

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES of OCTOBER 3, 2006**

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke                      Chair    7:00 PM

Meeting Location:                      City Hall Meeting Room

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

Commissioners Absent:                 Ed Penet

Staff Present:                            Richard Murphy, Planner I  
    Cristin Moody, HDC Intern

**APPROVAL OF AGENDA**

Motion:                      Prebys (Second: Schultz) moved to approve the agenda, with the addition of 46-50 E. Cross as a Study Item.

Approval:                      Unanimous. Action carried.

**PUBLIC COMMENT ON AGENDA ITEMS** - None

**PUBLIC HEARING** - None

**OLD BUSINESS** -

**8 & 12 S. Huron., Action Item**

Applicant:                      Jeffrey Kuhns, owner (Not present)

Discussion:                      Application is for installation of lettering on existing sign board.

Motion:                            Prebys (Second: Rigdon) moves to table the application pending receipt of requested further information.

Approval:                            Unanimous. Action carried.

### **14 N. River, Action Item**

Applicant: Muriel Birton, owner (Present)

Discussion: The following work is proposed as outlined in attachment to application:  
1) tree removal at northwest corner of house; 2) repair of the rear wall and replacement of siding and rotted wood as needed; 3) replacement of plywood on basement windows with glass block; 4) replacement of cement stoop with a painted wood deck (as illustrated); 5) installation of soffit on south side to match soffit on north side; replacement of gutters; clean and paint siding a light gray; 6) install steel door found in basement which matches existing door. Applicant states that work on the basement windows will be postponed until the spring of 2007 since glass block will not be approved. She describes the new deck as being slightly larger than the existing stoop and extending six feet out from the house. It will be a single step up from ground level and she does not intend to use treated lumber. Applicant asks Commission for suggestions on style of exterior light fixtures and is informed that they should be simple and not designed to appear historic.

Motion: Rigdon (Second: Prebys) moves to approve the application for work at 14 N. River to include the work outlined in the "Proposed Changes" document submitted with application on Tuesday, October 3, 2006 with exceptions and stipulations as follows: new siding shall match existing in width, new basement windows will not be installed at this time, and the new deck shall have at least 3 inches between floor and bottom rail. The applicant is encouraged to replace the existing steel doors at a future date.

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 materials and #10 – New work shall be removable.

### **309 Washtenaw, Action Item**

Applicant: Mark Loy, owner (Not Present)

Discussion: The application is for removal of rear second story balcony porch and replacement of clapboard siding where porch was attached as, well as painting of new boards.

Motion: Prebys (Second: Overland) moves to table the application for work at 309 Washtenaw pending an explanation of what will be done with the existing door access to the porch.

Approval: Unanimous. Action carried.

### **501 N. River, Action Item**

Applicant: Robert Hamilton, owner (Present)  
Michael Boudiab, Home Depot (Present)

Discussion: The application is to replace all windows in the house with new wood windows. Commissioner Prebys notes that some Commissioners have

inspected the windows and found that many of them, with the exception of the rear of the house, appear to be original. The Commission believes that it is important to preserve as much original material as possible, and so cannot approve the wholesale replacement as proposed. Commissioners agree that the original windows can be repaired to improve their function. A list of local contractors and businesses capable of doing the repairs will be provided to the applicant.

Motion: Overland (Second: Prebys) moves to table the application for work at 501 N. River pending applicant's investigation of options for repair of original materials.

Approval: Unanimous. Action carried.

### **121 N. Washington, Action Item**

Applicant: Randall Mascharka, owner (Present)

Discussion: The applicant wishes to amend previous approval for work on lower storefront to include removal of green enamel panels surrounding windows and restoration of original 1940s brick façade. Applicant states that he found the original bricks behind the enamel panels during window repair work and provides photographs showing the exposed brick.

Motion: Prebys (Second: Overland) moves to amend the previously approved application to include removal of the green enamel panels on bulkhead below storefront windows and repair of existing brick behind paneling to match.

The following Secretary of the Interior Standards were used in making this decision: #2 – Do not destroy original character. Do not remove or alter historic material or features and #5 – Preserve distinctive features.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **621 N. River, Action Item**

Applicant: Steve Somers, owner (present)

Discussion: Application is for approval of door in front entryway. Applicant states that the door was installed by the previous owner without a permit. He believes the door is wood.

Motion: Rigdon (Second: Prebys) moves to approve the application for work at 621 N. River to include the installation of a wood door, which will be painted a color to be determined by owner.

Approval: Unanimous. Action carried.

### **100 E. Cross, Action Item**

Applicant: Becky Lewis, Auto Heritage Museum (present)

Discussion: Application is for the replacement of two metal windows on the north side of the eastern most section of building with simulated divide light windows. A third window, matching the existing two, will be added in an existing doorway and the remainder of the doorway enclosed and covered with a brick veneer. The entire brick façade will be painted to match the adjacent center section of the building.

Motion: Prebys (Second: Rigdon) moves to approve the application for work at 100 E. Cross to include replacement of existing metal windows with Jeld-Wen simulated divided light windows and installation of a new window to replace the existing doorway. Space below the new window will be bricked in and entire façade shall be painted cream to match the adjacent center section of the building.

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 materials.

Approval: Unanimous. Action carried.

### **103 W. Michigan, Action Item**

Applicant: Eli Morrisey, owner (Present)  
Roger Cunningham, Fast Signs (Present)

Discussion: Application is for installation of a new sign in the existing sign board. Applicant provides pictures of proposed sign including dimensions, which would be 34 inches by 201 inches, and colors, yellow background with red and black lettering.

Motion: Prebys (Second: Overland) moves to approve the sign application at 103 W. Michigan Ave. to include the installation of a sign fitted in the existing sign board above storefront windows, size approximately 201 inches in width by 34 inches in height. Material shall be Alumilite as described in application. Color shall be yellow background with red and black lettering.

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

Approval: Unanimous. Action carried.

### **121 Pearl, Action Item**

Applicant: Darryl Daniels, owner (Present)

Discussion: Application is for painting of double hung windows and wood trim, including cornice and panels below the first floor windows. Two colors proposed: a dark red and a light cream. Commissioner Rigdon suggests using darker

color for window sash and lighter color for trim and cornice. Commissioner Schmiedeke suggests a dark band could be painted along the length of the cornice. Commissioner Prebys suggests using the dark color over the entire panel and trim on the first story.

Motion: Rigdon (Second: Rupert) moves to approve application for work at 121 Pearl to include painting of second story window sashes and trim as well as building cornice and panels below first story windows. Oil based primer shall be used as well as a satin finish latex finish coat.

Approval: Unanimous. Action carried.

### **76 N. Huron, Action Item**

Applicant: Simone Early, Architects Design Group (Present)

Discussion: The applicant proposes to install an elevator and stair shaft, which would connect the two buildings of the Riverside Arts Center. The façade of the addition has horizontal lines that align with those of the adjacent buildings to provide visual continuity. The materials will be metal frames with glass, some textured to look as if water is flowing on it and some clear glass. Channels will be built into the frames to carry water away to the downspouts and a canopy of Kynar finished steel will project over the entryway. The windows will be backlit at night to draw attention during performances. The rear, alley-side face of the building would be a burnished cement product made to look like stone and will include small windows.

Motion: Rigdon (Second: Rupert) moves to approve the application for work at 76 N. Huron to include an infill elevator and stair shaft addition between the Riverside Arts Center and the DTE Building, as shown in the drawings submitted on October 3, 2006. The façade will be glass and metal with a canopy of Kynar finished steel. The rear will be faced with burnished petosky block.

The following Secretary of the Interior Standards were used in making this decision: #9 – Contemporary designs shall be compatible.

Approval: Unanimous. Action carried.

### **56 E. Forest, Action Item**

Applicant: Kathleen Foley, owner (Present)

Discussion: The applicant proposes to scrape, caulk and paint the concrete block and wood portions of the house exterior. Applicant submits paint samples and requests accent color suggestions. Commissioner Rupert suggests using satin finish paint. Commissioner Prebys asks about intended method of cleaning and indicates that power washing will cause damage; suggests washing with water and TSP or equivalent product. Oil-based primer is also recommended.

Motion: Prebys (Second: Ridgon) moves to approve the application for work at 56 E. Forest to include repainting in colors as specified on application with accent to be either red or St. Tropez Bay.

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

Approval: Unanimous. Action carried.

### **2 W. Michigan Ave., Action Item**

Applicant: Reynold Lowe, owner (Present)

Discussion: The application is for the replacement of eight plate glass windows with tempered thermo-pane glass windows. Applicant states that existing windows, which overlook the river, are cracked and hazardous.

Motion: Rigdon (Second: Rupert) moves to approve the application for work at 2 W. Michigan Ave. to include replacement of eight windows with tempered thermo-pane windows as specified on application materials submitted by applicant.

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

Approval: Unanimous. Action carried.

### **110 W. Michigan Ave., Action Item**

Applicant: John Coleman, Owner (Present)

Discussion: The application is for masonry and window repairs at the rear of the building to include tuck pointing original brick, repair and replacement as needed with new materials that match original. An existing, boarded-over window will be replaced; as the window looks into a bathroom, applicant proposes to install external wood shutters, affixed in closed position, over window to permit light but obscure visibility. Broken glass will be replaced in upper story windows. Sealant will be applied to sidewalk adjacent to the building to prevent water leakage into basement. Full-width second floor lintel has some rot and some insect damage. Propose sealing and covering with a new board. Some signage may eventually be added to rear of building.

Motion: Overland (Second: Prebys) moves to approve the application for work at 110 W. Michigan Ave to include masonry repairs as specified on the application, including tuck-pointing original bricks by removing existing mortar to a depth of not less than  $\frac{3}{4}$  inch and re-pointing with the HDC's recommended mortar mix for common brick; tuck-pointing first-floor window infill brick as needed; removing broken or damaged brick and woodwork as needed to install matching reclaimed common brick in areas of the transom window, rowlock brick windowsill, or where existing bricks are damaged or missing; removing and replacing limestone windowsills by cutting back to a depth of not less than 3" and replacing with new limestone which will project 1" from the brick face and be sloped and undercut for drainage; removing existing plywood covering and window from first floor bathroom, installing a new course of rowlock brick at masonry sill, installing new window, opening and trimming interior of opening; acid washing and low pressure rinsing all masonry surfaces; smoothing and cleaning existing adjacent concrete surfaces (sidewalk) and applying polyurethane

sealant, and applying polyurethane sealant to window and door perimeters as needed. New window to first floor bathroom shall have closed wood shutters mounted over the window. Window opening above door shall be covered with marine-grade MDO.

The following Secretary of the Interior Standards were used in making this decision: #5 – preserve distinctive features; #6 – repair, don't replace.

Approval: Unanimous. Action carried.

### **224 N. Grove, Action Item**

Applicant: Alicia Turner and Zachary Short, owners (present)

Discussion: The applicants propose a new, 6-foot-tall, white vinyl privacy fence on the south, east, and west sides of the back yard; new k-style gutters and downspouts on all sides of the house; and a new cover door over the basement entry stairs on the east side of the house. There are currently no gutters on the house; owners have water in basement. The Commission recommends sloping the grade around the house in addition to adding gutters. Commissioner Overland states a preference for half-round gutters. Commissioner Prebys notes a problem with the fence proposed – the Commission doesn't approve artificial materials; a fence of same pattern in wood would be acceptable, painted or stained opaquely.

Motion: Overland (Second: Prebys) moves to approve the application for work at 224 N. Grove to include installation of a fence as described in the application except using wood instead of vinyl. Fence must additionally meet zoning approval. Work approved also includes K-style gutters and downspouts and a basement door as proposed.

Approval: Unanimous. Action carried.

### **110 N. River, Action Item**

Applicant: Emmons Peer, contractor (present)

Discussion: The applicant proposes various masonry and other repairs to the north face of the building, and proposes to paint the entire building. North face of building is in very poor repair, and masonry has been patched and repaired so frequently that painting is seen as the only way to achieve a uniform color. Commissioner Rigdon objects to the layering of new fascia over existing. Existing fascia is damaged steel over pine, with some pieces missing. Applicant will remove galvanized steel and repair wood as necessary, rather than layer. Water is a significant concern; north edge of roof has no drains, so water flows off the edge onto the ground, and foundation is very shallow. Applicant would like to install a commercial k-style gutter on this edge of the roof, and also a sloped concrete pad on the ground in order to direct water away from the base of the wall and keep frost away from the foundation. Commissioner Rupert notes that the joint between the wall and the concrete pad would need to be caulked to provide a flexible seal. Additionally, placing grass adjacent to the wall would be gentler on the brick than concrete, but would provide no additional protection for the shallow foundation.

Regarding masonry repairs, applicant proposes tuckpointing, replacing bricks as needed on north and west (front) sides, and painting entire building. Brick removed on front corner was done to remove a tree root; brick will be replaced. Applicant has Mortar Fact Sheet and a source for similar soft brick. Some test patches have been painted already in order to find a paint color that most closely matches the existing building color. Applicant is additionally considering removal of the projecting sign on the façade, as potentially dangerous.

Staff notes that a fence, previously applied for and denied for lack of information and failure of applicant to appear before the Commission, has been erected on the rear yard lot line. Applicant states that fence was damaged by a falling tree; as repairs were done, neighbor requested that the fence be extended along the lot line. Staff states that a new application will be required for the fence, for both HDC and Zoning review; application should include information on location, style, height, material, mounting method, and color for new fence, as requested in the Commission's response to the previous application for this fence. Current application can move forward separately.

Motion: Rigdon (Second: Overland) moves to approve the application for work at 110 N. River to include installation of new fascia board; existing galvanized steel shall be removed and existing wood underneath shall be reused or replaced with identical material. Portions of eaves/soffits that are rotting shall be replaced with new material to match existing. New white drip edge shall be installed on roof. Gutters shall be installed on north side of building, to be a commercial 6-inch gutter, white. A 30 inch wide concrete walkway shall be installed along the north side of the building, and sloped to drain water away from the foundation. Seam between walkway and brick will be sealed with an elastomeric sealant. Expansion board may be installed between the concrete walkway and the building foundation. The applicant may also choose to replace the concrete walkway with grass, properly sloped for drainage, as a solution that will be gentler on the brick, but which will provide no additional protection for the foundation. Masonry repairs shall be done in accordance with the Masonry Fact Sheet. Replacement brick shall match existing in size, texture, and compressive strength. Mortar shall match existing in compressive strength and texture. Matching color is not necessary. Areas of foundation that require rebuilding with new brick shall use brick and mortar to match existing. Entire building will be painted, using an oil-based primer and a satin latex finish coat, color to be Sherwin Williams, "red barn" #2307. Concrete block face will be repointed as necessary, in accordance with the Mortar Fact Sheet. Wood panels in west facade window openings shall be painted to match brick. Canopy may be painted in black or an off-white color.

The following Secretary of the Interior Standards were used in making this decision: #5 – preserve distinctive features; #6 – repair, don't replace.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **121 W. Michigan Ave., Study Item**

Applicant: Timothy Buck, H&R Block (Not Present)

Discussion: None.

### **220 N. Huron, Study Item**

Applicant: Al Rudisill and Jerry Jennings, Ypsilanti Historical Society (present)

Discussion: The Historical Society is in the process of purchasing the museum from the City of Ypsilanti and will hopefully own it in three weeks. The museum needs repairs to prevent further damage, and the Society is currently requesting bids for replacing all gutters on upper and lower roofs; repairing all upper and lower roof soffits; and replacing all lower level roofs, including porches, bay window, solarium, and office and porch. Upper roof has black shingles, about 10 years old. Lower level roofs are fairly flat, can't be seen from the ground, and currently have rubber membrane. Applicant is considering a black or silver covering. Commissioner Schmiedeke asks whether it is possible to install a rubber membrane roof without a torch, as the Commission does not allow the use of torches due to fire potential. Michael Condon, present in the audience, suggests that cold-applied rubber roofing membrane is available.

The Society is also planning, in the future, to move the archives and add a classroom in the basement, and would need to provide a handicap-accessible entrance to basement. An entry would be installed at the location of a current basement window on the north side of the building; stairs and a wheelchair lift would be installed in a new enclosure on the north side of building. Commissioner Rigdon asks the applicant to not replicate trim from body of the building on the new enclosure, and to keep the design simple.

Additional projects discussed include the replacement of brick inside the basement that has suffered water damage, sloping the landscape grade to provide appropriate drainage, and insulating the roof in order to allow the attic to be used for storage. The Commission expresses concern about the environmental, health, and structural implications of the spray-foam insulation suggested for the roof, and urges further research before proceeding.

### **46-50 E. Cross, Study Item**

Applicant: Michael Condon, contractor (Present)

Discussion: The previously approved application for window replacement specified Jeld-Wen; owner would like to use Weathershield instead. Commissioner Rigdon states that the Commission generally doesn't specify a brand, as long as the style of the existing windows can be replicated. Applicant states that style can be replicated; windows would be a simulated divided light in either case.

Previous approval also states that windows have 2 3/4 inch muntins, which applicant believes is a mistake – existing are 1 inch vertical and 1/2 horizontal. Applicant would suggest using muntins that match existing in size as closely as possible. The Commission agrees that the 2 3/4 number is wrong, and that the replacements should match existing.

## OTHER BUSINESS

### Administrative Approvals

#### 14 N. River – Re-roof

Motion: Prebys (Second: Rupert) moves to approve the administrative approval for 14 N. River.

Approval: Unanimous. Action carried.

### Property Monitoring

**Starkweather House** - Attorney for owner states in letter dated Sept. 11, 2006, that owner intends to apply for a demolition permit "in next ten days". No application was filed. Letter also states belief that the single-resource Starkweather Historic District was improperly created; staff and the City Attorney disagree. The current condition of the Starkweather House could be considered demolition by neglect.

**629 N. River** – Owner applied for demolition a few years ago. Demolition was approved, but never done. Roof is caving in. Tarp has been placed over hole. Commissioner Rupert states that the building is unoccupied and dangerous. Owner does not want to demolish or sell, but intends to will property to his descendents. Staff will consult with Building Dept. about vacant/dangerous status of this property. Commissioner Schmiedeke asks that staff investigate possible use of the Building Maintenance Code to clean up such properties, and report at the next meeting.

**310 N. Park** – No topographic survey submitted yet; staff will attempt to have by next meeting.

**410 N. Hamilton** – Porch steps installed without permit; staff has sent letter and Porch Fact Sheet.

**113 E. Cross** – Work is progressing: porch footings have been installed; replacement woodwork being milled to match.

**119 N. Hamilton** – A construction dumpster has been noticed at this address; unknown work occurring.

**416 N. Huron** – No permit applied for yet, but Building Official is working with owner and contractor to ensure appropriate materials can be supplied.

**115 Maple** – Porch has been completed; property can be removed from monitoring.

**309 W. Cross** – No work has been done.

**218 Ferris** – Owner has received and ignored several deadlines from previous staff. Phone call has been made inquiring about plans, as a final opportunity to work with new staff. Staff will issue citation if no action taken.

**307 N. Hamilton** – Staff have sent second, certified letter; will cite if no response.

**309 N. Hamilton** – Staff spoke with owner, who stated intent to finish painting railing over coming weekend.

**114 Woodward** – Staff spoke with owner, who claims he cannot afford to repair deteriorating carriage barn in manner required by HDC, so does not have any plans to repair at this time.

### **Commission Policies**

Commissioner Schmiedeke suggests reexamination or better communication of order in which agenda items are considered during meetings. Applicants who arrive after initial roll call worry that their applications have been overlooked.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None**

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes from the September 19, 2006 meeting**

Motion: Penet (Second: Prebys) moves to approve the minutes for the September 19, 2006, meeting as submitted.

Approval: Unanimous. Motion carries

### **ADJOURNMENT**

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

Approval: Unanimous. Motion Carries.

**MEETING ADJOURNED AT 10:00 PM**