

CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION

MINUTES of APRIL 6, 2004

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke, Chair      7:00 PM  
Meeting Location:      City Hall Meeting Room

Commissioners Present:      Hank Prebys, Ron Rupert, Jane Schmiedeke,  
Joe Schultz, Brenda Ridgon (late)

Commissioners Absent:      Christian Overland

Staff Present:      Karen Wieber, Planning Assistant  
Suzanne McCoy, HDC Assistant

**APPROVAL OF AGENDA**

**111 N. Adams**, Item not on agenda, discussion only

Derek Block, prospective buyer of the home, asked if the commission had any sort of timeframe for restoration of the carriage house at the rear of the property. Mr. Block asked if he could do the work over the course of a couple of years.

Discussion: Commissioner Schmiedeke stated that the permit process allows for 6 months to begin work and one year to finish. The same rules apply in this case, however the HDC may be flexible. The commission is concerned that if a long time frame is allowed, the job will not get finished. Mr. Block stated that he spoke to Charles Boulard (Building Official); Mr. Boulard said that as long as the HDC agreed to a specified time frame and the structure was stabilized, he was fine with going forward. The commission felt that the city attorney may need to be consulted regarding timelines and enforcement issue. Commissioner Schmiedeke informed Mr. Block that there have not been any demolition permits issued for any portion of the building.

**PUBLIC COMMENT ON AGENDA ITEMS - None**

**PUBLIC HEARING - None**

**OLD BUSINESS - None**

**NEW BUSINESS**

additional casement window on east elevation would allow egress for bedroom on north side of house.

Commissioner Prebys asked if the window on the east elevation would have muntins. Mr. Turner stated that there are muntins on the existing east elevation second floor windows, a side of the house little visible from the street.

Mr. Turner also mentioned that onsite approval was given by HDC chair Schmiedeke during a Building Department inspection for Hardi-plank siding as a replacement for the previously approved wood and for the brick as shown in sample provided onsite.

Motion: Rupert (Second: Prebys) moved to approve the changes to 105 Babbitt allowing an egress casement window on the east second floor facade without muntins and an egress casement window on the north facade in place of previously approved double-hung, as appear on the amended prints dated 4/6/04. Approval of the brick sample and the substitution of Hardi-plank for wood siding on exterior of second floor dormer were given onsite by Commissioner Schmiedeke. 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.

### **120 N. Adams, Action Item**

Applicant: Judy Weinburger (present)

Application: Installation of fence

Applicant stated that this property adjoins the bus station parking lot. She has problems with trespassers and people driving in her driveway, items stolen from her porch and therefore desires a fence for security purposes. Applicant is proposing a 4' high ornamental black aluminum fence with single gate across the walkway and double gate across the driveway. The proposed fence would join the City fence on the side of the property adjacent to the bus station.

Discussion: Commission stated their concern that the proposed fence with pointed tops was not appropriate for this house. Commissioner Prebys suggested that the fence type "Majestic" from the same manufacturer would be more appropriate. The applicant informed the commission that the gates at the driveway would swing inward and she intends to keep them closed.

Motion: Prebys (second: Rupert) moved to approve fence at 120 N. Adams, to be Ameritstar flushtop fence style Majestic, as described in Allied Fence brochure dated 7/29/03, aluminum finished in black. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

Schmiedeke informed the applicant that new window grids must have same pattern as the current windows, i.e., must be 6 over 6.

**Siding** – Asphalt brick is currently on home. The commission recommended taking that material off to see if the wood siding is in good shape and suggested that the removal of siding is necessary to allow the wood siding to dry out.

**Porch steps** – The applicant would like to replace current damaged concrete step with a wooden step. Commissioner Schmiedeke stated that the porch does not exceed 19” above grade and therefore does not require a railing. The proposed wooden step would fill the entire open span between segments of the porch railing.

**Doors** - Regarding doors on driveway side, the applicants stated that they would like to use white steel doors, and to use white paint for windows and doors, and red for the trim on the entire home. Discussion ensued regarding the possibility of allowing the installation of steel doors on the side of the home and the issue of setting precedent. The applicant plans to replace the main entrance door on the north elevation with a restored wood door. He is to present pictures of the proposed door to the commission before installation.

The applicant plans to consider replacing the western front door on north elevation with a window. The commission suggested angling the sidewalk towards the main eastern entrance door and shifting a portion of the porch rail to allow direct access from the sidewalk to the front door. The step to the front porch could also be moved to accommodate this change.

The commission stated that they cannot allow partial approvals but that the applicants can go ahead and order the windows. Windows must include an exterior permanently attached grid; applicant may choose to also include an interior grid. The commission stressed that the replacement windows must be exact same size as existing, with no addition in the size of the glass.

Motion: Rigdon (second: Prebys) moved to table the application for 208 E.  
Cross pending further information from the applicant, including elevations for proposed doors on the side and front of home.

Approval: Unanimous. Action carried.

### **305 S. Washington, Action Item**

Applicant: Tim and Debra Vetter (present)

Application: Replace existing front porch deck, repair existing porch brickwork and mortar, repair concrete step, replace cement walkway. Paint house.

Applicant states that porch has deteriorated; pouring of concrete in cavity below the deck, new concrete deck and repair of existing brickwork and mortar are necessary. Applicant will re-use original bricks. Thinks porch will crumble in center if not addressed soon. Would also like to replace step at porch and concrete sidewalk from

draws moisture from the concrete. The commission stated that they need to see catalog cuts of the proposed columns before installation can be approved.

Motion: Rigdon (second: Rupert) moved to approve work at 305 S. Washington, work is to include replacing the front porch as existing, reusing original brick, with a new concrete deck, replacing concrete sidewalk from front door to public sidewalk, and replacing concrete slabs in rear of home. Work is also to include painting; Behr Oatmeal X81 for the body, Ultra Pure White 27 for the trim, and Sherwin Williams Rockwood Victorian Green for the shutters. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features, (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **130 W. Michigan,** Action Item

Applicant: Ambrose Wilbanks, Jr. (present)

Application: Replace door

The applicant stated that he is proposing to replace the first floor exterior door on the south facade that leads to upstairs. There are safety issues involved with existing door; as it does not lock.

Discussion: Commissioner Prebys stated that the applicant could wait to get approval for the door when the bigger plan for the entire facade is ready. The proposed door (steel fan-light) will not be approved, but a commercial door similar to the current one could be approved. Commissioner Schultz also suggested that the applicant talk to a locksmith regarding repair of door jamb, rather than replacing door.

Motion: Prebys (second Rigdon) moved approval of application for replacement of current door with door of same style as current. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **212 N. Hamilton,** Action Item

Applicant: Brenda Ridgon

Application: Amendment to previous approval

Previous approval was for installation of a second floor wood deck to protect EPDM roofing membrane. EPDM roofing membrane can be damaged by petroleum products

## STUDY ITEMS

**234 W. Michigan** – business owners are looking for direction regarding signage for the travel/insurance/mortgage agency. Have a 10' x 4' sign that mounts to the building, have another 4' x 5' neon sign that mounts perpendicular to the building. May also consider putting an awning on Michigan Ave and Adams Street with lettering on it and lighted from within. The commission suggested utilizing front windows for signage with vinyl letters etc. A projecting sign seems to be best solution. Commissioner Rigdon stated that a sign board below second floor windows, as proposed, would cover up architectural features of the building. The commission suggested talking to a sign professional to get suggestions. Applicant would like to be on April 20<sup>th</sup> agenda, with materials due the previous Wednesday.

## PROPERTY MONITORING

**305 S. Washington, collapsing garage** – owners have had contractors look at the garage, all have said that the wood has rotted. The commission stated that the owners must have additional reputable contractors look at the garage before any further decisions are made. Commissioner Schultz suggested Congdon's Ace Hardware as a business to recommend reputable contractors.

**111 N Adams** – Staff has spoken to Nicholas Bozen, administrative law judge, at the State Historic Preservation Office. He will make a recommendation to the Historic Preservation Review Board in June or July. The board will meet in September to make the final decision.

**309 Maple** – Staff sent letter to property owner and is still attempting to make contact with owner.

**402 S. Huron** – Letter was sent from City Attorney's office to the property owner. Staff will continue to communicate with building department regarding this property.

**601 N. River** – Wood windows have been installed by Wallside Windows, as agreed, in place of the vinyl windows previously installed without approval.

## AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

## HOUSEKEEPING BUSINESS

Approval of the minutes from the March 16, 2004 meeting.

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

Approval: Unanimous. Action carried.