkweather House's historical significance to Ypsilanti and the action the Commission took to request that City Council appoint a study committee to further study the significance of the house. The Mayor suggested that a special committee be formed to identify other structures that may be significant to the history and heritage of Ypsilanti. If such structures are identified, the Mayor suggested that they be added to the current historic district or if many are found within a certain area, perhaps creating another historic district to protect the properties. In regards to the Starkweather house, a six-month emergency moratorium has been imposed. Mayor Farmer noted that she had met with City staff and the property owner, Art Campbell, and that a property split had been worked out so that Mr. Campbell may build the new house as he has wanted. Mayor Farmer noted that Mr. Campbell will need only to secure the Starkweather house or that he may choose to put the house up for sale.

**204 Maple, Action Item**

Applicant: Jason Jedele, Wilderness Construction Inc., Contractor (present)  
Application: Detached Garage, Fence

Approved 9/7/04

Discussion: Rough sawn exterior trim proposed for garage would match the trim on the house, Schmiedeke noted. Entrance of garage would face the vacated alley. Concern was expressed in regards to the drop off of the property and the placement of the garage. The proposed placement of the garage is the location preferred by the owners of the property, due partly to a pond area in the backyard preventing placement in that location. The Commission expressed concern for the size of the garage and its relationship to the house and how this would affect the streetscape. The gable end of the garage would face the road which would somewhat decrease the impact of the structure. The Commission would like to see the garage moved back (south) to decrease the impact on the streetscape. Overland suggested the garage be moved back the same distance as the width of the house to establish a rhythm. Siding would cover garage within one foot of the grade. Design of the garage should not attempt to look old. Garage door and access door should be plain. Aluminum garage door and steel access door as proposed are acceptable. Anderson vinyl clad windows as proposed are acceptable. Windows must not have any grilles or shutters. Trim to be a cream color to match the trim on the house, not white. Doors and windows are acceptable as depicted in submitted drawings. Exterior light fixtures should be recessed in soffit and of a very simple design.

Motion: Prebys (second: Rigdon) moved to approve the application for 204 Maple as per the submitted application to construct a garage with the stipulation that the garage is to be located at least 22' south of the southeast corner of the existing deck. Lighting to be recessed over doors, colors of newly constructed garage to match existing colors of the house. Anderson vinyl clad windows to be installed in a beige or sand tone to match trim of house. The following Secretary of Interior Standards were used in making this decision: (3) Do not imitate earlier styles.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **25-27 N. Washington, Action Item**

Applicant: David Hamilton (present)  
Application: Window Installation

Discussion: Proposed are custom made, wood, vinyl clad, double hung windows. Color and style are to be the same. Original existing window frames are not arched. This configuration will be replicated. On rear of the building, the windows were proposed to be white, but the Commission and the applicant agreed upon the same cream color as proposed for the streetside windows. Window air conditioners will be removed. New condensers will be installed on the roof.

Motion: Overland moved (second: Rigdon) approval of the application for 25-27 N. Washington to include: As per submitted application with the exception that the rear elevation windows are to be cream. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features (10) New work shall be removable.

Approval: Unanimous. Action carried.

Approved 9/7/04

### 304 E. Forest, Action Item

Applicant: Daniel Jones, contractor (present) and Christopher Myers, owner (present)

Application: Repair of soffits, fascia, front porch; construction of new rear deck

Discussion: Soffits proposed to be repaired or replaced. Front porch, proposed to replicate that at 303 E. Forest, cannot be approved as the 303 porch does not meet the requirements of the Porch Fact Sheet nor is it appropriate for the house under discussion. Wood, proposed for installation over the existing front porch concrete steps and concrete stoop, will not be approved because of potential moisture problems. Instead, concrete steps to be removed and wood steps built. Concrete stoop shall be patched and painted. New turned corner post on front porch, proposed to replace existing turned post, will not be approved as a turned post is not appropriate for a Greek Revival house. It should be replaced by a square column to match pilasters on either ends of the porch. The need for newel posts for stair rails on all porches was discussed, as were guard rails. One handrail is required on side and rear porches, two required on front porch. Rear deck proposed to replace existing small stoop. Appropriate skirting on rear deck to consist of vertical boards, framed as specified in the Porch Fact Sheet. Existing white masonry foundation should be painted gray. Details of proposal were discussed with the applicant as indicated in the following motion.

Motion: Rigdon (Second: Prebys) moved approval of work at 304 E. Forest as per submitted application with the following stipulations:

**Soffits** shall be repaired or replaced with lumber to match original dimension and profile. **Front porch** shall not replicate that at 303 E. Forest. Wood decking shall not be installed over the existing concrete stoop; the concrete shall instead be patched and painted.

Front porch concrete steps shall be removed and wood steps built.

Existing front porch corner post shall be replaced by a square column to match the pilasters on either ends of the porch in design, dimensions and trim. Additionally, the new column shall rest on a ¼ inch aluminum or composite stand-off.

**Rails** - Guard rails on front porch shall be no higher than 32". Guard rails and stair rails shall have 2 x 2 square balusters. Guard and stair rails must have tapered top and bottom rails to allow water to shed. Stair rails shall be graspable for their entire length. One stair rail is required on side and rear porches, two required on front porch. Guard rails and stair rails on front porch shall attach to the center of the pilasters, turning into the pilaster with a right angle if necessary. Guard rails and stair rails shall meet post and pilasters at the same height.

**Newel posts** - Newel posts at the bottom of all stair rails on all porches shall be 4 x4's with simple caps. Additionally, the front porch newel post shall be boxed and trimmed to match pilasters and corner post. Newel posts at side and rear porches do not have to be boxed, but all should have a tapered top or post cap

**Rear deck** - If rear deck is constructed to replace the existing stoop, the existing steps shall be removed and new steps built. A gate on the rear deck is allowed and must match the balustrade.

**West porch** - Door on west elevation shall have new stoop, rails and steps, to be installed on a new foundation.

Approved 9/7/04

**Skirting**, on any porch and on rear deck to consist of vertical boards, similar to the balustrade with closer spacing and shall be framed.

**CMU foundation** of entire house shall be patched and painted a medium gray color.

**Porch Fact Sheet** - All elements and all details of the proposed project, including deck, porches, steps, rails, columns, and skirting shall conform to the Porch Fact Sheet.

**All lumber** shall be painted or opaque-stained, colors to match those of the existing house.

The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features and (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **214 Oak, Action Item**

Applicant: Tarek Kannan (present)

Application: Gutter Replacement

Discussion: Removal of half round gutters, to be replaced with k-style. Side and part of the rear of house has k-style gutters existing. The front of the house would retain the half round gutters and they would be painted. K style gutters are acceptable on the rear of the house but replacement of existing half-rounds on the front of the house is not appropriate. The gutters to be replaced are not easily visible from the street. Colors proposed for the shed are too intense. The Commission suggested that the house not be painted because the existing asbestos siding requires no maintenance. If owner wishes to remove the asbestos siding, he may find well-preserved clapboard underneath. Commission suggested painting the shed the same color as the house, or to come back with alternate paint color selections. For now the owner will paint the shed to match the house. Charcoal roof shingles are suggested for the shed.

Motion: Prebys (Second: Rigdon) moved to approve the application for 214 Oak to include: Gutters on far south addition (clapboard addition) of house to be replaced with k-style gutters. Shed to be painted to match the house or the existing color. Shingles of shed to be replaced with asphalt in charcoal gray or color to match house roof. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **314 S. Huron, Action Item**

Applicant: Elaine Sharp (not present)

Application: Windows

Discussion: Installation of storm windows and screens. Color to be burgundy.

Motion: Overland (Second: Rigdon) moved to approve the application for 314 S. Huron as per submitted application, to include: Installation of storm windows and screens. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features and (10) New work shall be removable.

Approval: Unanimous. Action carried.

Approved 9/7/04

### **314 S. Huron, Action Item**

Applicant: Elaine Sharp (not present)  
Application: Fence, Railing

Discussion: Proposed installation of 36" picket fence around the perimeter of the front yard area. Fence will have two gates. At the applicant's request, the Commission selected the Gothic style fence with hipped cap posts. Guard rail with 2x2 balusters to be installed between posts on the front porch.

Motion: Rigdon (Second: Penet) moved to approve the application for 314 S. Huron to include, as per submitted application, installation of 36" high wooden picket fence. Fence pickets to be Gothic style with hipped cap posts. Installation of wooden railing with 2x2 balusters between the posts on the front porch at 22" high. All work must comply with the Porch Fact Sheet. Fence and porch railings are to be painted beige. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **57 E. Forest, Action Item**

Applicant: Steve Hudock (not present)  
Application: Window Installation and driveway paving

Discussion: Pave gravel driveway. Eleven windows to be installed in the sun porch. Currently, there are only storm windows in the porch openings. The windows to be one-over-one full window units, double hung with screens and no muntins. Windows to be metal-clad wood in burgundy.

Motion: Rigdon (Second: Penet) moved to table the application for 57 E. Forest to include: Replacement of existing gravel driveway with concrete. Replacement of eleven (11) sun porch windows with Norco wood aluminum clad, one-over-one, double hung windows. Windows to have burgundy exterior. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **409 Maple, Action Item**

Applicant: Catherine Hayes (not present)  
Application: Shed

Discussion: Prefabricated shed to be installed behind the garage. Commission would like to know more about the proposed location of the shed. The Commission is concerned that the shed may not be approvable if it will be visible. Commission would like to see a different building material for the shed, specifically wood.

Approved 9/7/04

Motion: Prebys (Second: Penet) moved to table the application for 409 Maple to include pending receipt of information regarding alternative proposals, including those for wooden structures or structures made from other natural materials. Commission would like to review the structure's design with the applicant and receive more information regarding the location of the structure.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **111 Catherine**

Mr. Thomas Atkinson, the owner of the house, came to discuss options for windows. The Commission went over the general guidelines for windows in the historic district. They suggested some sources for sash kits or storm windows.

## **PROPERTY MONITORING**

**211 Arcade-** Mr. Jason Bodnick attended the meeting to discuss the changes that need to be made to the porches to comply with the porch fact sheet. Handrails must be reconstructed, including top and bottom rails. Newel posts and graspable rails will also need to be constructed according to the porch fact sheet. Entire porch and railing to be painted the trim color already used.

Motion: Overland (Second: Rupert) moved to amend the previously approved application for 211 Arcade to include the following changes to front and back porches:

1. Add skirting per Porch Fact Sheet
2. Add bottom rail to the stair rails
3. Reconstruct top members of stair rails to meet porch post at same level as guard rails
4. Add two (2) newel posts constructed so that the stair rails meet the newel posts as shown on the Porch Fact Sheet
5. Remove graspable rail on top of rails. If graspable rail is desired or required, install new graspable rail mounted to the inside of the stair rail. May be installed on one rail only .
6. Paint all parts of all porches to in color to match common trim color. All work to be done to comply with Porch Fact Sheet.

Approval: Unanimous. Action carried.

**111 N. Adams-** Status update on staff report.

**107 E. Cross-** Still in debate over the estimates that Mr. Kircher received versus the Fire Marshall's estimation.

**315 High-** Owners were to submit new application, but have not. Staff will contact them.

**2 W. Michigan-** Staff spoke with the owner about a section of brick wall that fell on the east side of the building. Owner will apply for a permit after issues are resolved with owner's insurance company.

**115 Maple-** Door is inappropriate. Administrative approval was given for the removal of aluminum siding only. The owner has responded to the letter sent by staff. A new storm door had previously been approved. The door will be inspected again.

**19 N. Hamilton-** Will turn in an application for the next HDC meeting.

**314 E. Forest-** Owner has not started any work, nor has there been an application for a building permit. Staff will contact.

**Starkweather farmhouse-** Study committee appointed, preliminary report drafted, report accepted by Council and six-month emergency moratorium imposed. As indicted by the Mayor, the owner, Mr. Campbell, may elect to sell the house.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None**

## **HOUSEKEEPING BUSINESS**

### **Administrative approvals**

**423 N. Adams-** Reroofing

**213 Oak-** Reroofing

Motion: Prebys moved (Second: Rigdon) to accept the administrative approvals.

Approval: Unanimous. Action carried.

### **Minutes from the July 27<sup>th</sup>, 2004 meeting**

Motion: Penet moved (Second: Prebys) to approve the minutes.

Approval: Unanimous. Action carried.

### **Minutes from the August 3<sup>rd</sup>, 2004 meeting.**

Page 2 – Change “**Condo**” to “**Condon**” (14 S. Washington) Applicant: Michael Condon, Ypsilanti Restoration, contractor (present)

Page 5 – Add “**on the addition**” and “**color to match roof on main part of home**” (15 N. River) Page 6 – Add “Penet” as the second and in the motion add “rolled roofing on the addition ... color to match roof on main part of home.”

Page 7 - Delete text: **Add “to include re-roofing the addition on the home to match existing in type (rolled roofing). Color to match roof on main part of home.”**

Motion: Prebys moved (Second: Rupert) to approve the minutes as amended.

Approval: Unanimous. Action carried.

**ADJOURNMENT**

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

Approval: Unanimous. Action carried.

**MEETING ADJOURNED AT 9:50PM**

Signature \_\_\_\_\_ Date \_\_\_\_\_