

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of OCTOBER 5, 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 (late),
Joe Schultz, Ron Rupert , Ed Penet

Commissioners Absent: Christian Overland

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

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

101 E. Forest, Action Item

Applicant: Janice Anschuetz, owner (present)

Application: Roof, Porch Rail

Discussion: Reroofing of the rubber membrane needs to be done to repair leaking roof. Railing that was at one time on the top of the front porch is proposed to be constructed to go on the rear flat roof. A railing is necessary due to the fact that the parapet is not high enough to meet the Building Code. Applicant proposes applying rail to roof rather than the parapet. Commission suggests applying to parapet instead but will leave that decision to the Building Official, as it must meet code. Commission noted that attaching railing to the roof rather than parapet may reduce the longevity of the roof. The Commission also expressed concern for the replication of the railing in regards to the placement of the railing in a location that it did not exist historically. The Commission suggested that a plain, modern, metal railing be used instead. The

applicant also proposed the addition of a roof hatch that will not be visible from the street.

Motion: Prebys (Second: Rupert) moved to approve the application for 101 E. Forest to include: To replace the flat roof as proposed in application with $\frac{3}{4}$ tongue and groove plywood underlayment and rubber roof material installed in a craftsman like manner. Railing is to be metal, round or square cross section, not to exceed 1 $\frac{1}{2}$ " in diameter and it may be smaller. Railing will need to meet the requirements of the building code. The railing will be painted black or brick red to match the exterior of the house. Railing should be as simple and plain as possible. The following Secretary of Interior Standards were used in making this decision: (3) Do not imitate earlier styles and (10) New work shall be removable.

Approval: Unanimous. Action carried.

205 W. Michigan, Action Item

Applicant: Brian Brickley, tenant (present)

Application: Paint, Sign

Discussion: Insert new sign face into existing neon/metal frame to represent the new business. Sign should be opaque with light shining through letters only. Paint colors are acceptable.

Motion: Penet (Second: Prebys) moved to approve the application for 205 W. Michigan to include: Installation of a perpendicular sign on the first floor of the building, formerly Louie's café, now the Tap Room Annex as per the application. Paint colors approved are to be; Body- Favorite Tan SW 6157 and Accent colors Cocoon SW 6173 and Sundried Tomato SW 2915. The following Secretary of Interior Standards were used in making this decision: (2) Do not destroy original character. Do not remove or alter historic material or features and (10) New work shall be removable.

Approval: Unanimous. Action carried.

9 E. Cross, Action Item

Applicant: Corrine Amos (present)

Application: Sign

Discussion: Sign to be installed on the far west end of the building to match the existing signs on the building.

Motion: Prebys (Second: Penet) moved to approve the application for 9 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.

133 W. Michigan, Action Item

Applicant: Beacon Sign Company, contractor (not present)

Application: Sign

Discussion: The size of the new front sign should be not any larger than the existing sign, but large enough to cover the mosaic tile over the front doorway.

Motion: Prebys (Second: Rupert) moved to approve the application for 133 W. Michigan to include: Replacement of signs as follows:

Sign 1 is not to exceed the current size of the existing sign over the front door. The sign shall be large enough to conceal the mosaic panel behind the existing sign.

Sign 2 is acceptable as submitted.

Sign 3 is acceptable as submitted.

If the signs are internally illuminated the burgundy background must be opaque allowing light to shine only through letters and logo.

The Commission reminds Beacon Sign Company that if the sign at the rear of the building is to be altered or removed, approval is required.

Aluminum frame of the signs shall be a bronzed or black color.

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

Approval: Unanimous. Action carried.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS

111 Catherine- roof

207 W. Michigan- roof

Motion: Rupert moved (Second: Penet) to approve the administrative approvals.

Approval: Unanimous. Action carried.

PROPERTY MONITORING

122 W. Michigan – Broken window is covered with cardboard.

101 W. Michigan – 3rd story window glass has fallen out.

409 Maple – The applicant has asked to be removed from the agenda.

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. Staff will send a letter to the owner and contractor.

119 Michigan – Side of building is falling down. Staff has contacted the Building Dept. and a letter has been sent.

19 N. Hamilton – Windows were replaced and do not match existing configuration. There were three windows replaced on the first floor. Staff will review the file and send a letter if necessary.

203 E. Cross – Door approved was a fiberglass door. Commission noted the importance of paying attention to the materials in proposals.

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 in October.

N. Adams next to bus station – Fixed windows were installed on the front and side of the house without approval. Staff will research.

211 Arcade – Bottom rail has not been installed and staff has met with contractor to resolve the issue.

Houses on River street behind the Dairy Queen – Commissioner Schmiedeke noted that she had met with Charles Boulard and Jack Gilbreath in regards to the condition of the two houses. The Commission would like updates on the status of the houses from Mr. Boulard. Commissioner Schmiedeke noted that the Commission should begin to think about whether or not they would consider demolition of the two houses if a good proposal for the site came before the Commission.

417 N. Adams – A letter will be sent by the building department in regards to the condition of the carriage house.

Starkweather – SHPO staff comments have been issued on the study committee report, and the recommendation was for Starkweather to be its own historic district.

Thompson building – No new information.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

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

Page 1 – Change “**on center**” to “**apart**” (315 High): Balustrade shall be composed of top and bottom rails with 1x4’s routed into the top and bottom boards at 3 ½” **apart**.

Page 2 – Change “**muttons**” to “**muntins**” (315 High): Approved new door will be a wood faced door or wood door with a half-light with or without applied exterior **muntins**.

Page 3 – Change “**muttons**” to “**muntins**” (417 Maple): Window to be a wood vinyl clad window without **muntins**.

Motion: Prebys moved (Second: Penet) 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 8:15 PM

Signature _____ Date _____