

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
January 21, 2003
MEETING MINUTES**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair at 7:03 PM
Meeting Location: City Hall Meeting Room

Commissioners Present: Betty Miller, Hank Prebys, Brenda Rigdon, Ron
Rupert, Jane Schmiedeke

Commissioners Absent: Christian Overland

Staff Present: Jimar Wilson, Planner I

II. APPROVAL OF AGENDA

**Motion: Commissioner Rupert (Second: Prebys) moved to approve
the agenda.**

**Approval: Unanimous.
Action carried.**

III. PUBLIC COMMENT ON AGENDA ITEMS

None.

IV. PUBLIC HEARING

105 N. Adams

Applicant: John Pritzel

Application: Request for demolition of a carport.

Discussion: The Chair tabled the public hearing because the applicant
provided an incomplete application. The public hearing has
been rescheduled for February 4, 2003. Staff will assist
applicant with completing the application.

20 E. Michigan

Applicant: Brett Lenart, City of Ypsilanti

Application: Request for demolition of two structures.

Discussion: The applicant requests a notice to proceed with the demolition of two structures located at 20 E. Michigan (formerly Ypsilanti Press, most recently Canton Analytical Laboratories, and now owned by the City) pursuant to Sec. 54-83 (2) & (4).

(2) The Water Street project will benefit the community by redevelopment of a blighted area of the City (redevelopment involves demolition, cleaning up of environmental contamination, and the reconstruction and revitalization of that area). It will further involve benefit to the City economically, as blighted areas generally have an adverse effect on surrounding property values. Also, redevelopment of the area will undoubtedly lead to higher revenues to the City General Fund, with a possible revenue generation growing from \$50,000 to \$1 million annually.

(4) Applicant acknowledges that evolution of structures and properties over time contribute to a diverse historic district. This property does not contribute positively to such variation.

The specific replacement at 20 E. Michigan will be condominiums, part of the larger Water St project. Commission inquired as to when structure was originally constructed and what it was used for. Applicant stated the property was originally constructed around 1912-1915, and part of the automotive heritage of the area used as a dealership and various other auto uses. Vacant for many years up to the 1970's, then purchased by Ypsilanti Press, and then bought by The Ann Arbor News. Current facade dates back to The Ann Arbor News purchase.

Motion: Commissioner Prebys (Second: Rupert) moved to unanimously agree to take action on the proposal for demolition based on the fact, as presented, that the resource is not a major contributor to the Ypsilanti Historic District.

Approval: Unanimous.
Action carried.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the demolition of two structures at 20 E. Michigan based on: Sec. 54-83(c)(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and Sec. 54-83(c)(4) Retaining the resource is not in the best interest of the majority of the community.

Approval: Unanimous.
Action Carried.

Motion: Commissioner Rupert (Second: Rupert) moved to close the public hearing.

Approval: Unanimous.
Action carried.

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.

117 E. Cross, Action Item

Applicant: Nancy Keith, owner (not present)

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

Discussion: The Chair recommended to the Commission denial of the application on the grounds that the Historic District Ordinance requires the applicant and Commission to agree, in writing, to an extension for HDC review beyond 60 days from when the application first appeared on the agenda (11-6-02).

Motion: Commissioner Rigdon (Second: Miller) moved to deny the application for 117 E. Cross based on Historic District

Ordinance guidelines that require the applicant and Commission to agree, in writing, to an extension for HDC review beyond 60 days from when the application first appeared on the agenda (11-6-02).

**Approval: Unanimous.
Action carried.**

16 N. Huron, Action Item

Applicant: Nick Lentzos, owner (not present)

Application: Repair masonry.

Discussion: The Chair recommended to the Commission denial of the application on the grounds that the Historic District Ordinance requires the applicant and Commission to agree, in writing, to an extension for HDC review beyond 60 days from when the application first appeared on the agenda (11-6-02).

Motion: Commissioner Prebys (Second: Rigdon) moved to deny the application for 16 N. Huron based on Historic District Ordinance guidelines that require the applicant and Commission to agree, in writing, to an extension for HDC review beyond 60 days from when the application first appeared on the agenda (11-6-02).

**Approval: Unanimous.
Action carried.**

206 Olive, Action Item

Applicant: Matthew Ridenour (present)

Application: AMENDMENT: Addition, door.

Discussion: The applicant proposed to construct the North elevation addition inset 2', and wishes to eliminate the bracketing on the addition. The Commission reviewed applicant's new door samples and found that samples were inappropriate.

Motion: Commissioner Rupert (Second: Rigdon) moved to approve an amendment to the 11-19-02 application for 206 Olive for the following work: to reduce the size of the extended addition, and to eliminating the brackets on the 2nd story addition. 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.**

Motion: Commissioner Prebys (Second: Miller) moved to table the application for the installation of a new door, awaiting further information.

**Approval: Unanimous.
Action carried.**

10 S. Huron, Action Item

Applicant: Jeff Kuhns (not present)

Application: Install new windows.

Discussion: Staff informed Commission that the applicants are still researching companies.

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

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

215 N. Hamilton, Action Item

Applicant: Lee Riemenschneider, Owner (present)

Application: Install new windows

Discussion: The Commission expressed concern to the applicant about replacing wood windows in the Historic District and warned against using window inserts, which decrease the glass size of the window. The applicant was informed that acceptable window materials were wood, vinyl clad wood, and metal clad wood. Another alternative to the applicant was to use sash kits, which re-use the old window frame. The Commission also recommended the applicant install thermal or insulated glass, and that the new kitchen window match the original window frame (as opposed to current vinyl replacement).

Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 215 N. Hamilton for the replacement of one slider window, duplicating the slider at the rear of

house under the porch deck; the replacement of two double-hung windows on South side, to be double-hung. The double-hung windows may be wood, vinyl clad wood or metal clad wood, duplicating size of the current windows. They will be four panes over one and they can be single pane or thermal pane, as the owner prefers. They will be painted to match the trim color, and muntins will be permanently affixed to the exterior of the upper sash. 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.

215 W. Michigan, Action Item

Applicant: Brian Grimme, Adams Outdoor Advertising (AOA) (present)

Application: Replace sign face on billboard above 215 W. Michigan.

Discussion: Applicant discovered last May that sign face trim (made of wood) was rotting and becoming more difficult to support a sign. Applicant wishes to replace the sign face similar to adjacent sign face, made of galvanized steel with a stainless steel trim ring, identical in size to the previous sign. Applicant was issued a stop work order from Building Department because a Building and HDC permit had not been submitted to the City, and because it appeared the non-conforming roof billboard was being replaced, which is prohibited by the sign ordinance. The Commission agreed that the application would not be approved even with zoning approval, and questioned whether or not the billboard damages the building.

Motion: Commissioner Prebys (Second: Miller) moved to deny the application to replace the sign face on the billboard over the building at 215 W. Michigan because of the inappropriateness of the sign. 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: 4 to 1. Commissioner Rupert abstained
Action carried.

11 W. Michigan, Action Item

Applicants: Rex Roach, Huron Sign Co. and Robyn Robbins, Owner. (present)

Application: Install a new wall sign.

Discussion: Commission requires that internally lighted signs be opaque and that light is emitted only through lettering.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 11 W. Michigan, as submitted, with the following stipulations: That only the lettering emit light; that the beige background will be completely opaque when lights are on in the sign. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

119 N. Huron, Action Item

Applicant: John Bredell (not present)

Application: Installation of a new pole sign.

Discussion: Commission agreed that the ironwork on sign post was inappropriate.

Motion: Commissioner Prebys (Second: Miller) moved to table the application for 119 N. Huron, requesting a new design of the sign post.

**Approval: Unanimous.
Action carried.**

313 W. Cross, Action Item

Applicant: Annie Bilton (present)

Application: Install new chimney cap, flue.

Discussion: Applicant states that there is a nonfunctioning fireplace in the front parlor, and that a nonfunctioning 1920's cast iron insert was removed. Applicant would like to install a gas fireplace, as opposed to a wood fireplace. Unfortunately, the chimney has only one flue and is currently being used by the furnace. Consequently, in order to install a new gas fireplace, a new furnace must also be installed, with a side vent to protrude from the east elevation of house. The applicant also wants to install a new chimney cap in order for a gas fire to burn properly.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 313 E. Cross for the installations of a new chimney cap and furnace vent projecting from the eastern side 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.

8 S. Huron, Action Item

Applicant: Carl Davenport (not present)

Application: Install a new window sign.

Discussion: Staff informed the Commission that the applicant requests retroactive approval. The sign has been installed, but applicant stated that he was unaware that a notice to proceed from the HDC was required.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 8 S. Huron for the installation of a new sign. The following Secretary of the Interior Standards were used in making this decision. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

203 N. Washington, Action Item

Applicant: Steve Allen, Owner (not present)

Application: Install new stair case, door, and siding.

Discussion: Applicant has decided to withdraw application.

Motion: Commissioner Prebys (Second: Rigdon) moved to delete the application for 203 N. Washington from the agenda at the owner's request.

Approval: Unanimous.
Action carried.

OTHER BUSINESS

Study Items: None.

PROPERTY MONITORING

133 W Michigan	Owner must remove temporary side paneling and must reapply for a permit by December 11, 2002 to avoid citation. There has been no compliance.
212 N Grove	Trash left out front. Porch does not meet requirements per porch fact sheet. No skirting or risers. January 15, 2003 deadline for reapplication was not met. Staff will follow up with Building Official for next steps.
318 N Park	Porch work not performed according to historic district guidelines/fact sheet. Newly-laid cement not level with public sidewalk. HDC notice is next step.
526 N Huron	3 can vents discovered on side of house. Staff will send letter. Former HDC Assistant sent letter and informed building department.
Elbow Room	Inappropriate window sills and parapets.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the December 17, 2002 meeting.

Page 5, ...for the installation of a window on 3rd level facing south to replicate existing window on north side of the 3rd level, facing south;... ***has been changed to, for the installation of a sash on the 3rd level of the building facing south and facing east to replicate the existing sash on north side of the 3rd level.***

Page 6, ...to install commercial metal vent above sash on east and south sides, painted to match existing... ***has been changed to, to install commercial fiber vent above sash on the east and south sides, painted to match.***

Page 6, The applicant wishes to to remove paneling under porch and replace with boxed trim and simple moldings and cornerboards... ***has been changed to, The applicant wishes to remove paneling on front facade and box the existing posts and trim corners from simple moldings.***

Page 6, The existing plywood will be replaced with cedar clapboard and all trim will be painted white... ***has been changed to, The existing***

plywood will be replaced with cedar 6"clapboard and painted white.

Page 6, the applicant also wants to install a flush steel door to the walkout basement and a canopy over the door,... ***has been changed to, 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.***

Page 6, **The Commission suggested that the applicant not use clapboard... *has been removed.***

Page 6, for the installation of a canopy on south side... ***has been changed to, for the installation of a canopy over the south side door with black asphalt shingles and beard board ceiling;***

Page 6, for the removal of front paneling and installation of 6" cedar clapboard, trim corner boards/trim boards, bottom and top... ***has been changed to, for the removal of front facade paneling and installation of 6" cedar clapboard, trim corner boards, paint to match existing;***

Page 6, **for the removal of asphalt shingles and replacement with clapboard... *has been removed.***

Motion: Commissioner Prebys (Second: Miller) moved to approve the minutes as amended. Corrections to appear in the minutes of February 4, 2003.

Approval: Unanimous.
Action carried.

ADJOURNMENT

Motion: Commissioner Prebys (Second: Rupert) moved to adjourn the meeting at 8:45 PM.

Approval: Unanimous.
Action carried.

MEETING ADJOURNED AT 8:45 PM.

Signature _____

Date _____