

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
June 3, 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: Hank Prebys, Brenda Rigdon, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Betty Miller, Christian Overland, Robert Taylor

Staff Present: Jimar Wilson, Planner I

**II. APPROVAL OF AGENDA**

**Motion: Commissioner Rupert (Second: Prebys) moved to approve the agenda.**

**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: Rigdon) moved to table the application, pending further information by the applicant.**

**Approval: Unanimous.  
Action carried.**

**203 N Washington, Action Item**

Applicant: Steve Allen, owner (present)

Application: Install back porch.

Discussion: The applicant submitted updated plans to the commission for the installation of a new rear addition at 203 N Washington. The updated plans include a new door style, new block work underneath, windows enlarged to 6', new landing detail and a new soffit trim simplified to allow for the gutters.

**Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 203 N Washington for the installation of a rear addition, as proposed in the submitted plans designed by Lincoln A Poley, Architect, AIA Job # RES 1.03. The following Secretary of the Interior Standards were used in making this decision: (3) Do not imitate earlier styles and (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**423 N Hamilton, Action Item**

Applicant: Eric Lofstrom, owner (present) and David Lee, contractor (present)

Application: Paint exterior of house.

Discussion: The applicant appeared before the commission with paint samples for the repainting of his home.

- Motion:** Commissioner Prebys (Second: Rigdon) moved to approve the application for 423 N Hamilton for the following work: Painting the exterior of the house. Body shall be Sherwin Williams (SW) # 2835 Craftsmen Brown. The accent color for the window sash and other chosen detail shall be SW # 2839 Roycraft Copper Red. The Trim color for the soffits, fascia, trim boards, porch railings, etc. shall be SW # 2833 Roycraft Velom. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.
- Approval:** Unanimous.  
Action carried.

**226 W Michigan, Action Item**

Applicant: Eyad Khadr, owner (not present)  
Application: Install new sign.

Discussion: None.

- Motion:** Commissioner Rupert (Second: Prebys) moved to table the application for 226 W Michigan, pending further information from the applicant.
- Approval:** Unanimous.  
Action carried.

**17 E Cross, Action Item**

Applicant: Scott Klausen, contractor (not present)  
Application: Repair rear porch.

Discussion: None.

- Motion:** Commissioner Rupert (Second: Prebys) moved to table the application for 17 E Cross, pending further information from the applicant, including pictures and drawings.
- Approval:** Unanimous.  
Action carried.

**NEW BUSINESS**

**35 Photo St & 36 E Cross, Action Item**

Applicant: Bill French (present)

Application: Parking lot improvements.

Discussion: The applicant explained to the commission that parking lot improvements will include repaving of the gravel lot behind 36 E Cross with asphalt. The parking lot will be for residents only.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 35 Photo and 36 E Cross for the following work: To pave the parking lot, as submitted in the 5-30-03 plans designed by MacMullan Architects. The application request to change the electrical service from overhead to underground has been withdrawn. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous. Commissioner Rupert Abstained. Action carried.**

#### **534 N Huron, Action Item**

Applicant: Tom Tamou, owner (not present)

Application: Install new signs.

Discussion: None.

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

**Approval: Unanimous. Action carried.**

#### **316-318 Washtenaw, Action Item**

Applicant: Steve Allen, owner (present)

Application: Porch and sidewalk removal and replacement. Demolish storage shed.

Discussion: All proposed work is in the rear of the house; along the driveway accessed from Hamilton St. Proposed work includes replacing concrete porch stairs with new concrete stairs with the possibility of filling in the opening with lattice. The commission agreed that the storage shed shall remain in place.

**Motion:** Commissioner Rigdon (Second: Prebys) moved to approve the application for 316-318 Washtenaw for the following work: Replacement of the concrete steps and porch, in kind. The lattice underneath the porch shall be framed and painted. Storage shed shall remain in place. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

### **313 S Huron, Action Item**

Applicant: Wad Syed, College Pro Painters, contractor (present)

Application: Paint exterior of the house.

Discussion: The applicant submitted paint samples for commission review.

**Motion:** Commissioner Prebys (Second: Rigdon) moved to approve the application for 313 S Huron for the following work: Painting exterior of house. Body /siding shall be Sherwin Williams (SW) # 6440 Courtyard and trim shall be SW # 6126 Navajo White. No power washing is allowed, however the use of a garden hose is permitted. The foundation shall remain as is. All door replacements shall be reviewed by the Commission. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

### **308 Maple St, Action Item**

Applicant: David Alber, owner (present)

Application: Paint exterior of the house.

Discussion: The applicant submitted paint samples for the commission to review. The commission recommended removal of the shutters, as they do not appear original or appropriate to the house.

**Motion:** Commissioner Rigdon (Second: Prebys) moved to approve the application for 308 Maple for the following work: Painting exterior of house. Body shall

**be Sherwin Williams (SW) # 6519 Hinting Blue and trim shall be SW # 6522 Sporty Blue. The accent color for the scallops and gables shall be SW # 6520 Honest Blue and the accent color for foundation and pillars shall be SW # 6523 Denim. Vinyl windows shall remain white (unpainted), and shutters shall be removed. 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 (present)

Application: Amendment: Façade renovations.

Discussion: The applicant indicated that when contractors began removing the façade, structural problems were identified. The proposed work calls for the replacement of steel columns with new columns according to the submitted plans. The storefront will be pushed out to the sidewalk. The commission stated that the storefront was originally built out to the sidewalk and that such a plan would be appropriate.

**Motion: Commissioner Prebys (Second: Rigdon) moved to amend the previous approval to 8-14 S Huron for the following work: To move the southern most storefront to the front line of the building. The new door and new windows shall appear according to the submitted plans signed and dated by the applicant on 6-3-03. The following Secretary of the Interior Standards were used in making this decision: (5) Preserve distinctive features and (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**215 W Michigan, Action Item**

Applicant: Glenn Leiding, owner (not present)

Application: Install new awning sign.

Discussion: The commission stated that awnings should not be used as the primary sign for a business. The applicant will be given

another opportunity to present an alternative design at the next meeting.

**Motion: Commissioner Rigdon (Second: Prebys) moved to table the application for 215 W Michigan, pending additional information from the applicant.**

**Approval: Unanimous.  
Action carried.**

**52 E Cross, Action Item**

Applicant: Christine King, owner (present) and Van HERNsberger, architect (present)

Application: Storefront renovations.

Discussion: The applicants want to make changes to the storefront at 52 E Cross that restore it to its original character. Changes include removal of existing storefront glass and replacement with insulated glass. The commission made it clear that the proposed renovations do not, in fact, restore the façade to its original 1910 façade. What is proposed is too imitative of what was there without actually restoring it and that runs counter to the U.S. Secretary of the Interior Standards for Rehabilitation. The commission recommended a contemporary treatment as a more appropriate design.

**Motion: Commissioner Rigdon (Second: Prebys) moved to table the application for 52 E Cross, pending additional information from the applicant.**

**Approval: Unanimous.  
Action carried.**

**36 E Cross, Action Item**

Applicant: Bill French, owner (present)

Application: Install temporary fence.

Discussion: The applicant wants to install overhead fencing above the street side café. The fencing will be temporary and shall come down in October. The commission found the fencing to be appropriate for the property and also for the streetscape.

**Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 36 E Cross for the following work: For the installation of street café overhead fencing addition with lighting. The**

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

**Approval: Unanimous.  
Action carried.**

**39 E Cross, Action Item**

Applicant: Bill French, owner (present)  
Application: Install temporary fence.

Discussion: The applicant wants to install overhead fencing above the street side café. The fencing will be temporary and shall come down in October. The commission found the fencing to be appropriate for the property and also for the streetscape.

**Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 39 E Cross for the following work: For the installation of a street café overhead fencing addition with lighting. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**126 N Adams, Action Item**

Applicant: James Walewski, owner (not present)  
Application: Paint exterior of house and garage.

Discussion: The commission, upon reviewing the submitted paint samples, finds that a deeper shade for the body color is more appropriate to the house.

**Motion: Commissioner Rupert (Second: Prebys) moved to approve the application for 126 N Adams for the following work: Painting. Body color shall be Benjamin Moore (BM) #OC-108 Pale Moon, and not the proposed #OC-107 Antiquity. The trim color shall be BM Brilliant White, as proposed. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**103-105-107 Washtenaw, Action Item**

Applicant: Karl Heinz, owner (present)

Application: Install new fence.

Discussion: The applicant wants to extend the existing fence north. According to zoning guidelines for fences, the fence can extend 6' in height up to the required front yard set back. This set back requirement is determined by taking the average set backs of the properties adjacent to 103-107 Washtenaw. From that line forward, the fence can extend north with a maximum height of 4' and shall have 50% opacity.

**Motion: Commissioner Rupert (Second: Rigdon) moved to approve the application for 103-105-107 Washtenaw for the following work: The installation of a fence on the west side of the house. This installation shall extend the existing fence to the north side of the house with a 6' in height dog-eared fence up to the side of the house. From that point, the fence shall continue north along the west property line and be 4' in height and will be no closer than 5' from the sidewalk. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**217 W Michigan, Action Item**

Applicant: Peter Rinehart, owner (present) and Bonnie Bona, architect (present)

Application: Storefront renovations.

Discussion: The applicants submitted updated plans for renovations to the storefront. Changes include a reduction in the proposed number of windows on the west elevation. No windows will be eliminated, as previously proposed. The storefront will be recessed back to its original configuration, as opposed to the current angled configuration. The floor tiles will be 2 x 2 in size and made of ceramic material. All paint colors shall match existing colors.

**Motion:** Commissioner Rigdon (Second: Prebys) moved to approve the application for 217 W Michigan for the following work: Application approved per submitted plans dated 5-20-03 to include the following revisions from the previously submitted plans: The storefront shall be recessed. The windows on the west elevation have been reduced in number from 4 to 3. All windows previously proposed for removal shall remain in place. The new front door to the commercial space shall match the original door of the apartment. The panels below the windows shall be painted. The new windows shall be Eagle Windows, slate green in color, metal-clad, double-hung with insulated glass. All other painting shall match existing construction. New sills and headers at the new windows shall be brick. Exterior floor tile shall be ceramic 2 x 2 mosaics, color shall be beige. 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 and (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

## OTHER BUSINESS

### PROPERTY MONITORING

None.

### AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

## VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the May 20, 2003 meeting.

Page 3, To replace the missing and rotted fascia with the submitted wood sample...*has been changed to...* **To replace the missing and rotted fascia with trim matching the submitted wood sample.**

**Motion:** Commissioner Prebys (Second: Rigdon) 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 9:33 PM.

Signature \_\_\_\_\_ Date \_\_\_\_\_