

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MAY 7, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chair at 7:00 P.M.
Meeting Location: City Hall Meeting Room

II. ROLL CALL

Commissioners Present: Hank Prebys, Robert King, Ron Rupert,
Christian Overland

Commissioners Absent: Betty Miller

Staff Members Present: Moira Boehm, HDC Assistant
Tawkiyah Jordan, Planner
Charles Boulard, Building Official

III. APPROVAL OF AGENDA

Motion: Commissioner King (Second: Prebys) moves to
approve the agenda.

Approval: Unanimous
Motion carried.

IV. PUBLIC COMMENT ON AGENDA ITEMS.

None.

V. BUSINESS SESSION

OLD BUSINESS

101 W. Michigan Ave., Action Item

Applicant: Hedger Breed, owner (absent)

Application: To install an exhaust system for the furnace 9'-11' above the
sidewalk

Discussion: None.

Motion: Commissioner King (Second: Rupert) moves to deny
the application to add a furnace exhaust to the
east elevation of 101 W. Michigan was denied
due to lack of information.

**Approval: Unanimous.
Action carried.**

212 N. Grove, Action Item

Applicant: Shoeb Sharieff, owner (present)

Application: Amendment to application: tear down four trees in front of house.

Discussion:

Commissioner have visited site and determined that the spruce trees at the front of the property are significant and should not be removed or trimmed. In addition, landscape plan has not been submitted as requested by commission at April 16, 2002 meeting.

Motion: Commissioner King (Second: Overland) moves to deny the amendment to the application for 212 N. Grove, to cut down four trees because the two spruce trees are significant to the landscape. These spruce trees can not be trimmed because of their significance. Secretary of Interior Standards #5 and #8.

**Approval: Unanimous.
Action carried.**

308-312 N. River, Action Item

Applicant: Corrinne Sikorski, (not present)

Application: Repainting and installing new windows.

Discussion:

New information must be submitted concerning window on north side of building before 60-day limit on application consideration is broached.

Motion: Commissioner Prebys (Second: King) moves to table the application for 308-312 N. River.

**Approval: Unanimous.
Action carried.**

109 Maple, Action Item

Applicant: Barb Young, owner (present)

Application: Needs to find a suitable remedy for the issues raised by an inspection.

Discussion:

Owner has returned with choices for front door replacement, would like the commission to consider a fiberglass door which looks like wood and can be painted. The commission would rather a real wood door to one that imitates wood. The Fingerle spring catalog has many possibilities for wood exterior doors; one is chosen that is in keeping with the Italianate fenestration on the house. The door should be painted a dark color to match the trim of the house.

Motion: Commissioner King (Second: Prebys) moves to approve the application to install a new wood exterior door at 109 Maple model number FLC-2 from the Fingerle spring catalog, to replace the existing steel door is approved. The new wood door will be painted to match the trim of the house. Secretary of Interior Standards #7 and #10.

Approval: Unanimous.
Action carried.

200 E. Cross, Action Item

Applicant: Caridad Goosby, owner (present)

Application: Repair roof of garage, build deck, repair handrail on stair to front porch and the replacement of a column on the front porch

Discussion:

Motion:
Approval: Unanimous.
Action carried.

617 N. Prospect, Action Item

Applicant: Sally Mufareh, owner (not present)

Application: AMENDMENT to previous approval: Installed steel doors and placed light in one door. Seeking approval for placing light in the adjacent door.

Discussion:

Due to building inspection, light must be installed into proper right hand door to match existing light in proper left hand door.

Motion: Commissioner Prebys (Second: Rupert) moves to approve the amendment to the application for installation of steel doors at 617 N. Prospect, to install a light in the proper left hand door to match the existing light in the proper right

hand door. Doors are to be painted. Secretary of Interior Standards #10.

**Approval: Unanimous.
Action carried.**

23 N. Washington, Action Item

Applicant:

Application: AMENDMENT to previous approval: Install brackets to awning in place of existing poles for support.

Discussion:

New awnings have been installed at 23 N. Washington supported by poles anchored into the sidewalk. Poles supporting awnings are not allowed in the public right of way. The awnings must be supported in another way. The applicant has submitted computer rendered pictures showing the type of bracket they would like to use. Brackets faceted to the façade of the building will support awnings. The brackets will be simple plates with bolts.

Motion: Commissioner Rupert (Second: Overland) moves to approve the application to install plain support brackets to support the existing awning, instead of the poles at 23 N. Washington is approved. The support brackets are to be plain and painted black. Secretary of Interior Standards #9 and #10.

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

126 W. Michigan, Action Item

Applicant: Ron Rupert, contractor (present)

Application: Paint exterior.

Discussion: Exterior façade and windows above store front are to be painted. Windows will be dark green and façade will be eggplant and maroon as submitted. Brick and sandstone sills and lentils will not be painted. Three gooseneck scoop lights will be installed to light sign in fascia of building. Lights will be mounted to top of canopy and painted black.

Motion: Commissioner Overland (Second: Prebys) moves to approve the application to paint the façade and the wood trim around the six windows above the first floor at 126 W. Michigan is approved

for the following colors: the body color Sherman Williams 2915 Maroon, Accent 1 Sherman Williams 1203 Edwardian Green, Accent 2 Sherman Williams 6265 Frosted Grape. Three black scoop gooseneck lights are to be installed above the fascia. Secretary of Interior Standards #9 and #10.

**Approval: Schmiedeke, Prebys, King, Overland
Rupert abstains.**

305 S. Washington, Action Item

Applicant: Tim and Debra Vetter, owners (present)

Application: Restore garage – replace rotten studs, headers and trusses where necessary. Remove and replace roofing material and new shingles to match the house. Repaint house and garage.

Discussion:

Applicants would like to restore garage/carriage house on the rear of their property. Of the four carriage house doors, two are salvageable; two must be duplicated and built new. Applicants would like to repaint house and garage in the same color scheme. Shutters on house will be retained. Shutters and front door will be painted to match.

Motion: Commissioner Prebys (Second: Rupert) moves to approve the application for the restoration of the garage at 305 S. Washington including the following: to replace the rotten studs, headers, trusses and roofing material where necessary, and to re-roof with dark green shingles to match the house. Two doors are to be restored and the other two are to be replicated to match original. The garage and house are to be repainted with the following colors: Body to Behr X-48 (tan) and trim Behr WT-240 (white). House Shutters and door to be repainted Sherman Williams Victorian Green. Gutters are to be painted to match the trim of the house. Secretary of Interior Standards #5 and #6.

**Approval: Unanimous
Motion carried.**

105 N. Huron, Action Item

Applicant: Chris Norman, owner (present)

Application: Install an unfinished wood fence.

Discussion:

Applicant would like to install a fence of pressure treated wood, including enclosure for utilities and two wooden planters. Applicant would like to leave fence unpainted. To be constructed of 1X8's, 3/8" between each panel, six feet in height.

Motion: Commissioner Prebys (Second: King) moves to approve the application to install a fence at 105 N. Huron per drawings by Chris Norman dated 5-1-2002, with the exception that the fence is to be painted gray or to match the trim of the house, or stained opaque on both sides. Secretary of Interior Standards #10.

Approval: Unanimous.
Motion carried.

414 Maple, Action Item

Applicant: James Gorman, owner (present)

Application: Repaint front porch white.

Discussion:

Applicant would like to paint front porch (cinder block) white.

Motion: Commissioner Overland (Second: Prebys) moves to approve the application for 414 Maple as submitted: to repaint the front porch white with a Behr flat paint.

Approval: Unanimous.
Motion carried.

405 Maple, Action Item

Applicant:

Application: Renovations to house: repair windows, doors, siding, soffit, fascia, etc.

Discussion:

Fire damage occurred at property recently. Interior work has already begun. More information is needed before any decisions can be reached.

Motion: Commissioner Prebys (Second: King) moves to table the application for work at 405 Maple.

Approval: Unanimous.
Motion carried.

20 E. Cross

Applicant:

Application: Install three aluminum signs to replace existing hand-painted signs.

Discussion:

Existing hand painted signs will be removed and replaced with vinyl signs to match. Edges of signs will be sealed with silicone.

Motion: Commissioner Prebys (Second: Rupert) moves approval of the application for 20 E. Cross as submitted, for replacing three signs (one on east elevation, one on west elevation and one hanging sign on the façade), which are constructed of Alumalite with the edges sealed with silicone. The signs are digitally printed with the same logo as is on the existing signs. Secretary of Interior Standards #8.

Approval: Unanimous.
Motion carried.

76 N. Huron/Riverside Park

Applicant: City of Ypsilanti

Application: Install a 4'x6' sign with vinyl letters that details future work to be done at Riverside Park.

Discussion: None

Motion: Commissioner Prebys (Second: King) moves to approve the application for installation of a sign with vinyl lettering at 76 N. Huron is approved as submitted. Secretary of Interior Standards #10.

Approval: Unanimous.
Motion carried.

STUDY ITEMS

414 Maple, Study Item

Chimney is in need of repair or replacement. The chimney is structurally sound. The mortar needs replacement. Some chimney work was done in the past, but poorly. Owner will have to talk to contractors and investigate further. Owners would like to install a fence and landscaping in the rear of the property for privacy. The fence would be wood and painted white to match the house. Owners will return with more specific information about both chimney, fence and landscaping.

Arcade Street, Study Item

No one present.

OTHER BUSINESS

New Masonry Cleaning Fact Sheet has been submitted for review.

PROPERTY MONITORING

416 N. Huron, owner is in process of obtaining all approvals necessary for rebuild of carriage house. Many zoning issues have arisen and the City Planner is working with owner to explore his options.

508 N. Huron, windows installed without a permit. Windows that have been installed are full replacements and not inserts. Staff will contact owners.

224 W. Michigan, West wall upper floor windows may have been replaced with vinyl inserts. This complaint will be investigated further.

Major property monitoring issues:

313 W. Forest

12 N. River, has experienced fire damage recently.

113 Buffalo

508 N. Huron

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

MISCELLANEOUS

None.

VIII. HOUSEKEEPING BUSINESS

Approval of the minutes from the April 16, 2002 meeting.

Amendments are as follows:

Page 2, elevations... *has been changed to, elevation.*

Page 2, the well created by the second story window on the west elevation will have a well... *has been changed to, The window well on the west elevation will be black metal to match the remaining roofing.*

Page 6, The presented colors were Thoro paint colors and they are not to be used on the house... *has been changed in the Discussion and Motion to, The presented colors were samples from the*

Thoro Paint line. Thoro paint may not to be used on the house.

Page 7, less than two weeks and not longer than four weeks... *has been changed in the Discussion to,* **at least two weeks and not longer than four weeks.**

Page 9, prescient... *has been changed to,* **precedent.**

Page 9, to be granted a re-approval... *has been changed in the Discussion and Motion to,* **to be granted a re-approval due to expiration of the original permit.**

Motion: Commissioner Prebys (Second: Rupert) moves to approve the minutes of April 16, 2002.

Approval: Unanimous.
Motion carried.

ADJOURNMENT

Motion: Commissioner Prebys (Second: King) moves to adjourn the meeting at 8:35 P.M.

Approval: Unanimous.
Motion carried.

MEETING ADJOURNED AT 8:35 P.M.

Signature _____

Date _____