

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of SEPTEMBER 7, 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, Joe Schultz, Ed Penet

Commissioners Absent: Ron Rupert

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

APPROVAL OF AGENDA

Additions: Study Items: 417 Maple, 513 N. River

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

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

409 Maple, Action Item

Applicant: Catherine Hayes (not present)

Application: Installation of garden shed

Discussion: No new information received regarding the application.

Motion: Rigdon (Second: Prebys) moved to table the application for 409 Maple pending receipt of requested information regarding alternative proposals, including those for wooden structures or structures constructed of 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.

NEW BUSINESS

19 N. Hamilton, Action Item

Applicant: Darrell Stavros, owner (not present)
Jason Herder and Bill Landmaser, contractors (present)

Application: Replacement siding

Discussion: Replacement of existing siding of the house is proposed using Hardi Plank siding. Contractors noted the existing wood siding is damaged. Water leakage problems have been resolved. The Commission expressed concern for the replacement of the existing original siding as opposed to repair of the siding and replacement with same materials where necessary. Commissioner Schmiedeke noted that the Queen Anne details of the house, which had been uncovered by the removal of the aluminum siding previously, would be again be eliminated.

The Commission stated that Hardi Plank could be allowed for the newer portions of the structure but that siding on the original sections of the structure would have to be repaired. Hardi Plank must have a smooth finish and display a different exposure than the existing wood siding. Commissioner Rigdon will inspect the building to determine what sections are original and what sections are new. The applicant will be informed of Commissioner Rigdon's findings to aid him in creating a revised proposal.

Motion: Penet moved (second: Overland) to table the application for 19 N. Hamilton pending receipt of information regarding alternative proposals.

Approval: Unanimous. Action carried.

52 E. Cross, Action Item

Applicant: William Labeledzki Vital Signs, contractor (not present) Courtney King, Owner (present)

Application: Sign

Discussion: Sign to be installed forward of the transom above the door. Sign to be of brushed aluminum with raised purple letters.

Motion: Prebys (Second: Overland) moved to approve the application for 52 E. Cross to include: Sign as per submitted application. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

76 N. Huron, Action Item

Applicant: William Labeledzki Vital Signs, contractor (not present); Jennifer Goulet, Downtown Development Authority Director (present)

Application: Sign

Discussion: Permanent bracket to be installed for hanging of changeable banners.

Motion: Overland (Second: Prebys) moved to approve the application for 76 N. Huron to include: Sign as per submitted application. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

15 W. Michigan, Action Item

Applicant: Lujin Zhang, owner and Moses Sabina, representative (present)

Application: Tuck Pointing and Painting

Discussion: Work as described on application is acceptable. Proposed mortar formula meets the requirements of the Mortar Fact Sheet. The work is estimated to take one month and is to be completed before the winter. Painting will be done using the same color as existing.

Motion: Prebys (Second: Penet) moved to approve the application for 15 W. Michigan to include: Replacement of brick and tuckpointing as per submitted application. The following Secretary of Interior Standards were used in making this decision: (6) Repair, do not replace.

Approval: Unanimous. Action carried.

305 S. Huron, Action Item

Applicant: Bobson Construction Company, contractor (not present)

Application: Front and Rear Porch Replacement

Discussion: The Commission would prefer someone to be present to explain the scope of the work proposed. Skirting is in question. The work must meet the requirements of the Porch Fact Sheet. Existing inappropriate doors that were not approved by the Commission must be replaced with appropriate doors.

Motion: Prebys (Second: Penet) moved to table the application for 305 S. Huron: Pending receipt of further information.

Approval: Unanimous. Action carried.

11 Oak, Action Item

Applicant: Nathan Zautche, owner (not present)

Application: Painting

Discussion: Painting of aluminum siding, doors and trim. Paint colors are acceptable.

Motion: Prebys (Second: Rigdon) moved to approve the application for 11 Oak to include: Painting of house, colors to be: Body: Rainwashed SW 6211, Trim: Spare White SW6203, Accent: Serious Gray SW6256. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

315 High, Action Item

Applicant: Fred and Virginia Nabeack, owners (not present)

Application: Ramp, Porch and Door

Discussion: Removal of an existing window, its replacement by a steel door, and construction of a ramp were done without application for a building permit, thus precluding review by the Building Department and HDC. Building code issues have since been resolved or will be resolved. The ramp is now proposed to run along house instead of out from the house as it is currently constructed.

The Commission has indicated that the removal of the window to install a door and construction of a ramp to allow for handicap access is an acceptable concept. The steel door that was installed is not acceptable and would not have been approved. The ramp must meet the requirements of the Porch Fact Sheet.

Motion: Prebys (Second: Rigdon) moved to table the application for 315 High: Pending receipt of information regarding alternate wood door selections. The steel door is inappropriate.

Approval: Unanimous. Action carried.

STUDY ITEMS

417 Maple

Dan Taylor, contractor doing the approved work at 417 Maple, came to discuss issues that had arisen during the construction.

Soffits and fascia - Mr. Taylor questioned what material should be used for the soffits and fascia. The Commission indicated that the soffits and fascia should be wood.

Window – Proposed new window on west wall would be acceptable. Window must be wood, or wood clad with metal or vinyl.
Door for the west porch - Must be a wood door, half light as desired is acceptable. Fiberglass door is not acceptable.
East Door - Steel door installed there must be replaced. The door is not acceptable nor was it approved. Suggested door is Fingerle, Simpson #7044.
Light fixtures to be recessed (flush-mounted) so the fixtures may not be seen.
Application to amend the previous approval will need to be filed.

513 N. River

Joe Secore came to discuss proposed paint colors. The colors presented were a dark green for the body, white for the trim and a red color for the door and shutters. The Commission determined that the body color was too dark. A lighter shade was suggested.

204 Maple

Owners were to attend the meeting to discuss the previous approval for constructing a garage on the property and the approved location of the garage. The owners were not present at the meeting.

PROPERTY MONITORING

301 W. Cross - All HDC issues have been resolved.

213 Oak – Contractors replacing gutters had administrative approval for re-roofing only. They were advised by staff to cease work and apply for a permit.

111 N. Adams - The SHPO hearing officer's recommendation to the State Historic Preservation Review Board was that the appeal be rejected and the HDC's decision be affirmed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the August 3rd, 2004 meeting.

Page 2 – Change "**house**" to "**garage**" (204 Maple): The Commission would like to see the **garage** moved back (south) to decrease the impact on the streetscape.

Page 3 – Add "**not**" (304 E. Forest): 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.

Page 3 – Change “**dis-cussed**” to “**discussed**” (304 E. Forest): The need for newel posts for stair rails on all porches was **discussed**, as were guard rails.

Motion: Overland moved (Second: Penet) to approve the minutes as amended.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:30PM

Signature _____ Date _____