

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
DECEMBER 3, 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, Jane Schmiedeke

Commissioners Absent: Ron Rupert

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

**III. APPROVAL OF AGENDA**

**Motion: Commissioner Prebys (Second: Miller) 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: Rigdon) 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 Prebys (Second: Overland) 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:  
The Commission discussed the application, and stated that the cleaning that the applicant wishes to do before painting should be done with a garden hose, not a power washer.

**Motion:** Commissioner Overland (Second: Prebys) moved to approve the application for 205 N. Hamilton, for repainting the whole house with white (for body) and taupe (for trim), and preparation for painting is to be done by washing the exterior with a garden hose not a power washer. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features. (7) Clean building gently, no sandblasting.  
**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 Overland (Second: Rigdon) moved to table the application for 117 E. Cross due to lack of information.**

**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: Rigdon) moves to table the application for 16 N. Huron due to lack of information.**

**Approval: Unanimous.  
Action carried.**

**105 N. Adams, Action Item**

Applicant: Roger Prietzel, owner (not present)  
Application: Demolish car port.

Discussion:  
The public hearing has been set for January 21, 2003, and the owner and appropriate people will be notified of this hearing date.

**Motion: Commissioner Prebys (Second: Miller) moved to table the application for 105 N. Adams until the public hearing.**

**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 upon a recent Building Department inspection he was informed that the three windows on the south elevation are enclosed with rotten plywood. He needs to remove this plywood and replace it, and the Commission stated that marine-grade plywood or exterior plywood would be the most appropriate material.

**Motion: Commissioner Prebys (Second: Rigdon) moved to approve the amendment to the previous application for 13 N. Washington, for the removal of decayed plywood on the three windows on the south elevation and replacing them with exterior grade plywood, painted either brown or gray to match the façade. 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**

### **124 Pearl, Action Item**

Applicant: Shoeb Sherrieff, owner (present)

Application: Install new sign.

Discussion:

Mr. Sherrieff told the Commission that he and his business associates wish to remove a window on the south elevation of the building so an entrance could be installed into to a possible retail space. The blueprints presented depict a door that is similar to the one adjacent to it. The Commission asked Mr. Sherrieff if the door will be at grade, and Mr. Sherrieff said that it would. They explained to the Commission that due to the arrangement and openings on the interior of the building, there isn't another viable opening available. The applicants told the Commission that the bottom 4' of the wall is concrete, not limestone, which the Commission stated would make the project more viable as concrete could be removed more easily. This way, the project could be approved with the condition that the window frame be saved if the future owners wished to restore it.

The Commission asked if the proposed door would be set in an oak frame, and several possibilities for the door trim were discussed. Also discussed was the door itself, whether it should exactly match the adjacent door or

whether or not it should have divided lights. The Commission suggested that the door be a Craftsman style door, or one that picks up the pattern of the divided lights in the windows adjacent to it. The Commission told the applicants to return at the next meeting with a different door proposal.

**Motion:** Commissioner Prebys (Second: Overland) moved to table the application for 124 Pearl with the understanding that the applicants return and propose final door choice to the Commission.

**Approval:** Unanimous.  
Action carried.

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

Applicant:

Application: Install sign.

Discussion:

The Commissioners discussed the application for the installation of a sign on the edge of the awning at 122 W. Michigan Ave. The Commissioners stated that the sign, as described in the application, was not appropriate to the Historic District and the proposed location for the sign is also not appropriate.

**Motion:** Commissioner Overland (Second: Prebys) moved to deny the application for 122 W. Michigan as the proposal was for the installation of an inappropriate sign in an inappropriate location on the building.

**Approval:** Unanimous.  
Action carried.

### **OTHER BUSINESS**

Study Items:

None.

### **PROPERTY MONITORING**

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

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

**Motion:** Commissioner Prebys (Second: Miller) moved to approve the minutes as amended.

**Approval:** Unanimous.  
Action carried.

**ADJOURNMENT**

**Motion:** Commissioner Prebys (Second: Miller) moves to adjourn the meeting at 8:10 PM.

**Approval:** Unanimous.  
Action carried.

**MEETING ADJOURNED AT 8:10 PM.**

Signature \_\_\_\_\_

Date \_\_\_\_\_