

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of JULY 5th, 2005**

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, Joe
Schultz, Ed Penet, Christian Overland (late), Ron Rupert
(late)

Commissioners Absent: None

Staff Present: Karen Wieber, Planner I
Alexis Reynolds, HDC Assistant

APPROVAL OF AGENDA

Additions: 111 N. Adams – Action Item

Motion: Penet (Second: Rigdon) moved to approve the agenda as
amended.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

620 Norris, Action Item

Applicant: Louis B. Smith, Ascent Design PC

Application: Single family home construction

Motion: Rupert (Second: Penet) moved to table the application for 620 Norris
pending new information.

Approval: Unanimous. Action carried.

619 Norris, Action Item

Applicant: Erin Moore, owner and Tom Henshaw (present)

Application: Replace exterior doors

Discussion: Mr. Henshaw explained that they located hemlock wood doors that are equivalent to FLC 63 from the Fingerle catalog. They will order them and have them within a month.

Motion: Prebys (Second: Overland) moved to approve the application for 619 Norris for the installation of two doors, Milliken Millworks 944, to the exterior of the house. Painted white to match trim. Commission suggests using semi-gloss instead of flat paint and using an oil-based primer. 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.

53 E. Forest, Action Item

Applicant: Brigid Dwyer, owner

Application: Re-roofing and paint exterior

Discussion: Commissioner asked Ms. Dwyer to explain what is meant by replace siding. Ms. Dwyer explained that are some rotting pieces between the two windows on the west side that need to be replaced with cedar siding. Also, the flashing is loose against the chimney. The paint colors are raffia cream for the body, cherry bark for the trim and bayone as an accent. Ms. Dwyer noted that she was considering the blue for the front door and the rungs of the front porch. The cherry bark would be used around the windows and fascia. Commissioner Rupert suggested painting the porch and the railings cherry bark. An orange-brown can be used instead of the blue to stay in the same color spectrum. A deeper blue or plum would be a better color for the door. Commissioner Prebys suggested painting the porch ceiling blue.

Motion: Overland (Second: Prebys) moved to approve the application for 53 E. Forest Painting the house as well as repair/replacement of cedar siding where rotted or broken. New flashing along roofline where it meets the chimney and rear side of the house. Painting for the exterior house colors will be Bear Raffia Cream 710C-2 for the body, Bear Cherry Bark, ECC15-3 for the trim, and Gobi Desert 710C-3 or darker in the same hue, for accenting. Door could be Plum. Commission suggests using Bayou 570B-4 for the porch ceiling. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

114 W. Michigan, Action Item

Applicant: Jeffery Peelman, owner

Application: Paint exterior and window repairs

Discussion: Commissioner Prebys explained that the Commission is concerned about powerwashing the building. Commissioner Overland noted that it is soft brick and mortar and the hood moldings and sill mortar could easily pop out. A

powerwash of 300 lbs or less per square inch could be used. A nylon brush and water could be used after the powerwash. The Commission reminded Mr. Peelman that water is not to be used to remove paint, only to clean the brick. Commissioner Schmiedeke also stated that the National Park Service recommends 300 psi or less and a medium to wide spray tip. Commissioner Rupert explained that water gets behind the brick and when the water freezes in the winter, it pops the brick out. Mr. Peelman also noted that exterior window repairs will be done during the painting phase. The windows have never been re-puttied and a screen on each window prevents the upper sash from opening. The screen will be removed and all other repairs can be accessed from the inside. Commissioner Rupert suggested examining the caulking around the hood molding and between lintels and windows, as well as the brick. The cap on the parapet should also be checked for repairs. Mr. Peelman also proposed five color schemes. He favors #3 (medium tan and medium blue), #4 (medium tan and dark blue), and #5 (medium tan and dark burgundy). The Commission recommended using options #1 (dark olive and moderate reddish brown) and #5.

Motion: Prebys (Second: Rigdon) moved to approve the application for 114 W. Michigan to include prepare building façade and rear for painting. If powerwashing is used, the pressure should not exceed 300 psi and a medium to wide spray tip should be used. Repair of windows and window hoods as appropriate. Paint to be either Option 1 (dark olive body with moderate reddish brown trim) or Option 5 (medium tan body with dark burgundy trim) as proposed in drawing dated 6/10/05. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

NEW BUSINESS

27 E. Cross, Action Item

Applicant: David A. Meyers

Application: Paint exterior

Motion: Prebys (Second: Rigdon) moved to approve the application for 27 E. Cross to paint front and back of building (all colors Sherwin Williams): Body – SW Brown, Trim – SW Tan, Accent 1 – SW Deep Brown, and Accent 2 – SW Mid-tan. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried

123 N. Adams, Action Item

Applicant: Samuel Stephens (present), Rev. Victoria James

Application: Step rebuild and railing installation

Discussion: Mr. Stephens explained that the proposal is to remove the concrete and replace it to match existing. The bricks on the side of the step will need to be removed temporarily about one foot from the top but will be replaced. Railings

will also be installed on the top deck. The railings on the stairs will try to be salvaged but if that is not possible, the church will work with Allied Fence to install railings to match existing. The railings on the porch would also need verticals to protect children from the edge. The Building Department may require balustrades on the steps as well. Commissioner Overland stated that in a previous discussion, it was suggested that the rail could extend straight back from the steps, instead of around the porch. Additionally, gates on either side would be optional. The rail would need to be painted to match the building. Commissioner Rigdon explained that the rails should attach/bolt to the concrete, not to the columns or the building. Commissioner Overland also noted that Patton's Welding is a comparable company to Allied Fence.

Motion: Overland (Second: Rupert) moved to approve the application for 123 N. Adams Remove old steps at the front of the church and the side porches, and the top deck of the front porch. Replace with concrete steps and deck as specified in application. Replace brick at sides of the step deck and tuckpoint where needed. Tuckpoint to match existing tuckpointing both in color and style. Reattach existing iron handrail if it can be reused. Install a new iron handrail system, or aluminum system, with the same dimension as the handrail on the steps below. Use a railing design selection by Allied Fence that would have two rails and balusters, top-to-bottom rail. Patton's Welding is a comparable company. Paint rail system white or to match building as to make the rail system blend in with the structure. Attach the rail system into the concrete rather than into wood members such as the columns and/or brick wall. Railings on the porch should go from the two columns near the stairs by the front door straight back to the sides of the front door, not along the entire exterior perimeter of the porch. Gates on either side of the railings are optional.

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

Approval: Unanimous. Action carried.

316 Pearl, Action Item

Applicant: David Sisson, owner (present)

Application: Various exterior changes

Discussion: Mr. Sisson explained that the gutters will be scraped and repainted. One section of the gutter is missing that he will replace. He will also clean the downspouts and paint them to match the trim. Commissioner Rupert suggested applying the yellow paint color in a small section to see if it is too vibrant for the house.

Motion: Prebys (Second: Rigdon) moved to approve the application for 316 Pearl as submitted. Removing existing artificial siding. Repair/replace wood siding as required. Repainting using Sherwin Williams 6901 Daffodil for the body, Sherwin Williams 2857 Peace Yellow for the trim, and Sherwin Williams 0042 Ruskin Room Green for window sashes and front door. Repaint gutters and downspouts and replace gutters as necessary with like gutters. Repaint storm windows using Ruskin Room Green. Replace front door with door similar to FLC11 in the Fingerle catalog. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

312 Washtenaw, Action Item

Applicant: F. Scott Company

Application: Paint exterior

Discussion: Commissioner Rupert noted that the Avid Apricot paint color has a tendency to look pink against a red paint color.

Motion: Prebys (Second: Penet) moved to approve the application for 312 Washtenaw as submitted. Paint the body Sherwin Williams 6328 Fireweed, the trim Sherwin Williams 6639 Avid Apricot, accent 1 Sherwin Williams 6482 Cape Verde, and accent 2 Sherwin Williams 6173 Cocoon.

Approval: Unanimous. Action carried.

111 N. Adams, Action Item

Applicant: Michael Dunn, Dunn Construction and Ronald Colman, owner (present)

Application: Outbuilding doors and lighting

Discussion: Mr. Dunn explained that the center garage door will be flush with the existing building. The other two doors will project 1 ½ inches to slide across the other two doors that matches the original. He noted that the manufacturer will not guarantee the product if the reverse gutter over the bearings/hinges is not used. The Commission agreed that it accomplishes the goal of a sliding door even if it is a modern door with modern conveniences. Mr. Dunn explained that the haymow doors will use butt hinges. The Commission stated the haymow door should be a single sliding door, not two doors, with no trim. The window size on both ends should be 24"x24". Mr. Dunn noted that there will be a light fixture over the man door on the south side. The Commission suggested gooseneck lights in patina or black, such as those on p. 298-299 in the Seagull Lighting catalog. Mr. Dunn also noted that the paint colors will be black and white.

Motion: Rupert (Second: Prebys) moved to approve the application for 111 N. Adams to include light fixtures of Seagull Lighting, p. 298-299, Items 8871-12 in black or 8870-44 in black. Half-round gutters. Amend size of hay loft opening to match original. Concealed hinges. No trim or molding around hay loft or door. Cannonball HNCP track system to use as a trolley over the sliding front door. Canopy over track system can be covered by wood box at a later date. Paint outbuilding black and white to match the 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.

STUDY ITEMS – None

ADMINISTRATIVE APPROVALS

101 E. Forest – Re-roofing

Motion: Overland (second: Prebys) moved to support the administrative approval granted.

Approval: Unanimous. Action carried.

PROPERTY MONITORING

108 S. Huron – K. Wieber explained she sent the owner a letter regarding the deck, doors, and window. She is waiting for a response from the owner.

212 Washtenaw – K. Wieber sent a letter to Emily Cloyd explaining that while the offer is appreciated, it may be better served given to a historic preservation organization.

208 E. Cross – No update.

416 N. Huron – K. Wieber explained that the owner has been informed regarding the City's intention to proceed with reconstruction. She explained that it is the obligation of the City to do something with the money.

314 E. Forest – K. Wieber will keep track of the construction progress.

301 E. Cross – No update.

310 N. Park – No update.

417 N. Adams – No update.

Thompson Building – No update.

402 S. Huron – K. Wieber explained that OCWIN and Deutsche Bank have decided they will only remove the trash and broom clean the property. They will not do any of the improvements previously discussed. She spoke with Charles Boulard, Building Official, and Jack Gilbreath, Assistant City Attorney, about the matter. Jack stated that OCWIN and Deutsche Bank have 15 days to complete work or a suit will be filed against them. Commissioner Overland asked that Charles compile a list of what needs to be done on the property and submit that list to the Commission. Commissioner Rupert noted that if the city is compelled to do something, could the city hire a company to make the improvements and put a lean on it. Commissioner Overland explained that the neighborhood is concerned and the Southside Beighborhood group would like to help the City. Commissioner Schultz suggested that Charles send out RFP's to contractors to work at the property in exchange for a lean but notes that legal issues may prevent this from happening. K. Wieber will follow-up with Charles and Jack.

22 N. Huron – K. Wieber will talk to Charles regarding the deteriorating cornice, caps, and fascia.

8/10 W. Michigan – The Commission discussed the use of air pressure as opposed to water to remove loose stucco from the building. Commissioner Rupert noted that air pressure will not remove what needs to be removed. Hand tools will still be needed.

119 W. Michigan – Commissioner Schmiedeke noted that the repaired brick has been repainted to match the existing color but the west wall is bulging. K. Wieber will speak with Charles about it.

307 N. Adams – Commissioner Schmiedeke explained that the flutes on the chimney do not extend the entire length. K. Wieber will follow-up.

Freighthouse – Commissioner Overland stated that although the Freighthouse is owned by the City, there is no local advocate for its interior as a historic structure. He asked if the Historic District Commission could be an official advocate for creating guidelines or helping the process with the Freighthouse. Since it is a City asset, the historic interior should be locally managed. K. Wieber said the majority of the interior is managed by the Building Department and the rest goes to SHPO. Commissioner Schmiedeke noted that while the City owns the Freighthouse, it appears the City is close to letting Friends of the Ypsilanti Freighthouse do what they want with the building. Commissioner Overland explained that FOYF went to Greenfield Village to look at the floors in the buildings because the group is on the verge of replacing the floor in the Freighthouse. After the trip, the group appeared to agree that the floor should be repaired, not replaced. K. Wieber stated that it would be wise for the City to look at its own assets and voluntarily realize that both exterior and interior are important. Commissioner Schultz suggested Council could volunteer the Commission to conduct the interior oversight. K. Wieber expressed her concern regarding creating two conflicting parties between SHPO and the Commission. K. Wieber will examine the contract between the City and FYOF.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the June 21st, 2005 meeting.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:10 PM

Signature _____ Date _____