

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
October 21, 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: Christian Overland

Staff Present: Jimar Wilson, Planner  
Vanessa Haight, HDC Assistant

**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**

None.

## **NEW BUSINESS**

### **203 S Huron, Action Item**

Applicant: Bob King, architect (present), Dale Belsley, contractor (present)

Application: Install two new additions.

Discussion: The applicants propose to install two additions. The addition on the northeast section of the building shall be used as dining facility. The other addition, to be used as a day room, requires removal of a screened-in porch and will infill the courtyard. This addition will also have two windows and a door. All brick, framing, roof pitches, and gutters shall match the existing building material. Several windows on the east elevation shall be bricked in, and two windows on the west elevation will be bricked in. While one tree will be lost as a result of the new construction, there will be foundation landscaping around the dining room addition.

**Motion: Commissioner Rigdon (Second: Rupert) moved to approve the application for 203 S Huron for the following work: Installation of two new additions, as shown on the submitted plans dated 10-07-03. The application is also approved for the demolition of the screened in porch and removal of limited landscape. The new windows to the addition shall match the adjacent aluminum windows. All new exterior doors shall match the existing aluminum doors and new lighting shall be installed at the new egress doors, as proposed. New fencing shall be installed on the northeast corner of the lot. The following Secretary of the Interior Standards were used in making this decision: (9) Contemporary designs shall be compatible and shall not destroy significant original material and (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

### **12-14 N River, Action Item**

Applicant: Bill Burgess, representing Metro Property Services (present)

Application: Request for demolition of two structures.

Discussion: The applicant requested approval from the commission to

demolish 12 and 14 N River. The applicant was informed that in order for the commission to take any action for or against his request, a formal application must be submitted that states which ground(s) for demolition he seeks approval. In addition, the application must include the proposed new uses for the properties. Once a completed application is submitted, a public hearing will be set since the commission generally agrees that the structures have architectural significance.

**Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 12-14 N River, pending additional information from the applicant.**

**Approval: Unanimous.  
Action carried.**

**10 S Huron, Action Item**

Applicant: Jeff Kuhns, owner (present)

Application: Install new windows.

Discussion: The applicant proposed to replace two windows on the west side of the building. The windows serve apartment 2N.

**Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 10 S Huron for the following work: Installation of two double-hung wood tilt windows on the west side of apartment 2N to fit the masonry opening from side to side, as proposed. The windows shall be by Weather Shield, shall be painted and can be either vinyl-clad or aluminum-clad. The following Secretary of the Interior Standards were used in making this decision: (9) Contemporary designs shall be compatible and shall not destroy significant original material and (10) New work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**312-314 W Cross, Action Item**

Applicant: Chris Mueller, owner (present)

Application: Install new skylight.

Discussion: The applicant proposed to install a skylight to the living room on the west elevation of 314 W Cross. The unit color shall match the roof color. The interior frame shall be made of wood and the exterior shall be made of metal. The commission noted that the

skylight will not be visible to drivers going west on Cross Street.

**Motion:** Commissioner Prebys (Second: Rupert) moved to approve the application for 312-314 W Cross for the following work: Installation of a 308 VS manual venting skylight on the west slope of the roof per the 10-15-03 submitted plans. The unit color shall match the roof color and the size shall match the house windows. The following Secretary of the Interior Standards were used in making this decision: (10) new work shall be removable.

**Approval:** Unanimous.  
Action carried.

**108 W Michigan, Action Item**

Applicant: Sang Woong and Kyung Soon Lee, owners (present)

Application: Install new wall sign.

Discussion: The commission found the sign appropriate as presented, and moved to approve the application.

**Motion:** Commissioner Rupert (Second: Taylor) moved to approve the application for 108 W Michigan for the following work: Installation of a wall sign, as submitted in the 10-14-03 plans. The following Secretary of the Interior Standards were used in making this decision: (10) new work shall be removable.

**Approval:** Unanimous.  
Action carried.

**306 N Adams, Action Item**

Applicant: Ken Hayes, owner (present)

Application: Amendment: Door and lighting on south elevation.

Discussion: The owner appeared before the commission to request an amendment to his previously approved application for reconstruction work at 306 N Adams. The permit approved 8-20-02 required the door on the south elevation to resemble the paneling of the front door. Also the lamps on the south elevation were supposed to be a "nautical" theme, with rounded corners and a simple black grill cover. The owner argued that the plans submitted at the 2002 meeting were approved in their entirety and were not clear on the conditions placed on the approval. Therefore, the owner and his contractors proceeding with

installing the door shown on the plans. The commission, after re-evaluating the plans agreed that the installed door as shown on the plans would be acceptable and that the lighting flanking that door should have white grill covers instead of black.

**Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 306 N Adams for the following work: Amendment to previous approval (8-20-02) to include installation of a door on the south elevation, as shown on the submitted drawings dated 8-14-02. The application is also amended to include the installation of lamps on the south elevation which shall be a "nautical" theme, with rounded corners and a simple white grill cover. The following Secretary of the Interior Standards were used in making this decision: (10) new work shall be removable.**

**Approval: Unanimous.  
Action carried.**

**117 E Cross, Action Item**

Applicant: Ron Rupert, contractor (present)  
Application: Amendment: Painting.

Discussion: The applicants want to complete exterior paint job approved by the HDC 4-1-03. The previous approval specified that paint colors shall be Twilight Sky and Talisman, however no manufacturer was noted at the meeting. Areas of the building have been painted, but the commission and owners find the color scheme inappropriate. The general consensus is that the colors should be toned down significantly.

**Motion: Commissioner Prebys (Second: Rigdon) moved to approve the application 117 E Cross for the following work: Amend 4-1-03 HDC approval to allow Commissioner Rupert to help the owners develop a color palate using their existing paint. The paint color will be grayed down. 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.**

**STUDY ITEMS**

107 E Cross, Study Item

Applicant: David Kircher, owner (not present)  
Application: Install door, re-roofing.

Discussion: Mr. Kircher requested retroactive approval for the steel door recently installed on the front of the house. The commission found the door inappropriate and stated they would not approve such a door if an application was submitted as an action item. The old flush door placed on the porch of the house is not appropriate either. The commission did, however, state that they would approve the re-roofing.

### **OTHER BUSINESS**

#### **PROPERTY MONITORING**

**122 W Michigan** – Wall sign (Noble's) must be moved to conform to the drawing previously approved. Letter shall be sent to owner.

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

None.

### **VI. HOUSEKEEPING BUSINESS**

Approval of the minutes from the October 7, 2003 meeting.

**Motion: Commissioner Prebys (Second: Rupert) 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 8:50 PM.

Signature \_\_\_\_\_

Date \_\_\_\_\_