

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
OCTOBER 1, 2002
MEETING MINUTES**

I. CALL TO ORDER

Jane Schmiedeke, Chair at 7:00 PM
Meeting Location: City Hall Meeting Room

II. ROLL CALL

Commissioners Present: Betty Miller, Christian Overland, Hank Prebys,
Brenda Rigdon, Ron Rupert, Jane Schmiedeke

Commissioners Absent: None.

Staff Present: Moira Boehm, HDC Assistant
Charles Boulard, Building Official
Jimar Wilson, Planner I

III. APPROVAL OF AGENDA

**Motion: Commissioner Prebys (Second: Rupert) moved to
approve the agenda.**

**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:
None.

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

Approval: Unanimous.
Action carried.

105 W. Michigan, Action Item

Applicant: Ambrose Wilbanks, Jr., owner (present)

Application: Repair façade.

Discussion:
None.

Motion: Commissioner Rupert (Second: Overland) moved to table the application for 105 W. Michigan due to lack of information.

Approval: Unanimous.
Action carried.

417-419 N. Adams, Action Item

Applicant: Louis Kennedy, owner (present)

Application: Demolish shed, re-side house and pave driveway.

Discussion:
Mr. Kennedy had amended his application to include two more discussion items: the partial re-roofing of his house and the installation of a flagpole. Mr. Kennedy stated that the new shingles would match the existing, which are a green-black asphalt shingle, and only a portion of the front of the roof of 417 N. Adams would be re-roofed.

The proposed flagpole would be 20' tall and would be in the southeast corner of the property. The Commission had a concern about the size of the flagpole relative to the size of the house, and it was determined that the flag pole man not exceed the maximum permitted building height of 40' by more than 10', according to the City Zoning Ordinance.

Motion: Commissioner Prebys (Second: Overland) moved to approve the amendment to the application for 417-419 N. Adams the re-roofing of a section of the roof on 417 N. Adams with three tab asphalt shingles to match the existing, with ridge vents and soffit vents and a drip edge painted white. The installation of a 15' tall flagpole is also approved. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

Public hearing for demolition of carriage house at 417-419 N. Adams:

Robert Darga, Resident 426 N. Adams spoke to the Commission and told the reasons why he would like to see the carriage house at 417-419 N. Adams demolished. He was concerned that the building will collapse.

The Commission discussed what they had found on a visit to the site, and they stated that the carriage house is of sound construction with the exception of a rotten base plate on the south side. Also, the roof is in need of repair. The overall building is of 19th century construction, has forged iron hardware, with square nails and they believe it to be older than the house. They stated that the carriage house would be an asset to the community if it is repaired.

Motion: Commissioner Prebys (Second: Miller) moved to deny the application to demolish the carriage house at 417-419 N. Adams. The following Secretary of the Interior Standards were used in making this decision. (2) Do not destroy original character, do not remove or alter historic material or features. (4) Preserve significant changes acquired over time. (5) Preserve distinctive features.

Denial: Unanimous.
Action carried.

119 N. Huron, Action Item

Applicant: John Bredell, owner (not present)

Application: Construct barrier free ramp.

Discussion:

None.

Motion: Commissioner Rupert (Second: Miller) moved to table the application for 105 W. Michigan due to lack of information.

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

116 W. Michigan, Action Item

Applicant: Paul Neff, owner (not present)

Application: Repaint façade.

Discussion:

The Commission reviewed the submitted paint colors.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 116-119 W. Michigan for the repainting of the façade from the sidewalk to the transom in Benjamin Moore 124-C color Wicker. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

309 S. Huron, Action Item

Applicant: Marty Nyrrkanen, owner (present)

Application: Install steps from parking area up to house.

Discussion:

The applicant explained his project to the Commission. He needs to install steps from the lower parking area that lead up to the house, but these steps will not attach to the house. He needs to add a landing pad for the stair, which will measure 38" x 38", and a 42" high guardrail. The handrail

also needs to be graspable and the whole structure needs to be stained opaque or painted gray, brown or black.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 309 S. Huron for the installation of steps leading from the lower parking level to the house level constructed of wood, to be painted or stained opaque (either grey, brown or black), for a graspable handrail, a 42" high guardrail and a 38"x38" landing pad at the bottom of the stairs. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

226 N. River, Action Item

Applicant: Christine Chie, owner (present)

Application: Re-roof house and add railing on porch.

Discussion:

The applicant discussed her project with the Commission, and explained that she wanted to re-roof only a portion of the house but re-roof the whole garage. The shingle color is a slate blue/gray color, which matches the existing shingles. She needs to have can vents, and the Commission states that she is to use less than the number required by Code and that they should be placed on the bottom 1/3 of the roof. They will also use ridge vents on the roof as well.

Mrs. Chie also talked about the wrought iron guardrail that she would like to install to match the existing wrought iron posts. The Commission stated that wrought iron is not appropriate for the house and that a wood guardrail and handrail would be preferable.

Motion: Commissioner Rupert (Second: Overland) moved to approve the application for 226 N. River, for the re-roofing of two places on the house, the garage and the porch with light blue/slate three dimensional asphalt shingles, to have ridge vents, gable vents and on the lower 1/3 of the roof can vents which are to match the shingles in color and are not to exceed the number required by code. The drip edge is to be painted to match the trim. To remove the wrought iron on porch and to install a wood railing, handrail

and posts that are to be boxed in with 4x4 trim and to be painted to match the house. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

22 N. Washington, Action Item

Applicant: Mike Eller, owner (present), Michael Condon, contractor (present)

Application: Façade renovations, install new windows.

Discussion:

Mr. Eller and Mr. Condon discuss the proposed project with the Commission. The new windows would go on the south elevation on the rear of the building and they would be wood Anderson double hung one over one windows. They went through the rest of the proposed renovations for the façade and the paint color for the rear of the building.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 22 N. Washington, for the removal of the Marsh's sign, on the façade: tuckpointing and brick repair, scraping and repainting of brick, for repainting of elevator door. On the south elevation: for the tuckpointing and brick repair, and repainting of brick either sand/taupe or brick red, and the installation of three new windows on the south elevation with Anderson vinyl clad wood one over one full replacement windows, with the trim to be a sand color. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

101 W. Michigan, Action Item

Applicant: Hedger Breed, owner (present)

Application: Add 18" to the chimney.

Discussion:

Mr. Breed told the Commission that he would like to have the chimney extended 18" up to its original height and he plans to do this when he

adds the chimney liner. The vent on the chimney liner will be round and be visible. The Commission told Mr. Breed that the mortar needs to exactly match the existing mortar in color, composition and profile.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 101 W. Michigan, for the extension of the chimney up 18" with brick that is identical to the brick used in other parts of the chimney and with mortar that matches the existing in color, composition and profile. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

Approval: Unanimous.
Action carried.

313 Maple, Action Item

Applicant: Michael Condon, owner (present)

Application: Add railing to front porch.

Discussion:

Mr. Condon told the Commission that his insurance has required him to add a handrail and guardrail on the front of the house and a handrail at the back door. He didn't know what kind of guardrail or handrail that he should install and the Commission told him that they should match his square posts, with square 2x2 spindles. The Commission said that the handrail and guardrail should be only 32" high, as anything larger would put the rest of the porch out of proportion. They said they would approve this height subject to Charles Boulard's review of the application and Code.

Motion: Commissioner Rupert (Second: Overland) moved to approve the application for 313 Maple, for the installation of square porch railing, and handrail at front and back doors to be made of wood and be 32" high pending Building Department approval, to be built per Porch Fact Sheet and painted to match the trim. Also, to include the installation of a 1 1/2" diameter pipe rail down front steps to sidewalk, if needed, and is to be painted black. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous.

Action carried.

211 Ferris, Action Item

Applicant: Hedger Breed, owner (present)

Application: Add skylight at back of house.

Discussion:

Mr. Breed told the Commission that this house at 211 Ferris has two apartment units in it, and the access to the second floor apartment is up a cramped stairway in the rear of the house. His solution to this problem would be to add a skylight, which would give some added height. The Commission suggested that he build a dormer at that location, which would give much more added height and light to that back stairway. They told Mr. Breed that he needs to submit blueprints for this project before they can make a decision on it.

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

**Approval: Unanimous.
Action carried.**

106 S. Huron, Action Item

Applicant: Hedger Breed, owner (present)

Application: Repair front porch.

Discussion:

The Commission asked what kind of wood he would use to repair the guardrail and handrails on the porch, and he replied that he would use fir or hemlock. The Commission told Mr. Breed that every decorative element on the porch must be copied exactly when repaired.

Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 106 S. Huron , for the reconstruction of the uprights and newels on the front porch with material to exactly match the existing uprights and newels. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

**Approval: Unanimous.
Action carried.**

206 W. Michigan, Action Item

Applicant: Roger Cunningham, contractor (present)
Application: Add sign.

Discussion:

Mr. Cunningham told the Commission that the plans are for installing an 18'x10' marine plywood sign on the façade that displays the Mother Fletcher's logo. The sign will attach to the enamel panels by drilling holes into it to mount it, to which the Commission questioned whether or not the logo could be directly applied to the enamel panels.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 206 W. Michigan, for the installation of a vinyl sign (colors: orange, white and black) as designed in the submitted proposal directly applied to the enamel steel façade, also the vinyl lettering on the canopy and the logo on the front door are approved. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

123 W. Michigan, Action Item

Applicant: Sign Art, contractors (not present)
Application: Re-face Charter One bank signs.

Discussion:

The Commission discussed the application, which was for the re-facing of signs for Charter One bank. The work has already been done, and it is a backlit sign which is against the Sign and Awning Guidelines.

Motion: Commissioner Prebys (Second: Rupert) moved to deny the application for 123 W. Michigan because the Sign and Awning Guidelines do not allow backlit signs.

**Approval: Unanimous.
Action carried.**

OTHER BUSINESS

None.

PROPERTY MONITORING

None.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

Pam Hamblin, from 109 North Street, and Donna Siebert from 105 Babbitt came to comment on their concern about 12 and 14 N. River, their neighborhood and the possibility of a few more houses being included in the Historic District.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the September 17, 2002 meeting.

Amendments are as follows:

Page 6, front door is to be moved back to its original location,...*has been changed to,* **front door has been moved to the main house entrance to under the porch**

Page 7, 1x6 boards are to be used to trim the porch posts,...*has been changed to,* **1x6 boards are to be used to box in the porch posts**

Page 8, Michael Condon, owner,...*has been changed to,* **Michael Condon, contractor**

Motion: Commissioner Rupert (Second: Overland) moves to approve the minutes of September 17, 2002 as amended.

Approval: Unanimous.
Action carried.

ADJOURNMENT

Motion: Commissioner Miller (Second: Rupert) moves to adjourn the meeting at 10:00 PM.

Approval: Unanimous.
Action carried.

MEETING ADJOURNED AT 10:40 PM.

Signature _____

Date _____