

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES of DECEMBER 5, 2006**

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke                      Chair    7:00 PM

Meeting Location:                      City Hall Meeting Room

Commissioners Present:                Jane Schmiedeke, Hank Prebys, Christian Overland, Ron  
Rupert, Brenda Rigdon, Joe Schultz, Ed Penet

Commissioners Absent:                None

Staff Present:                            Richard Murphy, Planner I  
Cristin Moody, HDC Intern

**APPROVAL OF AGENDA**

Motion:                      Penet (Second: Prebys) moved to approve the agenda as presented.

Approval:                      Unanimous. Action carried.

**PUBLIC COMMENT ON AGENDA ITEMS** - None

**PUBLIC HEARING** - None

**OLD BUSINESS**

**326 E Forest, Action Item**

Applicant:                      Craig Skankwiler, owner (Present)

Discussion:                      Applicant was approved in April, 2005 for the construction of a new  
garage. At that time, the HDC requested the applicant return with  
photographs of garage doors for approval of that feature. Applicant has returned for  
approval, but the garage doors have already been installed and Commissioners feel that  
the style used is inappropriate. They are aluminum raised panel doors, currently  
without windows, but applicant states that he plans to add windows at a later date.  
Commissioner Prebys informs the applicant that this door style would not normally be

approved. Commissioners discuss whether the applicant was adequately notified in April, 2005 of the proper materials and style that are typically approved in these instances. Minutes from that meeting are consulted and Commissioners conclude that they were not clear enough at the time that doors would need to be paneled wood or flat metal, and that the doors would have to be approved prior to installation.

Motion: Rigdon (Second: Prebys) moves to approve the amendment to the April, 2005 application for 326 E. Forest to include the installation of the raised panel, aluminum garage doors in this particular instance, although the style is inappropriate, based on the lack of clarity in the previous motion for approval and subsequent notification of the applicant. As a result, the applicant was not fully informed of the HDC's wishes regarding proper materials, style and procedure.

The following Secretary of the Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

### **107 E. Cross, Action Item**

Applicant: David Kircher, owner (Present)

Discussion: The application is for the repair of windows and replacement of one window and the replacement of two front doors as discussed and agreed to at the HDC meeting of November 21, 2006.

Motion: Prebys (Second: Penet) moves to approve the application for 107 E. Cross to include the installation of new glass in existing workable windows, the replacement of one window in the center east elevation with one new wooden window, which will be painted white and shall match exactly the existing opening in size. The west entry door on the south facade shall be a Fingerle 7044 (single light at the top and two vertical panels below). The east entry door on the south facade will be repaired or replaced. If replaced, it shall also be a Fingerle 7044. All new wood shall be painted white.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features and #6 – Repair, do not replace.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

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

Applicant: Chris Zellner and Kevin Igielski, owners (Present)

Discussion: Application is for the installation of windows to replace inappropriate windows previously installed without approval or building permit and denied by the HDC on November 7, 2006. Additionally, the application includes replacement of missing siding, the installation of storm windows, and exterior painting.

Replacement windows will be vinyl clad wood, and each will be configured to match the windows in place prior to unapproved work. The basement windows will have only missing glass replaced. Windows to be replaced include a dormer window on the north elevation to be single pane, a gable window on the east façade to be single pane, and additional windows on the north and west elevations to be one-over-one. New windows shall fit the same rough opening as originals. Some damaged siding needs to be replaced with cedar clapboard in areas where only partial replacement is necessary and the new planks will exhibit the same exposure as the existing clapboard. In an areas where the entire face of the wall will be replaced, Hardiplank will be acceptable, but only with the smooth side out and exhibiting the exact same exposure as the adjacent clapboard. The proposed storm windows are aluminum frame windows made by Comfort Built and the color will be Imperial Brown. Applicants are informed that storm windows should fit in window jamb and not affect visible glazed area of windows. Applicants had also previously installed inappropriate sliding glass doors with simulated panes in place of a second story window on the west side of house. Commissioner Prebys asks if the light dividers are removable. Applicant states that they are, and is instructed to remove them. Final part of application is for exterior painting. Applicants submit paint chips. The body of the house to be Lowes brand Jekyll Club Pulitzer Blue and the trim to be American Tradition brand in Fairmont Penthouse Stone.

Motion: Rigdon (Second: Penet) moved to approve the application for work at 119 N. Hamilton to include exterior repairs and window replacement as follows: The dormer window on the north side shall be replaced with a single pane window and the gable window on the east side shall be replaced with a single sash with four lights, either true or applied divided lights, but if applied, the divider must be on the exterior of the glass. The windows on the north and west shall be replaced with one-over-one windows. All windows shall be vinyl clad wood windows and the frame and sash will be sized to fit within the rough openings. Windows shall be painted brown to match the Imperial Brown color of the storm windows to be installed over some of the non-replacement windows. The storm windows shall be aluminum-framed Comfort Built brand windows as presented, which shall fit into jamb and align with sash so as not to reduce glass area. Damaged siding shall be repaired with cedar clapboard inserted with the exact same exposure as existing clapboards, except in the west elevation near rear window and side door. This entire wall shall be recovered with Hardiplank, which shall be installed with the smooth side out and using the same exposure as the clapboard siding on the rest of the house. The exterior shall be painted using Lowes brand Jekyll Club Pulitzer Blue for the body and American Tradition brand Fairmont Penthouse Stone for the trim. The faux muntins on the sliding glass doors on the rear, or west side of the house, shall be removed.

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.

### **224 N. Grove, Action Item**

Applicant: Alicia Turner, owner (Present)

Discussion: The application is for replacement of all exterior doors on the house. This includes two in the front (west) and two in the back (east). The

applicant would also like approval for the installation of Pella full-view interchangeable model storm doors. The applicant submits photographs of doors being considered. Commissioners explain that they are not appropriate because the style would not historically have been used in this style of house. Commissioners also indicate that any windows on the doors should be clear glass and not decorated glass. More acceptable would be doors with a three quarters single pane window with plain, clear glass and two vertical panels below. The two rear doors will either match these in style or possibly be four vertical panels with no glass. Commissioner Penet recommends using laminated glass for safety. The doors will be finished in English Chestnut and the storm door frames will be white.

**Motion:** Rigdon (Second: Penet) moves to approve the application for work at 224 N. Grove to include replacement of two rear and two front exterior doors. All doors shall be replaced with wood doors. Both front doors shall be three quarter single pane, clear, laminated glass with two vertical panels below. Rear doors may match these or be complementary four panel wood doors with no glazing. Interior drywall covering one of the rear doorways will be removed. The doors will be finished with Minwax English Chestnut. The installation of storm doors is also approved. These shall be Pella full-view interchangeable storm doors. Approval is also granted to replace the side lights and transom lights at the front entry, which have been painted over, with clear laminated glass.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features; #10 – New work shall be removable.

**Approval:** Unanimous. Action carried.

**Motion:** Prebys (Second: Penet) moves to amend meeting agenda to add 220 S. Huron.

**Approval:** Unanimous. Action carried.

### **220 S. Huron, Action Item**

**Applicant:** Ron Rupert, contractor (Present)

**Discussion:** The applicant requests amendment of the application previously approved on for the construction of a deck and hot tub. Specifically, the fence height needs to be adjusted because the structural needs of the hot tub cause it to sit at a height that would mean hot tub users would see and be seen above fence line. Applicant would like to adjust fence height to be a total of eight feet including lattice section at top.

**Motion:** Prebys (Second: Rigdon) moves to approve the amendment to previous approval for work at 220 S. Huron to include adding two feet to the fence along the portion surrounding the hot tub, while maintaining the previously approved style. This approval is conditional upon applicant's receipt of the necessary zoning variance for the height of the fence.

**Approval:** Unanimous. Action carried with Commissioner Rupert abstaining.

## STUDY ITEMS - None

## OTHER BUSINESS

### **Administrative Approvals - None**

### **Property Monitoring**

**113 E. Cross** – New roof being installed, and west façade covered with tarp.

**133 W. Michigan** – Building Department is ready to approve cornice and masonry work; staff had question about quality of work. Issues were noted when scaffolding was removed and Building Department asked for a review. Project architect supplied a letter responding to these issues. The letter stated that the middle section of the building, which currently has a different color mortar than the sections recently repointed, will eventually be repointed also. The letter also stated that it was not financially feasible to exactly match replaced brick with that of the same size and shape. Commissioners note that the new mortar is too white and inappropriate for a historic building. Commissioners ask staff to send a letter to the architect stating that the HDC finds the work inappropriate and unacceptable and request the applicant submit plans to fix the problems and present them at the next meeting. The applicant should be informed that on the whole, the project has had very good results, but the Commission will not grant final approval until these matters are resolved.

**301 W. Cross** – Have applied for c/o, will need to return landscaping to previously approved conditions and appear before HDC for signs.

**314 N. Park** – Building Department ordering installation of siding; will need to appear before HDC for approval. Inspection was triggered by Building Dept. finding that property was being used as a rental, and no longer owner-occupied.

**317 N. Washington** – Fire Marshall was informed by the DEQ that gas station has been sold, new owner has applied for underground storage tank approval, presumably to reopen gas station.

**402 S. Huron** – No building permits applied for yet; Bank wants City to release it from previously agreed orders to repair building before selling. City Manager and City Attorney working to develop minimum work that must be completed before release of responsibility.

**Welcome letters** – Monthly exports of sales from Assessing fairly easy. HDC Intern will draft welcome letter for HDC's review.

**Permit fees** – It may be possible for the City to charge extra fees for work started without a permit. City Attorney is investigating whether this would require an ordinance change, or could be added in the process of Council's annual fee schedule update. Staff is quantifying added enforcement / research cost for these projects to determine amount of additional fee.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None**

**HOUSEKEEPING BUSINESS**

**Approval of the minutes from the November 21, 2006 meeting**

Motion: Prebys (Second: Overland) moves to approve the minutes of November 21, 2006 as presented.

Approval: Unanimous. Motion carries

**ADJOURNMENT**

Motion: Prebys (Second: Rupert) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

**MEETING ADJOURNED AT 8:25 PM**