

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of MARCH 21, 2006**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Joe Schultz, Brenda Rigdon,
Hank Prebys, Ron Rupert, Christian Overland

Commissioners Absent: Ed Penet

Staff Present: Jonathan Ringel, HDC/Planning Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Rigdon) moved to approve the agenda as amended with the addition of 520 N. Adams as a Study Item.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

100-112 E. Cross, Action Item

Applicant: Ypsilanti Automobile Museum (not present)

Application: Re-Approve New Roof Work

Discussion: The Commission is re-approving of this motion since more than six months have passed without construction commencing. The roof was approved at the June 16, 1998 HDC meeting and the museum is now ready to complete the previously approved work.

Motion: Prebys (Second: Overland) moved to re-approve the application for 100-112 E. Cross to include the new roof construction as approved at the

June 16, 1998 Historic District Commission meeting.

The following Secretary of the Interior Standards were used in making this decision:
#9 Contemporary designs shall be compatible and shall not destroy significant original material.

46 - 50 E. Cross, Action Item

Applicant: Joseph Belanger (present)
Richard Reid, owner (present)

Application: New Window Installation

Discussion: The applicant is proposing the installation of 14 new wood windows on the 2nd & 3rd floors on the front façade and 1 new wood window on the west side of the structure. The second and third floors each contain 7 windows which would be replaced in this project.

The applicant provided a drawing, dated 3-21-06, of an overhead cross section view of a proposed sash pack. New jambs are to be installed with the sash pack. The jambs are to be 1" deep with a 1/16" bracket to hold them into place. The applicants cannot get the sash any closer to the existing jambs unless they remove and replace them, a method which would not be acceptable to the commission. The windows are to be a Jeld-Wen model.

The arched muntins on the third story windows are to be replicated by the applicant to match existing. The muntins are historically significant and shall be retained or replicated. The muntins are all 1" on the vertical and ½" on the horizontal which will maintain the existing proportions. The windows are to be wood and painted black. The second floor windows are to be purchased with the muntins already permanently applied.

Motion: Rigdon (Second: Prebys) moved to approve the application for 46, 48, 50 E. Cross for the replacement of existing windows. The new windows shall be Jeld-Wen sash pack windows. They will be wood and factory finished or painted black. The new windows shall match the existing windows in size and configuration. The second floor windows shall be double hung, arched top, with the upper sash divided into four panes, while the lower sash shall be a single pane. The third story windows shall be double hung, four over four. The top sash of these windows also features an additional arched light with double-arched muntins. This architectural feature shall be replicated by producing the window as separate pieces of glass or as one continuous insulated double-glazed unit with exterior applied muntins. The windows will be caulked at perimeter. The dimensions of the window muntins are currently 2 ¾" at the vertical element and the dimension will remain approximately the same +/- ½" upon the new installation. Rotting or deteriorated wood shall be replaced to match existing. Low E glass panes may be utilized for the windows, but any tinting shall be minimal. The window elevations will comply with the drawings dated 3/21/06 and presented to the HDC. The following Secretary of the Interior Standards were used in making this decision:
#5 Preserve distinctive features & #10 New work shall be removable.

Approval: Unanimous. Action carried.

110 W. Michigan, Action Item

Applicant: John Coleman (present)
Erwin Salim (present)

Application: New Sign, Removal of Awning and Wood Panel Window Coverings
Discussion: The applicant is proposing to touch up the painted front façade in the existing gray color with white window trim. The front façade displays graffiti and spalled bricks.

The front awning would be removed and replaced with a channel lighted sign (18" in height x 14' in length) using LED illumination dimensions. Mr. Coleman presented a drawing dated 3/21/06 which renders how the sign will appear upon construction. The letters shall be white and burgundy with black trim cap. The trim cap is the frame outlining the letters. The lighting will be 12 volts. The letters shall be attached to a metal strip, painted a neutral color, which will then be attached to the structure.

Trim boards on the front of the structure are bowing out and weathering. The applicants propose replacing with cedar or fir. The deterioration of brick concerns the commission and it is suggested that the applicants check to see if the parapet wall is appropriately flashed. Commissioner Rigdon notes that water may be coming in behind the parapet wall and working itself into the brick. Chair Schmiedeke notes the applicants should not perform any brick repair or painting until they have identified the origin of the water leak and corrected the problem. In addition, the windows and hoods should be caulked. The applicants will return to have roof work approved.

Motion: Rigdon (Second: Overland) moved to approve the application for 110 W. Michigan. The work is to include removing the front awning and replacing with a lighted channel letter sign. The sign shall be 14' wide x 18" high with white and burgundy letters, surrounded by a black trim cap noted on the drawing dated 3/21/06. The damaged brick on the front façade is to be replaced to match. The front façade is to be repainted with the upper story duplicating the existing gray and white trim color scheme. Signboard is to remain gray. The lower story trim will be repainted burgundy with white accents on the panels and columns. The wood panels on the rear façade will be removed to expose the brick and to determine the condition. The rear awning is to be removed. Future proposals will be brought before the commission once the extent of underlying damage has been determined.

The following Secretary of the Interior Standards were used in making this decision:
#5 Preserve distinctive features & #10 New work shall be removable.

Approval: Unanimous. Action carried.

105 W. Cross, Action Item

Applicant: Larry Lake, owner (not present)

Application: Proposed Demolition of the Structure

Discussion: The applicant is proposing demolishing the house at this site.
The commission notes that the application is incomplete. Since the application is not complete, it should have never have been forwarded to the commission. It will not be accepted again until such time as the application is complete.

Motion: Overland (Second: Prebys) moved to deny the application for the demolition of 105 W. Cross due a lack of an appropriately completed application for HDC review in accordance with the *Ypsilanti Guidelines for the Consideration of Applications for the DEMOLITION or MOVING of STRUCTURES*.

NEW BUSINESS

210 W. Cross, Action Item

Applicant: Gail Grant & Bobbie Whyte (present)
Cross Street Village Partnership, owner (not present)

Application: New Sign

Discussion: The applicants propose replacing the current sign with a 2-sided, painted, MDO plywood sign mounted on treated lumber posts. The sign is to be painted.

Commissioner Rupert notes that water can easily work through laminate MDO and lead to the deterioration of the sign. The commission requires framing the sign with wood or metal to protect it against weathering. There will be no lighting for the sign.

Motion: Overland (Second: Rupert) moved to approve the application for 210 W. Cross for installation of a new MDO plywood sign. The sign shall be mounted on treated plywood lumber posts and follow the color scheme noted in the application dated 3/6/06. Additionally, the applicant shall have a cap or edges, painted to match the proposed paint scheme, installed around the exterior of the sign. The following Secretary of the Interior Standards were used in making this decision:
#10 New work shall be removable.

9-11 S. Washington, Action Item

Applicant: Hedger Breed, owner (present)

Application: Rebuild Masonry Arch & Chimney

Discussion: The applicant proposes rebuilding an existing masonry arch over the northernmost rear exterior door. The existing "colonial" door was installed by a prior tenant. Brick is to be centered over a solid header to create the arch form. The applicant also proposes rebuilding the square chimney with a cap on the rear façade. The chimney is to be replaced once the roof is removed and the full extent of deterioration has been assessed. A flat slab metal door to be installed, to be painted to complement the brick color.

Motion: Rigdon (Second: Overland) moved to approve the 2-part application for 9-11 S. Washington. The work is to include rebuilding the masonry arch over the back door of 9 S. Washington. The new door shall be a flat, metal, insulated, slab door painted to complement the rear brick color.

A chimney on the east side of the building shall be rebuilt to 30"-36" in height, plain and unadorned, with a limestone or concrete cap. All brick is to be Chicago common with soft mortar.

Approximately 12 spalled bricks are to be replaced on the south wall. All work is to be completed in compliance with the HDC mortar fact sheet.

The following Secretary of the Interior Standards were used in making this decision:
#5 Preserve distinctive features & #10 New work shall be removable.

Freighthouse/Farmer's Market

Applicant: Vic Randall, Farmers Market Vendor Association (present)

Application: Replacement of Awning

Discussion: The applicant proposes the replacement of the canopy at the Farmer's Market site outside of the Freighthouse, as the previous canopy was destroyed by heavy winds and vandalism.

Motion: Prebys (Second: Overland) move to approve the application for a new awning for the Ypsilanti Farmer's Market. The awning shall be white and composed of vinyl.

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

16 N. Huron, Action Item

Applicant: Nick Lentzos, owner (not present)

Application: New Sign

Discussion: The applicant proposes a new sign which will be 4' high x 14' wide. The commission questions the size of this sign in comparison to the existing sign and whether cables currently supporting the awning will hamper sign attachment. The background is to be painted a color to match the brown and gold sign. Window signage must meet the requirements of the city sign ordinance.

Motion: Prebys (Second: Overland) moved to approve the application for 16 N. Huron for a new aluminum sign 4' high x 14' wide, as presented. The background paint color to be brown and the lettering to be gold. The existing signboard shall be painted either gold and brown to match the colors of the proposed sign. The new sign and window signs must meet the city sign ordinances.

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

308 N. River, Action Item

Applicant: Corinne Sikorski, owner (present)

Application: Replace Windows, Re-Point Brick, & Repaint South Facade

Discussion: The applicant proposes re-pointing brick on the southern façade and painting the brick to match existing. The re-pointing shall follow the Masonry Fact Sheet. The brick on the second story is severely damaged and Commissioner Rigdon suggests that a mason may have to physically rebuild portions of the façade. In addition, the lower six windows are to be replaced to match the previously approved and installed new windows, with trim to match the remainder of the building. The windows shall be Anderson wood, vinyl clad, 9 over 9 lights.

Motion: Rigdon (Second: Rupert) moved to approve the application for 308 N. River to include re-pointing brick on the southern façade on the structure; rebuilding of the parapet wall and chimneys. If replacement brick is used, it must match the existing brick in size and texture. The mortar should also match the original mortar in formulation, texture, and tooling.

The entire southern façade shall be repainted to match the existing paint color of the building.

The six lower level windows shall be replaced with Anderson wood, vinyl clad, simulated 9 over 9 divided lights with exterior muntins, to match previously approved and installed replacement windows. The windows are to be painted 6095 sandstone and the trim to be painted to match the existing trim.

The following Secretary of the Interior Standards were used in making this decision:

#5 Preserve distinctive features & #10 New work shall be removable.

9 S. Washington, Action Item

Applicant: Hedger Breed, owner (present)

Application: Correct Door Frame Trim Work

Discussion: This application was discussed earlier in tonight's meeting

Motion: Rigdon (Second: Overland) moved to approve the 2-part application for 9-11 S. Washington. The work to include rebuilding of the masonry arch over the rear access door of 9 S. Washington. A chimney on the east side of the building shall be rebuilt to 30"-36" in height above the roof line, plain and unadorned, with a limestone or concrete cap. All brick are to be Chicago common with soft mortar, in compliance with the Mortar Fact Sheet. Approximately 12 spalled bricks to be replaced on the south wall.

The new door shall be a flat, metal, insulated, slab door painted to complement the rear brick color. All work will be completed in compliance with the HDC Mortar Fact Sheet.

The following Secretary of the Interior Standards were used in making this decision:

#5 Preserve distinctive features & #10 New work shall be removable.

STUDY ITEMS

313 E. Cross, Study Item

Applicant: Rob Sulewski, prospective buyer (present)
Norman & Annie Bilton, owners (not present)

Application: Repair Carriage Barn

Discussion: The applicant proposes three options (demolition, reconstruction or repair) of a carriage barn on this property which he is considering for purchase.

Commissioner Overland explains the need to preserve this outbuilding which is an asset to the historic district. The commission would like to work with the applicant in order to convert the carriage house into a two car garage. Although the building is listing, that does not imply that the structure is unstable and the movement could have occurred during an earlier time period.

Commissioner Rupert advises the potential home buyer that the floor will need to be replaced in order to support vehicles. Commissioner Rigdon suggests jacking up the

structure to allow for the installation of new sill plates and the pouring of a concrete slab. The structure originally contained two door openings with sliding doors on a track system. Some time ago, one of those openings was closed and one was lowered. The current doors are shorter than the originals. Any new doors must fit the original openings and operate on a barn door track.

520 N. Adams, Study Item

Applicant: Trey Allen, owner (present)

Application: Repair Existing Porch & Door

Discussion: The applicant proposes replacing a failing porch attached to the main entrance on the southwest façade. Commissioner Prebys notes the commission will require the applicant to follow the HDC Porch Fact Sheet for fir, tongue and groove decking. The applicant compares the porch to be reconstructed to a previously completed porch on the north side of the home. The commission notes that this new porch construction will be a separate issue and should match existing work on the north porch only if that work is appropriate to the structure.

An existing, square replacement post on the SW porch would need to be replaced to match the currently existing pilasters on the porch. The guard rail should be repaired, rather than replaced, to protect historical integrity. A new pipe hand rail on the stairs, painted black, may be installed from the porch to the bottom step.

Additionally, the applicant is concerned about the door on the SW porch, which is sagging due to the lack of an underlying foundation. Commissioner Overland suggests removing the entire front porch in order to install a foundation. The porch will continue to sag without an appropriate foundation. The commission would prefer for the applicant to rehabilitate the front door since the door is a historically accurate feature of the home. A replicated door could be extremely expensive. The commission would like the applicant to return with the following: sketches of the proposed reconstruction of the SW porch and its understructure, materials to be used, paint colors, and top and bottom handrail.

ADMINISTRATIVE APPROVALS

119 N. Adams – Re-roofing

Motion: Rupert (Second: Prebys) move to approve the administrative approvals.

Approval: Unanimous. Action carried.

OTHER BUSINESS

PROPERTY MONITORING

107 E. Cross – An evidentiary hearing is scheduled for March 8th regarding this property. As this hearing, the City is required to provide evidence as to why the building should be demolished, and/or under what conditions the City would agree to repair of the structure. The property owner, Mr. Kircher, in turn, is to present his evidence to show under what conditions he believes repairs to the structure should be made. These partial conditions could involve various Building Code, HDC, and Zoning issues.

314 E. Forest – Reconstruction of the garage is continuing; Staff has taken some recent photos and will continue to monitor.

402 S. Huron – Karl Barr, Charles Boulard, and HDC staff continue to monitor the situation at this property. The mortgage company in possession of the home recently inquired as to what repairs were necessary to remove the property from the Vacant and Dangerous Buildings list, and the information was provided to them. It is anticipated that in the next month that the City will be taking action on the collapsing garage, in cooperation with the HDC.

416 N. Huron – No update

400 N. River – The hearing on Mr. Beal's request for approximately \$600,000 worth of work on the Thompson continued January 26th, with closing arguments concluding on February 1st. The hearing was to conclude opportunities for requests. The judge is now deliberating and will make a decision within the next 7 days as to whether Mr. Beal's request can go forward. In the meantime, Mr. Beal has filed two requests; one to increase the lien on the property due to increased costs, and a second to begin the foreclosure process.

305 S. Huron – The skirting for the porch has been installed and framed. The property owner is now waiting for warmer weather to paint the wood.

107 E. Cross – The commission review an agreement from Karl Barr indicating that Mr. Kircher is interested in conducting repairs to the home at this address. The scope of the exterior work and general guidelines for any work to be performed is described in detail and the commission offers their support of the letter.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the March 7, 2006 meeting.

P. 2, 110 W. Michigan discussion - The applicants propose replacing with a ~~more solid wood~~ cedar or fir wood, smooth side out.

Motion: Prebys (Second: Overland) moved to approve the minutes of the March 7, 2006 meeting as amended.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:15 PM

Signature _____ Date

