

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
April 15, 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: 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

None.

V. BUSINESS SECTION

OLD BUSINESS

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 Overland (Second: Prebys) 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: Rupert) 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 N Washington, Action Item

Applicant: Steve Allen, owner (not present)

Application: Install back porch.

Discussion: None.

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

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

13 N Washington, Action Item

Applicant: Dave Curtis, owner (present)

Application: Install rear deck and staircase.

Discussion: The applicant wants to install an addition to the rear story deck at 13 N Washington. The proposal includes a revision to the set of stairs coming out of 23 N Washington. The revisions would provide for an emergency exit, and not for the purpose of gaining access to the 2nd level from the deck. The applicant also wants to install a green and white striped canvass awning over the sign at 13 N Washington.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 13 N Washington for the following work: The installation of a two-level rear deck and rear staircase (west elevation). The deck and staircase shall be made of wood with metal and wood railings, per the HDC Porch Fact Sheet and Michigan Building Code. There shall be lights at the exterior doors which shall be a plain fixture. The awning shall be canvass with green and white stripes. The wood shall be painted green. Two existing window openings at the west elevation of 17 N Washington shall be in filled with glass block to match the other window openings on the same elevation. All metal handrails and guardrails shall be painted green. The Commission recommends barriers around the posts to prevent cars from running into the posts supporting the deck. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

200 E Cross, Action Item

Applicant: Caridad Goosby, owner (present)

Application: Wall removal and replacement, etc.

Discussion: The applicant wants to tear down the five courses of cement block on the existing wall on two sides, and fill in the area up to grade with gravel/sand. The applicant also wants to install a 12" x 26" glass block panel at the top of the existing basement door of the house. The Commission was in consensus that, in general, the proposed work could be approved. However, the Commission informed the applicant that before such approval they would need to see plans and

specifications from her contractors that detail the entire scope of work.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 200 E Cross, pending a plans and specifications from the applicant's contractor.

**Approval: Unanimous
Action carried.**

35 Photo St, Action Item

Applicant: Gerry French (present), representing Bill French, owner.

Application: Install new windows, door.

Discussion: The applicant wants to install new vinyl double-hung windows from Wall side Windows. The Commission informed the applicant that such a proposal cannot be approve, as window inserts which reduce the size of the window sash are not appropriate in the Historic District. The applicant will return will plans and specifications from his contractor that clearly indicates that all new windows are in fact full replacements.

Motion: Commissioner Rigdon (Second: Prebys) moved to table the application for 35 Photo, pending additional information from the applicant.

**Approval: Unanimous.
Action carried.**

406 Maple St, Action Item

Applicant: Matthew Goins and Timothy Brown, owners (not present)

Application: Paint house and install new windows.

Discussion: None.

Motion: Commissioner Rupert (Second: Overland) moved to table the application for 406 Maple, pending further information from the applicant.

**Approval: Unanimous.
Action carried.**

52 E. Cross, Action Item

Applicant: Courtney and Christine King, owners (present) and Von Honsberger, architect (present).

Application: Remove and replace rear staircase.

Discussion: The applicants want to remove a rear deck at 52 E. Cross and make renovations to the staircase. The current stairs, built approximately 2 years ago and used for residential purposes, were subject to a code requirement of a 7"/8" riser height. Now, as the building is being used as commercial facility, the code requires a 7"/11" riser height. According to the applicants, there will be no change to the appearance of existing stair case other than a change in riser height and the addition of railings. The most noticeable change will be the removal of the built-out wooden porch with sliding doors on the second floor.

Motion: **Commissioner Rigdon (Second: Prebys) moved to approve the application for 52 E Cross for the following work: Reconstruction of an existing egress stair on the rear elevation. The new stairs shall be constructed to meet with 7"/11" tread and riser code requirements. The stairs shall be made of wood and either painted or stained to match the trim. The existing guardrails will be replicated in the new construction. New handrails will be installed at 36" above the finished floor on either side of the stair. The enclosed porch on the second floor shall be removed and railings shall be extended, as appropriate to that space. The existing deck underneath the second floor porch shall be filled in back to 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.**

305 Maple St, Action Item

Applicant: Cameron Getto, owner (present)

Application: Install kitchen addition.

Discussion: The applicant wants to install an addition to the property at 305 Maple. The applicant and his architect have previously appeared before the Commission to discuss plan concepts.

Motion: **Commissioner Rigdon (Second: Rupert) moved to approve the application for 305 Maple for the following work: For the installation of an addition,**

per submitted drawings dated 4-16-03. Siding shall be 6" clapboard of smooth engineered wood, except at the gable which shall be 4" clapboard of smooth engineered wood (as shown in drawing 3A-5). Trim shall match existing trim. Roofing, including drip edge, shall match the existing roof. Roof ventilation shall be through soffit and ridge vents. Skylights on the rear elevation shall be painted black. New windows shall be tilt double-hung wood windows with true simulated divided lights and a two over two pattern, and shall have interior and exterior mutins applied. The foundation of the addition shall be split-faced block with a random pattern and treated to prevent moisture. The application is also approved for the removal of the rear stairs and for patching to restore it to its original appearance. The commission approves the re-location of the utility to any place determined by the owner. Paint colors for the addition shall match the existing structure in body, trim and accents. Simplified Eastlake treatment at the gable is also approved. The following Secretary of the Interior Standards were used in making this decision: (9) Contemporary designs shall be compatible and not destroy significant original material and (10) New work shall be removable.

Approval: Unanimous.
Action carried.

320 E Cross, Action Item

Applicant: Ron Rupert, contractor (present)
Application: Amend previous approval.

Discussion: The applicant wants an amendment to the previous approval for 320 E Cross, which will include a color change.

Motion: Commissioner Prebys (Second: Overland) moved to amend the previous approval for 320 E Cross dated 2-18-03 for the following work: Paint color change to Sequoia SW-6394 for the base, Tahee Brown SW-1328 and Rockwood SW 2802 for accents, and Vital Yellow SW-6392 for the trim. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: 6 to 0. Commissioner Rupert abstained.

Action carried.

OTHER BUSINESS

100 W Cross, Study Item

Applicant: Harold Weaver, owner (present)

Application: Install new sign.

Discussion: Mr. Weaver discussed his desire to install a wall sign on the front façade of the building at the uppermost level. The Commission recommended that the applicant consider a similar sign at the second (middle) level directly above the main set of windows. It was the consensus of the Commission and applicant that such a placement captures the attention of visitors coming up N Huron. Black letters were also recommended, as they would be compatible with the black railings.

309 Florence, Study Item

Applicant: Wendy Setwicz, owner (present)

Application: Repave driveway.

Discussion: The applicant appeared before the Commission to determine whether or not HDC approval was required to repave the driveway, which is sinking in certain sections. It often floods after heavy rain to the point where pedestrian access is extremely limited. The Commission confirmed that HDC approval would be required and that an application to repave the driveway would likely be approved, provided that information on the type of pavers brick as well as plans are submitted.

PROPERTY MONITORING

314 E. Forest--Demolition of garage without required approval.

T.C.'s Speakeasy--Inappropriate work performed around sidewalk café without required approval.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the April 1, 2003 meeting.

Page 4, being a rare example of a pre-1900 outbuilding, notable for its age and construction...has been removed from the motion for 314 E. Forest.

Page 5, the doors will be constructed in similar material and color...*has been changed to* **"The doors will be constructed of metal and painted white"**.

Page 6, and after receiving comments from Commissioner Rigdon felt comfortable rendering a decision...*has been changed to* **and after receiving comments from Commissioner Rigdon, the Commission felt comfortable rendering a decision.**

Page 7, to increase the size of the proposed windows from 5" to 6" ...*has been changed to* **increase the size of the proposed windows from 5' to 6' in height.**

Page 9, to side the porch with clapboard to the porch...*has been changed to* **side the porch with clapboard to match the house.**

Page 9, to install corner boards instead of posts on the sides of the porch, not to eliminate the area but to treat as simple as possible...*has been changed to* **install corner boards instead of posts on the corners of the porch.**

Page 9, **and owners shall have the option to paint or stain the door** *was added to the motion for 117 E Cross.*

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

**Approval: Unanimous.
Action carried.**

VII. ADJOURNMENT

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

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 9:35 PM.

Signature _____

Date _____