

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
March 18, 2003
MEETING MINUTES**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair at 7:06 PM
Meeting Location: City Hall Council Chambers

Commissioners Present: Christian Overland, Hank Prebys, Brenda Rigdon, Ron Rupert, Jane Schmiedeke, Robert Taylor

Commissioners Absent: Betty Miller

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

II. APPROVAL OF AGENDA

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

**Approval: Unanimous.
Action carried.**

III. PUBLIC COMMENT ON AGENDA ITEMS

None.

IV. PUBLIC HEARING

Motion: Commissioner Prebys (Second: Rigdon) moved to open the public hearing to discuss 314 E. Forest and 111 N. Adams.

**Approval: Unanimous.
Action carried.**

314 E. Forest

Applicant: Rick Sauve (present)

Application: Demolition of garage.

Discussion: The applicant requests a notice to proceed with the demolition of the garage at 314 E. Forest pursuant to Sec. 5.334(3)3 of the Historic District of Ordinance.

The applicant offered no additional information to the Commission on his behalf. The Commission expressed concerns about rewarding an owner for failing to maintain their historic properties and allowing them to demolish resources. They requested estimates from a contractor on the costs of renovating the garage in addition to the submitted estimates for demolition.

Commissioner Rigdon submitted a report for the record on the significance of the garage. Text of the report is attached.

Motion: Commissioner Prebys (Second: Rigdon) moved to table the application, pending further information by the applicant.

**Approval: Unanimous.
Action carried.**

111 N. Adams

Applicant: Ronald P. Colman, owner (present); John Murphy, attorney (present)

Application: Demolition of garage.

Discussion: The applicant requests a notice to proceed with the demolition of the garage at 111 N. Adams pursuant to Sec. 5.334(3)3 of the Historic District of Ordinance. The Building Official stated that although the garage was in poor shape and the scope of work to restore it was significant, the garage could be saved.

There was discussion on the possibilities of stabilizing the structure, as opposed to restoration work. It was difficult to adequately determine what "stabilization" involved, since it could possibly be similar to the scope of work for restoration. After discussing the possibilities, the Commission

requested estimates from a reputable contractor on the costs to stabilize the outbuilding, rather than restore it.

Motion: Commissioner Prebys (Second: Rigdon) moved to table the application, pending further information by the applicant.

Approval: Unanimous.
Action carried.

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

Approval: Unanimous.
Action carried.

V. BUSINESS SECTION

OLD BUSINESS

206 Olive, Action Item

Applicant: Matthew Ridenour (not present)

Application: Install new door.

Discussion: None

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

Approval: Unanimous.
Action carried.

534 N. Huron, Action Item

Applicant: Tom Tamou, owner (not present)

Application: Install new signs.

Discussion: The Commission was informed that the applicants had not contacted City staff since February 4, 2003, when they first appeared before the Commission.

Motion: Commissioner Rigdon (Second: Rupert) moved to deny the application for 534 N. Huron because the proposed awning and signage are inappropriate in the Historic District.

Approval: Unanimous.

Action carried.

507 N. Hamilton, Action Item

Applicant: Randy Lewis, contractor (present), David Barowski, owner (not present)

Application: Install new egress windows.

Discussion: The contractor informed the Commission that only one set of windows on the second floor required egress windows. This was confirmed by the Building Official in attendance.

Motion: Commissioner Overland (Second: Prebys) moved to approve the application for 507 N. Hamilton to install a casement window on the south side of the back "L" (westernmost set of windows) with a sash divide, which shall be the same size as the window next to it. The egress window shall not be an insert, but rather a full replacement. 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. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

148 N. Washington, Action Item

Applicant: Loren Romain (not present)

Application: Paint exterior of property.

Discussion: None.

Motion: Commissioner Prebys (Second: Rigdon) moved to table the application for 148 N. Washington, pending presence of the applicant and/or submission of paint color samples.

**Approval: Unanimous.
Action carried.**

203 E. Forest, Action Item

Applicant: Eric Feldt, contractor (present)

Application: Install new windows and door.

Discussion: Mr. Feldt, representing the owners, proposed to install new window inserts (new frame and sash). The Commission informed the applicant that window inserts are inappropriate in the Historic District, as they reduce the size of the glass. The Commission asked the applicant to consider a sash replacement. Also, the proposed muntins/grids are in between the glass. The Commission stated that adhering the muntins on the outside of the windows was most appropriate. As for the proposed steel door, the Commission found that current door is original. Because of this, the reasons presented by the applicant for its replacement are not compelling enough to approve. The Commission invited the applicant to consider alternatives to the proposal.

Motion: Commissioner Prebys (Second: Overland) moved to deny the application for 203 E. Forest based on the fact that the following Secretary of the Interior Standards for Rehabilitation had not been met: (2) Do not destroy original character. Do not remove or alter historic material or features, (5) Preserve distinctive features, and (6) Repair, don't replace.

**Approval: Unanimous.
Action carried.**

509 N. Washington, Action Item

Applicant: Tony's Roof Repair (not present)

Application: Install new roof shingles.

Discussion: None.

Motion: Commissioner Rupert (Second: Overland) moved to approve the application for 509 N. Washington to tear off the old roof and replace any rotten boards; to install an ice guard; to install a metal drip edge which shall be white; to install three-tab nickel grey shingles; to install ridge vents and soffit vents where applicable; to re-install the gutters using nails or inside anchors; if hangers will be used, they shall be placed under the shingles between the ice guard and shingles. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

229-231-233 N. River, Action Item

Applicant: Richard Katon, S.O.S. Crisis Center, Inc. (present)

Application: Install new roofing.

Discussion: The applicant proposes to re-roof the entire house, duplicating in color what is currently there. The replacement shingles will be dual brown from IKO, and the drip edge will match the shingles.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 229-231-233 N. River for re-roofing with the following conditions: strip away all old layers of roofing and haul away; replace all rotted, damaged roof boards; install heavy duty rake and drip edge around perimeter of house; drip edge shall be dark brown; snow and ice guard shall extend six feet up beyond eaves, and also six feet up beyond line of occupied space below roof; cover whole house with 30lb felt underlayment; replace chimney and skylight flashing/counterflashing, and new flashing to be installed on mortar joints. Shingles shall be IKO dual brown; gutters and downspouts shall be removed and reattached after re-roofing is complete; any straps holding up the gutters must be under the shingles; ridge vents and soffit vents shall be installed; all other work to be performed as submitted in plans dated 12-27-02. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

506 N. River, Action Item

Applicant: Michael Macunovich, contractor (present)

Application: Install new roofing.

Discussion: The applicant proposes to re-roof the house. He will include ridge vents and soffit vents as needed, and standard aluminum drip edge to match the original drip edge. K-style gutters will match the existing gutters.

Motion: Commissioner Overland (Second: Prebys) moved to approve the application for 506 N. River to re-roof the house with the following stipulations: a tear off of the three layers, replace sheathing where necessary; roofing material shall be Tempo Rustic Redwood 25-year shingle; ridge vents and soffit vents shall be installed; drip edge to match Rustic Redwood; K-style gutters to be replaced, by either inserting a nail with a collar, or any use of gutter straps shall be acceptable; any hangers shall be underneath shingles; flashing shall be into the mortar joints of the chimney; chimney shall be re-pointed following stipulations of the Mortar Fact Sheet. 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.

229 W. Michigan, Action Item

Applicant: Seth Penchansky, architect (present), Kathy Daly, Ypsilanti District Library (present)

Application: Install new bicycle hoops.

Discussion: The applicant proposes to install six bicycle hoops in front of the right of way. They are proposed for the front of the building for the safety and security of bike owners who will be able to see their bikes from the inside of the building.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application to amend the previous approval for the installation of six bicycle hoops on the sidewalk of Michigan Avenue in front of the front entrance to the building as depicted on the site plan submitted on 3-18-03. 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. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

125 N. Huron, Action Item

Applicant: Elisabeth Knibbe, owner (present)
Application: Installation of a new walkway and door.

Discussion: The applicant stated that the front unit of the building has been sold as office space. To avoid having to construct a barrier-free access ramp to the front door, the applicant proposes to replace one of the windows on the south elevation behind the existing shrubbery with a door. According to the submitted plans, the existing walkway will be widened to 3' for handicap access, and the door will be 5' wide.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 125 N. Huron for the installation of the door and new walkway, as shown on drawings dated 3-18-03, which also include a fence to disguise the relocated gas meters and HVAC system; includes the re-use of previously used exterior door to replace the window on the south elevation (center window in the three window arrangement on the main block of the south elevation of building). The following Secretary of the Interior Standards were used in making this decision: (5) Preserve distinctive features. (9) Contemporary designs shall be compatible and shall not destroy significant original material.

**Approval: 6 to 0 (Abstain Rigdon)
Action carried.**

105 W. Michigan, Action Item

Applicant: Jeff Kuhns, owner (present), Iam Brownlie, architect (present).
Application: Restore façade.

Discussion: The applicant submitted updated plans which address several previous concerns of the Commission. Existing metal panels below the display windows will be retained. Also, soffit above entry door will be plaster. Windows on 2nd and 3rd floors will not be painted, but will serve as accent colors to the façade color. A Fypon cornice will be installed between first and second floors.

Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 105 W. Michigan as

detailed in drawings dated 3-18-03 to include: keeping the existing metal panels at the base of the storefront; incorporating a recessed cut out sign in the sign space above the store window space to be trimmed in quarter round; cornice shall be detailed with crown molding made by Fypon #093000; colors shall be those proposed on color rendering, steel grey, red accent, and existing color of painted brick; wood on windows shall be painted grey, all colors shall be submitted to Planning and Development staff by the applicant. 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. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

8-14 S. Huron, Action Item

Applicant: Jeff Kuhns, owner (present), Iam Brownlie, architect (present).

Application: Restore façade.

Discussion: The applicant submitted updated plans which address several previous concerns of the Commission. The soffit will be MDO plywood. RLM reflector light fixtures will project from the base of the MDO board. Cornice section will be same as for 105 W. Michigan (see 105 W. Michigan motion, 3-18-03). The proposed six-panel door is inappropriate. The Commission suggested alternative styles.

Motion: **Commissioner Rigdon (Second: Prebys) moved to approve the application for 8-14 S. Huron with the following conditions: Cornice shall be Fypon #093000; colors shall be as shown on attached color sketch; steel door shall be blue, cream for the brick, and steel blue with red accent for the storefront; new door shall be FLC-29 by Fingerle or similar; Storefront lighting shall be RLM-style reflector and shall be from Abolite AD2150 to be mounted between cornice and sign panel; sign panel and wraparound shall be recessed with quarter round trim, and shall be MDO plywood. 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. (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

OTHER BUSINESS

None.

PROPERTY MONITORING

200 E. Cross – The Building Official informed the Commission that a citation had been issued to the owner and filed in the District Court.

400 N. River – The building Official informed the Commission that it may take another week for all trash to be removed from inside of the building.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

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

Page 4, The motion to table the application for 534 N. Huron was supported by Commissioner Taylor, and not Commissioner Rigdon.

Page 5, The spelling of flu in the motion for 205 N. Hamilton has been changed to flue.

Page 6, The spelling of freeze in the discussion and motion for 402 E. Cross has been changed to frieze.

Page 6, Two centerboards to be built up... *has been changed to a frieze board to be built up.*

Page 7, The spelling of soffitt in the discussion and motion for 103 S. Huron has been changed to soffit.

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

Approval: Unanimous.

Action carried.

VII. ADJOURNMENT

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

Approval: Unanimous.

Action carried.

MEETING ADJOURNED AT 10:22 PM.

Signature _____

Date_____