

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 12, 2009

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: 4th Floor Conference Room

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert, Brenda Rigdon,
Michael Condon, Jennifer Henriksen

Commissioners Absent: None

Staff Present: Courtney Miller, Preservation Planner
Aimee D'Agostini, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Henriksen) moves approval of the agenda as amended to include 320 N. Washington and the Freight House as Study Items.

Approval: Unanimous. Action carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

109-113 W. Michigan, Action Item

Applicant: Eric Williams, owner (present)

Discussion: Application is for façade work on three storefronts. At 109 W. Michigan, the aluminum façade will be removed and the windows at the second story will be repaired and refinished. The bricks will be tuckpointed and replaced if necessary. At 111 W. Michigan, the Commission states that sandblasting the paint off will not be allowed and recommends repainting rather than removing the existing paint. The paint could be removed with a chemical peel, like Peel Away 7. Commissioner Schmiedeke states that the three buildings should not be made to appear as one building because they are of different styles

and time period; the storefronts at street-level will adequately unify the buildings and the upper portions of the buildings should not match. The storefronts will be repaired if necessary and repainted to match. The storefront at 109 W. Michigan will be reconstructed to match the others. Three sloped awnings will be installed. Any new doors will match the door at 113 W. Michigan. Commissioner Prebys suggests holding off on awning, color, sign, and lighting approvals until this first stage of work is completed. Commissioner Rupert observes that somewhere at 111 W. Michigan water is getting in and popping the paint off the brick.

Motion: Prebys (Second: Rigdon) moves approval of the application for work at 109-113 W. Michigan to include the removal of the metal façade at 109 W. Michigan, the replacement of the storefront at 109 W. Michigan, and the repair of the facades at 111 and 113 W. Michigan as shown on the drawings Project #807 dated 3-24-08. The second story windows at 109 W. Michigan shall be repaired and the door at 109 W. Michigan shall match the doors at 111 and 113 W. Michigan in design and material.

Secretary of Interior Standards cited: #6 – repair, don't replace. Replacements shall match original; #7 – clean building gently (no sandblasting); #9 – contemporary designs shall be compatible and shall not destroy significant original material; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

14 N. River, Action Item

Applicant: Lorenzo Betts, owner (present)

Discussion: Application is for the construction of a utility shed at the rear of the property. The shed will be 10'x16' and 8' high and set on a 4" thick cement slab. Siding will be wood or cement board. Paint colors and shingles will match the existing home. There will be no windows and the only door will face west. The Commission recommends a plain steel door rather than a six panel door. There will be 1x6 trim at the corners and at the base. The setback will be according to city ordinance.

Motion: Prebys (Second: Rupert) moves approval of the application for work as amended at 14 N. River to include the installation of a utility shed in the southeast corner of the property. The lap siding and all trim boards (1x6) shall be wood or cement board. The roof shall be shingled to match the house. The door shall be a flush steel door. The colors of the shed shall match the house – the body medium gray, the trim dark gray, and the roof charcoal.

Secretary of Interior Standards cited: #3 – do not imitate earlier styles; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

14 N. River, Action Item

Applicant: Lorenzo Betts, owner (present)

Discussion: Application is for the removal of the existing north porch to be replaced with a free standing deck of treated lumber with no roof. Based on the previous

approval, Commissioner Prebys recalls that the latticework underneath should be framed and the railing must have a bottom rail as stated on the Porch Fact Sheet. There will be two or three steps. The boards of the deck and the steps will run north & south. Commissioner Rupert suggests using a cap on the posts. There will be a railing, matching the porch rail, at the steps with a newel post.

Motion: Rupert (Second: Rigdon) moves approval of the application for work at 14 N. River to include the porch as per the drawings dated 5-12-09. The deck boards and the step boards shall run north & south. There shall be two or three steps to the deck with risers and a stair railing to match the deck railings, to be painted to match the colors of the house. Railings shall have a bottom railing in accordance with the Porch Fact Sheet. All posts shall have caps. The latticework shall be framed.

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

Approval: Unanimous. Action carried.

6 S. Washington, Action Item

Applicant: Timothy Bowman, contractor (present)
Art Campbell, owner (not present)

Discussion: Application is for a new one story cement block addition at the rear of the building to be used as storage and office space to replace an old addition. There will be no windows and one flush steel man door. On the second floor, interior framing is flush with the wall requiring a new stud wall to be built over it from the outside, resting on the LVL beam below it. Vertical steel is to cover the new wall. The brick on the chimney will be tuckpointed and repaired as will the brick surrounding the existing opening from the old addition. In the near future, the fascia near the top will need to be replaced and the rest of the rear of the building painted. A soffit and fascia will be constructed from aluminum in one piece. The new cement block will be painted to match the existing. The applicant would like to follow the steel across the entire rear of the building to replace the existing plywood at a later date.

Motion: Henriksen (Second: Prebys) moves approval of the application for work at 6 S. Washington to include the storage addition at the rear of the building to be of CMU wall construction with a membrane roof. The infill above at the second story with the new frame wall shall be clad in steel and a new aluminum fascia and soffit trim installed at the roofline. The walls shall be painted to match the front façade of the building. The approval references the drawings dated 4-28-09.

Secretary of Interior Standards cited: #3 – do not imitate earlier styles; #9 – contemporary designs shall be compatible and shall not destroy significant original material; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

515 N. Washington, Action Item

Applicant: Joe and Juliet Quainton, owner (not present)
Lorraine H. Gonzales, owner (not present)

Discussion: Application is for painting the house. The Commission does not feel the colors are appropriate for this Greek Revival house. Commissioner Rupert states the house was powerwashed by the owners the previous week prior to any application approval by the Commission. Since it was powerwashed, the house must be allowed to dry thoroughly before it can be painted.

Motion: Prebys (Second: Rigdon) moves to table the application for work at 515 N. Washington as the Commission has concerns about the preparation work that has been done on the house and the choice of colors. The Commission expects to speak with the person doing the painting and the owner at the next Commission meeting.

Secretary of Interior Standards cited: None.

Approval: Unanimous. Action carried.

STUDY ITEMS

320 N. Washington, Study Item

Applicant: Chris Janowiak, owner (present)

Discussion: The owner would like to replace the three garage doors on the east side of the building with a wall and man door on the north and south ends and a new garage door in the center. The steel man door will be 36" and possibly have a screen door. On the north side of the building, a 6 paneled wood door would be replaced with a flush steel door. Also on the parking lot side, two double 6 paneled wood doors and a single 6 paneled wood door would be replaced with steel doors. Commissioner Schmiedeke states the Commission will be concerned about the style of the replacement garage doors, the siding of the new walls, and the style of the man doors. Mr. Janowiak does not want windows in the doors to avoid break-ins and broken glass. The Commission wants flat panel garage doors and flush steel man doors. The Commission suggests lap siding of wood or cement board or the new walls and centering of the man doors. Commissioner Condon suggests weather-stripping for windows and doors instead of replacement. The applicant also wants to replace the window sashes in the main building and the Commission states that they do not allow solid vinyl replacement windows, rather only wood or wood clad in vinyl or metal on the exterior. There must be exterior muntins on any new windows. The applicant is also interested in purchasing and demolishing the house behind the funeral home. Commissioner Prebys states that the applicant needs to meet at least one of the four guidelines for consideration of applications for demolition and have evidence to support it.

Freight House, Study Item

Applicant: Ron Rupert, contractor (present)

Discussion: The rain garden is completed and the pipes are being connected 5-13-09. More photographs need to be taken.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS - Property Monitoring

Aggressive ticketing will be pursued for outstanding property monitoring issues. A spreadsheet with the current status of each property and issue will go between staff and the building department and will be updated as tickets are issued and paid. The list will be sent to the legal office to find out which issues are still outstanding and tickets will be issued from there.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the minutes from April 28, 2009 meeting.

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:00 PM