

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
NOVEMBER 6, 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: Jimar Wilson, Planner I  
Charles Boulard, Building Official

**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**

**119 N. Huron, Action Item**

Applicant: John Bredell, owner (not present)

Application: Construct barrier free ramp.

Discussion:  
None.

**Motion:** Commissioner Prebys (Second: Rupert) moved to table the application for 105 W. Michigan due to lack of information.  
**Approval:** Unanimous.  
Action carried.

**206 Oak, Action Item**

Applicant: Steve Hylkema, owner (not present)  
Application: Amendment: Change previously approved siding material.

Discussion:  
None.

**Motion:** Commissioner Rupert (Second: Prebys) moved to approve the amendment to the previous application for 206 Oak.  
**Approval:** Unanimous.  
Action carried.

**330 Maple, Action Item**

Applicant: Rick Cornwall, owner (present)  
Application: Amendment: Replace four windows on façade, new front door.

Discussion:  
The applicant told the Commission that he had returned to discuss the four windows (first and second story) on the main body of the house. When he had placed his order for the two over two windows to replace the windows under the porch, four over four windows were ordered instead. Mr. Cornwall wanted to know if he could replace all of the windows on the façade with four over four windows. Mr. Cornwall also wanted to discuss decreasing the size of the second story windows to make the bedroom safer. His concern stemmed from the fact that the windows went directly to the floor, but as these are the only windows that are located in the bedroom Mr. Boulard stated that the size of the window could probably not be decreased. He told Mr. Cornwall to come to the Building Department to discuss these issues. The Commission said that it was fine to keep the four over four windows under the porch but they would like to see the four two over two windows retained, and stated that

replacing them with Anderson vinyl clad wood windows would be acceptable.

The door that Mr. Cornwall had originally wanted to use for the front door was not exactly what he wanted so he proposed using a door with lights in it. The door that he proposed to the Commission had two wood panels and two leaded glass lights, which are not appropriate to that style of house. It was suggested that he find a similar door configuration without leaded glass.

**Motion:** Commissioner Prebys (Second: Rupert) moved to approve the amendment for 330 Maple for the replacement of the remaining four windows on the main body of the house with 2/2 Anderson white clad wood windows, and a two panel, two light door similar to the Somerset door presented or to door #6044 in the Fingerle catalog. The following Secretary of the Interior Standards were used in making 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.

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

Applicant: Gary from David Milling & Associates, architect (present)

Application: Amendment to previous approval.

#### Discussion:

The applicant returned to update the Commission on some changes that have been made to the restoration plan for the Ypsilanti Library. On the east elevation, one of the book drops was eliminated and the door was moved to the north. On the south elevation the sunshade was eliminated, but the windows will be tinted.

**Motion:** Commissioner Rupert (Second: Prebys) moved to approve the amendments to the application for 229 W. Michigan to eliminate a book drop and relocate the door on the East elevation, and to eliminate the sunscreen on the South elevation per drawings dated 10-17-02. The following Secretary of the Interior Standards were used in making this decision. (9)

**Contemporary designs shall be compatible and shall not destroy significant original material.**

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

## **NEW BUSINESS**

### **507 N. Washington Action Item**

Applicants: Thomas Stachler, owner (present)

Application: Replace existing windows.

#### Discussion:

Mr. Stachler told the Commission that all of the windows are aluminum windows and they need to be replaced. His proposal is to install sliding thermal pane windows made by Wallside Windows that have a light brown or taupe trim. The existing windows will be completely removed. Above the front and back doors Mr. Stachler stated that he would like to install awning windows that will provide airflow for that hallway but prevent water from entering. He suggested installing windows with muntins but the Commission stated that none of the windows should have them.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application 507 N. Washington, for the replacement of all windows with vinyl Wallside sliders with no divided lights and brown frames. The windows over the front and back doors are to be vinyl Wallside awning windows with no divided lights. Note: Wallside windows are approvable because the whole frame of the window will be replaced and the glass size is not reduced, and because the material used is appropriate to the period of the building. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.**

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

### **306 N. Hamilton, Action Item**

Applicant: David Barowski, owner (present)

Application: Re-roof, repaint and add sidewalk.

#### Discussion:

The applicant appeared before the Commission to discuss the re-roofing, repainting and paving projects for 306 N. Hamilton. He intends to re-roof

with black asphalt shingles and to replace the existing gutters with half-round seamless gutters, painted white. The Commission said that if straps are used to attach the gutters to the roof, then the straps should be fastened under the shingles. The Commission also stated that the crown molding must be retained on the gable, as it had been lost on some portions of the house. The drip edge will be white to match the trim, and Mr. Barowski told the Commission that he would like to repaint the house Forest Green.

**Motion:** Commissioner Rupert (Second: Miller) moved to approve the application for 306 N. Hamilton, for re-roofing with black 3 tab asphalt shingles with a ridge vent, ice guard, white drip edge, and half-round seamless white gutters and downspouts, and straps should be attached under the shingles or applied to the fascia board if hangers are used. The crown molding on the gable end and soffit should be preserved and repaired, primed and painted white, while the body of the house should be painted Forest Green. The proposed sidewalk from the back of the property to the side door, as shown in the drawings, is also 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.

**207 Maple, Action Item**

Applicant: Bob Barnes, owner (present)

Application: Replace steps from sidewalk to cement landing/replace front porch steps.

Discussion:

Mr. Barnes told the Commission that he wanted to bring the steps at this rental property up to code. He intends to replace the steps that lead from the sidewalk to the landing, as well as remove the concrete steps that lead up to the front porch. These steps will be replaced with wood steps that are painted to match the house.

**Motion:** Commissioner Miller (Second: Prebys) moved to approve the application for 207 Maple, for the replacement of the first steps from the sidewalk to the landing with steps that meet code, and if it is

**needed, the installation of 1 ½" pipe handrail painted black. The installation of new wood steps to be built to code in place of the cement steps from the sidewalk to the front porch is also approved, and is to be painted to match the porch decking. 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.**

**217 W. Michigan, Action Item**

Applicant: Thomas Rumford, owner (present)  
Application: Build new deck and staircase at rear, pave alley.

Discussion:

Mr. Rumford told the Commission that he would like to repair the back deck at 217 W. Michigan with treated lumber, and the new construction would match the existing deck. The Commission asked if during construction the whole structure, including the roof, would be taken off. Mr. Rumford said that the roof would be supported but the rest of the structure would be removed. The Floor decking and railing will be replaced, as the current arrangement is not up to code.

He would also like to have the back alley paved while the back parking lot of the Library is being paved. The Commission said that they needed more specific information about this alley, and requested that Mr. Rumford bring a mortgage survey with him to the next meeting.

The Commission also told Mr. Rumford that he needed more specific information about the proposed project. They said that since this deck services a residential area, he needed to have proper blueprints or plans signed by an engineer or architect. They needed to have specific details on all aspects of the new deck before they could render a decision.

**Motion: Commissioner Rupert (Second: Miller) moved to table the application for 217 W. Michigan due to lack of information.**

**Approval: Unanimous.  
Action carried.**

**205 N. Hamilton, Action Item**

Applicant: Thomas Rumford, owner (present)  
Application: Repaint.

Discussion:

Mr. Rumford told the Commission that he would like to repaint 205 N. Hamilton the same color. The Commission told him that they could not approve this action item because it was included on the same application as 217 W. Michigan.

**Motion: Commissioner Rupert (Second: Miller) moved to table the application for 205 N. Hamilton.**

**Approval: Unanimous.  
Action carried.**

**23-25 E. Cross, Action Item**

Applicant: Carolyn McKeever, owner (present)

Application: New covering for awnings.

Discussion:

Mrs. McKeever told the Commission that the material on the current awning frame is being replaced. The new material is dark red and the addresses of the stores will be the only type on the awnings.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 23-25 E. Cross as submitted, for the application of new canvas over the awning structure, and for the application of addresses in cream lettering on the valance. 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. Hamilton, Action Item**

Applicant: Ed Jackson, representative for owner (present)

Application: Repaint.

Discussion:

Mr. Jackson, as a representative for Judy Weinburger, who is the owner, told the Commission that she would like to repaint this residence with the same colors. The application stated that the house would be washed before painting began, and the Commission stated that a powerwasher should not be used. Scraping and washing the exterior with a garden hose would be acceptable ways to prep the surface for painting.

**Motion:** Commissioner Overland (Second: Prebys) moved to approve the application for 502 N. Hamilton, for the washing of the building with a garden hose (not a powerwasher), scraping and painting Olive Green for the body, Creamy Yellow for the trim and Brown for the porch decking and steps. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

**200 W. Michigan, Action Item**

Applicant: Eric Mauer, owner (present)

Application: Replace windows.

Discussion:

Mr. Mauer told the Commission that they would like to replace the windows on the second and third story of the building with sash replacement kits. The replacements would be identical in glass size, and they would be insulated. The upper sash would be fixed, and they would like to install wood framed screens over the bottom sash. Some of the limestone sills need to be replaced as well, and those will be done to match the existing.

**Motion:** Commissioner Prebys (Second: Rupert) moved to approve the application for 200 W. Michigan, for the replacement of windows with insulated double hung windows with a fixed upper sash to match the existing windows exactly. Screens with wood frames can be installed on the lower ½ of the window, and the frames are to be painted to match the existing trim, and limestone sills are to be replaced with identical sills. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

**Approval:** Unanimous.  
Action carried.

**117 E. Cross, Action Item**

Applicant: Nancy Keith, owner (present)

Application: Remove asphalt siding, repair clapboard, renovate porch, paint.

Discussion:

Mrs. Keith told the Commission that she would like to remove the asphalt siding, restore the clapboard underneath, and repaint the entire house. The front porch is enclosed and she would like to remove the enclosure and restore the porch. The Commission told her that they need to see scaled drawings on what exactly she is proposing. They reviewed her color selections and told her that they were both acceptable and that it is up to her what colors she would like to have approved. Mrs. Keith also told the Commission that she would like to replace all windows with Anderson wood replacement windows.

The Commission said that they would table her application until the next meeting, when Mrs. Keith could bring in drawings of the porch. Mrs. Keith told the Commission that she would like to begin work on the house right away, and they stated that she could begin removing the asphalt siding and repairing the clapboard.

**Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 117 E. Cross due to lack of information.**

**Approval: Unanimous.  
Action carried.**

**206 Olive, Action Item**

Applicant: Matt Rydenour, owner (present)  
Application: Demolish rear addition, construct new addition.

Discussion:  
Mr. Rydenour told the Commission that he had just purchased 206 Olive and wanted to remove the two rear additions on the back of the house in order to construct a larger addition. The Commission told Mr. Rydenour that they were concerned about this proposal because it would change the massing of the house from an Italianate square with additions, to a large rectangle. The cornice needs to be retained and they suggested to Mr. Rydenour that he do new plans that retained the cornice and lowered the roof level of the addition.

**Motion: Commissioner Prebys (Second: Rigdon) moved to table the application for 206 Olive due to lack of information.**

**Approval: Unanimous.  
Action carried.**

**305 Maple, Action Item**

Applicant: Cameron Getto, owner (not present)

Application: Install foundation supports.

Discussion:

The Commissioners discussed the application, which had been presented at the previous meeting.

**Motion: Commissioner Prebys (Second: Ridgon) moved to approve the application for 305 Maple, for work to underpin the porch foundation. The following Secretary of the Interior Standards were used in making this decision. (2) Do not destroy original character. (6) Repair, don't replace.**

**Approval: Unanimous.  
Action carried.**

#### **605 N. River, Action Item**

Applicant: Dave & Mary Sellers, owners (not present)

Application: Install new fence.

Discussion:

The Commission discussed the application for the installation of the new fence.

**Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 605 N. River, for the installation of a wood picket fence (painted white) to be 52 ½' long on the West Side of the property. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

#### **216 S. Huron, Action Item**

Applicant: Lance Rowe, contractor (present)

Application: Install new storm windows.

Discussion:

The brand of storm windows that Mr. Rowe is proposing to install at 216 S. Huron are white Snowbird storm windows made by Trapp. He is also applying to install storm doors on the French doors on the house, and he also is to put screens in the gable vents to keep out birds and bats. The Commissioners asked if the storm windows will have a mullion at the

same level as the mullions in the windows, and he said that they would. The French storm door will also be one single pane, as not to stand out.

**Motion:** Commissioner Prebys (Second: Overland) moved to approve the application for 216 S. Huron, for the installation of Trapp Snowbird storm windows with a white finish, the installation of Trapp French storm doors and frame screens for the vents in the gables. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

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

Applicant: Lori Stark, owner (present)

Application: Install new fence.

Discussion:

Ms. Stark told the Commission that she would like to remove a portion of chain link fence along the western property line and install a wood fence to match the existing wood fence along the eastern property line. The new fence would be stained Barn Red to match the existing fence.

**Motion:** Commissioner Rupert (Second: Overland) moved to approve the application for 125 E. Forest, for the removal of 4' of chain link fence and the installation of a gate and section of basket weave fence in its place on the west side of the residence. The new wood fence is to be painted Barn Red to match the existing fence. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

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

Applicant: Nick Lentzos, owner (present)

Application: Emergency tuckpointing.

Discussion:

Mr. Lentzos told the Commission that he needs to repair the bricks on the parapet, as they have become a hazard. The building department had

inspected this building and other issues needed to be addressed, but would be done at a later date.

**Motion:** Commissioner Rigdon (Second: Prebys) moved to approve the application for 16 N. Huron, which includes the following: the replacement of brick with bricks that are the same color, texture, and size as the original brick and the mortar is to be slopped lime mortar the same color as existing mortar, and the parapet stone should be replaced with stone the same color, size and texture as the existing parapet stone. Note: the parapet needs to be rebuilt/repared immediately. This approval does not include repair work to the rear of the property. The HDC cited the following Secretary of Interior's Standard for Rehabilitation in their approval of the application: (5) Preserve distinctive features.

**Approval:** Unanimous.  
Action carried.

## **OTHER BUSINESS**

Study Items

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

Applicant: Charles Boulard

Application: Remove canopy.

Mr. Boulard told the Commission of the City's intent to restore 208 W. Michigan. In order for them to do this to the best of their abilities, they cannot restore the canopy. The Commission stated that the funds should not be used to restore the canopy as it is a hazard.

## **PROPERTY MONITORING**

301 W. Cross St. – Ice cream portion of the building has been removed without approval.

212 N. Grove – The porch has no skirting, the steps have no risers, and the siding is inappropriate.

108 S. Huron – The house is boarded up.

8-10-12 S. Washington – The Elbo Room. The owner was at the previous meeting, what has happened since?

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the October 15, 2002 meeting.

**ADJOURNMENT**

**Motion:** Commissioner Overland (Second: Rupert) moves to adjourn the meeting at 10:40 PM.

**Approval:** Unanimous.  
Action carried.

**MEETING ADJOURNED AT 10:40 PM.**

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

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