

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
April 1, 2003
MEETING MINUTES**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair at 7:00 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: Taylor) 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

206 Olive, Action Item

Applicant: Matthew Ridenour (not present)

Application: Install new door.

Discussion: None.

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

**Approval: Unanimous.
Action carried.**

314 E. Forest, Action Item

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 submitted cost estimates to repair the garage and reiterated his desire to demolish the garage based on lack of use and financial hardship.

Commissioner Rigdon submitted a report (attached) for the record on the significance of the garage. The Commission felt the information before them was adequate to render a decision about the demolition request.

Motion: Commissioner Rigdon (Second: Prebys) moved to deny the application for demolition of a garage at 314 E. Forest as the structure does not meet one or more of the four prevailing conditions required by the Ypsilanti Historic District Ordinance, as amended in 1993, for issuance of a notice to proceed with demolition.

1. The resource does not constitute a hazard to the safety of the public or its occupants.

2. The resource is not a deterrent to a major improvement program that will be of substantial benefit to the community.

3. Retaining the resource will not cause undue financial hardship to the owner, per the common legal definition as described by John M. Barr, City Attorney, in a memorandum to the planning department dated April 21, 1999, with the subject "Financial Hardship Definition".

4. Retaining the structure is in the best interest of the majority of the community.

I would add that the structure is of historic and architectural value, (being an example of 1940's-era garages). Furthermore, the current condition of the structure is due to neglected maintenance.

**Approval: Unanimous.
Action carried.**

111 N. Adams, Action Item

Applicant: Ronald P. Colman, owner (not present); John Murphy, attorney (not present)

Application: Demolition of garage.

Discussion: None.

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

**Approval: Unanimous.
Action carried.**

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.**

NEW BUSINESS

105 Pearl, Action Item

Applicant: John Barr, owner (present)

Application: Install garage doors, entry door.

Discussion: The applicant wants to install a garage door and access to the attached two and a half car garage. The doors will be constructed of metal and painted white. The plans call for no extensions of the building footprint.

Motion: Commissioner Miller (Second: Prebys) moved to approve the application for 105 Pearl for the construction of two metal garage doors and one center service door, with light at the top of the service door. If an outside light will be installed, it shall be plain in design (no coach lights). Doors shall be made of steel, trimmed and painted white. Wood frame shall also be painted white. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

25-27 N Washington, Action Item

Applicant: Dave Hamilton (not present)

Application: Façade restoration.

Discussion: Commissioners reviewed the submitted plans for façade restoration, and after receiving comments from Commissioner Rigdon felt comfortable rendering a decision.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 25-27 N Washington for masonry cleaning using a brush and detergent, and not power washing; for restoration of the 2nd level brick façade involving the replacement of the steel lintels with galvanized or stainless steel lintels; in

replacing lintels, the existing bricks shall be removed with care and shall be re-installed once new lintels are in place; all new mortar shall match the existing mortar; any required replacement of bricks or limestone shall match existing; lintels will be primed with a rust inhibitive primer and painted to match the existing cream color of the windows. The application shall adhere to the HDC Masonry Fact Sheet. The following Secretary of the Interior Standards were used in making this decision: (5) Preserve distinctive features.

**Approval: Unanimous.
Action carried.**

306 S Huron, Action Item

Applicant: Diana Green (present)
Application: Install new porch decking/railing.

Discussion: The applicant wants to remove the existing porch primarily because it's rotten and sinking into the ground, not structurally sound. She also wants to remove the enclosure on south side of porch and restore it to a full wrap around, mimicking the north side. The proposal calls for duplicating on a historic structure a railing that can be confirmed as once being 30". The Building Official found this to be acceptable.

Motion: Commissioner Prebys (Second: Miller) moved to approve the application for 306 S Huron for the removal of the sun porch on the south side of the east elevation; the replication of the north side porch of the east elevation on the south side, as specified in the 3-21-03 submitted proposal which also references the HDC Porch Fact Sheet. 30" railings that shall duplicate the historic railings on the north side will be acceptable according to the Building Official. The following Secretary of the Interior Standards were used in making this decision: (5) Preserve distinctive features.

**Approval: Unanimous.
Action carried.**

301 W Cross, Action Item

Applicant: Rob Wilder (present)

Application: Install vending machines.

Discussion: The applicant wants to install two new vending machines on the exterior of his property that only will be located there temporarily. The commission was informed that staff was unable to identify zoning guidelines that regulated such structures. More time is needed by staff to gather relevant data.

Motion: Commissioner Prebys (Second: Overland) moved to table the application, pending staff review of City codes that regulate outdoor vending.

**Approval: Unanimous.
Action carried.**

203 N Washington, Action Item

Applicant: Steve Allen, owner (present)

Application: Install back porch.

Discussion: The applicant proposes to install a new rear, enclosed porch increase the size of the windows from 5' to 6' in height, which deviate from the submitted plans. He also proposes paired double-hung windows, instead of individual double hung windows, which will allow for two additional inches of glass. Also, the eaves will not match the existing eaves but the fascia will step down from the windows according to the drawings. The windows will be wood, and not vinyl clad. Shingles will match the house. The commission suggested a textured stone block foundation, as opposed to cultured stone.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application, pending completed drawings.

**Approval: Unanimous.
Action carried.**

115 W Michigan, Action Item

Applicant: Will Stewart, owner (present)

Application: Install new signage.

Discussion: The applicant proposes to install new signage outside of the front windows, as proposed in the submitted plans. However, the letters will be 8" block lettering as opposed to 11".

Motion: Commissioner Overland (Second: Prebys) moved to approve the application for 115 W Michigan for the installation of a window sign at 115 W Michigan with 8" block lettering which shall be painted white. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

420 N Hamilton, Action Item

Applicant: Brad Lavey, owner (present)

Application: Painting, power washing.

Discussion: The applicant proposes to paint and power wash the house with low pressure. The commission expressed concern about power washing and recommended the use of a garden hose or TSP.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 420 N Hamilton for painting. Body and trim shall be Sherwin Williams Sage and Bird's Eye Maple, respectively. Accent colors shall be Sherwin Williams Harvest Gold and Caribbean Coral. No power washing is permitted. Any cleaning shall be done with a garden hose, TSP if needed. The following Secretary of the Interior Standards were used in making this decision: (7) Clean building gently. No sandblasting. (10) New work shall be removable.

Approval: Unanimous.
Action carried.

117 E Cross, Action Item

Applicant: Mark and Nancy Keith, owners (present)

Application: Install new windows, siding, and painting.

Discussion: The applicants propose to remove asphalt siding, repair and replace where needed with original wood clapboard siding, replace existing porch with clapboard to match the house, paint, and replace windows with Anderson double-hung wood windows.

The commission did not find the proposed door treatment appropriate, and offered suggestions to the applicant from the Fingerle catalog.

- Motion:** Commissioner Rupert (Second: Rigdon) moved to approve the application for 117 E Cross for the removal of asphalt siding from main section of the house and to remove the awning on the south elevation; repair and replacement of the original wood with 6" clapboard siding, as needed; to side of the porch with clapboard to match the house; replacement of windows on the second story of the south elevation only with Anderson Double-Hung wood windows, which shall fit the rough opening as shown in the 3-22-03 submitted prints; to install corner boards instead of posts on the corners of the porch, not to include the dentil work above the door and windows in the soffit area but to treat as simple as possible; to cover the front porch area with 6" clapboard siding to match the original house. Clapboard shall be installed plain side out, as opposed to rough side out; front door shall be any of the following Fingerle models: FLC-13, FLC-9, FLC-29, or FLC-28 and owners shall have the option to paint or stain the door; light fixture to the west of the door shall be simple fixture; paint colors shall be Twilight Sky and Talisman. 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.

203 E Forest, Action Item

Applicant: Eric Feldt, contractor (present)

Application: Install new windows.

Discussion: The applicant submitted revised plans to the commission, which addressed all of the concerns held by the commission that resulted in a previous denial. The proposed windows will be installed on all elevations, except for the front/south elevation.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 203 E Forest for the installation of new vinyl windows on the west, north and east elevations; windows shall be identical in size to the current windows; windows shall be white, double-hung tilt, and made of fused vinyl. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous.
Action carried.

OTHER BUSINESS

56 E. Cross, Study Item

Applicants: Linda French, owner (present)

Application: Install new awning.

Discussion: The applicants want to install a new awning on the east elevation of the building and requested input from the commission on color and materials. The commission informed the applicants that the awning proposed would most likely be acceptable, provided that a reputable contractor is used.

PROPERTY MONITORING

None.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the March 18, 2003 meeting.

Page 6, Richard Katon's name was added to the minutes, as he was the representative in attendance on behalf of the application for 229-231-233 N River.

Page 6, and around chimney, skylight and walls...was removed from the motion for 229-231-233 N River.

Page 6, replace chimney flashing/counter flashing, and new flashing to be installed on mortar joints... *has been changed to*

replace chimney and skylight flashing/counter flashing, and new flashing to be installed on mortar joints.

Page 7, K-style gutters to be replaced, inserting a nail with a collar...*has been changed to* **K-style gutters to be replaced, by either inserting a nail with a collar, or any use of gutter straps shall be acceptable.**

Page 7, flashing shall be into the mortar joints of the chimney...*has been changed to* **flashing shall be into the mortar joints of the chimney;**

Page 7, the installation of six bicycle hoops on Michigan Avenue...*has been changed to* **the installation of six bicycle hoops on the sidewalk of Michigan Avenue...**

Page 9, incorporating a recessed cut out sign to be trimmed in quarter round...*has been changed to* **incorporating a recessed cut out sign in the sign space above the store window space to be trimmed in quarter round;**

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

**Approval: Unanimous.
Action carried.**

VII. ADJOURNMENT

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

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 9:10 PM.

Signature _____

Date_____