

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
DECEMBER 17, 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

III. APPROVAL OF AGENDA

Motion: Commissioner Prebys (Second: Overland) 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 Rupert (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 (present) & Bonnie Bona, architect (present)

Application: Build new deck and staircase at rear, pave alley.

Discussion: The staircase currently accesses only a single residence, and the applicant wants to install a compliant handrail. All surfaces except for floor and stair tread will be painted.

Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 217 W. Michigan for the following work: the construction of a deck and staircase at the rear of the building per the submitted drawings dated 12-17-02. The new construction is to be painted Benjamin Moore paints BM163, Duxbury Grey, and BM164 Puritan Gray for the railing and trim, with the stair tread and floor of the deck to be unpainted, with the option of painting the rear of the building Raspberry Parfait. The following Secretary of the Interior Standards were used in making this decision. (9) Contemporary designs shall be compatible. (10) New work shall be removable.

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 tuck pointing

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

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

**Approval: Unanimous.
Action carried.**

124 Pearl, Action Item

Applicant: Shoeb Sherrieff, owner (present)

Application: Install new sign.

Discussion: The applicants presented new information to the Commission regarding the door.

Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 124 Pearl, for the installation of a new entrance on the first floor on Pearl Street, per the drawings dated 10-8-02. This new opening is to be made by removing the middle window, inserting the custom-made wood door FLC54 modified as described by the Commission with the divided light to take up 1/3 of the total glass area

in the door. This motion is made with the understanding that the removed window is to be kept in the structure, prominently labeled and stored and inspected by the Building Department. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features. (9) Contemporary designs shall be compatible. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

206 Olive, Action Item

Applicant: Matthew and Nicole Ridenour (not present)
Application: AMENDMENT: door, window.

Discussion: The applicant was informed by the City Planner that 3 apartments are not permitted, and are aware that the proposed door is inappropriate.

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

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

10 S. Huron, Action Item

Applicant: Jeff and Nancy Kuhns (NK present)
Application: Install new windows.

Discussion: The applicant wishes to install inserts to match the original windows in size and shape, using Wallside Windows. The Commission suggested the applicant rebuild the current sashes, and offered names of companies that specialize in appropriate window repair.

Motion: Commissioner Prebys (Second: Overland) moved to table the application for 10 S. Huron due to lack of information.

**Approval: Unanimous.
Action carried.**

506 N. River, Action Item

Applicant: Michael Macunovid, Contractor

Application: Remove window, fill hole to match existing clapboard.

Discussion: The applicant wants to renovate the bathroom interior, remove window above tub area, and install a flat, wooden dryer vent. Everything will be left in place, with the window closed off from the interior. The Commission suggested using a glass block in place of the window, or using staggered clapboard.

Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 506 N. River for the removal of the NW window sash on the N side of the 1st story of building, the installation of 6" clapboard, filled with studs, insulation, drywall, paint to match existing; the window to be stored on site and labeled "6/1 window sash". The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features. (9) Contemporary designs shall be compatible. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

104 S. Huron, Action Item

Applicant: Ron Rupert, Contractor

Application: Window restoration, installation of roof vents.

Discussion: The applicant wants to restore a window on the 3rd level of the building facing south, replicating the existing window on N side of the 3rd level. Applicant also wants to install new roof vents painted to match existing.

Motion: Commissioner Prebys (Second: Rigdon, Abstain: Rupert) moved to approve the application for 104 S. Huron for the installation of a sash on 3rd level of building facing south and facing east to replicate the existing sash on north side of the 3rd level; to install commercial fiber vent above sash on east and south sides, painted 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.**

605 N. River, Action Item

Applicant: Ron Rupert, Contractor
Application: Various renovation projects

Discussion: The applicant wishes to remove paneling on front facade and box the existing posts and trim corners from simple moldings. The existing plywood will be replaced with cedar 6"clapboard and painted white. The applicant also wants to install a flush steel door to the walk out basement to be painted white and a canopy over the side door, and also to repair the shed roof with a bead board ceiling.

Motion: Commissioner Overland (Second: Rigdon, Abstain: Rupert) moved to approve the application for 605 N. River for the installation of a flush door to the walkout basement to be primed and painted; for the installation of a canopy over the south side door with black asphalt shingles and beard board ceiling; the repair of the shed roof with a bead board ceiling and open-side black asphalt shingles; for the removal of front facade paneling and installation of 6" cedar clapboard, trim corner boards, paint to match existing; for the installation of additional 6" cedar clapboard in the rear, painted white. 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: None.

PROPERTY MONITORING

526 N Huron – 3 can vents discovered on side of house.
212 N Grove -Trash left out front.
101 W Michigan - Building Official and staff sending letters.

211 Ferris – Work done without an HDC work permit.
318 N Park – Porch work not performed according to historic district guidelines/fact sheet. Newly-laid cement not up to sidewalk.
13 N Washington – Follow up with owner regarding inappropriate door.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the December 3, 2002 meeting.

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

**Approval: Unanimous.
Action carried.**

ADJOURNMENT

Motion: Commissioner Prebys (Second: Overland) moved to adjourn the meeting at 8:35 PM.

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 8:35 PM.

Signature _____

Date _____