

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of OCTOBER 18th, 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, Ron Rupert,
Joe Schultz, Christian Overland

Commissioners Absent: Ed Penet

Staff Present: Karen Wieber, Planner I
Jonathan Ringel, HDC/Planning Intern

APPROVAL OF AGENDA

Motion: Schultz (Second: Prebys) moved to approve the agenda as amended with the addition of 417-419 N. Adams as an action item.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

409 Maple, Action Item

Applicant: Catherine Hayes (not present)

Application: Window Replacement

Discussion: Staff notes that by next meeting the required 60 day time period for HDC action will have elapsed. The Commission needs a clear understanding of what type and style of window the applicant proposes. Staff will give the applicant a Window Fact Sheet on full frame/sash and will inform her that the Commission will be forced to deny the application if the issue has not been resolved by the November 1, 2005 meeting.

Motion: Schultz (Second: Prebys) moved to table the application for 409 Maple pending receipt of further information regarding the window.

Approval: Unanimous. Action carried.

NEW BUSINESS

204 W. Michigan, Action Item

Applicant: Art Lancaster, Huron Sign Co (present)

Application: Sign Replacement

Discussion: Replacement of existing sign faces with a change in color. The applicant states there is no plan to light the sign but it is one of the first lighted signs in the city utilizing neon. Commissioner Schmiedeke noted that the word "prescription" is spelled wrong in the proposal.

Motion: Prebys (Second: Rigdon) moved to approve the application for 204 W. Michigan for a replacement of the sign faces as proposed in the submitted plan dated 9-12-05/9-29-05 job #4701 with the corrected spelling of "prescriptions". The following Secretary of the Interior Standards were used in making this decision: #10 - New work shall be removable

Approval: Unanimous. Action carried.

E. Cross & River Street, Action Item

Applicant: Depot Town DDA - Anne Nadzo & Sandy French (present)

Application: Fence Replacement

Discussion: Fence will replace existing wood fence along parking lot near Freighthouse, as shown in the diagram. Bumper blocks in the parking lot prevent the public from causing damage with their cars. Applicant states fence will match steel fence located further down and will be five feet in height.

Motion: Rigdon (Second: Prebys) moved to approve the application for E. Cross and River for the installation of a new metal fence. The fence is steel and powder coated black and shall be five feet high without a gate. The following Secretary of the Interior Standard was used to make this decision: #10 - New work shall be removable.

Approval: Unanimous. Action carried.

12 N. River, Action Item

Applicant: The Annex Guild (not present)

Application: Demolition of Existing Residence

Discussion: This building suffered fire damage and has been ordered demolished by the fire marshal as a safety hazard. The Commission noted the text in the ordinance allows for demolition of a structure without a public hearing, if the Commission unanimously agrees that the building has no historical or architectural significance. The Commission was provided with current photographs of the building, and a copy of the order issued by the fire marshal. The Commission agreed that this building is in a serious state of disrepair and hazard to the public as well.

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Motion: Overland (Second: Rigdon) move to approve the demolition for the existing structure at 12 N. River based upon the receipt of a letter from the City of Ypsilanti Fire Department dated October 13, 2005 informing the Commission of the fire. As a result of the fire, there is nothing left of any historical or architectural significance. As well, the resource constitutes a hazard to the safety of the public and the occupants.

Approval: Unanimous. Action carried.

14 N. River, Action Item

Applicant: The Annex Guild (not present)

Application: Demolition of Existing Residence

Discussion: There is no order from the fire marshal to remove this structure so there is a need for more information as to why this structure should be removed. The proposal for demolition appears to require a public hearing so that the community may have input. The applicant has not submitted any of the required information for the Commission. It would be helpful to have the applicant/attorney present to discuss the application.

Motion: Rigdon (Second: Rupert) moved to table the application for 14 N. River as a result of an incomplete application.

Approval: Unanimous. Action carried.

120 N. Adams, Action Item

Applicant: Ypsilanti Restoration L.L.C. & Judy Weinburger, owner (both present)

Application: Window, Porch, & Chimney Replacement

Discussion: Applicant wants to replace second story windows for energy efficiency. Commissioner Rupert confirms that the applicant will use aluminum clad exterior for new windows. Applicant has intentions of lightening the structure with a French Vanilla paint color for the sash and the frame. Commissioner Schmiedeke notes that detail will be lost if the frames become the same color as the body of the house. Commissioner Rupert states that the casing and trim could be done in a different color. Prairie style homes were typically light with darker trim and the lack of differentiation in color could damage the image and historical significance of the structure. Commission is being cautious because this is the only prairie style house in the City. Applicant agrees that architectural bronze could bring out detail. The sash should be dark and relate to the trim while the stucco portion of the home remains a light color. Applicant states she can use a deeper bronze around the windows with butterscotch on the home. Additionally, the applicant would like to remove the aluminum on the back of the home to create a more appropriate looking rear porch. The double hung, baked enamel, wood frame window replacements at the rear to be similar to those on the Pennington house at 204 Elm (see photographs provided in the file). Applicant will use an Anderson aluminum door and National brand windows for back porch and Norco windows in the front. The chimney will be rebuilt from the roofline, reusing as many original bricks as possible.

Motion: Prebys (Second: Overland) moved approval of the application for 120 N. Adams to include the installation of Norco sash packs in 11 of the second story window openings, excluding the window with diamond muntins over the front porch. The windows must be Norco aluminum clad wood or similar type in a dark brown or bronze color. Removal of existing rear porch aluminum enclosure and replacement of the wood framing jambs and trim and installation of aluminum three part windows similar to those manufactured by National with brown finish similar to windows on the second floor. An aluminum storm door is to be included to be factory finished to match that of the windows. Rebuilding of chimney on south side of house, reusing as many original bricks as possible. Rebuilding of chimney above the roof line to include a flue liner. Any replacement bricks must match in size, texture and color.
The following Secretary of Interior Standards was used in making this decision:
5 – Preserve distinctive features.

Approval: Unanimous. Action carried.

101-B Washtenaw, Action Item

Applicant: John Rutherford & Jui-Chung Cheng (present)

Application: New Landscaping, Fence, External Fan, & Window Replacement

Discussion: Applicant plans to plant 2 new trees in the public right of way, including a Ginkgo, in front of the apartment. An external kitchen exhaust fan will be located on the rear roof. The Commission has no preference for the privacy fence other than to refrain from using a pointed style as noted in the attachment to the application. The fence will rise from three feet along the front yard to five feet along the driveway to add privacy and create a small courtyard. The 5 existing second story windows are in poor condition and will be replaced for energy efficiency and allow the removal of the aluminum storm windows.

Motion: Rigdon (Second: Prebys) moved approval of the work at 101-B Washtenaw including planting of two new trees between the sidewalk and the street and an external fan for kitchen exhaust on the roof facing the back yard. A new fence shall be installed along the Washtenaw Road right of way and along the driveway to create a small courtyard garden. The fence along Washtenaw shall be no more than 36" high and rise to no more than 5' high along the house. The fence shall be a black metal fence styled in one of the available configurations listed on attachment #2 to the application. There shall be a full frame replacement of the five existing old casement style windows on the second floor of the building facing Washtenaw. Existing storm windows shall be removed and replaced with aluminum-clad, double-glazed wood windows installed in the rough opening. The configuration is shown on attachment #4 submitted with the application. Grilles must be permanently mounted on the exterior.
The following Secretary of Interior Standards was used in making this decision: # 5 – Preserve distinctive features and #10 – New work shall be removable.

Approval: Unanimous. Action carried.

417-419 N. Adams, Action Item

Applicant: Louis Rome, attorney and Louis Kennedy, owner (both present)

Application: Carriage House Restoration

Discussion: Applicant stated that he is in financial difficulty and facing foreclosure of his property and this is why work has not proceeded in a timely manner. Building has been jacked up 12 inches to correct leaning of the structure. Applicant will replace sashes on broken windows and install Plexiglas instead of glass. The base plate has been nailed down with 2 ½" nails all around the foundation. Commissioner Rigdon notes that the Commission does not allow power washing and requires nothing stronger than the use of a regular garden hose or hand scraping to remove paint.

Motion: Rigdon (Second: Overland) moved approval of the work at the carriage house located at 417-419 N. Adams to include:

- ✍ remove and replace the rotted base plate on the north side of the barn
- ✍ jack up the north side to remedy the listing of the barn
- ✍ remove old roof shingles on the south side and install new rolled tar paper and Chateau green, 3 tab shingles to match other side of the barn
- ✍ scrape and paint entire exterior to match existing beige color with the stipulation that there shall be no power washing of the barn
- ✍ remount the historic window mullions of the barn
- ✍ re-caulk and repaint all windows in the barn
- ✍ repair and replace stucco on southwest corner of the house using wolmanized and regular wood

The following Secretary of Interior Standards was used in making this decision: # 5 – Preserve distinctive features

STUDY ITEMS

621 N. River, Study Item

Applicant: Steve Somers

Application: Siding, Windows, Roof, & Rear Porch

Discussion: The Commission would like the applicant to be present to discuss this application. Staff will send a letter to the applicant.

217 Oak, Study Item

Applicant: Charley Sullivan

Application: Re-Roof & Gutter Home/Garage, Replace front Porch Floor

Discussion: Applicant proposed repairing the house to prevent deterioration. Use standard tongue and groove to replace porch flooring and steps. There is currently no guardrail on the porch but the installation of a guardrail will likely be required by the Building Department. Commissioner Schmiedeke notes that if a porch is more than 30" above grade a railing is required. A pipe rail would be an affordable replacement that would be appropriate for the style of the house. The rail could be connected by a brace to the wood pillar on porch. Commissioner Overland notes that the Commission requires the replacement of half round gutters with a half round style. Commissioner Schultz states the Commission does not knowingly allow the removal of half rounds in the district. There is the possibility of utilizing extruded aluminum half rounds. Downspouts must be located at the corners of the house. Roof to be replaced using Prestique 30 year raised profile

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shingles in a color that matches the current. Any partial replacement of rotted siding must match current. Guardrail for porch should use simple 2x2 balusters with a top and bottom rail as detailed on the Porch Fact Sheet. Commissioner Rupert notes the top rail should contain a peak to allow railing to shed water and the color should match the house. Porch deck boards should be back primed.

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

108 S. Huron – Staff will attempt to deliver a letter in person, accompanied by a police officer, regarding the inappropriate railing.

400 N. River – Next court hearing is scheduled for October 27. Staff drafted a letter to Judge Shelton and the Commission suggested several changes to improve the impact of the letter. The Commission is concerned that it is now or never for the landmark structure and the judge must understand both the urgency and the national significance of this structure. Other area preservation groups will also draft letters to the judge.

312 Washtenaw – Staff has sent a letter to owner Robert Kirby regarding inappropriate rear porch replacement and will continue monitoring.

218 Ferris – Staff has sent a letter to the property owner regarding inappropriate front porch steps and will continue monitoring.

304 E. Forest – Staff sent letter regarding need to repair & paint the porch and will continue to monitor.

416 N. Huron – Staff will coordinate with Commissioner Rigdon to begin drafting drawings for the reconstruction of this barn.

305 S. Huron – Staff is following up on builder who has not correctly repaired the porch. Staff will continue to monitor.

115 Maple – Commissioner Schmiedeke notes that on the rear west side of the house raw lumber appears to have been installed as siding. Staff states that the applicant has mentioned replacing and repairing occasional boards. Staff will monitor.

629 River – Flush mount interior door has been installed on the exterior of the home. Commissioner Schmiedeke notes that the door is likely temporary to be replaced with an appropriate door. Staff will monitor.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the October 4, 2005 meeting.

Pg. 3, 9-11 S. Washington motion – “The siding for the second story porch addition ~~should~~ shall be composite board...”

Motion: Overland (Second: Prebys) moved to approve the minutes as amended.
Approval: Unanimous. Action carried.

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ADJOURNMENT

Motion: Prebys (Second: Rigdon) moved to adjourn the meeting.
Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:05 PM

Signature _____ Date_____