

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of SEPTEMBER 21, 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, Ron Rupert

Commissioners Absent: Ed Penet

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

APPROVAL OF AGENDA

Changes: Old Business: 25-27 N. Washington

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

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

315 High, Action Item

Applicant: Fred Nabeack, owner (present)

Application: Ramp, Porch and Door

Discussion: Charles Boulard, Building Official noted the issues that will need to be resolved with the ramp to comply with building code, including the extension of graspable porch rails. Skirting for the ramp will need to be framed and may be solid. All work must be painted, and will be done to match the existing colors of the house.

The steel door that was installed is an issue. A window was removed and the door was installed in place of the window. The Commission will approve a wood, or wood faced door, but not a steel door.

Motion: Rigdon (Second: Rupert) moved to approve the application for 315 High: Exterior ramp as per drawing submitted with application. Balustrade shall be composed of top and bottom rails with 1x4's routed into the top and bottom boards at 3 ½" apart. Lumber for the ramp

will be treated lumber to be painted or stained an opaque stain. Approve the replacement of existing window opening with a door opening to accommodate the ramp. Approved new door will be a wood faced door or wood door with a half-light with or without applied exterior muntins. Ramp skirting is to be solid. 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 and (10) New work shall be removable.

Approval: Unanimous. Action carried.

305 S. Huron, Action Item

Applicant: Bobson Construction Company, contractor (not present)

Application: Front and Rear Porch Replacement

Discussion: Door styles were suggested to the owners by Commissioner Overland, as the current steel door, installed without HDC approval, will not be approved. Drawings show vertical skirting while the existing front porch has decorative skirting boards. Existing columns on front porch are to remain; everything from the decking down to be replaced. Commission suggested use of Trex for deck and skirting. Trex is a wood composite and considered appropriate for this situation. Wolmanized lumber may be used for framing, but is not appropriate for decking. If Trex is used for decking, it can also be used for treads on steps.

Motion: Prebys (Second: Rigdon) moved to approve the application for 305 S. Huron: Reconstruction of two porches referencing the drawing dated 8/25/2004, with the following stipulations: Porch surfaces to be tongue and groove, either wood or a composite material. Porch skirting on the front porch will replicate the skirting as it currently exists, with the understanding that a bottom board may be of a composite material. All work on all porches will be consistent with the Porch Fact Sheet. Front door is to be replaced with a door similar to Fingerle FLC 28, a two panel wood door. All wood or composite material is to be painted or stained an opaque stain to match existing colors. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features.

Approval: Unanimous. Action carried.

417 Maple, Action Item

Applicant: Dan Taylor, contractor (present)

Application: Window, Door, Soffit, Lights

Discussion: Anderson wood, vinyl clad window without muttons to be installed. The window to be the same size as the one being removed, 35 ¾ x 19 11/16 glass size. Fiberglass door that is proposed on the application is not acceptable as discussed at the previous meeting. Commission suggested the use of Simpson door #7044 for both the West and East doors. New soffits and fascia need to be wood, not aluminum.

Motion: Rigdon (Second: Overland) moved to approve the application for 417 Maple: Replacement of existing double hung window with new Anderson double hung window of the same size. Window to be a wood vinyl clad window without muntins. Replace the West and East doors with new Simpson model 7044, wood door. New soffits and fascia trim are to be of wood or a wood composite material. New lighting will be recessed in the ceiling. Returns on West and East porches shall be eliminated. 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 and (10) New work shall be removable.

Approval: Unanimous. Action carried.

409 Maple, Action Item

Applicant: Catherine Hayes (not present)

Application: Installation of garden shed

Discussion: No new information received regarding the application.

Motion: Overland (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.

19 N. Hamilton, Action Item

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

Application: Siding

Discussion: Discussed drawing that was prepared by Commissioner Rigdon for the purposes of determining which sections of the structure are original. Original wood siding to be repaired. Hardi Plank to be installed on additions, smooth side out. All air conditioning units are to be removed.

Windows to be caulked and glazed. Two windows will need new glass. Finished colors of the structure were discussed.

Motion: Rigdon moved (second: Prebys) to approve the application for 19 N. Hamilton to include: Work to include the removal of aluminum siding and the restoration of the original wood siding on the original section of the building. Installation of Hardi Plank siding at 6" lap on the additions of the building as indicated on diagram provided by Brenda Rigdon dated 9/21/04. Hardi Plank shall be installed with smooth side out. Wood siding to be painted to match Hardi Board colors. Wood siding to be replaced with new milled trim to match where required. Openings from former air conditioning units to be covered over with lap siding except one opening which will be a restored window to match existing windows on that side of the building. Colors for the finished work are to be: Body- Monterey Gray or Colonial Gray. Trim- Arctic White. Accent at shingles on the gables- Forest Green or Beige. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features, (9) Contemporary designs shall be compatible and shall not destroy significant original material and (10) New work shall be removable.

Approval: Unanimous. Action carried.

25 – 27 N. Washington, Action Item

Applicant: David Hamilton, owner (present)

Application: Amendment to previous approval, Windows

Discussion: Windows that were previously approved are no longer available in vinyl clad. The applicant would like to change to aluminum clad windows. All other specifications as approved before would remain the same.

Motion: Prebys moved (second: Rupert) to amend the previously approval 25-27 N. Washington to include: a change from vinyl clad windows to aluminum clad windows. Color and dimensions to remain the same. 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: Ron Rupert, contractor

Application: Amendment to previous approval

Discussion: Owner wishes to change the design of the previously approved fencing from Gothic to Flat Top.

Motion: Rigdon moved (second: Prebys) Amendment to the application, changing the style of fence from Gothic to Flat Top.

Approval: Unanimous, Rupert abstained. Action carried.

NEW BUSINESS

206 S. Washington, Action Item

Applicant: James Fink (present)

Application: Fence

Discussion: Six foot iron fence to be installed to attach to an existing chain link fence that runs along side of house and garage. Shorter three foot iron fence to be installed around rest of perimeter of property.

Motion: Prebys (Second: Overland) moved to approve the application for 206 S. Washington to include: Installation of iron fence as proposed in submitted application. Green or black colors for the fence are acceptable. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

STUDY ITEMS

513 N. River

Paint colors as submitted by Joe Secore would be acceptable. Application for a paint permit needs to be submitted for final approval.

PROPERTY MONITORING

Charter One Bank – Changing their logo soon. They previously installed a new sign without HDC approval. Staff will send a letter to the owner reminding them that they need HDC approval to install new signs.

119 Michigan – Rear (south) portion of building is in danger of collapse. Staff will contact Building Dept.

213 Oak – Contractors replacing gutters had administrative approval for re-roofing only. Although they were advised by staff to cease work and apply for a permit, they have not done so. Staff will send a letter to the owner and contractor.

305 S. Washington – An architect working with the owners contacted staff. Owners will contact City to arrange for Charles Boulard to inspect the property to make an evaluation of the existing structure.

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. Review Board meets October 22.

417 N. Adams – An application for demolition of a small barn had previously been denied. The Commission may begin to consider a finding of demolition by neglect.

115 Maple – No new information.

203 E. Cross – Installed a steel door without approval to replace an inappropriate door previously installed without approval.

Discussion - Commission discussed approval of appropriate materials, including doors and composite wood materials. Sample materials will be brought to next meeting to discuss further.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the September 7th, 2004 meeting.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:05PM

Signature _____ Date _____