

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
JUNE 4, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chair at 7:03 P.M.
Meeting Location: City Hall Meeting Room

II. ROLL CALL

Commissioners Present: Jane Schmiedeke, Robert King, Betty Miller,
Ron Rupert

Commissioners Absent: Hank Prebys, Christian Overland

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

III. APPROVAL OF AGENDA

Motion: Commissioner King (Second: Prebys) moves to
approve agenda.
Approval: Unanimous
Motion carried.

IV. PUBLIC COMMENT ON AGENDA ITEMS.

None.

V. BUSINESS SESSION

OLD BUSINESS

212 N. Grove, Action Item

Applicant: Shoeb Sherrieff, owner (present)

Application: To provide remaining information on the renovations

Discussion:

The owner presented the remaining information concerning the renovations of his property at 212 N. Grove. He submitted photos of the installed porch lights for approval, as well as a picture of the existing front door that he wanted to keep, and for the back door a new four-panel wood door was proposed. The shingles presented to the Commission were Owen Corning Brownwood pattern three-dimensional shingles, and the new gutters would be seamless K-style

gutters. Mr. Sherrieff also presented two possible color schemes for the house and the second was chosen. The front steps also would need a handrail, and the applicant stated that they would be square and have a top and bottom rail.

- Motion:** Commissioner Rupert (Second: King) moves to approve the application for 212 N. Grove, which includes the exterior painting with SW 0008 Cajun Red (for accent), SW 0012 Empire Gold (for accent), and SW 0014 Sheraton Sage (for the body), the new shingles are to be Owen Corning Brownwood pattern three-dimensional shingles and new seamless K-style gutters and be painted to match the trim. The front door will remain but the rear door will be a four-panel wood door. It will also include the installation and painting of handrail and banisters per the Porch Fact Sheet, and the porch light as installed. SI #9/10
- Approval:** Unanimous.
Action carried.

124 Pearl, Action Item

Applicant: Shoeb Sherrieff, owner (present)
Application: Add canopy to building

Discussion:

The applicant presented the Commission with a drawing for a proposed canopy for the front of the building. The red-brown canopy will be constructed out of canvas and the proposed support poles would be embedded into the front step and will be painted black.

- Motion:** Commissioner King (Second: Rupert) moves to approve the application for the entry canopy at 124 Pearl, as depicted in the sketch provided, which extends 10' from the building. The aluminum support poles are to be painted black and anchored into the first step. The following Secretary of the Interior Standards were used in making this decision. (10)
- Approval:** Unanimous.
Action Carried.

526 N. Huron, Action Item

Applicant: Lynne Phetteplace, applicant/lessee (present)
Application: Install chain link fence around back yard

Discussion:

The applicant told the Commission that she wanted to install a chain link fence around her property. Two sides of her back yard already have an existing chain link fence, and her proposal was to fence the yard completely in. There would be one gate, which would be on the north side of the house. The applicant stated that she and her family would be moving from that house after the first of the year and would only need the fence for this upcoming summer. The Commission stated that they could grant a temporary approval for this fence. It would fall upon the applicant to remove the fence once they move, and if they do not do so it would fall upon the landlord to remove it. If he does not remove it, the City will remove the fence and add the cost of that to the property as a tax lien.

Motion: Commissioner Rupert (Second: Miller) moves to approve the application for 526 N. Huron, to install a chain link fence and gate. This approval is for one year and it will expire on 6-4-03, and the property owners are to return a consent letter of removal to the City. If the tenant doesn't remove it upon terminating her lease, the property owner will remove it, and if the owner doesn't remove it, the City will remove it and bill the statement to the property as a tax lien. The following Secretary of the Interior Standards were used in making this decision.
(10)

Approval: Unanimous.
Action Carried.

NEW BUSINESS

210 N. River, Action Item

Applicant: Michael Furbacher, owner (present) & Jon Niedermeyer, contractor (present)

Application: Re-roof house

Discussion:

The applicant discussed the re-roofing project at 210 N. River, which consists of removing the existing asphalt shingles and the cedar shingles which are under them. The rotten wood will be replaced, and this includes wood that is in the fascia and soffits. No gutters will be installed during this process, and the fascia and soffits will not be sided until a later date (?). The addition will be re-roofed during this process as well. Ice and water shield will be installed under the new shingles, which are to be a charcoal/salt-and-pepper three-tab shingles and installed using a white metal drip edge.

Motion: Commissioner King (Second: Miller) moves to approve the application for re-roofing at 210 N. River, to completely tear off the existing asphalt and cedar shingles, to replace rotten wood in the fascia, and soffit, or to add any new plywood sheathing as needed. The shingles are to be a charcoal/salt-and-pepper three-tab shingle and installed using a white metal drip edge. Soffit and ridge vents are not to be used, and few vent cans are to be installed in the shed roof. They are to be installed far away from the edge both vertically and horizontally so that they are concealed. The following Secretary of the Interior Standards were used in making this decision. (10)

Approval: Unanimous.
Action carried.

204 Maple, Action Item

Applicant: William Lim, owner (present), and Frank Lewandowski, resident (present)

Application: Install new fence in backyard

Discussion:

The Commission discussed the details concerning the application to build a 6' tall fence at 204 Maple. The posts for the fence, along with the caps on the posts, were to be stained white to match the trim of the house and the panels were to be stained brown to match the body color of the house. There will be one double gate, for vehicles, and the two other man gates. The hardware will be black. Since the lot is not flat, there will have to be accommodations made for the sloping back yard. The Commission and the applicant discussed a few options, and it was decided that the panels should step down and be irregular on the bottom to match the slope in the yard.

Motion: Commissioner Rupert (Second: Miller) moves to approve the application for 430 N. Adams for the installation of a wood fence with finials in dog-eared style as presented. The fence is to be located on the site plan with the vehicle gate and two man gates on the east and west. The fence panels are to be stepped down on the top and irregular on the bottom to match the terrain and for containment. The posts are to be stained a solid color white stain and the panels are to be stained brown to match the house. The hardware is to be black and the fence is to be installed with the good side out, and is to the

specifications on the Fence Fact Sheet. The following Secretary of the Interior Standards were used in making this decision. (10)

**Approval: Unanimous.
Action carried.**

111 W. Michigan, Action Item

Applicant: George Kohler, contractor (present)

Application: Remodel façade of business, add awning

Discussion:

The proposed awning would be about 6" taller than the adjacent awning at Puffer Red's. The front door will be brought up towards the sidewalk 4', and Mr. Boulard had a concern that the doorway might not be wide enough to comply with barrier-free laws. The application calls for two sidelights to be added on either side of the front door, to comply with the laws and to add extra space for a person in a wheelchair to open the door freely. After further research it is determined that 18" needs to be added to the doorway and that one sidelight needs to be removed. The current doorway is 12' deep and at 3' in the doorway is 5' wide, making it just wide enough for the configuration.

The proposed new front door is wood and the Commission discusses whether or not an aluminum front door would be more appropriate. Mr. Boulard said that the door would also need to comply with barrier-free codes. The Commission stated that a new aluminum door would fit with the character of the storefront.

The awning is to have a barrel section to it, and is proposed to be backlit. The Commission stated that backlit awnings are not permitted within the Historic District, but it is acceptable if the lettering is lit on the awning. The Commission suggested that the colors could be reversed in the barrel portion of the awning to allow for the lettering to emit light.

Motion: Commissioner King (Second: Miller) moves to table the application for 111 W. Michigan due to a lack of information.

**Approval: Unanimous.
Action carried.**

119 N. Adams, Action Item

Applicant: Hedger Breed, owner (present)

Application: Remove lean-to addition on barn

Discussion:

The applicant stated that the small shed that is attached to the south elevation of the barn is falling apart, and he is applying to demolish the shed. The Commission asked if the applicant would need to replace siding on that elevation of the barn once the shed is removed, and the applicant said that he would patch any spots that are missing siding with new siding or salvage some off of the shed.

Motion: Commissioner King (Second: Rupert) moves to classify the lean-to addition to the barn at 119 N. Adams as non-significant, therefore qualifying it for demolition.

Motion: Commissioner King (Second: Rupert) moves to approve the application to demolish the lean-to addition to the barn at 119 N. Adams due to its dilapidated condition and its lack of significance to the Historic District, citing that the lean-to has minimal architectural or historic significance and its demolition or removing would be compatible with the purpose of the Historic District and that its removal will have no adverse impact on the rest of the area.

OTHER BUSINESS

605 N. River, Study Item

Applicant: Dave & Mary Sellers, future owners (present)

Application: To rehabilitate the house.

Discussion:

The applicants first discussed their plans for remodeling this building, first starting with the faux wood paneling on the front porch. They would like to remove the paneling and replace it with aluminum siding to match the rest of the structure. The Commission stated that they could not put more siding onto the house, and they suggested that lap siding be installed in place of this paneling on the front porch. For the rear elevation of the house where an inappropriate material has been installed instead of the siding, the Commission also suggested that this area could be sided with lap siding. The conversation turned to the insert windows that were installed without a permit. It was determined that the future owners would not be held responsible to replace the windows.

The applicants stated that the posts on the front porch are pressure-treated wood resting on concrete, and the Commission suggested that new wood posts be installed with a base on the posts. These bases could prevent any rotting. The Commission stated that for a new front handrail could be constructed out of

wood with ballasts and a top and bottom rail. The door in the rear of the house that leads to the basement could be steel.

Another issue is the foundation, which has cracks in it, and the applicants were not sure how to repair it. The Commission stated that the bricks in the foundation are soft bricks, thus needing a soft mortar. The mortar may need to be tinted to match the existing mortar.

Lot at Arcade & Adams, Study Item

Applicant: Becky Lewis, owner (present)

Application: Build apartments in vacant lot

Discussion:

The applicants returned with blueprints for a proposed apartment complex at the corner of Arcade and Adams Sts. The plans no longer have the large connected porch on the façade, but will have two entries for the four apartments. There will be two sidewalks leading up to these units.

The foundation will be poured concrete and due to the terrain of the site, there will be a large portion of exposed foundation in the rear of the complex. The applicants wanted to put a faux brick imprint into the concrete to disguise the large foundation wall. The gable ends of the two dormers on the façade are to have detail added to them, like fish scale shingles, lap siding or a stucco finish. These sections can be painted another color to add contrast as well. The Commission stated that any of these three selections would be acceptable. The applicant also stated that the windows in these apartments would be Anderson double hung wood windows, and the Commission stated that these would be acceptable.

The applicant stated that they will not need a dumpster and instead will have cans on the back porch, or on a cement patio. There will be screening, landscaping or a fence around the parking lot.

The Commission suggested that the single building is "stepped" and broken up into two portions so that it looks more like row houses. This would eliminate the large exposed foundation wall in the rear of the building. The Commission also suggested that one of the halves could be moved back 5' to create more contrast.

PROPERTY MONITORING

None.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

MISCELLANEOUS

None.

VIII. HOUSEKEEPING BUSINESS

Approval of the minutes from the April 2, 2002 meeting.

Amendments are as follows:

Motion: Commissioner Prebys (Second: King) moves to approve the minutes of April 2, 2002 as amended.

**Approval: Unanimous.
Motion carried.**

ADJOURNMENT

Motion: Commissioner Prebys (Second: Overland) moves to adjourn the meeting at 9:15 P.M.

**Approval: Unanimous.
Motion carried.**

MEETING ADJOURNED AT 9:15 P.M.

Signature _____

Date _____