

CITY OF YPSILANTI  
**HISTORIC DISTRICT COMMISSION**

**MINUTES of JANUARY 20, 2004**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair      7:00 PM

Meeting Location:              City Hall Meeting Room

Commissioners Present:      Christian Overland, Hank Prebys, Brenda Rigdon,  
Ron Rupert, Jane Schmiedeke

Commissioners Absent:      Robert Taylor

Staff Present:                  Jimar Wilson, Planner

APPROVAL OF AGENDA

Motion:              Commissioner Overland (Second: Prebys) moved to approve the agenda,  
as amended (121 E Forest added for study).

Approval:              Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

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

Applicant:              Bill Burgess, representing Metro Property Services (not present)

Application:              Request for demolition of two structures.

Discussion:              None. No additional information submitted.

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

Approval:                  Unanimous. Action carried.

NEW BUSINESS

**107 E Cross**, Action Item

Applicant:              David Kircher, owner (not present)

Application:              Install new front door.

Discussion: The applicant wanted to replace the west door on the south side of the building using either the old door, as shown in the submitted photo, or a pre-hung manufactured, Masonite steel door from Home Depot (style #430). The applicant objected to using the door recommended by the HDC, citing cost, durability and safety. The commissioners informed the applicant that a door style other than the one recommended (Fingerle #6044) could be used, but that they would need to see the door style. The applicant then requested his application be tabled until the next meeting in order to obtain catalogs from other door manufacturers.

Motion: Commissioner Prebys (Second: Rupert) moved to table the application for 107 E Cross, pending additional information.

Approval: Unanimous. Action carried.

### **113 E Cross**, Action Item

Applicant: Richard Cross, owner (present)

Application: Re-roofing.

Discussion: The applicant sought retroactive HDC approval to install a new roofing material on the building. The Building Department had informed staff that the work had already been performed.

Motion: Commissioner Rigdon (Second: Rupert) moved to approve the application for 113 E Cross for the following work: Repair of the 1/12 pitch roof with a torch felt roofing membrane. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **55 N Huron**, Action Item

Applicant: Richard Miller, owner (present)

Application: Roof and porch renovations

Discussion: The applicant wants to rebuild and expand an existing natural light structure on the roof to raise the quality and living conditions of two apartments on the second floor. The roof structure will not be visible from the street (N. Huron St). He also proposes to rebuild an existing second floor rear porch that is poorly constructed and rotting. He proposed French doors and divided light windows to give the structure what he believes will be a badly needed "historic" look. Both structures are proposed to be built of wood with small fixed vinyl windows on the roof structure and vinyl double-hung grilled windows and doors on the porch. The siding proposed for the light structure on the roof was vinyl, and wood and cement board siding on the porch. Both structures would have dimensional fiberglass shingles. The proposed body color was cream, white for the trim and forest green for the roof shingles. The commission informed the applicant that vinyl was not an appropriate material for historic structures, and that vinyl- or metal-clad wood windows and a fiber-cement or wood siding were acceptable. The commission also recommended a more contemporary porch style with single-pane doors and one-over-one windows.

Motion: Commissioner Rigdon (Second: Prebys) moved to approve the application for 55 N Huron for the following work: As submitted, per the 1-12-04 drawings, with the following conditions: All windows shall be vinyl- or metal-clad wood, and may not have grids between the glass but may have exterior grids. The doors shall be metal or wood. The siding may be a fiber cement material or wood. All porch work shall be done per the HDC Porch Fact Sheet. The body color for the new work shall be cream, with white trim and forest green dimensional shingles. 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.

### **117 E Forest**, Action Item

Applicant: Robert Rousseau, owner (present)

Application: Replace deck.

Discussion: The applicant wants to replace the old deck in the rear of the house with a new deck, per the submitted plans. The commission informed the applicant that the porch would have to be painted or stained opaque and that dimensions must follow the HDC Porch Fact Sheet.

Motion: Commissioner Rigdon (Second: Rupert) moved to approve the application for 117 E Forest for the following work: As submitted, per the 12-11-03 drawings, with the following conditions: The deck shall be stained opaque (dark grey). It also shall be 36" high, and posts shall be 42" into the ground and done according to the HDC Porch Fact Sheet. 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.

### **121 E Forest**, Study Item

Applicant: Kurt Wolak, owner (present), Gary Turner, architect (present)

Discussion: The applicants requested comments from the commission on plans to install two additions, one on the 1<sup>st</sup> floor (front) and the other on the 2<sup>nd</sup> floor (rear). The 1<sup>st</sup> floor addition will add basement/storage space. The 2<sup>nd</sup> story addition will allow for a new master bedroom and bathroom. The commission provided conceptual feedback to the applicants on ways that they could increase the living space of the house, while maintaining the historic integrity of the cape cod-style house.

## OTHER BUSINESS

## PROPERTY MONITORING

**224-226 W Michigan** – Staff informed the commission that the recently installed windows were approved in 2001.

**314 E Forest** – The city attorney’s office has sent correspondence to the owner informing him of the City’s actions if he does not comply with the Ordinance to rebuild the illegally demolished garage.

**601 N River St** – Commissioner Rupert will visit the site to determine whether or not Wallside Windows has complied with HDC guidelines by replacing the prominent windows with wood windows, as previously agreed upon by both parties.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

#### HOUSEKEEPING BUSINESS

Approval of the minutes from the December 16, 2003 meeting.

Page 2, Façade restoration and addition on the south elevation of an elevator and stair tower per 12-10-03 submitted drawings...*has been changed to...**Façade restoration and addition on the north elevation of an elevator and stair tower per 12-10-03 submitted drawings.***

Page 3, After looking at pictures of the house, the commission recommended an appropriate door from the Summer 2003 Lumber & Building Materials Catalog from Fingerle...*has been changed to...**After looking at pictures of the house, the commission recommended an appropriate door from the Summer 2003 Lumber & Building Materials Catalog from Fingerle (style no. 6044).***

Motion: Commissioner Overland (Second: Prebys) moved to approve the minutes, as amended.

Approval: Unanimous. Action carried.

#### ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 9:00 PM.

Signature \_\_\_\_\_

Date \_\_\_\_\_