

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of MARCH 6, 2007

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM
Meeting Location: City Hall Meeting Room
Commissioners Present: Jane Schmiedeke, Ron Rupert, Ed Penet, Christian Overland
Commissioners Absent: Hank Prebys, Brenda Rigdon, Joe Schultz
Staff Present: Richard Murphy, Planner I
 Cristin Moody, HDC Intern

APPROVAL OF AGENDA

Motion: Rupert (Second: Penet) moves to approve the agenda as presented.
Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

416 N. Huron, Action Item

Applicant: Steve Wild, owner (Not Present)
Discussion: Applicant is ready to construct previously approved replacement carriage barn at 416 N. Huron, but wishes to discuss and clarify hay mow door style.
Motion: Penet (Second: Overland) moves to table the application for work at 416 N. Huron pending further information.
Approval: Unanimous. Action carried.

133 W. Michigan Ave., Action Item

Applicant: Bernedia Word, Glemps, Inc. (Present)

Discussion: Applicant installed a window sign that was not covered in her sign application approved by the HDC on February 20, 2007. An amendment to that approval is now requested to cover the additional signage.

Motion: Rupert (Second: Penet) moves to amend the sign application for 133 W. Michigan previously approved on February 20, 2007 to include signage applied to the east front window.

NEW BUSINESS

216 W. Michigan, Action Item

Applicant: James Marks, contractor (Present)

Discussion: Application is for exterior painting of one story portion of Greystone Hotel façade. The preparation to include removing chipped and flaking paint and applying new paint with brush and rollers. The colors to be Glidden "Obsidian Glass" for the body, "Chatham Green" for trim and "Moroccan Red" as an accent color; applicant suggests window sills as location for accent color. Commissioner Rupert suggests trying the accent color on the cornice and dentils and possibly the front door. Commissioners inquire about signage. Applicant states that the design for a sign is not finalized yet and describes some features under consideration, including cut-steel lettering backlit by white neon. Commissioners recommend applicant look at existing signs for neighboring businesses on Michigan Avenue and Washington Street to get an idea what may be acceptable; backlighting is typically not approved for light pollution reasons.

Motion: Rupert (Second: Penet) moves to approve the application for work at 216 W. Michigan to include painting of exterior façade. Preparation shall involve priming with an oil-based primer the areas where chipped paint has exposed spalled brick. The colors shall be Glidden "Obsidian Glass" for the body, "Chatham Green" for the trim, and "Moroccan Red" as an accent color. The paint finish shall be semi-gloss and the paint shall be applied with brushes and rollers.

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

Approval: Unanimous. Action carried.

220 N. Huron, Action Item

Applicant: D.E. Calvert, contractor (Present)

Discussion: Application is for the installation of two new basement windows and window wells. As proposed, the windows are to be fixed single pane

windows with an interior storm window. Commissioner Overland states that an exterior storm is acceptable, but a double-glazed window with no storm would also be suitable. In addition to these windows, a basement window in the stone wall below the west facing bay window will be removed and replaced with matching stone. The stone to be salvaged from the north side of the building where a new entrance is being constructed. Commissioner Rupert asks about an existing plywood-covered opening in the rear of the property. The applicant states that it is the entrance to a crawlspace. Commissioners request that a finished panel of some kind be installed in place of the unfinished plywood.

Motion: Overland (Second: Penet) moves to approve the application for work at 220 N. Huron to include the installation of two new basement windows, one on the north side and one on the south side of the building. The windows shall be wood framed single or double glazed fixed windows and may have a wood framed exterior storm if desired. Window wells shall also be installed using pre-cast fiberglass or concrete forms, but not corrugated metal. The basement window under the west facing bay window shall be removed and replaced with stone salvaged from the north side of the museum.

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

Approval: Unanimous. Action carried.

14 S. Huron, Action Item

Applicant: Susan Balogh, owner (Not Present)

Discussion: Application is for the installation of an awning.

Motion: Penet (Second: Overland) moves to table the application for work at 14 S. Huron pending further information, including details on lighting and clarification of location of awning.

Approval: Unanimous. Action carried.

216 S. Washington, Action Item

Applicant: Judith Moore, owner (Not Present)

Discussion: Application is for removal of two large trees growing close to the house and causing damage.

Motion: Rupert (Second: Overland) moves to approve the application for work at 216 S. Washington to include the removal of two spruce trees in the front (east) side of the house.

Approval: Unanimous. Action carried.

402 S. Huron, Action Item

Applicant: Paul Raupagh, owner (Present)

Discussion: Applicants will be closing on the property soon and wish to install a new roof immediately. They plan to convert the house back to a single family home. The initial work will also include removal of the back (west) enclosed staircase and second story porch, which are not original to the house; the first story portion of the porch had collapsed and has already been removed. Commissioners inquire about the existing condition of the roof where it connects to the second story porch. Applicants state that the original shingles, eaves, soffit and fascia appear to be in place within the enclosed porch. Commissioners discuss options for flashing and venting.

Motion: Overland (Second: Rupert) moves to approve the application for work at 402 S. Huron to include the removal of the southwest porch and staircase and roof replacement. The roof work shall include removing shingles, replacing sheathing and rafter tails as necessary, installing new flashing, drip edges and shingles. The shingles shall be Tamco Heritage Series in "Thunderstorm Gray". Color of drip edge shall closely match color of shingles. Roof venting shall be ridge venting on east side, soffit venting on all sides and possible can vents on rear (west) flat roof. Gable venting is not acceptable unless an original vent is found beneath existing siding.

Approval: Unanimous. Action carried.

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

STUDY ITEMS

534 N. Huron, Study Item

Applicant: Tom Tamou, owner and contractor (Present)

Discussion: Application was made for signage and lighting in 2003, and installation was approved; no work was performed until late 2006, and work that has been completed does not comply with 2003 approval. A new application for signs and lighting will need to be presented before the Commission may authorize work. The applicant describes signs as painted aluminum to be no more than one hundred square feet, as he is aware that is the size limit per zoning ordinance. The background color will match the walls of the building and the letters will be black and red. Commissioners indicate that this scheme, as long as it complies with zoning, should be acceptable.

When asked about the lighting issue, applicant describes baffles that he intends to install to shield florescent lighting. He would like to affix aluminum baffles to the existing eaves, behind the gutters, so that they hang down at least six inches below the soffit. Commissioners explain that the lighting was not approved as it has been installed and needs to be removed on the Huron Street and Forest Street sides of the building and that even with baffling on these sides, the lighting as installed would be inappropriate. As discussed in 2003 and stated in the approval made at that time, the

Forest Street side of the building is not to have any lighting and the Huron Street side is to have four fixtures only of a size similar to those existing in 2003. Commissioners stress that the lighting as it has been installed is not in compliance with HDC approved lighting and needs to be brought into compliance. Applicant states that he disagrees with this conclusion and was not aware of the 2003 approval. Commissioners reiterate that what has been done is not acceptable and needs to be removed, with the exception of the lighting on the parking lot (south) side of the building, which may be acceptable as part of a new application. A new application needs to be submitted with a more appropriate lighting plan.

OTHER BUSINESS

Administrative Approvals

218 N. Washington Reroof two-story portion

Motion: Penet (Second: Rupert) moves to approve the administrative approval for 218 N. Washington.

Approval: Unanimous. Motion carries.

Property Monitoring

- **228 W. Michigan** – Rear door of building has had broken glass covered with plywood for an extensive period of time. Building Department has notified owner that door needs to be fixed appropriately.
- **310 S. Washington** – Commission approved replacement of four second-story windows on February 20, 2007; four first-story windows have been replaced, and windows appear not to fit existing openings as specified. Staff sent letter to contractor and owner, and has asked Building Department to hold the final inspection of the work.
- **310 Maple** – All windows in house replaced, per previous HDC approval; mullions not painted properly. Staff has asked that painting be completed properly before final approval of work.
- **324 Maple** – Bank-owned property has been sold; new owners have contacted staff regarding repairs to building, but process will be complicated by the fact that new owners live outside of Michigan and plan to do work themselves; coordinating owners' schedules with HDC review cycle will be difficult.

Meeting time/place – Staff informs commissioners that the meeting location for the HDC will need to be changed since the current space is not ADA accessible. One option would be to meet in council chambers, but in that case, the meeting times would also need to be changed since the City Council meets there on the first and third Tuesdays. Commissioners are asked to think about possible alternatives.

Window signage – Staff notes that the Planning & Development Department is considering changes to sign regulations in Zoning Ordinance. One possible change would be treating signs applied to the exterior of windows in B3 districts the same as interior signs on windows – no permit necessary as long as sign does not exceed 30% of total window area. Staff asks whether Commission would be willing to establish

conditions for administrative HDC review of window signs, as is done for roof work, to further streamline the application process. Commission asks that staff draft proposed administrative review guidelines for consideration.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 20, 2007 meeting

Motion: Penet (Second: Overland) moves to approve the minutes of February 20, 2007 as presented.

Approval: Unanimous. Motion carries

ADJOURNMENT

Motion: Penet (Second: Overland) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 9:00 PM