

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
August 5, 2003  
MEETING MINUTES**

**I. CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke, Chair at 7:03 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

**II. APPROVAL OF AGENDA**

**Motion: Commissioner Rigdon (Second: Prebys) 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: After concluding that the applicants have not presented any additional information that would be compelling enough to approve the demolition request, the commission unanimously agreed that a motion to deny the request was appropriate.

**Motion: Commissioner Prebys (Second: Overland) moved to deny the application for demolition of the garage based on the fact that the structure is of historic and architectural value, being a rare example of a pre-1900 outbuilding notable for its age and construction.**

**Approval: Unanimous.  
Action carried.**

**226 W Michigan, Action Item**

Applicant: Eyad Khadr, owner (not present)

Application: Install new sign.

Discussion: None.

**Motion: Commissioner Overland (Second: Rupert) moved to table the application for 226 W Michigan, pending further information from the applicant.**

**Approval: Unanimous.  
Action carried.**

**215 W Michigan (David's Books and Media), Action Item**

Applicant: Glenn Leiding, owner (not present)

Application: Install new awning sign.

Discussion: None.

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

**Approval: Unanimous.  
Action carried.**

**32-38 E Cross, Action Item**

Applicant: Bill French, owner (not present)

Application: Install new windows, awnings, painting.

Discussion: The applicant submitted plans to the commission that call for replacement windows in the rear of Cady's Grill. The commission inquired about the cornice treatment, paint, window style and other aspects of the proposal. After further review and modification, they found the proposed work to be appropriate.

**Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 32-38 E Cross, as submitted, with the following conditions: The window at the rear of the building shall be by Marvin style #2038 and installed so that the old frame is removed in order to install the new window in the rough opening. The windows shall be true divided lights. Paint colors for the rear of the building shall be as follows: Benjamin Moore #28W for the window sash, BEHR 380F-5 Harmonic Tan for the panel accent, 380F-6 River Bank for the panel accent, EE2012B Burnished Copper for the tenant entrance door, Cocoa Brown for the awning, and gold for the panel accent. The following Secretary of the Interior Standards were used in making this decision: (3) Do not imitate earlier styles, (5) Preserve distinctive features and (10) New work shall be removable.**

**Approval: 5 to 0. Commissioner Rigdon Abstained.  
Action carried.**

**NEW BUSINESS**

**410 E Cross, Action Item**

Applicant: Matthew G. Toyneas (present)

Application: Paint front porch.

Discussion: The applicant submitted paint samples to the commission that will be used to paint the front porch.

**Motion: Commissioner Overland (Second: Rigdon) moved to approve the application for 410 E Cross for the following work: Painting of the porch. The body color shall be PPG Velom 92-44B and the floorboards shall**

**be 427-7 Sarsaparilla. 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.**

**6 W Michigan, Action Item**

Applicant: Michael J. Maynard, owner (present)

Application: Install new signage and lighting.

Discussion: The applicant wants to install a wall sign on the south elevation of the building using the existing MDO sign board. He also proposes to install lighting for the sign and the alley for security. The commission found the proposed front and rear lights appropriate, but recommended alternative lighting strategies and materials for side of the building that were not as decorative.

**Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 6 W Michigan for the following work: Installation of a wall sign on MDO sign board material, attached to the existing sign panel on the front of the building. Installation of side lights for the doors shall be solid brass outdoor lighting purchased through Gross Electric #H1071B-33. Side light shall be a utilitarian security-type fixture with vandal-proof material. For signage lighting, the fixtures shall be Angle Shade #18114 with a mounting bracket to be HL without the floral design, 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.**

**207 E Forest, Action Item**

Applicant: Kathleen Chamberlain, owner (not present)

Application: Painting, power washing, siding repair.

Discussion: The applicants want to paint and power wash at 207 Forest. The commission informed the applicants that power washing would be inappropriate for the aluminum siding on the house. The other proposed work was found acceptable.

**Motion:** Commissioner Prebys (Second: Rigdon) moved to approve the application for 207 E Forest for the following work: Painting, and no power washing. A garden hose, soap/detergent and brushing, if necessary, are allowed. Paint colors by Benjamin Moore shall be as follows: Body – sail cloth, foundation – platinum gray, trim – brilliant white, and accent – juniper. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

#### **407 W Forest, Action Item**

Applicant: Matthew Buck, owner (present)

Application: Repair patio, entry walk and driveway.

Discussion: The applicant proposes to put the entrance walk in architectural stamped concrete, as seen in the submitted photos. According to the applicant, the front walk is a trip hazard and needs replacement, and driveway is worn down beyond its years and too small for the home.

**Motion:** Commissioner Prebys (Second: Overland) moved to approve to the application for 407 W Forest for the following work: Installation of new concrete, with the understanding that exposed aggregate concrete is used in stead of the proposed stamped architectural concrete. The patio between the residence and the garage can be stamped architectural concrete. 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.

#### **410 W Cross, Action Item**

Applicant: Bill Short, Huron Sign Co., contractor (present)

Application: Install new signage.

Discussion: The commission felt that the submitted sign proposal was too modern and inappropriate to the district and the brick

building. The proposed sign is backlit and backlit signs are inappropriate in the district. The commission thought that the sign could be made of brick similar to the building. The applicant will return with updated plans that will possibly incorporate a similar type of brick or limestone and appropriate lighting.

**Motion: Commissioner Prebys (Second: Rigdon) moved to table the application for 410 W Cross, pending additional information from the applicant.**

**Approval: Unanimous.  
Action carried.**

**409 N Adams, Action Item**

Applicant: Constance Crump, owner (present)

Application: Chimney repair.

Discussion: The applicant wants to repair the two chimneys using similar masonry material. The proposal calls for using the current bricks whenever possible to repair the sprawling that is occurring. The rear chimney will be capped.

**Motion: Commissioner Rigdon (Second: Rupert) moved to approve the application for 409 N Adams for the following work: Tuck-pointing the front and rear chimneys. Mortar mix and replacement bricks shall match the original in color, texture, size as applicable according to the HDC Masonry Fact Sheet. The application is also approved for the installation of a cap at the rear of the chimney with a copper cap, and for replacing the flashing where needed. 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.**

**206 N Huron, Action Item**

Applicant: Mike Manchester, owner (present)

Application: Install new signage.

Discussion: The applicant proposes to replace rotted wood, change the style of the plaques, and method of how they hang. Plywood is currently used, but he would like to upgrade to something

that doesn't weather as bad. The colors will match the existing colors. The applicant also wants to place the address on top of the sign to maximize number of sign plates, and change the look of the plaques from straight edge to routed edges.

- Motion:** **Commissioner Overland (Second: Rigdon) moved to approve the application for 206 N Huron for the following work: Repair of the sign in front of the building; replacement the rotted wood with medium-density overlay (MDO) sign board material. Nameplates shall be changed to feature routed edges/corners. The signs shall be painted the same color tan, with brown accents on the nameplates and routed edges. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**
- Approval:** **Unanimous.**  
**Action carried.**

#### **119 W Michigan, Action Item**

Applicant: Joseph R. Morawski, contractor (present)  
Application: Tear down and replace two chimneys.

Discussion: The commission had questions about the use of the chimneys that could best be answered by the applicant and decided that it would be best to wait for the applicant's presence to make a decision for approval or denial.

- Motion:** **Commissioner Rigdon (Second: Prebys) moved to table the application for 119 W Michigan, pending further information from the applicant.**
- Approval:** **Unanimous.**  
**Action carried.**

#### **100 W Cross, Action Item**

Applicant: Harold Weaver, president of Michigan Firehouse Museum (present)  
Application: Install new signage.

Discussion: The applicant submitted updated proposals for signage. The proposal is for a sign on the cornice of the southeast corner of the building, as opposed to in the middle of the wall as previously suggested by the commission.

**Motion:** Commissioner Prebys (Second: Rigdon) moved to approve the application for 100 W Cross for the following work: Installation of signage on the cornice at the southeast face of the building. The letters shall be flat aluminum brushed and be designed according to style A. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval:** Unanimous.  
Action carried.

### **23-25 E Cross, Action Item**

**Applicant:** Gary and Carolyn McKeever, owners (present)

**Application:** Paint storefront, window replacement and tuck-pointing.

**Discussion:** The applicant proposes to replace twenty-one windows on the front and rear of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> stories of the building. The commission recommended that the applicants go with a darker sash and different color for the window frame.

**Motion:** Commissioner Rigdon (Second: Overland) moved to approve the application for 23-35 E Cross for the following work: All of the windows on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor of the front and rear of the building shall be replaced. The windows on the fourth floor of the building shall be sash and frame replacements. The replacement windows shall be NORCO metal clad windows, one over one with a "low-E" insulated glass. The window frame, hood and sill shall be Sherwin Williams paint color # 2345. Window sash shall be NORCO burgundy. All existing aluminum storms will be removed. On the storefront, window sills and trim will be replaced as needed. The 4<sup>th</sup> floor window replacements shall be sash and frame replacements and the other floors will be sash only replacements. Full window replacements shall go to the rough opening. Paint colors for the storefront shall be as follows: Sherwin Williams (SW) #6177 softened green, #6328 Firewood, #6156 Ramie and #6195 Rock Garden. The application is also approved for tuck-pointing and brick replacement as needed. Mortar and brick replacement shall existing in color,

**texture and tooling (as applicable). 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: 5 to 0. Commissioner Rupert abstained.**

**Action carried.**

**29 E Cross, Action Item**

Applicant: Gary and Carolyn McKeever, owners (present)

Application: Paint storefront, window replacement, and masonry repair.

Discussion: The applicants propose to replace twelve windows, six both on the front and rear. The windows will be 6 over 6, and have a front grill, inside grill and a metal clad exterior. The application also includes masonry repair, which shall be done according to the Masonry Fact Sheet.

**Motion: Commissioner Rigdon (Second: Overland) moved to approve the application for 29 E Cross for the following work: Window replacement with NORCO windows that shall be metal clad on the exterior and wood on the interior. Windows shall be six over six simulated divided lights consisting of an exterior grill, a divider and an interior grill. The window colors shall be as follows: Window sash – NORCO Hartford green; frame, sill, cornice and lintels – Sherwin Williams #6127 Ivoire. The face of the building above the storefront shall be SW# 6333. The remaining storefront colors shall be SW #6177 softened green, SW #6127 Ivoire and SW #6333 foxy. All brick replacements shall match existing brick, according to the HDC Masonry Fact Sheet. 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: 5 to 0. Commissioner Rupert abstained.**

**Action carried.**

**121 E Forest, Action Item**

Applicant: Kurt Wolak, owner (present)

Application: Install wrought-iron trellis.

Discussion: The applicant proposes to install a wrought-iron trellis near the front porch of the building. The trellis will follow a modified Art Nouveau style, as appropriate to the house with wrought-iron rails. The primaries shall vary from 5/8" to 1".

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 121 E Cross for the following work: Installation of a trellis, as depicted in the submitted plans dated 8-5-03. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

## **STUDY ITEMS**

### **114 Woodward, Study Item**

Applicant: Alan and Eileen Young, owners (present)

Discussion: The applicants want to rebuild the barn at the rear of the building to make it more usable by installing a new basement foundation, adding a carport the eastside, and bumping out the roofline to the Dutch roofline.

The commission informed the applicants that the roofline extension might not be appropriate, even though the proposed roof would allow for barn to be occupied as office/work space. The commission also requested that the applicant provide a report from an architect on whether or not the building is salvageable.

### **119 S Washington, Study Item**

Applicant: Christian Overland, owner (present)

Discussion: The applicant is seeking conceptual approval from the commission to install five wood screen doors, where aluminum screen doors previously existed. The aluminum screen doors were removed to paint the house. The front and side doors will be full lights. The three back doors, one for the rear porch and two for the garage will be eight lights. The commission found such work to be conceptually acceptable and granted staff the authority to give

administrative approval to the application once it is submitted.

### **211 S Washington, Study Item**

Applicant: Beverly Matthews, owner (present)

Discussion: Ms. Matthews appeared before the commission to discuss her outstanding issues with the Building Department and Historic District Commission. The City has found that porch railings were installed in 2001 without the required HDC approval. Ms. Matthews argues that she was told by the Building Inspector that unless she received word from him, she would not need to get any additional approvals from the City. Building department records indicate that there weren't any permits applied for. The commission states that they would never have approved the railings currently installed, but would find a pipe rail acceptable. Ms. Matthews applied for retroactive approval for the current railings, but was denied. The commission is requesting that the owner submit new plans that call for the installation of a pipe rail. Upon the submission of appropriate plans, the commission will amend the previously submitted application so that Ms. Matthew will not have to pay additional fees.

## **OTHER BUSINESS**

### **PROPERTY MONITORING**

### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

None.

## **VI. HOUSEKEEPING BUSINESS**

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

Page 4, ***All exposed wood shall be painted*** was added to the motion for 111 Maple.

Page 4, The first sentence of discussion for 211 S Washington *has been changed to...***"The owner installed the porch railings without the required HDC approval..."**

Page 5, ***David and Mary Sellars*** was added to the applicant name for 605 N River.

**Motion:** Commissioner Prebys (Second: Rupert) moved to approve the minutes, as submitted.

**Approval:** Unanimous.  
Action carried.

**VII. ADJOURNMENT**

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

**Approval:** Unanimous.  
Action carried.

MEETING ADJOURNED AT 10:06 PM.

Signature \_\_\_\_\_

Date\_\_\_\_\_