

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 3, 2002  
MEETING MINUTES**

**I. CALL TO ORDER**

Hank Prebys, Vice-Chair at 7:00 PM  
Meeting Location: City Hall Meeting Room

**II. ROLL CALL**

Commissioners Present: Hank Prebys, Ron Rupert, Betty Miller,  
Christian Overland

Commissioners Absent:

Staff Present: Moira Boehm, HDC Assistant  
Charles Boulard, Building Official  
Nathan Voght, Planner II

**III. APPROVAL OF AGENDA**

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

**Approval: Unanimous.  
Action carried.**

**IV. PUBLIC COMMENT ON AGENDA ITEMS**

None.

**V. BUSINESS SECTION**

**OLD BUSINESS**

**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 Rupert (Second: Overland) 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 Overland (Second: Rupert) moved to table the application for 121 N. Huron 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:  
Mr. Boulard told the Commission that 201 N. Washington needed to be inspected and that within the new Certificate of Occupancy it will be requested that the stairs be repaired.

**Motion:** Commissioner Overland (Second: Rupert) 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:  
None.

**Motion:** Commissioner Miller (Second: Overland) 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 (present)

Application: Install new windows.

#### Discussion:

The applicant had submitted new information for the Commission to alter their previously submitted application. Instead of replacing all of the windows the Raymonds only want to replace the windows on the second floor with wood clad windows to match the first floor windows. The windows on the first floor are to be refurbished and will have Snowbird storm windows installed on each window.

The original application was to remove the west window on the façade and replace it with a bay window, but the applicants decided to request approval for a picture window. The window would be 72" wide, whereas the current window is 42" wide. The Commission was concerned about this proposal, as a window that wide would dramatically and irreparably change the façade. They told the applicants that they cannot approve this picture window.

Another addition to the application is the cleaning and repainting of the aluminum siding. They are hiring contractors to power wash and repaint the house as well as the garage and the paint colors will be the same as the existing colors. The front porch will be repainted white for the decking and green for the handrails and lattice. The last addition is the request to replace of the front door with a door that will exactly match the existing door. It would be painted green to match the trim on the house.

**Motion:** Commissioner Miller (Second: Rupert) moved to approve the application for 303 E. Forest for the following: to refurbish and repaint the aluminum siding with White and Forest Green Sherman Williams paints to match existing paint color, to paint the garage White and Forest Green, and to paint the porch White and Forest Green for the lattice and handrail. For the refurbishment and repair of the windows on the first floor and the installation of

Snowbird storm windows on the first floor windows, for the replacement of the three windows on the second floor with wood clad windows to match the windows on the first floor. The installation of a new wood front door to match the existing front door is approved, and the door is to be painted green to match the trim on the house. The Commission denies the request to install a picture window on the first floor. 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 carried.**

**417-419 N. Adams, Action Item**

Applicant: Louis Kennedy, owner (not present)

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

Discussion:

The applicant contacted City Staff to notify them that he would like his item tabled until the next meeting.

**Motion: Commissioner Rupert (Second: Miller) 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.**

**119 N. Huron, Action Item**

Applicant: John Bredell, owner (not present)

Application: Construct barrier free entrance ramp.

Discussion:

None.

**Motion: Commissioner Miller (Second: Overland) moved to table the application for 119 N. Huron due to lack of information.**

**Approval: Unanimous.**  
**Action carried.**

**211 Arcade, Action Item**

Applicant: Becky Lewis, owner (not present) & Leo Hepner, owner (not present)

Application: Construct four new apartments.

Discussion:

None.

**Motion: Commissioner Overland (Second: Miller) 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 (not present)

Application: Create an entrance, add canopy & patio.

Discussion:

None

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

**Approval: Unanimous.  
Action item.**

#### **416 N. Huron, Action Item**

Applicant: Steve Wild, owner (present)

Application: AMENDMENT: New carriage house blueprints for approval.

Discussion:

The applicant appeared before the Commission in April with blueprints for the construction of the carriage house. The applicant told the Commission that he was not able to have this carriage house built as a dwelling, so the plans needed to be revised. There will be no windows, and the sliding barn door will have a modern garage door behind it. The door on the second floor is board and batten and Commission suggested that the man doors on the first floor should be board and batten as well. The Commission suggested that the sliding barn be taken off of the designs and that a modern garage door that has the appearance of an old door be used instead. There are modern doors made that give the appearance of carriage house doors, and this choice may be a better one for this structure. The Commission inquired whether there would be lights installed on the carriage house and the applicant was not sure. They told

him to bring back information on the redesigned man doors, a new garage door and possibility for lights if he decided to use them.

**Motion: Commissioner Rupert (Second: Overland) moves to table the application for 416 N. Huron due to lack of information.**

**Approval: Unanimous.  
Action carried.**

### **308-312 N. River, Action Item**

Applicant: Corrinne Sikorski, owner (not present)

Application: AMENDMENT: Change previously approved north door.

Discussion:

City Staff explained to the Commission that the applicant wanted to change their previously approved door on the north elevation to a different door that would match the windows better.

**Motion: Commissioner Overland (Second: Rupert) moved to approve the amendment to the application for 308-312 N. River as follows: two new wood doors that have fifteen lights, with muntins that have an exterior profile, are to be installed in place of the previously approved wood Korona doors. 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:**

#### **22 N. Washington, Action Item**

Applicant: Mike Eller, owner (present)

Application: Discuss door/awning issues.

Discussion:

The applicant explained to the Commission that he had applied for a door with an oval light in it last year, as well as for an awning that extended to his property line, and was denied. He was reapplying for the same two requests. He presented pictures of doors similar to the one that he would like to be approved, as well as a sketch of the proposed door on the façade of the building. The Commission told the applicant that this style of

door is residential, not commercial, and thus not appropriate for the front of a commercial building. As for the awning, they told the applicant that if the enamel panels on the north of 22 N. Washington's property line are removed, then the awning would line up better with the edge of the property.

**Motion:** Commissioner Overland (Second: Rupert) moved to approve the request to extend the proposed awning to the property line at 22 N. Washington, and for the removal of the enamel panels to the window of the next property. The Commission denied your request to install a wood door with an oval light because that style of door is not appropriate in a commercial building. The following Secretary of the Interior's Standards were considered in this decision: (9) Contemporary designs shall be compatible and shall not destroy significant original material. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

#### **108 W. Michigan, Action Item**

Applicants: Sang & Kyung Lee, owners (present)

Application: Repair/replace second floor windows, repair façade.

Discussion:

The Commission reviewed the application that was submitted for the work to be done at 108 W. Michigan Ave.

**Motion:** Commissioner Overland (Second: Miller) moved to approve the application for 108 W. Michigan as submitted, which included repairing and replacing the second floor windows, tuckpointing the brick where needed, and installing moldings on the canopy above the signboard, Paint colors are to be determined at a later date. 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 carried.

#### **31-33 S. Huron, Action Item**

Applicant: Belynda Domas, owner (present)

Application: New sign on south elevation.

Discussion:

The applicant discussed the problems that they were having during the rehabilitation of their building, specifically how they could not install a new window on the south elevation. The western-most window on this elevation cannot be rehabilitated as previously proposed due to fire code issues.

The proposed sign is a back lit sign, which is not an approvable sign. The Commission suggested that the sign instead be a board lit with gooseneck lamps. There was a question about the dimensions of the sign and the Commission suggested that the applicant return with a re-designed sign with specific dimensions for the next meeting.

**Motion: Commissioner Overland (Second: Miller) moved to table the application for 31-33 S. Huron due to lack of information.**

**Approval: Unanimous.**

**Action carried.**

### **305 E. Forest, Action Item**

Applicant: John Getz, owner (present)

Application: Install new windows and glass block windows for basement.

Discussion:

The applicant told the Commission that they had done research on full replacement double hung wood windows and on insert windows for their house, as the house needs new windows. The Commission explained the difference between full replacement windows and insert windows, and told the applicants that vinyl replacement windows are not an acceptable material for the Historic District.

The second item on the application was for the installation of glass block windows in the basement. Mr. Boulard stated that he was concerned about the installation of these windows in a room that the applicants use as living space. The applicant and Mr. Boulard said that they would check to see if they could install these windows. The Commission told the applicant that they would table their application until the next meeting so that they have time to check on other types of window replacements, including sash kits.

**Motion:** Commissioner Rupert (Second: Overland) moved to table the application for 305 E. Forest due to lack of information.

**Approval:** Unanimous.  
Action carried.

### **330 Maple, Action Item**

**Applicant:** Rick Cornwall, owner (present)

**Application:** New front door, replace front porch, replace existing windows with wood double hung windows, remove balcony & metal awnings, etc.

#### **Discussion:**

The applicant gave an overview of the rehabilitation project. The front door had been moved at one point, and he would like to move it back to the original spot and install a window where the front door is currently. The new door would be an oak or mahogany door with no panels, but he did not have a sample of the door. The Commission told the applicant that the door would need to have some panels on it, and that they need to see a picture of the door before they can approve it. The window would be a double hung wood window, and the applicant stated that he would try to find a window that matches the window next to it if possible. The Commission told the applicant that they would prefer that he get a custom window built that exactly matches the existing window.

The applicant is also planning on extending the porch to the edge of the house. The posts for the porch will be square, but the Commission asked for more information on how those posts may be trimmed. They also asked for information on the decking, the ceiling and if he would be installing any recessed lighting.

On the west elevation, the applicant said that he would like to take down the balcony, and the first floor windows. He would like to replace those windows with ones that would be similar to the windows on the façade. They would be 30" x 40" windows side by side, and the Commission said that they need more information on these windows before they can approve them.

On the back of the house, he plans to install French doors, and the Commission said that they needed to see pictures of the doors before they could approve them. The Commission stated that before they could make a decision on the whole application they needed specifics on the precise placement of the doors, windows, shingles, siding, porch posts and trim.

**Motion:** Commissioner Overland (Second: Rupert) moved to table the application for 330 Maple due to lack of information.

**Approval:** Unanimous.  
Action item.

**105 N. Adams, Action Item**

Applicant: Roger Pritzel, owner (present)

Application: Re-roof/repaint.

Discussion:

The applicant showed a sample of the shingles that he would use to re-roof the house and presented samples of the paint colors for the repainting.

**Motion:** Commissioner Rupert (Second: Miller) moved to approve the application for 105 N. Adams as submitted, for painting with Behr Eggshell White (body) and Behr Country Squire (trim), and for the re-roofing of your house using Driftwood shingles by IKO. The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

**302 S. Huron, Action Item**

Applicant: Preston Plews, owner (not present)

Application: Repaint.

Discussion:

Commissioner Rupert, representing the project, presented the paint colors.

**Motion:** Commissioner Miller (Second: Overland) moves to approve the application for 302 S. Huron for the repainting of the house with Sherman Williams color Leisure Blue (body) and Sherman Williams Ivory (trim) and Sherman Williams Raisin (accent). The following Secretary of the Interior's Standards were considered in this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Commissioner Rupert abstains.

**Action carried.**

**OTHER BUSINESS**

None.

**PROPERTY MONITORING**

None.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the August 20, 2002 meeting:

Amendments have been made to August 20, 2002 Minutes.

**ADJOURNMENT**

**Motion: Commissioner Miller (Second: Overland) moved to adjourn the meeting at 10:15 PM.**

**Approval: Unanimous.  
Action carried.**

**MEETING ADJOURNED AT 10:15 PM**

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_