

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
February 4, 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, Christian Overland, Hank Prebys,  
Brenda Rigdon, Ron Rupert, Jane Schmiedeke

Commissioners Absent: None

Staff Present: Jimar Wilson, Planner I

**II. APPROVAL OF AGENDA**

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

**Approval: Unanimous.  
Action carried.**

**III. PUBLIC COMMENT ON AGENDA ITEMS**

None.

**IV. PUBLIC HEARING**

The chair opened the public hearing for 105 N. Adams.

**105 N. Adams**

Applicant: John Pritzel (not present)

Application: Request for demolition of a carport.

Discussion: The applicant requests a notice to proceed with the  
demolition of a carport located at 105 N. Adams

pursuant to Sec. 54-83 (1): The resource constitutes a hazard to the safety of the public or the occupants.

The commission, after visiting the site and reviewing Sanborn maps, determined that the carport was not original, not designed well and does not serve its original purpose.

The commission noted that the roofline of the carport retreats toward the home, contributing to water damage to the roof of the carport. They also acknowledged the applicant's statement that vehicular damage to the carport is prevalent. With this information before them, the commission unanimously agreed that no true hazard to the public or the occupants exists, and agreed further that the applicant has not presented evidence that any of the conditions for demolition approval have been met.

**Motion:** Commissioner Prebys (Second: Rupert) moved to deny the application to demolish the carport at 105 N. Adams based on the fact that no grounds for demolition have been met, according the Sec. 54-83 of the Historic District Ordinance, as presented by the application.  
**Approval:** Unanimous.  
**Action Carried.**

**Motion:** Commissioner Rupert (Second: Miller) 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 Rupert (Second: Miller) moved to table the application for 119 N. Huron due to lack of information.  
**Approval:** Unanimous.  
**Action carried.**

**206 Olive, Action Item**

Applicant: Matthew Ridenour (not present)

Application: Install new door.

Discussion: None

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

**Approval: Unanimous.  
Action carried.**

**10 S. Huron, Action Item**

Applicant: Jeff Kuhns (present)

Application: Install new windows.

Discussion: None

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

**Approval: Unanimous.  
Action carried.**

**119 N. Huron, Action Item**

Applicant: John Bredell (not present)

Application: Install new sign.

Discussion: None

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

**Approval: Unanimous.  
Action carried.**

**NEW BUSINESS**

**208 N. Hamilton, Action Item**

Applicant: Brian Myers (not present)

Application: Replace roof shingles on garage.

Discussion: None.

- Motion:** Commissioner Overland (Second: Miller) moved to approve the application for 208 N. Hamilton for the following work: the replacement of roof shingles on the garage with green three tab shingles to match house shingles; drip edge shall be white. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.
- Approval:** Unanimous.  
Action carried.

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

- Applicant: The Summit Company (not present)  
Applicant's representative: Bob King, project architect (present)  
Application: Replace existing ductwork.

Discussion: The applicant wants to replace ductwork on the rear of the building with ductwork that will be lower and less visible along the roofline.

- Motion:** Commissioner Prebys (Second: Overland) moved to approve the application for 203 S. Huron for the following work: the replacement of existing ductwork on the rear of the building, with the understanding that the new ductwork will be somewhat less visible than the material currently installed. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.
- Approval:** Unanimous.  
Action carried.

### **305 Maple, Action Item**

- Applicant: Cameron Getto (present)  
Application: Expand kitchen addition, install 2<sup>nd</sup> floor addition.

Discussion: The applicant wants to remove a kitchen addition to the house and replace it with a new one. The applicant highlighted an extensive list of issues with the kitchen and bathroom/laundry room/entry additions, proposed plans, and offered three architectural designs for commission review.

The commission offered comments to the applicant and recommended he return with more concrete plans.

**Motion:** Commissioner Rupert (Second: Prebys) moved to table the application for 305 Maple, pending further information.

**Approval:** Unanimous.  
Action carried.

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

Applicant: Ward & Ramsey Joyce Freeman (not present)

Applicant's representative: Brenda Rigdon, project architect (present)

Application: Facade renovations.

Discussion: Applicant wants to repair storefront and rear, install new Marvin wood windows on first floor, and Marvin metal clad windows on the second and third floors. There will be new bulkhead material, new doors, re-pointing, and new floor tile at entry.

The commission offered comments to the architect and recommended that she return with more concrete plans.

**Motion:** Commissioner Prebys (Second: Miller, Abstain: Rigdon) moved to table the application, pending further information in regards to bulkhead material.

**Approval:** Unanimous.  
Action carried.

### **323 Maple, Action Item**

Applicant: Chloe Duke (present)

Application: Install new fence.

Discussion: The applicant wants to install a 6' fence for her dog along rear and east property lines, connecting west towards the house behind the bay window. The 5' portion of the fence, which will connect towards house, will replicate the front porch railing in style. The remainder of the fence will be tongue and groove boards, framed. The commission also asked staff to verify that proposed placement of the westerly fence complied with zoning requirements.

**Motion:** Commissioner Overland (Second: Rupert) moved to approve the application for 323 Maple for the following work: the installation of a new fence to be constructed as submitted with tongue and groove boards framed; the fence shall follow the property line from the rear NE corner of the barn to the east property line, then south

**along the property line and connect back west to the house behind the bay window and in front of the side porch. Staff shall verify zoning compliance of the westerly fence. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

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

Applicant: Tom Tamou, owner (present)

Application: Install new signs.

Discussion: The applicant wants to install three new signs, one of which is an awning sign. The other two signs will be located on the west and east gables. The commission explained to the applicant that, according to Historic District guidelines, such signs are incompatible within the District. Backlit awning signs are not allowed, and neither are barrel-shaped awning signs. However opaque signs with light emitting only through lettering, and awning signs with a triangle shape and lettering on its valence are allowed and more appropriate. The commission stated that signs cannot go above the roofline, and offered more appropriate design alternatives for the applicant's consideration.

**Motion: Commissioner Rupert (Second: Rigdon) moved to table the application for 534 N. Huron, pending further information.**

**Approval: Unanimous.  
Action carried.**

#### **OTHER BUSINESS**

#### **8-14 S. Huron, Study Item**

Applicant: Jeff Kuhns (present)

Application: Restore facade.

Discussion: The applicant submitted preliminary drawings to the Commission for review. The commission offered comments and suggestions to the applicant such as restoring windows to original height, and replacing doors with a style that references the 19<sup>th</sup> century, using MDO plywood.

Applicant will return at a later date with more detailed plans.

**105 W. Michigan, Study Item**

Applicant: Jeff Kuhns (present)

Application: Restore facade.

Discussion: The applicant submitted preliminary drawings to the commission for review. The commission offered comments and suggestions to the applicant such as sealing and preserving the painted sign, and suggested that a more simple design would be more appropriate than the design submitted.

Applicant will return at a later date with more detailed plans.

**PROPERTY MONITORING**

16 N. Washington – Windows are still open to the elements.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the January 21, 2003 meeting.

Page 4, moved to table the application for 16 N. Huron... , ***has been changed to, moved to deny the application for 16 N. Huron.***

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

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

**ADJOURNMENT**

**Motion:** Commissioner Prebys (Second: Overland) moved to adjourn the meeting at 9:45 PM.

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

**MEETING ADJOURNED AT 9:45 PM.**

Signature \_\_\_\_\_

Date\_\_\_\_\_