

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of SEPTEMBER 6th, 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, Ed Penet, Joe Schultz,
Christian Overland (late),

Commissioners Absent: Ron Rupert, Brenda Rigdon

Staff Present: Karen Wieber, Planner I

APPROVAL OF AGENDA

Additions: 310 N. Park – Study Item

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

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

None

NEW BUSINESS

413 Maple, Action Item

Applicant: Richard Nation (present)

Application: Rebuild porch and stairs

Discussion: Porch stoop appears to be high enough to require a hand railing. The Commission discussed using turned spindles versus 2x2 for the front porch. Hand rail height must meet building code. Square 2x2's seem more appropriate for the simple porch, house. Additional information is available in the Porch Fact Sheet. Handrail along stairs must join post at place where stoop handrail meets the post. Lattice under porch must be framed, per the Porch Fact Sheet. Handrail on the steps will likely have to be graspable, as required in the Building Code.

Motion: Prebys (Second: Penet) moved to approve the application for 413 Maple for Removal of concrete porch and steps to be replaced with wooden porch and steps per the drawing submitted with application dated August 18, 2005. With the understanding that:

- ? The porch rail should meet building code
- ? The railing on the steps should meet the post at same level that the porch rail meets the post.
- ? A graspable handrail is included
- ? Balusters for porch railing and railing at steps will be 2x2 square spindles.
- ? Lattice skirting will be framed with 1x3 lumber
- ? All work shall be painted to match house.

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.

423 N. Adams, Action Item

Applicant: Mitch Jerden and Robert Crustofski (present)

Application: Window Replacement

Discussion: Applicant proposes to replace all windows in the house, except for the picture window in the front and a rear window in a stairwell. Windows to be Weathershield wood double hung windows primed and painted. Existing frames of current windows will be removed and new frames installed with the new windows.

Motion: Overland (Second: Prebys) moved to approve the application for 423 N. Adams for replacement of double-hung wood windows in the house with wood Weathershield double hung windows, from 2002 Weathershield catalog page 90. Windows to be primed and painted white. Excluding picture window in front.

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.

115 Maple, Action Item

Applicant: Jan Youd (present)

Application: Front porch repair/rebuild

Discussion: Applicant proposes to replace the front porch from the roof down with the dimensions of new porch to match existing. The roof and fascia will stay. The posts and other porch parts are rotting. Siding on the sides of the porch will be horizontal rather than the existing vertical to match the rest of the house. Opening underneath porch will be covered with lattice. Proposes 1x3 wood framing for the lattice. Prefers the closed in porch rather than a railing. Porch appears to have been renovated in the 1960's. Applicant described the method for construction of the wall around the edge of the porch, including the use of finish grade plywood on the interior of the wall.

Commissioner Prebys expressed his concern for the lack of drainage on the porch. Commissioner Overland suggested a horizontal cut in the bottom of the porch with flashing to allow for water to drain. Applicant could also raise the wall an inch or two off of the porch floor to allow for drainage. Commission discussed the need for the applicant to work with Building Department regarding the height requirement for the porch wall. Planner Wieber discussed with the applicant the previous correspondence regarding installation of a front door without a permit. Any exterior changes to a building in the historic district require the approval of the Historic District Commission, and the applicant has failed to resolve this issue. The Commission will include the requirement for HDC approval of an appropriate door as part of this application.

Motion: Overland (Second: Prebys) moved to approve the application for 115 Maple for Repair of existing porch with replacement of rotted members as needed. If replacement of porch decking is necessary, use Douglas fir. Vertical siding of the porch wall be replaced with a horizontal cedar siding. Porch Fact Sheet is a reference for skirting the porch correctly. Paint color – Fresh Periwinkle – WV 39012. Trim will be white, roof – existing brown. Per the Porch Fact Sheet, the space between the bottom rail and the porch decking will be used for drainage purposes. Additionally, an appropriate front door must be applied for and installed.

The following Secretary of Interior Standards were used in making this decision: #6 – Repair, don't replace.

Approval: Unanimous. Action carried.

302 N. Hamilton, Action Item

Applicant: Amos Akira Shirato

Application: Porch Work

Discussion: Applicant represents Three Oaks Group. Top and bottom railings will be constructed with clear cedar, will be replaced entirely, and will match the profile of the current rails. Any replacement spindles will match existing. Fascias and crown moulding would be replaced with pine, which is more cost effective. The enclosed gutter system appears to be the cause of water damage, as it was not maintained properly.

Motion: Prebys (Second: Penet) moved to approve the application for 302 N. Hamilton for Replacement of existing porch railing, top and bottom. Replicate porch railings to match existing profile using clear cedar. All material to be primed and painted. Existing spindles to be stripped, re-painted and reused. If spindles need to be replaced, they will match the profile and dimensions exactly of the existing spindles. Removal of water damaged fascia and replace with pre-primed pine and crown moulding as necessary. Repair post bases matching trim where needed.

The following Secretary of Interior Standards were used in making this decision: #6 – Repair, don't replace.

Approval: Unanimous. Action carried.

120 E. Cross, Action Item

Applicant: John Harrington (present)

Application: Sign installation

Discussion: Applicant proposes to make the currently installed sign permanent. The sign has no electrical service. The sign was the original Standard Printing sign used in the 1950's or 1960's. Current sign location is confusing to customers as it is next to the neighbor's driveway. Applicant proposes to move the sign to the east.

Motion: Prebys (Second: Penet) moved to approve the application for 120 E. Cross for the sign as proposed, with the understanding that the sign may be moved to the eastern edge of the property at approximately the same distance from the building.

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

Approval: Unanimous. Action carried.

409 Maple, Action Item

Applicant: Catherine Hayes (present)

Application: Window Replacement

Discussion: Applicant proposes to replace a window in the third floor of the home to provide egress. All windows on that level are identical. The current window does not provide adequate egress, as the two panes of glass swing out like an awning. A new window with a single swinging pane made to look like a double-hung would likely be approved by the Commission. The Commission and applicant discussed the need for a fire escape as part of egress out of the third floor. The Commission would prefer that any structure attached to the building is on the rear. The Commission suggested the applicant review options for construction of a structure to exit out of the window as part of the approval for a window. The Fire Department or a builder/contractor may be able to provide some suggestions.

Motion: Penet (Second: Prebys) moved to table the application for 409 Maple pending further information regarding the ladder/staircase to be utilized as means of egress from the building.

Approval: Unanimous. Action carried

102 N. Hamilton, Action Item

Applicant: Rick Farrell and Larry Edwards (present)

Application: Windows, roof, doors, gutters, downspouts

Discussion: The Commission discussed the use of steel doors in the building, that wood would be approved. The applicant will be replacing double hung windows where double hung are existing, and replacing awnings where awnings currently exist. Patio sliding door is located just off of the deck. Applicant proposes use of wood, Simpson two panel doors. Commission suggests use of paint for doors rather than a stain. White, k-style gutters and downspouts are to be placed at the corners of the building.

Motion: Overland (Second: Prebys) moved to approve the application for 102 N. Hamilton to replace windows (all Anderson) with double hung, double hung tilt-wash, or fixed vinyl clad wood windows.

New roof to be Tamco Rustic Cedar color architectural series shingles with brown drip edge.

New exterior doors – Simpson 7044 two-panel half light.

New patio sliding door – Anderson Wood French Sliding door.

New k-style gutters and downspouts – with downspouts placed at corners to match existing.

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.

229 W. Michigan, Action Item

Applicant: Leigh Thurston, Greenscape Design, Jill Morey, (present)

Application: Library Plaza Renovation

Discussion: A site plan has been provided, which shows the use of standard, brushed concrete, and includes furniture and fence details. Work will match the DDA colors. Book seating and story telling areas will be made of laminated sheets of plastic.

Motion: Prebys (Second: Penet) moved to approve the application for 229 W. Michigan to include work at new library plaza as proposed in plans dated June 17, 2005.

The following Secretary of Interior Standards were used in making this decision: #1 – Use property for original purpose or provide compatible use with minimal alteration and #3 – Do not imitate earlier styles.

Approval: Unanimous. Action carried.

STUDY ITEMS

310 N. Park, Study Item

Applicant: Mike Marino, Gary Turner (present)

Discussion: Work would include two additions on the sides of the existing building. The basement under the existing structure would be replaced. The current shed addition in the rear would be removed to be replaced by a one-story larger shed addition. The two-story half of the existing structure would be extended to the east. A 900 square foot garage would also be constructed at the east edge of the property. The Commission discussed the need for making the additions distinctive from the existing home, and for providing adequate drainage on the site. The distinction could be accomplished through a change in materials, exposure, and the type of windows used. Solar equipment may be incorporated into the design of the rear façade.

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

402 S. Huron – Staff is working with the City Attorney’s office to compile information necessary to file suit.

400 N. River – Next hearing is scheduled for October. The Commission asked staff to determine if filing a brief in court from them on behalf of the building is feasible.

417 N. Adams – Asst. City Attorney Jack Gilbreath issued a letter last month regarding the condition of the outbuilding; there has been no response from the owners. Staff will coordinate enforcement action with the Building Official.

304 E. Forest – Commissioner Rupert conducted a site visit and determined that some repairs are necessary, in addition to the need for painting. Staff will send a letter describing these issues.

314 E. Forest – Staff will send a letter, as work is progressing at a slow pace.

208 E. Cross – Staff will continue to monitor the removal of the faux brick and siding replacement, and other site activities.

108 S. Huron – Staff has encountered difficulties in contacting the owner of this property, but will continue to do enforcement. The Commission expressed also concern as to whether the building has a valid certificate of occupancy. The Commission also expressed concern for the condition of the carriage barn at 114 Woodward.

22 N. Huron – The Commission expressed concern for the condition of the cornice.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the August 16th, 2005 meeting.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:10 PM

Signature _____ Date _____