

was tabled at previous meeting to obtain more information regarding lighting, as well as information on the type of tree being proposed to replace two being removed according to the plan. Mr. Miller states that a red maple with a 3" diameter trunk will replace the two trees being removed.

Mr. Miller also presents pictures of the proposed light fixtures. One proposal is to continue the type of lighting currently on the building, which exists from 1946; however, the bulbs would be larger in the new fixtures. A second proposal would be new lighting from the Lyon series, made by Holophane. On the sheet #1, from the Holophane company, "the Hallbrook" is the light being proposed for installation. The length of the arm on the gooseneck style light is about 43" long. The lights would be installed on the building, not freestanding, as shown in the drawings. Commissioner Overland states that the Commission is familiar with the Holophane Hallbrook series, and a final photometric study would not be necessary.

Motion: Overland (Second: Penet) moves approval for the work at 100 E. Cross to include the installation of a 5 ft black vinyl-coated chain link fence as shown on the site plan dated 2-20-08. Also approved is removal of the brick paved area and the trees on the River Street side of the property. The removed trees will be replaced by a 3" caliper red maple. There will be four planters along the south side of the Hudson garage, and four on either side of the ramp. The parking lot will be completed in two phases and provides the required number of spaces. The ramp behind the building will have concrete stairs to replace the current wood stairs. The ramp will be flanked by brick pavers. The west side of the ramp will utilize engraved bricks obtained through the buy-a-brick program to raise money for the museum's improvements. Removal of specified trees along the railroad track is approved; however the trees removed will be replaced one-for-one by new trees. The lighting will be the use of the Holophane "Hallbrook" light fixture, and will be used as exterior fixtures where applicable as noted on the landscape site plan. The color of the light fixtures will be black.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features

#9 – Contemporary designs shall be compatible and shall not destroy significant original material

#10 – New work shall be removable

Approval: Unanimous. Action carried.

NEW BUSINESS

330 Maple, Action Item

Applicant: Robben Schulz (present)

Discussion: Application is for painting the house, shed, and garage.
Commissioner Prebys informs applicants that they need to paint the window sashes black or dark grey. He also informs them that power washing is not allowed in the Historic District.

Motion: Prebys (Second: Overland) moves approval of the application for repainting at 330 Maple. Referenced are the paint chips from Benjamin Moore "New London Burgundy" for the body, "Harbor Grey" (AC-25) for trim, and black or dark grey for the sash.
Any use of water is limited to pressure no greater than that from a garden hose, as power washing damages wood siding and penetrates under the siding, causing a serious moisture problem

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

Approval: Unanimous. Action carried.

STUDY ITEMS

OTHER BUSINESS

Administrative Approvals - None

Property Monitoring

211-217 Arcade – No new information. It has been suggested to the owner that the original door (which was removed) be replaced, and a metal grate be installed, if necessary for security, on the inside of the window in the door. The owner is interested in pursuing this option.

309 Maple – Owner appeared in court 3/25/08. The City agreed to allow him three months to complete the removal of the aluminum soffit and fascia wrap, as was approved on January 22, 2008. The hearing was adjourned until June 24th, when the extent of work will be verified and the citation dismissed if the work is complete.

306 Maple – No new information, a second letter will be sent.

526 N. Huron – No new information, a second letter will be sent.

100 W. Michigan – No new information, a second letter will be sent

218 Ferris – In court on Tuesday 3/18. Owner states that she has filed for bankruptcy and the bank will be taking possession of the property within a month. The city attorney's office recommends that this case remain open, and that the new owners be contacted as the violation runs with the property.

631 N. River – An email and a letter has been sent to the owner of this property informing her of outstanding requirements for the demolition application. Staff has not received any new information.

217 N. Washington – Three of the doors were painted brown without application, and a door has been installed without application. Letter was sent to owner.

310 S. Washington – Response received from Home Depot with new contact information. Contacts provided were called – Project Manager and Salesperson. Project manager claims that the person in charge of the work on this project was fired. Staff called salesperson – which referred staff back to the project manager.

117 S. Huron – Applicant out of town, thus did not receive staff request for supporting materials.

201 W. Michigan – S. Washington side, formerly red door painted beige in an effort to abate graffiti. Work was done by the City's contractor.

Graffiti Abatement Fact Sheet – Creation of a uniform set of guidelines is necessary. A request has been made by the City Planner II for review of the draft of the fact sheet by the Commission, as well as a written recommendation from the Historic District Commission that the City rectify the situation at 201 W. Michigan by having the contractor repaint the door properly. Staff has been directed to inform City Council, in writing, that the situation must be rectified.

Motion: Prebys (Second: Schultz) moves that staff will notify the city that the painting of a door on the S. Washington side of the building at 201 W. Michigan must be rectified.

Approval: Unanimous. Action carried.

With regard to the proposed Graffiti Abatement Fact Sheet, Commissioner Overland suggests that the contractors use acetone on freshly painted surfaces. He also suggests LA's Totally Awesome Cleaner. He states that these products can be effective within 48 hours of paint application, and will prevent the adhesion of paint to the surface, and will eventually disappear. Both need to be used in moderation. Commissioner Prebys suggests that the mention of masonry include mention of stone. Commissioner Overland states that the aerosol version of Citristrip is effective on stone, as it creates a foam works well on concave surfaces, and allows for work with a soft brush. Commissioner Prebys suggests including factory applied finishes, such as enamel, aluminum siding, and unfinished metal surfaces.

Commissioner Schultz suggests that a section be created for non-standard situations, such as those previously mentioned. Commissioner

Overland also suggests that wording be added about creating a test patch in an inconspicuous place.

Commissioner Schultz asks Commissioner Overland if a conservator at The Henry Ford would be willing to offer information on removing graffiti on non-standard surfaces.

Demolition Application Draft – Suggestions were made. A second draft will be created.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Property Monitoring – The proposed addition of property monitoring items to the city website will not occur, if at all, until after the city website is updated in April. Commissioner Schultz states that it might be seen as unfair if the Commission misses and fails to post some violations in the district, but posts others. Commissioner Overland states that it is a long-term tracking project, and it would be necessary to assure that it was constantly updated. He states that the project would probably work best if it could be edited without having to call a consultant to do the work. Commissioner Schmiedeke states that the property monitoring items discussed at HDC meetings are already included in the minutes, so it seems repetitive to have a separate area for it on the website. Commissioner Schultz suggests that a spreadsheet could be created for the website that could be updated regularly. This proposal will be revisited at a future meeting.

Preservation Law Class from Eastern Michigan University is observing tonight's meeting. There is a brief question and answer session with the students.

Approval of the minutes from March 11, 2008 meeting.

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 8:00 PM