

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
AUGUST 20, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chair at 7:15 PM
Meeting Location: City Hall Meeting Room

II. ROLL CALL

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

Commissioners Absent: Christian Overland

Staff Present: Moira Boehm, HDC Assistant
Charles Boulard, Building Official
Brett Lenart, Redevelopment Coordinator

III. APPROVAL OF AGENDA

**Motion: Commissioner Prebys (Second: Miller) moved to
approve the agenda as presented.**

**Approval: Unanimous.
Action carried.**

IV. PUBLIC COMMENT ON AGENDA ITEMS

None.

V. BUSINESS SECTION

200 E. Cross, Action Item

Applicant: Caridad Goosby, owner (not present)
Application: Repair roof of garage, build deck.

Discussion:

City staff told the Commission that they would send a letter to the applicant to notify them that progress needs to be made on this item.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 200 E. Cross due to lack of information.

Approval: Unanimous.
Action carried.

121 N. Huron, Action Item

Applicant: Doug Kisor, owner (not present)

Application: Remove access stairway on back of home, replace door.

Discussion:
None.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 121 N. Huron due to lack of information.

Approval: Unanimous.
Action carried.

212 N. Grove, Action Item

Applicant: Shoeb Sharrieff, owner and applicant (not present)

Application: Landscape plan.

Discussion:
City staff will research this. There was a question raised about what the applicant was required to do with his application once he was denied for the removal of some trees on his property on May 7, 2002.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 212 N. Grove due to lack of information.

Approval: Unanimous.
Action carried.

201 N. Washington, Action Item

Applicant: David Speer, owner (not present)

Application: Replace front steps with wood steps per Porch Fact Sheet.

Discussion:
City staff told the Commission that they would send a letter to the applicant to notify them that progress needed to be made on this item.

Motion: Commissioner Rupert (Second: Prebys) moved to table the application for 201 N. Washington due to lack of information.

Approval: Unanimous.
Action carried.

105 W. Michigan, Action Item

Applicant: Ambrose Wilbanks, Jr., owner (not present)

Application: Repair façade.

Discussion:

The Commission stated that the new information that they were supplied with from the applicant was not sufficient, and they needed more exact information about this project. They requested that a letter be sent to the applicant stating that they need to know how he plans to restore the painted advertisement. They also expressed concern over the façade redesign that was submitted to them, and stated that it appears that the applicant began to paint without approval. City staff stated that they would check into that matter.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 105 W. Michigan due to pending staff research and more information from the applicant.

Approval: Unanimous.
Action carried.

303 E. Forest, Action Item

Applicant: Joan Raymond, owner (not present)

Application: Install new windows.

Discussion:

The applicant requested that they not be on this evening's agenda because they need more time to do research on new windows for their home.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 303 E. Forest at the applicant's request.

Approval: Unanimous.
Action carried.

306 N. Adams, Action Item

Applicant: Ken Hays, owner (present), Frank Enneking, architect (present)

Application: Renovate house after fire.

Discussion:

The first item that the applicants presented to the Commission was information on the new windows that will be installed at 306 N. Adams. Mr. Enneking stated that the windows on the main building would be duplicates of the existing windows: Marvin 1/1 aluminum clad wood windows with white trim. He stated that the windows on the rear of the building are smaller, but he stated that all of the window proportions throughout the whole house are staying the same.

The second issue was the front porch, and Mr. Enneking explained that the cap and base for the pillars on the porch will be square but the middle portion will be turned. The header on the pediment picks up the details on the house, and the porch railings will be square. The other details on the front porch will be constructed per the Porch Fact Sheet. The front door will mimic the inner vestibule door's design, with a glass panel on top. The sidelights may be too narrow for glass so they may be wood panels, and the existing transom will remain. The Commission and the applicants discussed whether or not guardrails are needed on the front porch because of its height. After more discussion with Mr. Boulard, it was determined that the guardrail was not necessary and that it would be eliminated from the design. A pipe handrail with a 1 ½" diameter must be installed up the front steps.

The south elevation's entry door is redesigned to have a pediment canopy instead of a modern arched canopy. This side of the house will be sided with Dryvit in a stucco finish and it will be painted to match the house. Lighting on either side of this doorway was proposed, but the applicants did not have a style chosen. The Commission stated that a nautical-style light shielded in a black cage would be appropriate for this elevation. The Commission required that this side of this entry door replicate the paneling of the front door and be constructed of wood. The lighting for the parking lot will be installed on this elevation, and the selected lighting will be shielded.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for rehabilitation of 306 N. Adams as presented in the drawings dated 8-14-02, which includes: Marvin clad wood windows with white trim, the elimination of the guardrail on the front porch and the addition of a 1 ½" diameter iron

pipe, the re-shingling of the roof with black three tab dimensional shingles pursuant to the Roof Fact Sheet, the installation of a side door that has paneling that resembles the front door, for simple nautical lamps that have round corners with grill covers to be installed on the south side of the house on either side of the door, for no gutters to be installed on the house, and all other items as approved in the drawings. The following Secretary of the Interior's Standards were considered in this decision: (5) Preserve distinctive features, (9) Contemporary designs shall be compatible and shall not destroy significant original material.

**Approval: Unanimous.
Action carried.**

417-419 N. Adams, Action Item

Applicant: Louis Kennedy, owner (present)

Application: Demolish shed and pave parking lot/re-side house.

Discussion:

Mr. Kennedy told the Commission that he had previously thought that he would re-side his house with Masonite board or OSB, but he has decided against choosing those products. Instead, he brought a sample of concrete board that does come in a smooth finish, and he would like to use this to replace the current siding. He would repair whatever clapboard that he could repair but he doesn't know what is under the Cellutec siding that is currently on the house.

The other issue was the demolition of the shed and the paving of the driveway/parking lot area. The Commission told Mr. Kennedy that he must provide a letter stating the specific reasons that he would like to demolish the shed pursuant to the Ordinance. City staff cannot schedule the public hearing without this information. The Commission made a motion to move the request for re-paving to the application for the demolition of the garage, leaving the request for re-siding alone on its application.

Motion: Commissioner Prebys (Second: Rupert) moved to move the request for approval for paving the tenant parking at 417-419 N. Adams to the application that is requesting the demolition of the garage.

**Approval: Unanimous.
Action carried.**

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for the demolition of the shed and the paving of the parking from 417-419 N. Adams due to lack of necessary information.

Approval: Unanimous.
Action carried.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 417-419 N. Adams that is requesting the removal of the Cellutec siding, and the repair of the clapboard underneath it with matching lumber to match existing. If the existing clapboard is not repairable, then Hardiplank can be used to repair the siding and it must match the original clapboard. New work shall be painted to match existing siding. The following Secretary of the Interior's Standards were considered in this decision: (2) Do not destroy original character. Do not remove or alter historic material or features. (5) Preserve distinctive features. (6) Repair, don't replace. Replacements should match original.

Approval: Unanimous.
Action carried.

508 N. Huron, Action Item

Applicant: Sam & Bonnie Balio, owners (present)

Application: Paint/resolve outstanding issues.

Discussion:

The applicants told the Commission that they had been working steadily on the rehabilitation of the house and they were almost complete with the interior. They did not want to work on the screen porch on the back of the house, which they would eventually like to convert into another bedroom. For now, they need to finish the work that is required of them by the Building Department, and they went through a list that City Staff had prepared for them, citing everything that the Commission needed to approve.

The four windows that have not been installed are to be installed, and they will also install the storm windows. They will also replace the basement window with an identical wood window. They will re-side the house with materials that are identical to the existing siding, except for where plywood is used as siding.

The front porch decking will be opaquely stained, and the balusters will be painted. The color scheme for the porch is to be taupe, brown and sand. The applicants brought in pictures of the doors that they had suggested for installation, which were salvaged off of one of their other properties. The Commission looked at the doors, which they determined to be Craftsman style, and they stated that they are not appropriate for this house. They referred the applicants to the doors that had been approved in July 2000, and the door that was chosen was from the Fingerlie hardware catalogue, number FLC11. The applicants had a question as to what was wrong with the front steps, which are to be fixed per the Building Department inspection, and they said if they needed to repair them they would follow the Porch Fact Sheet while doing so. They also must tuckpoint the foundation following the Masonry Fact Sheet.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for the rehabilitation of 508 N. Huron, which includes: the complete installation of the windows to mach the existing windows, to replace the basement window with a custom wood window to match existing, to reside the house with materials to match the existing siding except for where plywood is used and in that instance it must be replaced with wood shiplap or clapboard, the front porch decking must be stained opaquely either taupe, brown or sand, a wood door similar to the Fingerlie door FLC11 must be installed, the window trim must be repaired so that screens can fit in the windows, the foundation is to be tuckpointed following the Masonry Fact Sheet, and the front steps must be repaired or replaced to meet code. The following Secretary of the Interior's Standards were considered in this decision: (5) Preserve distinctive features. (10) New work shall be removable.

Approval: Unanimous.
Action item.

223 N. River, Action Item

Applicant: Richard Katon, SOS Community Services representative (not present)

Application: Replace sidewalk and landing.

Discussion:

The Commission reviewed the letter from the applicant and the pictures depicting the existing sidewalk conditions.

- Motion:** Commissioner Prebys (Second: Rupert) moved to approve the application for 233 N. River for the replacement of the sidewalk and landing with concrete with no whitener. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.
- Approval:** Unanimous.
Action carried.

119 N. Huron, Action Item

- Applicant: John Bredell, owner (not present)
Application: Construct barrier free entrance ramp.

Discussion:
None.

- Motion:** Commissioner Rupert (Second: Miller) moved to table the application for 119 N. Huron due to lack of information.
- Approval:** Unanimous.
Action carried.

118 S. Washington, Action Item

- Applicant: Steve Pierce, owner (present)
Application: Amendment to previous approval: paint colors.

Discussion:
Mr. Pierce brought a proposed color scheme before the Commission, which they reviewed. The second item was for a paved walk that would be installed around the house. The cement walk would be tinted to resemble bluestone and stamped, but Mr. Pierce said that he had not been able to find a contractor to do this job. The Commission said that they had a concern about this proposal and wanted him to bring samples of the proposed walk to them for their review before they would approve the bluestone, but they would approve the layout and the paving of the sidewalk.

- Motion:** Commissioner Prebys (Second: Rupert) moved to approve the application for 118 S. Washington as submitted. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.
- Approval:** Unanimous.

Action carried.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the layout of the walks at 118 N. Washington at the north side of the house to be made of concrete that is not white, and the patio is not to be paved with white concrete. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

NEW BUSINESS

226 N. River, Action Item

Applicant: John & Christine Chie, owners (not present)
Application: Repaint.

Discussion:

The Commission reviewed the submitted paint colors.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 226 N. River for repainting with Sherman Williams colors Renwick Beige for the body and Downing Slate for the trim. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

48 E. Cross, Action Item

Applicant: Bill Labedzki, contractor (present)
Application: Install new lettering on awning.

Discussion:

Mr. Labedzki told the Commission that this application was simply for the re-lettering of the awning outside of 48 E. Cross.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the new sign at 48 E. Cross as presented. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

209 Washtenaw, Action Item

Applicant: Russell Reed, representative (present)

Application: Install new windows and panels on west wing, replace wood windows on lower level.

Discussion:

Mr. Reed told the Commission that their application was to replace the windows on the west wing and they would like them to match as closely as possible the windows on the rest of the building. Their application was to install double hung windows with white trim, as the windows on the rest of the building had white trim. The Commission expressed much concern over this proposal, and stated that essentially there church is comprised of two different buildings: the 19th century church and the 1950s school addition. They stated that the modern addition makes no architectural connections to the church and so it wouldn't be in the best interest of the two buildings to create a uniform look for the windows.

Several options were discussed between the Commission, Mr. Reed and Jim Quigley from Acme Glass, who is the contractor for the job. The Commission preferred the solution that they had suggested to Mr. Reed two weeks before, to have the panels as well as the trim be sandstone.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 209 Washtenaw, for the installation of sandstone colored panels between the second and third floors, for the installation of thermal pane double hung aluminum windows with white trim, and for the installation of double hung wood windows on the lower level of the building. The following Secretary of the Interior's Standards considered in this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

211 Arcade, Action Item

Applicant: Becky Lewis, owner (present) & Leo Hepner, owner (present)

Application: Construct four new apartments.

Discussion:

Ms. Lewis and Mr. Hepner presented the new blueprints for the apartment building to be built at 211 Arcade. On the east elevation, they had taken the Commission's suggestion and broke up the window pattern so that the elevation was more interesting. The windows are to be aluminum clad wood windows and every window in the apartments will be 1/1 double hung. The company that is making the windows offers up to fifty different colors for the trim so that they can the exterior paint. The shingles for the roof will be black three tab shingles.

They presented the Commission with examples of possible escape windows for the second story of the building, and these windows were double hung windows that opened like a casement window in the event that someone would need to exit from that room via a window. They also brought examples of pre-fabricated window wells that they would use for the basement of these units. They were not sure if either of these features would be used on their new units yet, and needed more time to explore their options.

The Commission told the applicants that steel doors were not acceptable for this building, and they told the applicants to find examples of possible doors and bring them to the next meeting. They also need information on proposed lighting and paint colors before they can make a decision on this application.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 211 Arcade due to lack of information.

**Approval: Unanimous.
Action carried.**

124 Pearl, Action Item

Applicant: Centennial Plaza LLC representatives (present)

Application: Create an entrance, add canopy & patio.

Discussion:

The applicants told the Commission that they wished to remove one window on the south elevation of the building and add a door. They would like to convert this space to a retail space, so they would need pedestrian access directly into it. They also are applying to add a canopy that is exactly like the others that are on the building.

This door would have to be custom made and would be 9' tall, the applicants stated. The Commission stated that they were concerned about the removal of original materials and how this would affect the fenestration of the building. The applicants told the Commission that this space could not be turned into a retail space without this opening. The Commission suggested that they hire an architect and explore some different options for this space, and told them to bring in exact, scaled drawings to the next meeting. Without these scaled drawings and specific information on the project they could not make a decision.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 124 Pearl for further information.

Approval: Unanimous.
Action item.

OTHER BUSINESS

None.

PROPERTY MONITORING

313 W. Forest

City Staff told the Commission that Mr. Hortin had not responded to the letters that they had sent.

Charter One Bank, 16 S. Washington

A new sign had been installed at Charter One bank, displaying their new logo. The Commission stated that all sign changes need to go through them, and Staff told the Commission that they were looking into this case and would update them at the next meeting.

416 N. Huron

The Commission was awaiting a report on the situation there.

16 N. Washington

The windows on the second floor are still open, and Mr. Boulard said that they were going to contact the owner, and City Staff told the Commission that they weren't sure if Tawkiyah Jordan wrote a letter to the owner before she left regarding this matter. The Commission will receive a report on this issue at the next meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the July 16, 2002 meeting:

Amendments are as follows:

- Page 1,** Add: **Staff Present: Tawkiyah Jordan, Moira Boehm, Charles Boulard.**
- Page 3,** he believed that those...*had been changed to*, **he believed that they**
- Page 3,** keep the painted enamel panels...*has been changed to*, **keep the painted brick advertisement**
- Page 3,** Any reference to painted enamel panels,...*has been changed to*, **painted brick advertisement**
- Motion:** **Commissioner Rupert (Second: Prebys) moved to approve the minutes of July 16, 2002 as amended.**
- Approval:** **Unanimous.**
Action carried.

Approval of the minutes from the August 6, 2002 meeting:

Amendments are as follows:

- Page 1,** Add: **Staff Present: Brett Lenart, Karen Pohl**
- Page 4,** proposing that he fixes...*has been changed to*, **proposing that he fix**
- Page 4,** which is to ramp up the bottom 30" of the sidewalk...**has been struck from the minutes**
- Page 9,** that the pillars on the porch have been removed and will be reinstalled once the work on the porch is done...*has been changed to*, **that the pillars on the porch have been removed and will be after porch decking is repaired.**
- Page 10,** which includes work to the porch...*has been changed to*, **the repair of the porch decking.**

Page 11, King (Second: Prebys)...*has been changed to,*
Commissioner King (Second: Prebys)

Page 13, remove the steps...*has been changed to,* **remove the west
steps of the north entrance**

**Motion: Commissioner Prebys (Second: Rupert) moved to
approve the August 6, 2002 minutes as amended.**

**Approval: Unanimous.
Action carried.**

ADJOURNMENT

**Motion: Commissioner Prebys (Second: Rupert) moved to
adjourn the meeting at 10:43 PM.**

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 10:45 PM

Signature_____ **Date** _____