

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 8, 2008

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Joe Schultz, Ed Penet, Brenda Rigdon
Commissioners Absent:	Christian Overland, Ron Rupert
Staff Present:	Courtney Miller, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys moves (Second: Penet) approval of the agenda as submitted.

Approval: Unanimous. Action carries.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING

OLD BUSINESS - None

NEW BUSINESS

526 N. Huron, Action Item

Applicant: Dave Barowski, owner (present)

Discussion: Application is for two front doors previously installed without application to replace two doors there previously. The current

doors are steel. Mr. Barowski states that the current doors were installed because the previous doors were kicked in, and he needed to replace them quickly. Commissioner Prebys informs Mr. Barowski that the HDC does not approve steel doors, and that wood doors are preferable. Commissioner Prebys asks about the style and material of the doors that Mr. Barowski is proposing. A picture is offered by Mr. Barowski of a six-panel wood door (identical style to what was installed without a permit). Mr. Barowski states that he does not want a window in the door. He shows a picture of the door previous to those that were kicked in which have three panels and a pane of glass. Commissioner Rigdon suggests that he install a door similar to this, replacing the window with a wood panel. The commissioners cite doors numbered 300 and 361 in the Fingerle lumber catalog and indicate that similar doors from any source would be appropriate.

Motion: Prebys (Second: Rigdon) moves approval of the application for 526 N. Huron for installation of two front doors. The doors shall be wood and shall be identical to either illustration flc-361 or flc-300 in the Fingerle Catalog. The doors shall be painted to match the trim of the house. The doors referenced here shall replace the two doors that are currently installed.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

217 N. Washington, Action Item

Applicant: Dave Barowski, owner (present)

Discussion: Application is for painting of exterior doors without application to the HDC. All the doors in question are solid wood.

Upon viewing pictures of the doors, Commissioner Schmiedeke informs Mr. Barowski that the west door on the north porch is an appropriate door and if he should choose to replace the doors in the future, he could use that door as a model. Commissioner Prebys states that the original front door opening was reduced at some time in the past and this is something that could also be changed in the future.

Mr. Barowski asks about potentially installing sorority letters on this house, as it is being rented by a sorority. Commissioner Schmiedeke suggests that letters be installed on the transom above the first or second floor window on the east (Washington St.) elevation. The letters should be removable, and could be applied to the inside of the window to protect them from the elements. Mr. Barowski states that the letters are three-dimensional and would not fit in the windows. He suggests putting them top to bottom next to the door. The sorority will apply for a permit to install the letters.

Motion: Rigdon (Second: Penet) moves approval for work at 217 N. Washington which includes painting exterior doors brown.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

100 E. Cross, Action Item

Applicant: Kevin Short, Huron Sign Company (present)

Discussion: Application is for installing a sign on the Auto Museum at 100 E. Cross. The sign is 3-D, aluminum case with clear face, enclosing blue neon letters. The sign will be fastened with concrete anchors to the mortar joints. Commissioner Prebys asks how wiring will reach the sign. Mr. Short states that there will probably be a conduit run on the exterior brick wall. Commissioner Schmiedeke states that if there is surface conduit, it needs to be painted the same color as the building.

Motion: Rigdon (Second: Prebys) moves approval for the proposed work at 100 E. Cross Street, the Auto Museum, for new signage as illustrated on the drawing from Huron Sign Company, dated 2-7-08, job #6183.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features

#10 – New work shall be removable

Approval: Unanimous. Action carried.

18 W. Michigan, Action Item

Applicant: Kevin Short, Huron Sign Company (present)

Discussion: Application is for installation of 2'x3' informational wayside signage at 18 W. Michigan, 110 W. Cross, 100 E. Cross, and 220 N. Huron. Signs will be resin. There is a different sign appropriate to each location. Most will be mounted on a stand in front of the building. 18 W. Michigan will be mounted on the building. Commissioner Rigdon asks how this sign will be attached to the building. Mr. Short states that he will be attaching it to the wood under the windows using wood screws.

Motion: Prebys (Second: Rigdon) moves approval of the application for installation of signs at 18 W. Michigan, 110 W. Cross, 100 E. Cross, and 220 N. Huron as proposed in the application, and as shown in the drawings dated April 8, 2008. The signs will be color print on high pressure laminate and will be mounted on black steel posts, with the exception of 18 W. Michigan, where the sign will be mounted directly onto the building as shown in the attached photograph.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

405 Oak, Action Item

Applicant: Michael Condon, Ypsilanti Restoration (present)
William Kirchen, Ypsilanti Restoration (present)

Discussion: Application is for the installation of two flat skylights in the north-sloping roof at the rear of the house. Commissioner Schmiedeke asks if the skylights will be flat. Mr. Condon replies that they will. Also proposed is the enclosure of the porch on the north (rear) elevation of the house. There will be one window on the alley side of the enclosure. A storm door would be installed.

Motion: Rigdon (Second: Penet) moves to approve the proposed work at 405 Oak which includes the installation of two flat skylights on the north slope of the house roof, facing the back yard (away from the street) and the enclosure of an existing porch with composite siding with a 4 inch reveal. A full-view storm door will be installed, and the enclosure will be painted the same colors as the house. Drawings dated 4-8-08 are cited.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

117 S. Huron, Action Item

Applicant: Larry Abernathy, representative, American Legion Post 282 (present)
William Jamnick, representative, American Legion Post 282 (present)

Discussion: Application is for the demolition of the remnants of the building at 117 S. Huron, which was destroyed by fire in February 2008. The application includes a letter from Fire Chief Ichesco indicating that the structure has been 75% destroyed. Commissioner Prebys states that this is a case of 'clear and present danger', and he states that if the commission approves unanimously, a public hearing would not be necessary. Commissioner Schmiedeke states that the commissioners must agree unanimously that the house has no architectural or historic significance. Lacking that finding, a public hearing would need to be scheduled within 15 days. She informs the commission that if they can find unanimously that the building has no historic or architectural significance, a public hearing will not be necessary. Commissioner Prebys states that the house, in its current state, has no architectural value, although it is still historic, due to its association with the American Legion Post. Commissioner Rigdon agrees with Commissioner Prebys. Commissioner Schultz states that considering the extent of the damage, the building is no longer a structure, and is now a pile of rubble that is a hazard. He believes that the building is no longer salvageable. Commissioner Penet states that he is very concerned with the safety of the current state of the structure.

Motion: Rigdon (Second: Schultz) moves that the Commission has determined the house at 117 South Huron Street in it's current condition with extreme fire damage is no longer of historic or architectural interest or significance.

Approval: Unanimous. Action carried.

Motion: Rigdon (Second: Prebys) moves approval of the application for demolition for the house at 177 South Huron Street, which has been severely damaged by fire.

Approval: Unanimous. Action carried.

STUDY ITEMS

OTHER BUSINESS

Administrative Approvals – None

Property Monitoring

6 S. Washington – Work has been completed on the façade.

100 W. Michigan – Second letter sent and received.

306 Maple – Second letter sent and received.

133 W. Michigan – Signs installed on front window without permit, letter sent.

309 Maple - Required work has begun on this property. Commissioner Schultz will monitor the progress of this project.

631 N. River – Commissioner Schmiedeke asks about the status of this application for demolition. No new information has been received.

310 S. Washington – There is no new information on this situation.

324 Oak – Commissioner Schmiedeke asks if the final inspection has been completed on this property. Staff will determine.

Graffiti Abatement Fact Sheet – Staff has spoken with the State Historic Preservation Office, which suggested that it was not a good idea to recommend specific products as the draft fact sheet does. However, SHPO suggested a few products that were used professionally. These products only come in large quantities and it would not be cost effective for local business to carry them. Commissioner Prebys suggests putting a disclaimer into the fact sheet that property owners use the products at their own risk. Staff will be testing the recommended products within the next 2 weeks. The commission will wait for a report from staff on the results of testing before further development of the fact sheet. Commissioner Penet suggests that before, during, and after pictures be taken during the testing process. He also suggests listing the products on the sheet from least to most toxic. Further discussion is tabled until the next meeting.

Demolition Application Draft – Commissioner Rigdon suggests that the title be changed from 'Work Permit Application – Demolition' to 'Demolition Permit Application'. Further discussion is tabled until the next meeting.

Postcards – Several suggestions are made regarding recognizing successful projects that have gone through the Historic District Commission. Commissioner

Rigdon suggests a recognition program using postcards with pictures of successful projects. Commissioner Penet suggests selling postcards displaying different pictures (as well as a short story on the back of the card) at a card shop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from March 25, 2008 meeting.

Motion: Prebys (Second: Penet) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 8:05 PM