

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
May 6, 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: 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: Overland) 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 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: Overland) 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 Prebys (Second: Rigdon) moved to table the application, pending completed drawings from the applicant.

**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 top five courses of Concrete block on two sides of the existing wall which remains after the removal of the decayed roof, and fill

in the area up to grade with gravel/sand. The applicant also wants to remove the existing basement door, install a 12" x 26" glass block panel in the top portion of the door opening, and block in the remaining portion of the door opening. The applicant submitted plans for Commission review.

Motion: Commissioner Rigdon (Second: Rupert) moved to approve the application for 200 E Cross to build a new retaining wall. The wall shall be made of all new block on the Lincoln Street side, so that the entire new block matches. The new retaining wall shall sit on a frost-free footing designed to meet lateral loads as required by Code, and shall have reinforcing bars as required by Code. New wall shall be no more than 30" above grade. Proper drainage shall be provided behind the wall so that water from behind wall can escape through the wall. The floor of the existing garage shall be broken up to allow water to drain through. The wall shall have a cement cap with flashing behind it to finish off the top of the wall. All existing concrete block shall be re-pointed where there are open joints. The application is also approved for the removal of the existing basement door and the installation of a 12" x 26" glass block panel in the top portion of the door opening and for the installation of concrete block in the remaining portion of the door opening. Below the ground level, the block shall be treated with a waterproof sealant. No railings shall be installed, provided that no wall exceeds 30". Downspouts shall be provided with an extension at least 2' long and splash block to match existing. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

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 Wallside Windows. The applicant returned with updated plans and specifications from his

contractor that clearly indicated that all new windows are in fact full replacements.

Motion: **Commissioner Rigdon (Second: Prebys) moved to approve the application for 35 Photo for replacement of all windows on the house, stipulating that the entire existing window frames be removed, that the replacement windows mirror the exact same image existing on the house (one-over-one), that the style of the frame of the window match the existing, that glass size shall match existing, and that a full frame be rebuilt into the rough opening along with the proposed window, referring to quote dated January 8, 2003. This application is also approved for the installation of a new a Fingerle style #2044 four-panel Hemlock door. Door shall be painted white to match the color of the house. 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.**

406 Maple St, Action Item

Applicant: Matthew Goins and Timothy Brown, owners (present)

Application: Paint house and install new windows.

Discussion: The applicants appeared with their contractors to discuss their work proposals. They want to install window inserts, which the Commission does not approve because inserts reduce the size of the window glass. Such a reduction is not appropriate in the Historic District. The applicants stated that cost was an issue, and that they could not afford full replacements. The Commission then recommended other options available to them, such as sash kits. The Commission did, however, find the proposed paints colors to be appropriate.

Motion: **Commissioner Rupert (Second: Overland) moved to approve the application for 406 Maple to paint, as submitted. Colors shall be Sears Weather Beater EE121 Honey Swirl for the body and EE094 Harvest for the 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
table the portion of application for window
replacement, pending further information.**

**Approval: Unanimous.
Action carried.**

NEW BUSINESS

105 W Cross, Action Item

Applicant: Mark P. Price (not present)

Application: Masonry repair, new stairs, roof repair

Discussion: None.

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

**Approval: Unanimous.
Action carried.**

309 Florence, Action Item

Applicant: Wendy Satwicz (present)

Application: Repair driveway.

Discussion: The applicant wants to repave the driveway, which is sinking in certain sections, with paver brick (sample presented to the Commission). The applicant had previously appeared before the Commission to discuss her proposal. She stated that the driveway often floods after heavy rain to the point where pedestrian access is extremely limited.

**Motion: Commissioner Prebys (Second: Rigdon) moved to
approve the application for 309 Florence for the
following work: installation of paver brick which shall
be grey and/or dark red to be installed in the areas
shown on the attached mortgage survey, to include
driveway, patio and walks from the driveway to the
front of the house and from the front of the house to
the street. The following Secretary of the Interior**

**Standards were used in making this decision: (10)
New work shall be removable.**

**Approval: Unanimous.
Action carried.**

207-209 W Michigan, Action Item

Applicant: Derek Block, owner (not present)
Application: Install fencing around patio.

Discussion: The applicant wants to obtain approval from the Commission for a wood arbor and plastic chain patio enclosure already installed in front of the building. The Commission stated that such a fence style would not be approved as the residential-style arbor and plastic chain are not appropriate to the streetscape.

Motion: Commissioner Overland (Second: Rigdon) moved to deny the application for 207-209 W Michigan for the installation of the patio enclosure because the residential-style arbor and plastic chain are not appropriate to the commercial streetscape. The Commission cited the following Secretary of the Interior's Standards: (9) Contemporary designs shall be compatible and shall not destroy significant original material.

**Approval: Unanimous.
Action carried.**

213 N Huron, Action Item

Applicant: Karen Talbot, owner (present)
Application: Painting.

Discussion: The applicant wants to paint the trim of the house with a blue-grey color, as submitted, similar to existing color. The applicant also wants to repair minor cracks in the stucco with stucco patch. The patching will be white, to match the house color.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 213 N Huron for the following work: repainting of trim color, which shall be a grade of blue-grey according to submitted sample. Application is also approved for the repair stucco cracks, as necessary. The following Secretary

of the Interior Standards were used in making this decision: (6) Repair, don't replace and (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

320 E Cross, Action Item

Applicant: Michael Condon, Ypsilanti Restoration L.L.C. (present)
Application: Install new front door and screen door.

Discussion: The applicant wants to install a new front door to the house at 320 E Cross, similar to the rear door of the house. The Commission suggested an alternative design to the door from the submitted catalog, referencing it as having more appropriate proportions.

Motion: **Commissioner Prebys (Second: Rigdon) moved to approve the application for 320 E Cross for the following work: installation of a new front door to be Fingerle #FLC-63; installation of a wooden screen door, on page 19 of the submitted plans. Both doors shall be painted red, per colors recently approved. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.
Action carried.**

313 Maple St, Action Item

Applicant: Michael Condon, owner (present)
Application: Install new fencing.

Discussion: The applicant wants to install a dog-ear fence. He had originally planned on installing a gothic-style picket fence, but was having difficulty finding such a style. If he is able to find such a style, which matches the neighbor's fence, he would like approval for its installation. Otherwise, he will proceed with installing a dog-ear style fence.

Motion: **Commissioner Prebys (Second: Overland) moved to approve the application for 313 Maple St. for the following work: installation of two sections of fence between applicant's house and neighbor's fence, either 60" dog-ear or 36" Gothic picket style.**

Specifically, the dog-ear style shall be in the section that faces the street and the picket fence may be in the section between the house and garage. Both fence sections and styles shall be painted red to match the house, with white as an option.

The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

105 W Michigan, Action Item

Applicant: Dale R. Burkholder, owner (present)

Application: Install new sign.

Discussion: The applicant wants to install a new window sign at 105 W Michigan. The lettering will be applied to the outside of the glass with an opaque square on the inside of the glass to serve as a background to the lettering. The applicant also asked the Commission about the option of installing only one of the two proposed window signs, depending on whether or not he likes the sign design. The Commission expressed no reservations about such an option.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 105 W Michigan for the following work: installation of a window sign, as submitted. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

56 E Cross, Action Item

Applicant: Linda French, owner (present)

Application: Install new awning.

Discussion: The applicant wants to install an awning over the rear patio at 56 E Cross. The applicant submitted plans and specifications to the Commission, as requested at the previous meeting.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 56 E Cross for the

following work: installation of an awning over the rear patio, which shall be covered with Dickenson striped fabric in colors as submitted. The posts of the awning shall be integrated with the current iron fence and shall be painted black. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

8-14 S Huron, Action Item

Applicant: Jeff Kuhns, owner (not present)

Application: Amendment; Structural renovations.

Discussion: The applicant is seeking an amendment to his previous approval for façade renovation. He has discovered upon removing existing material that there is structural damage in need of repair. A new steel beam and post is needed, in between two existing columns.

Motion: Commissioner Rigdon (Second: Rupert) moved to amend the previous approval to the application for 8-14 S Huron to include new structural corrections as outlined in the submitted 4/29/03 plans. Owner shall submit details to the Commission on appropriate wood trim on all exposed steel members. The following Secretary of the Interior Standards were used in making this decision: (2) Do not destroy original character. Do not remove or alter historic material or features, (6) Repair, don't replace, and (9) Contemporary designs shall be compatible and shall not destroy significant original material.

**Approval: Unanimous.
Action carried.**

OTHER BUSINESS

310 Florence, Study Item

Applicant: Tina Stringer, owner (present)

Application: Numerous exterior renovations.

Discussion: The owner appeared before the Commission to ask questions and receive feedback on proposed work items to

her property. She presented numerous items and the Commission told her whether or not she would need HDC approval for each item. The owner was made aware that the HDC regulates only exterior work and that she would need to submit plans and specifications for each item.

111 Maple St, Study Item

Applicant: Donald Ure, owner (present)

Application: Install rear deck.

Discussion: The owner appeared before the Commission to discuss the possibilities of installing a rear deck and staircase with railings at 111 Maple St. The applicant also wants to remove the existing enclosed rear porch and replace it with an extension to the west. The Commission informed the applicant that he would not be allowed to begin removal of the current rear porch until he submitted plans on what will be put in its place. The applicant also contemplates the installation of railings on the front porch. The Commission recommended that the applicant do background research to determine what railings may have originally been there.

PROPERTY MONITORING

None.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the April 15, 2003 meeting.

Page 3, the correct spelling of canvas has been added to the discussion for 13 N Washington.

Page 3, the correct spelling of in-filled has been added to the motion for 13 N Washington.

Page 4, the correct spelling of approved has been added to the discussion for 35 Photo.

Page 6, the correct spelling of except has been added to the motion for 305 Maple.

Page 6, Skylights on the rear elevation shall be painted black...*has been changed to...***Skylight frames on the rear elevation shall be painted black.**

Page 6, true simulated divided lights...*has been changed to...***simulated divided lights.**

Page 6, for the removal of the rear stairs and for patching to restore it to its original appearance...*has been changed to...***for the removal of the rear stairs and for patching to restore it to the elevation's original appearance.**

Page 7, The correct spelling of Wendy Satwicz' name has been added to the minutes.

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

**Approval: Unanimous.
Action carried.**

VII. ADJOURNMENT

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

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 9:55 PM.

Signature _____

Date _____