

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of JULY 19th, 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

Commissioners Absent: Ron Rupert, Ed Penet, Christian Overland

Staff Present: Karen Wieber, Planner I

APPROVAL OF AGENDA

Additions: 29 E. Cross – Action Item

Corrections: 310 Maple – Study Item

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

Approval: Unanimous. Action carried.

NEW BUSINESS

29 E. Cross, Action Item

Applicant: Gary and Carolyn McKeever (present)

Application: Install air conditioning unit

Discussion: Carolyn McKeever explained that she would like to install an air conditioning unit that would hang on the wall. It is the size of a suitcase and it can sit outside by the basement trap door. Gary McKeever noted that it is similar to the units at 23 and 25 E. Cross. It is less than four feet tall. Commissioner Schultz asked how the plumbing will work between the two units. Mr. McKeever stated that a hole will be drilled through the wood wall and the lines will go through that. The condenser will go to the left of the basement door.

Motion: Prebys (Second: Rigdon) moved to approve the application for 29 E. Cross for installation of air conditioning unit at rear, per drawing dated 7-12-05. Except that condenser to be located to the left of the basement access with minimal plumbing leading to the evaporator, which will be located indoors. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

22 N. Washington, Action Item

Applicant: DJM Land Co., LLC – Michael Eller and Tim Cummings (present)

Application: Sign installation

Discussion: Planner Wieber stated that the proposed sign is 60 sq. feet and it must meet zoning ordinance requirements. Commissioner Prebys asked how long the sign will remain on the building and how long the vinyl will last. Mr. Eller explained that the vinyl signage material is guaranteed to last eight years. The sign will not flap in the wind. The grommets will be attached to the screen over the brick. The fasteners and grommets will not touch the underlying brick.

Motion: Prebys (Second: Rigdon) moved to approve the application for 22 N. Washington as presented for a vinyl unframed sign, fastened to screen grating that covers the façade of the building. Sign shall be attached so that there is no damage to underlying brick. Location as specified in the sketch dated 6-20-05. Sign pending final approval by zoning ordinance standards. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

331 Oak, Action Item

Applicant: Regina and Bill Knudstrup, owners (present)

Application: Remove/replace windows, install skylight

Discussion: Bill Knudstrup explained that they want to remove the east side window and replace it with a wooden double-hung window that would match the rest of the windows on the house. They also want to put siding over the west window, replace the patio door, and add a skylight. The addition is not an original part of the house. The rest of the house was bricked at some point but was not originally brick. Planner Wieber noted that Building Official Charles Boulard wants to

make sure that an egress window from a bedroom is not being removed. Mr. Knudstrup stated that the east window is in the kitchen. The size of the new window is approximately 4'x4', larger than the existing window. Commissioner Schultz asked why the skylight is backed against the wall. Mr. Knudstrup explained that the pitch on the roof is very slight so a box needs to be installed to create enough of an angle. If it is against the wall, it will be above the sink, creating enough natural light for the kitchen. The sliding door is also being replaced with a wooden sliding door to match the house.

Motion: Rigdon (Second: Schultz) moved to approve the application for 331 Oak for closing up Window A and making a new window opening in the side of the back addition. New window will be a vever-wood double-hung window with exterior muntins in a 6-over-6 pattern. Covering Window B with siding. Adding a Velux ECX or EMX Model skylight. Installing a new door, In-stock Fir Model #4661-V with six lights and raised panel, or similar to FLC 388 in Fingerle catalog. Replacing sliding door in the back addition with wood french grill style sliding doors with exterior muntins. All doors and windows will be painted to match the house.

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

Approval: Unanimous. Action carried.

123 E. Forest, Action Item

Applicant: Tom Winston, owner

Application: Paint house and garage

Motion: Prebys (Second: Rigdon) moved to approve the application for 123 E. Forest for painting. Body of house and garage to be painted Benjamin Moore Philadelphia Cream HC30 and trim to be painted Benjamin Moore Webster Green HC130. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

35 E. Cross

Applicant: Kim Tucker, owner

Application: Sign lettering installation

Motion: Rigdon (Second: Prebys) moved to approve the application for 35 E. Cross. Existing individual letters over the awning are to be removed and replaced with letters spelling "The Gifted Basket," per the application. The background will be painted black and the letters will be painted metallic gold. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

428 N. Hamilton, Action Item

Applicant: Kim Reynolds and Jason Tallant, owners (present)

Application: Paint exterior

Discussion: Kim Reynolds explained that the trim will include the wood around the windows of the house, the windows of the garage, and the garage gable. The garage door may be painted but that will be a future issue. The columns will be white.

Motion: Prebys (Second: Rigdon) moved to approve the application for 428 N. Hamilton for painting. Body of garage to be white and trim (windows of the house and garage and garage gable) will be Plum Proud, Dutch Boy 18D5. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried

STUDY ITEMS

310 Maple, Study Item

Applicant: Peter Bednekoff and Jill Pernicano (present)

Application: Window repair

Discussion: Peter Bednekoff explained that several of the windows are sealed shut and some are lacking screens. He would like the Commission's suggestions. Commissioner Rigdon noted that to handle the lead paint, it is almost safer to encapsulate it with fresh coat of paint. If there are so many layers of paint that the details on the wood are lost, then it may be worth either trying to strip the wood or replace the exterior or interior trim that matches the existing. As for replacing windows, the Commission allows wood and wood-clad windows. The other method is restoring the existing windows. Using a tool that looks like a pie server, the paint on the windows can be broken so the windows can open.

Commissioner Prebys noted that the windows appear to be in good condition but if the windows are replaced, they must match existing and have the dividers applied at least to the outside, if not both the outside and inside. Commissioner Rigdon suggesting inventorying the windows into three categories: 1) Paint/new putty, 2) Mild deterioration including missing/damaged muntins and sash, and 3) Missing many elements on a given window including sash, sill, and frame and the wood cracked, gray, and unable to hold paint. It is cheaper to restore because the payback for replacing new windows may not be evident for a number of years. Commissioner Prebys explained that if the windows are not badly damaged, the Commission would require that the windows be restored, not replaced. Commissioners Schultz and Rigdon suggested that there are companies that make screen and storm windows, instead of replacing the entire window.

Commissioner Prebys stated that if the owners are uncomfortable surveying the condition of the windows, they should contact several contractors for their suggestions. Owners should understand that the contractors will still need to act within the parameters of what is allowed in the historic district.

Commissioner Schultz explained that there is a paint stripper that is a paste and it neutralizes the lead. The windows could also be removed and taken to a business that could strip the paint.

1266 Huron River Drive, Study Item

Applicant: Art Campbell, owner, and Cable Chandler, Innovative Development Contracting, L.L.C. (present)

Application: Various exterior work

Discussion: Cable Chandler explained that he is purchasing the Starkweather House. The exterior of the house is currently stucco in poor condition but at one time the exterior was wood. He is considering 3" wood slat because that might have been the original. Commissioner Prebys noted that the Commission would be in favor of the wood siding. Commissioner Rigdon explained that when the stucco is removed, the original siding might be underneath. The color for the wood siding will be addressed in a future proposal. Mr. Chandler also stated that some of the windows are in good shape while others are deteriorating. The Commission agreed that if window replacement is needed, Mr. Chandler would need to bring in photos of the current windows.

Mr. Chandler hopes he can restore the existing zinc roof, keeping the existing color. The Commission agreed that that would be the best way to treat the roof. Mr. Chandler also noted that there is a garage in the back of the home. Art Campbell explained that it was built in 1953 and he would like to demolish it. The intended use for the house is for three apartments and the space could be used for parking. Commissioner Prebys explained that if demolition of the garage is wanted, the Commission must go through legal proceedings. There are four reasons for demolition and Mr. Campbell would need to decide which reason(s) would need to be used. Planner Wieber will fax the demolition documentation to Mr. Chandler and he can call her with any questions.

The Commission reminded Mr. Campbell and Mr. Chandler that it has no jurisdiction on the interior, unless what is done to the interior is evident on the exterior. The possible removal of one of the chimneys, installation of new doors, and painting the exterior would need to be considered by the Commission at a future date. The Commission cautioned that any additions (handrails, columns, doors) to the front porch would require approval. Commissioner Schmiedeke noted that treated lumber could be used where it would not be visible.

720 Norris, Study Item

Applicant: Renee and Matt Greff, owners, Lori Sypes, architect (present)

Application: Ypsi Tap, 720 Norris

Discussion: Ms. Sypes reviewed photographs of the Motor Wheel building at Norris and Forest. The one-story structure was built in 1954. It has ribbon-band windows with industrial steel sash. The plan is to renovate the building and turn it into a microbrewery and tasting room with an outdoor beer garden. The main entrance will continue to be the patron entrance and parking will be on the south side. In the future, the north parking lot may need to be refurbished and striped if business expands. The café seating will be to the north of entryway. The east side will be for the artisan beer production. Two changes will be made to the exterior: 1) Enlarge a rear door to 10 feet tall and 2) Install a service door in place of one of the window panels and lower brick wall. Some damaged brick will also be repaired.

The Commission would also like information regarding landscaping around the building and property. Ms. Sypes explained the landscape plan, including trimming the existing yews, planting grass along the south wall, planting six trees, and other small grasses and shrubs. The landscaping will be centered on the beer garden and screening

noise from the neighbors. There will be a 6 foot wood privacy fence along east side fence and an 8 foot aluminum fence around the beer garden. Trash containers will be enclosed. Lighting is currently being planned. Commissioner Prebys noted that Commission approval will be needed for the lighting. Three signs are also proposed, none of which will be internally illuminated. Proposed names are "Ypsi Tap" or "The Draft House." Canvas awnings will extend over the seating area. The Commission will also need to approve the color and fabric.

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

108 S. Huron – No update.

208 E. Cross – No update.

416 N. Huron – No update.

314 E. Forest – No update.

111 N. Adams – No update.

301 E. Cross – Some of the dirt has been removed from the planter box and the wood along the rear did have rot. It has been removed and replaced with wolmanized pressure treated lumber.

310 N. Park – Commissioner Schmiedeke noted that there are two open windows on the second floor. Planner Wieber will follow-up.

103-107-109 Washtenaw– Commissioner Schmiedeke stated that the fence still needs to be painted and now it needs to be repaired.

305 S. Washington – Planner Wieber will write a letter regarding the progress of reconstruction on the garage.

119 W. Michigan – Planner Wieber has emailed C. Boulard regarding the bulging west wall.

416 N. Huron – No update.

417 N. Adams – No update.

Thompson Building – No update.

402 S. Huron – Commissioner Prebys noted that there has been some clean-up. Planner Wieber will get the list of needed repairs from Building Official Charles Boulard.

22 N. Huron – No update.

Freighthouse – Planner Wieber reviewed the contract between the City and Ypsilanti Friends of the Freighthouse (YFOF). The contract stipulated that anything regarding the exterior of the building is HDC/SHPO jurisdiction and anything regarding the interior is SHPO jurisdiction. Planner Wieber spoke with Denise Sachau at the State Historic Preservation Office (SHPO) regarding the Freighthouse. The HDC could consider

passing a resolution outlining the intentions and concerns of the Commission. Commissioner Rigdon reported that a colleague at her architectural firm is acting as consultant to the FOYF. The Commission asked Commissioner Rigdon to provide periodic updates as to the progress of work at the Freighthouse.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the July 5th, 2005 meeting.

Pg. 4, 123 N. Adams motion – Remove “balustrades” and replace with “balusters.”

Use a railing design selection by Allied Fence that would have two rails and ~~balustrades~~ **balusters**, top-to-bottom rail. Patton’s Welding is a comparable company.

Pg. 4, 316 Pearl motion – remove “Repairing” and replace with “Repair/replace.”

Prebys (Second: Rigdon) moved to approve the application for 316 Pearl as submitted. Removing existing artificial siding. ~~Repairing~~ **Repair/replace** wood siding as required.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:00 PM

Signature _____ Date_____