

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
August 19, 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, Robert Taylor

Commissioners Absent: Betty Miller, Christian Overland

Staff Present: Jimar Wilson, Planner

II. APPROVAL OF AGENDA

Motion: Commissioner Prebys (Second: Rupert) 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

226 W Michigan, Action Item

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

Discussion: The commission noted that the applicant has had considerable time to present updated plans for signage. Since there has been no correspondence from the applicant in months, the board felt it was appropriate to take action for denial on the proposed plans.

Motion: Commissioner Rigdon (Second: Prebys) moved to deny the application for 226 W Michigan for the installation of signage. The proposed signage is inappropriate and no further information has been received from the applicant after the 5-20-03 meeting.

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

**Approval: Unanimous.
Action carried.**

410 W Cross, Action Item

Applicant: Bill Short, contractor (not present)
Application: Install new signage.

Discussion: None.

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

**Approval: Unanimous.
Action carried.**

119 W Michigan, Action Item

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

Discussion: The applicant submitted a sample of the masonry material that will be used to rebuild the chimneys. The commission required the applicant to rebuild the chimneys using a brick color that resembles the current masonry of the existing chimneys.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application 119 W Michigan for the following work: Removal of two chimneys and rebuilding two chimneys with brick matching the original in color, texture and size. The chimney cap detail on the chimney visible from Michigan Avenue must be replicated. The owner may cap the rear chimney, if desired. 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.**

NEW BUSINESS

330 Maple St, Action Item

Applicant: Richard Cornwall, owner (present)
Application: Install new windows.

Discussion: The applicant proposes to install wood Anderson windows on the west side of the house where the balcony was removed. The windows will be double-hung to match the two other windows in the same room facing south. The applicant also proposes to paint the windows.

Motion: Commissioner Rupert (Second: Taylor) moved to approve the application for 330 Maple for the following work: Installation of a 1 over 1 wood sash double-hung window in the opening that was previously a door and door light on the 2nd story of the west side of the building. The application is also approved for the replacement of existing windows on the 1st floor of the west side of the building to match the original windows. The windows shall be painted

BEHR 760B-4 Adobe Straw and 760A-2 Palatial for the body and the trim shall be white. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

210 S Washington, Action Item

Applicant: Bob Doyle, owner (present)

Application: Rear porch work.

Discussion: The applicant proposes to install skirting on the rear porch where none currently exists, and to paint the back porch and skirt to match the front porch.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 210 S Washington for the following work: Installation of skirting on the rear porch. The skirting shall be made of pre-made cedar lattice arranged in a 4 x 4 square grid. The skirting shall be framed and the porch shall be painted to match the front porch with burgundy, white and grey colors. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

201 N River St, Action Item

Applicant: Don Heiber, contractor (present)

Application: Install new windows.

Discussion: The applicant proposes to replace 86 windows on the northeast section of the building with Sunrise Vinyl Replacement Windows. The commission expressed concern about the appropriateness of the proposed windows to the building and requested that the applicant research alternative materials.

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

Approval: Unanimous.

Action carried.

526 N Huron, Action Item

Applicant: David Barowski, owner (present)

Application: Replacement of siding.

Discussion: The applicant proposes to install siding with hardi-plank siding and paint. He submitted proposed paint colors that the commission found appropriate.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve to the application for 526 N Huron for the following work: Removal of current shingled siding and original clapboard siding; for the installation of 7/16" sheathings and the installation of Hardi-Plank (smooth surface exposed) with 7" reveal. The siding shall be painted Olympic #320-3 Sultan Sand and 291-1 Pale White. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

122 W Michigan, Action Item

Applicant: Chandana P. Songer, owner (present)

Application: Install new wall sign.

Discussion: The applicants propose to install new sign on the fascia of 122 W Michigan and move the Noble's sign on 120 W Michigan to the center of that section of the building. The new sign at 122 W Michigan will be in line with the sign at 120 W Michigan. The commission advised the applicants on appropriate lighting for the sign.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 122 W Michigan for the following work: Installation of a wall sign, as proposed in the plans dated 8.19.03. The approval includes the re-sighting of the existing Noble's sign to the center of the right-half of the building, and the sighting of the new sign for 122 W Michigan at the same height of the Noble's sign but at the left-half of the building. The sign shall be 3' x 15' .080 aluminum with vinyl letters and borders attached to the

aluminum tube frame and flush-mounted with the building's façade. Lighting may be located on the projecting canopy and used to light the front of the sign. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

**Approval: Unanimous.
Action carried.**

27 E Cross, Action Item

Applicant: Ron Rupert, contractor (present)

Application: Install new windows.

Discussion: The applicant proposes to replace six windows on the 2nd and 3rd floors on the south side of the building (front) using sash kits from NORCO Windows. The windows will be painted dark brown with metal covering the sash and muttons inside and outside with spaces between the glass. The old storms will also be removed.

Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application for 27 E Cross for the following work: Replacement of windows with sash kits. The windows shall be 3 vertical panels over 1. The finish of the windows shall be brown and the frame shall be painted a similar or lighter color. The following Secretary of the Interior Standards were used in making this decision: (4) preserve significant changes acquired over time and (10) new work shall be removable.

**Approval: 4 to 0. Commissioner Rupert abstained.
Action carried.**

501 N Washington, Action Item

Applicant: Zozek Khailany, contractor (present)

Application: Replace rotted wood on stairs.

Discussion: The applicant wants to replace rotted wood on the front stairs (treads only) with treated wood.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 501 N Washington for the following work: Replacement of rotted wood treads on the front porch. The following Secretary of the

**Interior Standards were used in making this decision:
(5) Preserve distinctive features.**

**Approval: Unanimous.
Action carried.**

32-42 N Huron, Action Item

Applicant: Larry Yapp, owner (present)
Application: Install new windows, painting.

Discussion: The applicant proposes to paint the wood trim and aluminum windows on the front and rear façades and also to restore a previous window opening that has been bricked in and installing a new window. The paint colors for the front and rear façade will be more compatible with the brick, instead of the current stark white color.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 32-42 N Huron for the following work: Painting on the trim and aluminum windows and doors at the front and rear of the building. Paint colors shall be Sherwin Williams #6387 Compatible Cream, #6389 Butternut and #6307 Fine Wine as proposed on the submitted sample dated 8-19-03. At the rear of the building, the door is to be replaced with a steal door (Fingerle #6044) with tempered glass. The application is also approved for the installation of a new window in the window opening on the rear façade that had previously been bricked in. The window shall be a one light, fixed sash, tempered glass window with a wooden frame. The utilities may be painted in the same approved colors. The following Secretary of the Interior Standards were used in making this decision:
(10) New work shall be removable.**

**Approval: 4 to 0. Commissioner Rigdon abstained.
Action carried.**

206 N Huron, Action Item

Applicant: Andrew T. Manchester, owner (not present)
Application: Repair of windows, doors; painting.

Discussion: The commission noted that all of the proposed work falls under the category of regular maintenance/repair. While such work generally does not require HDC approval, the

commission finds it appropriate to note for the record all exterior work performed in the historic district.

- Motion:** **Commissioner Prebys (Second: Rigdon) moved to approve the application for 206 N Huron for the following work: Repair existing windows and doors to their original conditions. Replace damaged wood trim and wood siding with new wood of exactly the same dimension and profile. Scrape and prime with and oil based primer, cover primer with two coats of paint to match the main building. 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.

218 N Adams, Action Item

Applicant: Barbara A. Garland, First Congregational Church, U.C.C.
(present)

Application: Paint exterior doors on the addition.

Discussion: The applicant simply requests approve to paint exterior doors on addition. The commission found such work to be acceptable.

- Motion:** **Commissioner Prebys (Second: Rigdon) moved to approve the application for 218 N Adams for the following work: Painting of double doors on the south side of the addition with Benjamin Moore Fire Dance paint color. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.**
- Approval:** **Unanimous.**
Action carried.

301 W Cross, Action Item

Applicant: Rob Wilder, owner (present)

Application: Amendment to previous approval.

Discussion: The owner appeared before the commission to have his previously approved application amended to include the elimination of the proposed windows on the east side of the

addition. Staff will let the building department know that the commission has amended the approval.

Motion: Commissioner Prebys (Second: Rupert) moved to amend the previously approved application for 301 W Cross to include the following work: The removal of walk-up windows on the east side of the front of the building.

Approval: Unanimous.
Action carried.

125 N Huron (Elisabeth Knibbe Architects), Action Item

Applicant: Brenda Rigdon (present)

Application: Amend previous approval.

Discussion: Ms. Rigdon would like to amend the previously approved application to include the installation of new signage for the two businesses that occupy the building. The proposed signage (two signs) will model the sign in front of 119 N Huron. Ms. Rigdon submitted photos of the 119 N Huron. The same exact brackets and poles will be used for the 125 N Huron signage as those on the 119 N Huron sign.

Motion: Commissioner Prebys (Second: Rupert) moved to amend the previously approved application for 125 N Huron to include the following work: The installation of two signs at 119 N Huron as shown in the submitted color photo dated 8-19-03. The posts and brackets shall duplicate or closely match those on the sign at 119 N Huron. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: 5 to 0. Commissioner Rigdon abstained.
Action carried.

STUDY ITEMS

208 E Cross, Study Item

Applicant: Tarek Kanaan, prospective owner (present)

Discussion: Mr. Kanaan appeared before the commission to discuss windows and doors. He wants to replace all of the windows. The windows are original with tiny muntins that, according to the commission, cannot be duplicated. While the owner

argues that they are in bad shape, the commission believes that storm windows might be appropriate. The commissioners would like to see the windows from the inside to get a better understanding of the condition of the windows. Staff will schedule a meeting between Mr. Kanaan and the commissioners to meet this coming weekend. Mr. Kanaan also wants to repair the front door. There are two doors on the side of the house and Mr. Kanaan wants to replace the steel door and keep the original door. The commission informed him that he is not required to replace the rear door, but can propose to replace the door with a more historically appropriate door.

32-34 N Huron, Study Item

Applicant: Larry Yapp, owner (present)

Discussion: The owner requested feedback from the commission on replacing the door in the limestone surround with a metal clad wood or metal door in colors similar to approved colors. Other proposed work included the installation of balconies on the 2nd floor that open on to the deck area in the rear, and window film on the front 1st story windows. According to the owner, sunlight often damages objects in the storefront windows of the occupants. The commission found all proposed work to be appropriate. However, dark film would not be appropriate for the windows, but 15-20% shade might be allowed.

113 Woodward, Study Item

Applicant: Chris Lefevre, owner (present)

Discussion: The owner wanted to talk to the commission about new windows, new siding to replace the aluminum siding, and re-sloping of the one story section to shingle it if possible. The commission recommended that the owner conduct further research on the 1918-1929 classic revival-style house to see what was originally there. They also recommended that he seek out an architect who might assist with creating strategic restoration plans. The commission did make it clear that the arched canopy over the door and light fixture must be maintained, as they are two of few remaining original characteristics of the house.

OTHER BUSINESS

PROPERTY MONITORING

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. HOUSEKEEPING BUSINESS

Approval of the minutes from the August 5, 2003 meeting.

The Minutes will be reviewed at the September 2 meeting.

VII. ADJOURNMENT

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

**Approval: Unanimous.
Action carried.**

MEETING ADJOURNED AT 9:52 PM.

Signature _____ Date_____