

extant in other areas of the house. The existing porch railing was constructed in 1997; several balusters have been broken since then, and the style used is not currently available in stores. The commission is concerned that the porch as proposed does not meet the requirements of the Ypsilanti HDC Porch Fact Sheet or building code requirements.

Motion: Rigdon (Second: Prebys) moved to approve the application for 309 W. Cross to include repair of back porch rails in accordance with the Porch Fact Sheet, installation of new wood screens for windows that don't currently have screens, installation of square lattice skirting below the porch, and replacement of asphalt roofing material on west facade of house with wood shingles to match the originals. The porch rails shall have 2x2 plain balusters spaced 4" or less on center; top and bottom rails shall be 2x4 with a graspable handrail installed on the inside of the railing at one side of the steps; space between the surface of the deck and the bottom rail shall be 4" or less; existing posts shall reused and boxed in with a simple square cap; and entire rail shall painted to match an existing color of the house. Skirting shall be square lattice, framed, and shall cover exposed brick and entrance to basement underneath porch. Window screens shall be wood-framed, painted black. Asphalt roofing material on the west facade of the house shall be replaced with scalloped wood shingles to match the existing wood shingles in that area.

The following Secretary of the Interior Standards were used in making this decision:
#3 – Do not imitate earlier styles, #10 – New work shall be removable.

Approval: Unanimous. Action carried.

NEW BUSINESS

302 S. Huron, Action Item

Applicant: Preston Plews, owner (present)

Application: New fence in side and rear yard

Discussion: The applicant proposes a gated fence running from the left (south) side of the house to meet the corner of the wood privacy fence on the lot line with 306 S. Huron, and another running between the southwest corner of the garage to meet the fence on the lot line of 109 E. Catherine. Proposed fence locations are shown on a mortgage survey by Kem-Tec. Fences to be aluminum, powder-coated in bronze, by Ultra Aluminum Mfg., Inc., model UAS-150, staggered spear, 42" tall, and will be installed by Better Builders Fence, Inc.

Motion: Prebys (Second: Penet) moved to approve the application for 302 S. Huron to include installation of aluminum fence by Ultra Aluminum Mfg., Inc., pattern UAS-150 (staggered spear), powder-coated in bronze, placed as described on the mortgage survey provided with the application: from rear of garage to side of property and from side of property to the bay on the south side of the house.

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

Approval: Unanimous. Action carried.

124 W. Michigan Ave, Action Item

Applicant: Carol South, contractor (not present)

Application: Repair / repaint rear of building.

Discussion: The applicant proposes repair and repainting of the rear of the building, with work to include power washing, tuckpointing, caulking, priming, painting, and replacement of soffit boards. The Commission notes that work appears to be underway, with what look like patches of wall already painted with white primer. Commissioner Rigdon expresses concern that the product proposed for tuckpointing very likely has a high content of Portland cement and is, therefore, inappropriate as it will cause damage to bricks; it is not possible to tell whether or how much tuckpointing was done before the primer was applied. Concern is also expressed over power washing as a damaging process.

Motion: Rigdon (Second: Prebys) moved to deny the application for 124 W. Michigan, on the grounds that the proposed work, which is already underway, is not only inappropriate but also damaging to the building. Work identified as damaging includes, at the minimum, power-washing and the use of inappropriate mortar materials.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features, #7 – Clean building gently.

Approval: Unanimous. Action carried.

611 Norris, Action Item

Applicant: Tom and Erin Henshaw, owners (present)

Application: Paint existing vinyl siding

Discussion: Applicants propose to paint existing vinyl siding; underlying original wood clapboard siding is said to be in very poor condition, so vinyl could not be removed without major expense to repair or replace clapboards. Commission advises caution with painting of vinyl and exploration of proper primer.

Motion: Prebys (Second: Penet) moved to approve the application for 611 Norris, to include painting of existing vinyl siding; Behr colors ECC-35-1, Silver Clouds, with ECC-35-2, Quartz Stone, trim and ECC-35-3, Thunder Bay, accent, using primer appropriate for vinyl siding.

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

Approval: Unanimous. Action carried.

619 Norris St, Action Item

Applicant: Tom and Erin Henshaw, owners (present)

Application: Paint doors and front step

Discussion: Proposal is for painting of front and side door and riser of front, concrete steps.

Motion: Prebys (Second: Penet) moved approval of the application for 619 Norris Street, to include painting of the front and side doors and front step riser; colors as provided with application, doors to be "dusted bronze", step "barrel".

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

Approval: Unanimous. Action carried.

STUDY ITEMS

Depot Town Caboose, Study Item

Applicant: David Davis, (not present)

Application: Repair/Replace Cupola, Windows, Doors, & Repaint Structure

Discussion: The applicant was not present to discuss this item and the application lacked sufficient information. Staff will send letter asking applicant to attend next meeting.

611 Norris, Study Item

Applicant: Tom and Erin Henshaw, owners (present)

Application: Close current main entry; construct entryway by driveway.

Discussion: Main entry to the house is currently through the porch on the south side of the house. Applicants would like to remove cement walk and stairs to that entry, and to replace existing porch door opening with a window to match existing and siding below the window. This side of the porch would then match the other two sides. The porch would then be accessible only through the house. An entry stoop and portico would be constructed at the door on the north side of the house which faces the driveway and is more suitable as a primary entrance. Commissioner Prebys notes that the Commission is concerned with preserving original material, but is unsure how much is original about the porch; applicant notes that the porch appears to be a later construction than the house, sitting on a cement block foundation on top of the original poured foundation. The Commission suggests that applicants consider moving the electrical drop, which is

currently right next to the door on the north side of the house, and to take into consideration the nearby window when designing an entry. Drawings of the proposed north stoop and portico must be submitted for review and approval by the Commission.

32 N. Huron, Study Item

Applicant: (none present)

Application: Discuss signage for a proposed bakery.

Discussion: No application was provided and no applicant was present to discuss this property.

402 S. Huron, Study Item

Applicant: Carter and Trudy Adler, prospective buyers (present)

Application: Introduction

Discussion: Applicants have made an offer on 402 S. Huron, are aware of the property's historic status, and are appearing before the Commission to introduce themselves, as they expect several future appearances if their purchase offer is accepted. Applicants note that they are aware of several previous offers on the property that were withdrawn because of the court order mandating various repairs; they have made their offer with an understanding of this order, and have consulted with JC Beal Construction on necessary repairs. They intend to first make repairs to fulfill this order, then repairs necessary to acquire a certificate of occupancy, with the goal of living in the house. The Commission suggests the Ypsilanti Historic Museum archives and Eastern Michigan University archives as possible sources of historic photographs that could guide rehabilitation. Sanborn fire insurance maps, Polk city directories, and neighbors might also provide new owners with information.

ADMINISTRATIVE APPROVALS

422 N. Huron – Re-roofing

Motion: Prebys (Second: Rigdon) move to approve the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

PROPERTY MONITORING

113 E. Cross – Front porch repairs at this address were approved at the HDC meeting of June 6, 2006. Commissioner Schultz agrees to monitor the work.

416 N. Huron – A historic carriage barn at this address was illegally demolished in 1996 by a previous owner and a court order is in place to rebuild it. Current owner Steve Wild has contacted staff and stated an interest in beginning construction, using funds from an escrow account set up for that purpose; Wild wishes to have permitting fees waived due to the amount he’s already spent on fees for rebuilding attempts that failed for various reasons. The City Attorney’s Office is exploring the possibility of such a waiver; it appears that this cannot be done administratively, but would require an act of City Council. The Commission expressed their desire to see this ten-year-old project completed, and their support for waiving the permit fees in this exceptional case. Staff will follow up with the owner and City Attorney.

217 Oak – Owner appears to have not undertaken much of the work approved by HDC on November 1, 2006, and has additionally painted the front door bright orange.

Lack of Staff – The HDC is continuing to look at ways to operate with reduced staff support from the city. The commission will seek permanent assistance of an intern from the Historic Preservation program at Eastern Michigan University. Commissioner Joe Schultz has drafted a revised HDC application, with the intent of clarifying the process for applicants and increasing the amount of information provided by applicants, in order to reduce the work load on staff. Schultz has also provided sample completed applications and a draft frequently asked questions (FAQ) document. Staff will investigate the possibility of setting up an e-mail address for the Commission – hdc@cityofypsilanti.com – for more direct communication between applicants and Staff / the Commission.

The Commission additionally discussed the possibility of providing a list of suppliers and possibly contractors known to perform satisfactory work in the historic district, but was concerned that this could be seen as a recommendation or endorsement of certain contractors. More discussion will focus on this item.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the June 20, 2006, meeting.

Motion: Rigdon (Second: Prebys) moved to approve the minutes of the June 20, 2006, meeting as submitted.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:05 PM

Signature _____ Date _____