

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
OCTOBER 15, 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, Ron Rupert,  
Jane Schmiedeke

Commissioners Absent: Brenda Rigdon, Hank Prebys

Staff Present: Moira Boehm, HDC Assistant  
Jimar Wilson, Planner I

**III. APPROVAL OF AGENDA**

**Motion: Commissioner Rupert (Second: Miller) 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 deny the application for 200 E. Cross due to lack of information and work plan.

**Approval:** Unanimous.  
Action carried.

**121 N. Huron, Action Item**

Applicant: Doug Kisor, owner (present)

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

Discussion:

The Commission and the applicant discussed the application. Mr. Kisor brought a picture of how the house would look with a double hung window where the door is currently located. Mr. Kisor told the Commission that installing a double hung window to completely fill the space where the door is would be the best option. The Commission discussed the photo and determined that a one over one window, rather than the two over two window that the applicant was requesting, would fit because the adjacent window is one over one. The staircase, landing, and the light next to the door will be removed during this project as well.

**Motion:** Commissioner Overland (Second: Rupert) moved to approve the application for 121 N. Huron as submitted, for the removal of the door on the second level southwest corner above the porch, and the installation of a Anderson wood double hung one over one window in that space, painted to match existing colors. Also, the removal of the exterior light next to the door is approved. 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.

Mr. Kisor had also submitted an application to re-roof the house. The Commission discussed the application with him, and requested that the

new half-round gutters be installed with half-round gutter hangers that were attached under the roofing.

**Motion:** Commissioner Rupert (Second: Miller) moved to approve the application for the re-roofing at 121 N. Huron for the following work: the removal of the current roofing on the tow porches, bay window, and north elevation bump out and replacement with polyglass elastoflex shingles, the removal of the tower skirting below the slate, and the installation of copper ridge caps to match existing, and the installation of half-round gutters on the front porch, back porch and the bump out. The half-round gutter hangers should be attached under the shingles. The gutters can be painted a green color that is lighter than the trim. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

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

Applicant: Jeff Kuhns, owner (present)

Application: Repair façade.

Discussion:

Mr. Kuhns told the Commission that he would take ownership of 105 W. Michigan shortly and that he would like to take a direction different than the one presented by Ambrose Wilbanks. He will submit an application for this work at a later date.

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

**Approval:** 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.

**211 Ferris, Action Item**

Applicant: Hedger Breed, owner (not present)

Application: Add skylight at back of house.

Discussion:

The Commission discussed this agenda item, and opted to deny the current application, due to the fact that skylights are not approved within the district and because Mr. Breed had agreed that installing a dormer would be the best solution. The Commissioners stated that they were looking forward to working with Mr. Breed regarding this project.

**Motion:** Commissioner Overland (Second: Rupert) moved to table the application for 211 Ferris due to proposed use of inappropriate materials.

**Approval:** Unanimous.  
Action carried.

**108 W. Michigan, Action Item**

Applicant: Ron Rupert, contractor (present)

Application: Amendment: Paint colors.

Discussion:

The Commission discussed the proposed paint colors for the repainting of the façade of 108 W. Michigan Ave.

**Motion:** Commissioner Miller (Second: Overland) moved to approve the amendment to the application for 108 W. Michigan, for the following paint colors: Sherman Williams SW6160 Universal Khaki (body), SW2847 Mahogany (trim), and SW2841 Ivory (accent). The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Commissioner Rupert Abstains.  
Unanimous.  
Action carried.

**NEW BUSINESS**

**109 N. River, Action Item**

Applicants: Bill and Carolyn Engerson, owners (present)

Application: Repaint.

Discussion:

The Engersons and the Commissioners discussed their proposed paint colors for the house and the garage. The body would be painted Behr Yorkshire Pudding, the trim would be Behr Holly Leaf and Behr Bonnie Blue and Behr Sea Green for the accent.

The Commission told the Engersons that the man door on the garage that was just built was not the door that they had approved, which was a solid four-panel door. The Engersons told the Commission that they had wanted a window in the door to let light into the garage. The Commission told them that they should have returned to discuss this with them if they had wanted to change their approval, and that door with the fanlight is not an appropriate style. The Engersons told the Commission that they had not received a Certificate of Occupancy from the Building Department for the garage because the door was not approved, and the Commission said that they would have to discuss this issue with the Building Department.

**Motion: Commissioner Rupert (Second: Overland) moved to approve the application for repainting the house and garage at 109 N. River. Colors are: Behr Yorkshire Pudding (body), Behr Holly Leaf (trim), Behr Bonnie Blue (trim), and Behr Spray Green (accent). The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**502 N. Adams, Action Item**

Applicant: Karl Geil, owner (present)

Application: Re-roof and repair chimney.

Discussion:

Mr. Geil and the Commission discussed the application for re-roofing and the repair of the chimney. Mr. Geil told the Commission that the new roofing would be for the main house and not the garage, and the shingles would be green architectural asphalt shingles to match existing. The

Commission stated that they prefer ridge vents be used rather than can vents, and that the gutter straps be attached under the shingles during installation. The chimney will be completely rebuilt from the roofline with new brick, and the mortar should not be white but match the existing mortar.

**Motion:** Commissioner Rupert (Second: Overland) moved to approve the application for 502 N. Adams for the re-roofing of the main house with green architectural shingles to match existing. The venting is to be done with soffit vents, not can vents. The rebuilding of the chimney from the roofline up with new brick and non-white mortar 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.

#### **8-10-14 S. Huron, Action Item**

Applicant: Jeff Kuhns, owner (present)

Application: Repair chimney.

Discussion:

Mr. Kuhns and the Commission discussed the application for the chimney repair that has already taken place. The Commission noted that the mortar is white, and Mr. Kuhns said that it would lose its whiteness over the next year due to weathering. The Commission asked if there was a chimney liner, and Mr. Kuhns stated that there is a clay liner but it does not go all the way down the chimney. He also told the Commission that the cap on the chimney is mortar.

**Motion:** Commissioner Overland (Second: Miller) moved to approve the application for 8-10-14 S. Huron, for repair work that has already been done to the chimney. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

#### **314 E. Cross, Action Item**

Applicant: Brenda Crum, owner (present)

Application: Repair porch.

Discussion:

Ms. Crum told the Commission that the front porch on her house is deteriorating and they plan to rebuild it. The existing trim has been salvaged and will be reused over new porch posts that will be cut to exactly replace the old posts. The new roofing will be rolled roofing and the whole porch will be rebuilt exactly as it was using the Porch Fact Sheet and a picture of the porch from the Historic District's file on the house.

**Motion:** Commissioner Overland (Second: Rupert) moved to approve the application for 314 E. Cross, for the following work: the work should be done using the guidelines of the Porch Fact Sheet and the photo provided to replicate exactly what was existing. The existing porch posts should be the template for the replacement wood, and the existing trim can be used. The ceiling should be bead board (fir) and the roofing is to be rolled roofing with new flashing, half-round gutters for the front of the porch (with the gutter hangers attached under the roofing). The drip edge is to be painted brown to match trim. 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.

## **OTHER BUSINESS**

Study Items

### **208 W. Michigan, Study Item**

Applicant: City of Ypsilanti, Jimar Wilson

Application: Issues with canopy.

Discussion:

Jimar, who was presenting this information to the Commission on behalf of Charles Boulard, told the Commission that the canopy at 208 W. Michigan is in serious disrepair. The City is going to rehabilitate the building, but cannot afford to repair the canopy as well as make the necessary repairs to the building. The Commission told Jimar that they

need more information on the specific repairs that the City is proposing before they can make a determination on the canopy.

**305 Maple, Study Item**

Applicant: Cameron Getto, owner (present)

Application: Discuss foundation problems.

Discussion:

Mr. Getto told the Commission that he had turned in the required Work Permit Application to the Building Department but had not done so in time to get on the agenda for this meeting. This item needs special attention because the foundation to the house needs work, and he would like to begin work before the ground freezes. A structural engineer that told him that the foundation in the front of the house is sinking and needs to be supported. This could be remedied by installing footings under the porch to prevent the further deterioration of the foundation. The Commission told Mr. Getto that due to the special nature of this application and because the work needs to begin immediately, that they would allow him to begin working before they reviewed his submitted application at the next meeting.

**6-10-12 S. Washington, Study Item**

Applicant: Andrew Anderson, owner (present)

Application: Discuss needed repairs to building.

Discussion:

Mr. Anderson told the Commission that he had begun work on his building without submitting an application and had been issued a stop work order by the Building Department, so he wanted to discuss his intended repairs with the Commission. The parapet on the east elevation (S. Washington) of his building had been falling apart so he had begun to make repairs on it. The sills on this elevation need to be replaced or repaired as well. The Commission told the applicant that they needed more specific information on this proposal before they could make any recommendations and told him to return to the next meeting with plans and pictures of the project.

**Change of Date for Next Meeting:**

The November 5, 2002 Historic District Commission meeting has been rescheduled for November 6, 2002 at 7:00 PM due to the election on the 5<sup>th</sup>.

**PROPERTY MONITORING**

None.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the October 1, 2002 meeting.

Amendments are as follows:

**Page 6,** full replacement windows, with the trim to be, *...has been changed to, full replacement windows*

**Page 10,** Audience Participation on Non-Agenda Items *is to be included in the Amendments to the September 17, 2002 Meeting.*

**ADJOURNMENT**

**Motion:** Commissioner Overland (Second: Rupert) moves to adjourn the meeting at 9:15 PM.

**Approval:** Unanimous.  
Action carried.

**MEETING ADJOURNED AT 9:15 PM.**

Signature \_\_\_\_\_

Date \_\_\_\_\_