

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
February 18, 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,  
Robert Taylor

Commissioners Absent: None

Staff Present: Charles Boulard, Building Official  
Jimar Wilson, Planner I

**II. APPROVAL OF AGENDA**

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

**Approval:** Unanimous.  
Action carried.

**III. PUBLIC COMMENT ON AGENDA ITEMS**

None.

**IV. PUBLIC HEARING**

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: Overland) 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 Prebys (Second: Rupert) 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: The Chair recommended 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 (12-17-02).

**Motion:** Commissioner Prebys (Second: Overland) moved to deny the application for 10 S. 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.

**Approval:** Unanimous.  
Action carried.

**119 N. Huron, Action Item**

Applicant: John Bredell (not present)

Application: Install new sign.

Discussion: None

**Motion:** Commissioner Overland (Second: Prebys) moved to table the application for 119 N. Huron, pending a more appropriate resubmission of drawings.

**Approval:** Unanimous.  
Action carried.

**305 Maple, Action Item**

Applicant: Cameron Getto (not present)

Application: Expand kitchen addition, install 2<sup>nd</sup> floor addition.

Discussion: None.

**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 Freeman & Joyce Ramsey (present)

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

Application: Facade renovations.

Discussion: The applicants and their representative submitted new drawings to the commission. Changes included: new bulkhead material for the storefront, with change being the use of wood paneling instead of tile; elimination of the plan to install a recessed door and instead continuing the storefront across the front; the installation of a simple shed retractable awning with no signage; black light fixtures, and wood windows, instead of the previously proposed metal clad wood windows.

**Motion:** Commissioner Prebys (Second: Miller, Abstain: Rigdon) moved to approve the application for 210 W. Michigan for the following work: Façade improvements, as specified in newly submitted drawings dated 2-18-03, to include the installation of wood windows on 2<sup>nd</sup> and 3<sup>rd</sup> floors of front façade, new awning, lighting and painting, as specified; tuck pointing and brick replacement on rear façade, as specified. 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.**

**534 N. Huron, Action Item**

Applicant: Tom Tamou, owner (not present)

Application: Install new signs.

Discussion: None.

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

**Approval: Unanimous.  
Action carried.**

**NEW BUSINESS**

**314 E. Forest, Action Item**

Applicant: Rick Sauve (present)

Application: Repair roofing, demolition of garage

Discussion: The applicant wants to install new roof shingles on the house with similar three tab GAF shingles. Alternative, less expensive, samples may be accepted pending staff review and approval. The applicant plans to replace soffit and fascia material with the current material. The commission recommended to the applicant that any new crown molding match the existing profile exactly, and that any new eave gutters be half round, as opposed to K-style. The commission further recommended that ridge vents be used, as opposed to can vents, and that vents in soffit be installed so that air may flow from bottom of the roof to the top in the attic. They recommended that the soffit vents be painted the same color as the eaves.

The applicant also wants to demolish the garage because he feels it is severely sagged and rotted, and that the scope of work to repair the garage is significantly expensive. The applicant has not obtained documented contractor estimates. The commission suggests that the garage, though not original to the house, was built in the 1940's and is in very bad shape. The Building Official stated that repair would entail removal of the roof (which is also

required for demolition), pulling the walls back up and tying them together, possibly replacing the plates, and then re-framing of the roof. The Building Official acknowledged that the work would be significant, but not insurmountable.

**Motion:** Commissioner Prebys (Second: Rupert) moved to approve the application for 314 E. Forest for the following work: Re-roofing of house, to include tearing off existing roof, replacing rotted wood, replacing damaged soffit and crown molding which must duplicate in profile the material currently there; installation of an ice guard; ridge vents and soffit vents may be applied as necessary to meet code; roof shall be GIF white or similar three tab shingle; gutters may be installed using half round profiles, finished or painted to match white trim; straps shall be under shingles; drip edge shall be used as ice guard, also white to match trim. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

**Motion:** Commissioner Rupert (Second: Prebys) moved to unanimously agree that the garage at 314 E. Forest has no architectural or historical value to the Ypsilanti Historic District.

**Approval:** 6 to 1 (Nay: Rigdon)  
The application to demolish the garage at 314 E. Forest will go to public hearing, date to be determined by City staff.

#### **120 N. Adams, Action Item**

Applicant: Michael Condon (present)

Application: Tuck pointing, brick repair

**Discussion:** The applicant states that the leaky water spigot has caused rust damage to the steel lintel over the basement window. The lintel has to be replaced and approximately 200 square feet of tuck pointing on the west elevation is needed.

**Motion:** Commissioner Overland (Second: Prebys) moved to approve the application for 120 N. Adams for the following work: Repairing sprawling curb at base of

**building on top of foundation using Portland cement patching material; replacing steel lintel on the basement window. Mortar must match in color, texture, and tooling for the rest of the structure. The following Secretary of the Interior Standards were used in making this decision. (5) Preserve distinctive features. (6) Repair, don't replace.**

**Approval: Unanimous.  
Action carried.**

### **320 E. Cross, Action Item**

Applicant: Michael Condon (present)

Application: Repair/install new clapboard, new decking

Discussion: The applicant wants to repair the original clapboard, and install new porch decking in the rear of the house. The deck will be approximately 14" in height. Deck material will be contingent upon whether or not the owners desire a covered porch deck.

The commission suggested framed skirting for the deck with a filler other than lattice. They also stated that if a roof is planned at a later date, then the applicant is to return to the commission with detailed drawings to possibly amend any approvals given at this meeting.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 320 E. Cross for the following work: Removal of all vinyl siding and current gutters; repair of original siding and trim as needed, matching the original in dimension and profile; removal of pumice stone on northern façade; installation of half round gutters and downspouts, white in color; removal of wrought iron front porch supports, replaced with boxed 4 x 4's; installation of 5 x 9 entry deck at rear door to be installed with 2 x 2 square balusters and top and bottom rail, framed skirting (not lattice fill), deck to be painted; house to be painted identical to Benjamin Moore Concord Ivory #HC12, trim color identical to Georgian Brick #HC50. Alternative house and trim colors can be identical to Benjamin Moore Hawthorne Yellow and Summerville Red, respectively. The following Secretary of the Interior Standards were used in making this decision. (6) Repair, don't replace. (10) New work shall be removable.**

**Approval: Unanimous  
Action carried.**

**111 N. Adams, Action Item**

Applicant: Ronald P. Colman (not present)

Application: Demolish garage.

Discussion: None.

**Motion: Commissioner Rupert (Second: Miller) moved to table the application, awaiting the presence of the applicant.**

**Approval: Unanimous.  
Action carried.**

**OTHER BUSINESS**

**217 W. Michigan, Study Item**

Applicants: Thomas Rumford, owner (present), Bonnie Bona, architect (present)

Application: Façade restoration and Install windows.

Discussion: The applicants introduced preliminary plans to the make changes to the front façade and east elevation. Five panels across the first floor of the front façade and the apartment door to the left are original as far as applicants can tell. The plan is to replace three storefront windows and door the right in similar character. Currently there are three windows on west elevation. Plan is to brick windows in, shadowing in the window outline. Four windows are proposed and a fifth window would be new.

Another proposal is to recess the storefront façade back to original position, rather than current slant. The commission cautioned the applicants that although they approve of the conceptual plans, approval from the State Historic Preservation Office would be required if tax credits were pursued.

**227 W. Michigan, Study Item**

Applicants: Leigh Thurston, landscape architect (present), Kathleen Daly, assistant director of Ypsilanti District Library (present)

Application: Library Plaza restoration.

Discussion: The applicants propose modifying and restoring the existing fountain, possibly lowering the fountain and having it wrapped in

a glass tile (band of tile replicating the water from the fountain). They also plan to involve local school children in the community design of a mosaic. Plans also include restoring brick in the pavement, restoring the free flowing area of pavement with natural stone or stamped concrete, possibly colored. There will be a seating/reading area off of pavement, fencing of front and back for security issues and also to contain school-aged children. A somewhat ornate aluminum fence resembling wrought-iron is proposed, though gates would be open when not programmed for young people. The applicants also requested comment on painted mural on west elevation of 217 W. Michigan.

The commission commented that restoration should not replicate previous period, but be more modern. They also suggested yard art similar to Cross Street Village stone carvings placed on wall, as opposed to attaching such art on a building.

#### **402 E. Cross, Study Item**

Applicant: Mark Fisher, owner (not present), Brenda Rigdon, architect (present)

Application: Install new addition.

Discussion: The applicant would like to install a second story addition to the current addition that was built in the 1870s. The Commission reviewed the re-submitted plans for the addition (previous submission 6-18-03), and suggested that the addition did not be the same height as the rest of the house. This way, the new addition would look like an addition and not interfere with the appearance of the original core of the house. The owner prefers to have a hipped roof, while the commission recommends a gable end roof to match the current house profile which would differentiate the addition from the original core. Also, the commission suggests removing the shutters on the proposed addition.

The applicant will return with updated plans.

#### **313 E. Cross, Study Item**

Applicant: Norman Bilton, owner (present)

Application: Install new light fixtures.

Discussion: The applicant wants to replace the current light fixture near the front door and replace it with a new light fixture, and also install a new light fixture for the side porch where no light currently exists.

The applicant also wants to install two exterior GFI outlets, one on the front elevation and the other on the rear elevation. He proposes to replace the microwave, requiring venting in the rear that will exist beside the back porch. He also plans to perform masonry work around the house as needed.

The commission found the lights to be appropriate, but cautioned the applicant to match the mortar exactly. They also suggested a metal, self-closing vent painted to match exterior wall, as opposed to plastic tube.

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

Applicant: Jeff Kuhns, owner (not present)

Application: Restore facade.

Discussion: None.

#### **105 W. Michigan, Study Item**

Applicant: Jeff Kuhns, owner (not present)

Application: Restore facade.

Discussion: None.

#### **PROPERTY MONITORING**

The Chair requested that the following properties be deleted from the property monitoring list, as violations have since been mitigated:

301 N. Park

13 N. Washington

The Thompson Building - Chair noted that the interior is being cleared out.

508 N. Huron - Staff will follow-up with concern that newly installed doors may be metal.

E. Michigan properties between Huron and River Streets - Members of the commission expressed concern to the Planning and Development Director about the facades and inquired about the possibility of storing them, rather than scrap them. Members offered the names of two organizations that specialize in storage and resale of historic resources and building materials. The Planning and Development Director noted the concerns and indicated that the request for qualifications from bidders seeking demolition contracts include information on responsible salvage strategies.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

**VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the February 4, 2003 meeting.

Page 5,        **The commission also asked staff to verify that proposed placement of the westerly fence complied with zoning requirements...*has been added to the discussion for 323 Maple.***

Page 5,        **Staff shall verify zoning compliance of the westerly fence...*has been added to the motion for 323 Maple.***

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

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

**ADJOURNMENT**

**Motion:**        **Commissioner Miller (Second: Prebys) moved to adjourn the meeting.**

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

**MEETING ADJOURNED AT 9:33 PM.**

**Signature \_\_\_\_\_**

**Date\_\_\_\_\_**