

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
NOVEMBER 19, 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: Christian Overland, Hank Prebys, Brenda
Rigdon, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Betty Miller

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

III. APPROVAL OF AGENDA

**Motion: Commissioner Overland (Second: Prebys) 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 119 N. Huron due to lack of information.
Approval: Unanimous.
Action carried.

217 W. Michigan, Action Item

Applicant: Thomas Rumford, owner (not present)
Application: Build new deck and staircase at rear, pave alley.

Discussion:
None.

Motion: Commissioner Rupert (Second: Rigdon) 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 (not present)
Application: Repaint.

Discussion:
None.

Motion: Commissioner Overland (Second: Rupert) moved to table the application for 205 N. Hamilton.
Approval: Unanimous.
Action carried.

117 E. Cross, Action Item

Applicant: Nancy Keith, owner (not present)
Application: Remove asphalt siding, repair clapboard, renovate porch, paint.

Discussion:
None.

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 Ridenour, owner (present)

Application: Demolish rear addition, construct new addition.

Discussion:

Mr. Ridenour gave the commission new plans for the proposed addition, which will not be two stories as had originally been proposed. He directed the Commissioners' attention to the 1910 addition on the East elevation where there are six over one windows that are to be replaced with wood replacements to exactly the existing windows. All of the windows on the rest of the house are one over one windows with no divided lights and they will be replaced with full wood replacement windows to match the existing windows. On the East elevation there is a sliding door which will be removed and filled with a one over one window. The 1910 addition on the East elevation has a faulty roof, so Mr. Ridenour included in his plans to take off its shed roof and to construct a gable roof.

On the front porch, there is a small awning that is to be repaired and supported with brackets that will mimic the Italianate brackets on the house. The doors on the house are steel and Mr. Ridenour wants to install a new wood door, and the Commission stated that they would need to see a picture of the proposed door before approving it. They told Mr. Ridenour that he should look for an Italianate-style door. Mr. Ridenour told the Commission that he would like to add a light above the door, and the Commission stated that a recessed light installed into the ceiling of the awning would be the most appropriate lighting choice. It was also suggested that the bracket for the awning would be altered to resemble a knee brace and have a hollow interior.

The new paint colors will be Benjamin Moore Hepple White Ivory for the body, Providence Olive for the trim and Audebon Russet for the accent. The foundation of the new addition will be concrete block and painted with Thoroseal to match the new paint colors.

The Commission stated that the new addition should have a simpler frieze board, to signify a differentiation between old and new construction. They stated that the friezeboard should be flat with no bottom curve, and that a

vertical corner board should be installed where the new addition begins, to show a difference between the sections of the house.

Motion: Commissioner Overland (Second: Prebys) moved to approve the application for 206 Olive for the following work: the removal of two additions at the rear and their replacement with a new addition following the plans submitted, dated 11-19-02 from Matt & Nicole Ridenour. For the replacement of all windows on the Italianate block with Pella wood one over one windows, on the East elevation the six over one windows on the second floor are to be replaced to match existing with wood six over one windows, and the roof is to be removed and rebuilt into a gable roof and re-shingled with three tab black asphalt shingles; for the new addition, the materials are to match existing and the new siding is to be Hardi Plank, installed with the smooth side out; the foundation is to be concrete block, and painted with Thoroseal to match the new house colors, which are to be Benjamin Moore Hepple White Ivory (body), Providence Olive (trim), and Autumn Russet (accent). The new addition is to have a corner board to demarcate between old and new construction, and the cornice on the new addition is not to have the bottom profile on it. The front porch brackets are to have a cut out with a similar profile as the original brackets and recessed lights are to be used on the front and the back porch. The Commission is awaiting information on the front door from the applicant. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.

Approval: Unanimous.
Action carried.

16 N. Huron, Action Item

Applicant: Nick Lentzos, owner (not present)

Application: Emergency tuckpointing

Discussion:

There are still unresolved issues and the applicant needs to return to discuss them with the Commission.

Motion: Commissioner Prebys (Second: Overland) moves to table the application for 16 N. Huron due to lack of information.

**Approval: Unanimous.
Action carried.**

22 N. Washington, Action Item

Applicant: Mike Eller, owner (not present)

Application: AMENDMENT: paint 12' section of North elevation per previous approval.

Discussion:

Moira Boehm told the Commission that Mr. Eller had not received approval for repair work to the small 12' section that makes up the North elevation at the rear of his property. He had received approval for the same work to the East and South elevations at a meeting a few weeks ago.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the amendment to the application for 22 N. Washington, for tuckpointing and painting to the North elevation on the rear to match the South and East elevations. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

6-10-12 S. Washington, Action Item

Applicant: Anthony Anderson, owner (present)

Application: Repair façade of business.

Discussion:

Mr. Anderson told the Commission that work to the façade of his building has already been completed, such as the replacement of the two of the three windowsills. He said that the material that had previously been used under the windows, called banding, was not to be used so cement sills were installed. Mr. Anderson stated that the previous sills were water damaged and had fallen out.

The Commissions stated that the existing sills do not match, as one of the windowsills has not yet been replaced. Installing flat concrete sills interrupts the stringcourse profile, and that profile must be restored. They stated that new sills to fit into the stringcourse with the same profile as the previous sills must be installed.

- Motion:** Commissioner Rigdon (Second: Prebys) moved to approve the application for 6-10-12 S. Washington with the following stipulations: that all brick or masonry replacement must match the original in color, texture, and in profile, particularly the bands that run below the windows. The new sill caps that are to be installed do not have to be limestone, but must match the original sills in color, size and texture. If exterior tuckpointing does not match original in color, texture and tooling than ht must be redone. The replacement sills that have already been installed must be replaced with an appropriate masonry to match the original in color and profile. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features.
- Approval:** Unanimous.
Action carried.

301 W. Cross, Action Item

- Applicant: Robert Wilder, owner (present)
Application: Discuss outstanding issues.

Discussion:

Mr. Wilder told the Commission that he had installed the vinyl siding on the East elevation of his business to protect the Tyvek that the ice cream stand is covered in until the spring when he was going to work portion of the building. He stated that the plans would not change from the original approval. The Commission stated that the vinyl siding must be removed and that it should be covered in smooth finish painted plywood to cover the Tyvek until spring. The parapet is also bare plywood, and the Commission also stated that this portion of the building should be covered with smooth finish painted plywood.

The Commissioners told the applicant that they had noticed that the ice cream stand portion of the building had been torn down and rebuilt. They told Mr. Wilder that if any changes to the plans need to be made, then he should communicate that to the Commission. Mr. Wilder told the Commission that he has been having trouble finding the correct service windows for the ice cream stand and they said that if he wants to change the plans, he must bring the changed plans before the Commission.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the amendment to the previous approval for 301 W. Cross, for the removal of the vinyl siding on the ice cream stand, and the installation of marine plywood (painted white) in place of the siding. The parapet on this portion of the building is also be painted white. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

13 N. Washington, Action Item

Applicant: David Curtis, owner (present)

Application: Discuss outstanding issues.

Discussion:

Mr. Curtis told the Commission that he has ordered new flat steel doors for the rear of his property. He is planning on removing the existing colonial paneled door and installing the new doors as soon as they come in.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the amendment to the previous application for 13 N. Washington, for the removal of the existing colonial doors and installation of flat steel doors at the rear 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.

NEW BUSINESS

118 W. Michigan, Action Item

Applicant: Paul Knapp, owner (present)

Application: Install new sign.

Discussion:

Mr. Knapp and the Commissioners discussed the details of the proposed sign.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 118 W. Michigan as

submitted, for the installation of a sign that reads “Bicycles in Town” consisting of blue plastic raised lettering affixed to an Alupalite sign. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

105 N. Adams, Action Item

Applicant: Roger Prietzel, owner (not present)

Application: Demolish carport.

Discussion:

The Commission considered the application, and determined that the carport was original to the house and that it is a characteristic feature of the home. Due to this determination, there needs to be a public hearing for this demolition scheduled.

Motion: Commissioner Rupert (Second: Overland) moved to table the application for 105 N. Adams until the public hearing for the demolition of the carport.

**Approval: Unanimous.
Action carried.**

OTHER BUSINESS

Study Items

208 W. Michigan, Study Item

Applicant: Charles Boulard

Application: Remove canopy.

Mr. Boulard told the Commission that this item would be on the agenda at the next meeting as an action item.

PROPERTY MONITORING

Mr. Boulard distributed a spreadsheet for property monitoring to the Commissioners. This highlights several of the properties that need to be monitored. Mr. Boulard stated that he would update the Commission on this spreadsheet once a month.

508 N. Huron – Steel doors have been installed, were not approved.

101 W. Michigan – Concern over the third story windows was raised. Staff to follow up with Mr. Breed through a letter.

Citizens Bank Building– The marble panels on the façade were removed, not a part of the original plans. Staff to follow up with owners through a letter.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the November 19, 2002 meeting.

Page 3, The Commission said that it was fine to keep the four over four windows under the porch but they would like to see,... ***has been changed to, The Commission said that it was fine to keep the four over four windows under the porch but they must see...***

Page 3, **The installation of two four over four windows under the porch is also approved... *to be added to the motion for 330 Maple.***

Page 6, The installation of new wood steps to be built to code in place of the cement steps,... ***has been changed to, The installation of new wood steps to be built to code in place of the cement steps per the Porch Fact Sheet...***

Page 12, slopped lime mortar,... ***has been changed to, soft lime mortar***

ADJOURNMENT

Motion: Commissioner Overland (Second: Rupert) moves to adjourn the meeting at 9:30 PM.

Approval: Unanimous.
Action carried.

MEETING ADJOURNED AT 9:30 PM.

Signature _____

Date _____