

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 24, 2008

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Council Chambers

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

Commissioners Absent: None

Staff Present: Courtney Miller, HDC Assistant

APPROVAL OF AGENDA

Motion: Penet (Second: Prebys) moves approval of the agenda as submitted.

Approval: Unanimous. Action carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

315 E. Cross, Action Item

Applicant: Brian Howard, Wallside Windows (present)
Russell and Wava Gunderson, owners (not present)

Discussion: Wallside Windows is presenting the windows proposed as replacements of
inappropriate windows illegally installed at this address. The windows will be
wood, white, one-over-one, full frame insert made by Jeld-Wen. Existing interior woodwork

will remain. Mr. Howard read a note stating that there will be minimal trim installed, if any, prompting a question regarding whether or not trim will be added to the windows during installation. Mr. Howard further stated that jamb liners and new sashes will be installed into existing jambs. The commissioners must ensure that the windows will be installed appropriately, and ask for further information in the form of an installation detail diagram. Commissioner Rigdon will pursue this information.

Motion: Prebys (Second: Rupert) moves to table the application for window installation at 315 E. Cross pending further information to be pursued by Commissioner Brenda Rigdon.

Approval: Unanimous. Action carried.

NEW BUSINESS

420 N. Huron, Action Item

Applicant: Donald Oates, owner (present)

Discussion: Mr. Oates is applying for the construction of a storage shed on his property. The commissioners question the cross-buck style doors that are included in the proposal. Mr. Oates states he will not be using that design. Commissioner Schmiedeke ascertains that the structure will not be visible from the street and that the doors will face the river. Commissioner Rigdon asks about the textured paneling that is proposed in the application, and informs Mr. Oates that this material is not allowed in the Historic District. Mr. Oates states that he will be using clapboard siding

Motion: Rigdon (Second: Prebys) moves approval of the application for proposed work at 420 N. Huron: a new storage shed, 10 feet by 20 feet, seven feet high, constructed of wood framing with cedar clapboard siding, smooth side out, with a four inch reveal. The shed will be on a concrete foundation, shall be painted to match the house, and shall have two doors on the east elevation. The doors shall be vertical tongue and groove on hinges. Proposed work is shown in drawing submitted with application on June 17th.
Note: the Home Depot description includes T-111 siding, which will be deleted to be replaced with clapboard siding. Shingles will match the house as well.

Secretary of Interior Standards cited: #3 – Do not imitate earlier styles, #10 – New work shall be removable.

Approval: Unanimous. Action carried.

410 W. Cross, Action Item

Applicant: Bill Short, Huron Sign Company (present)

Discussion: This application was previously approved in 2003 and has since expired without any work being completed. Other than a minor location adjustment due to the required corner visibility triangle, the details of the project have not changed.

Motion: Rupert (Second: Overland) moves approval of the application for a sign structure at 410 W. Cross as submitted on the drawings dated 6-18-2008.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

56 E. Cross, Action Item

Applicant: Linda French, Sidetrack (present) & John McMillan (present)

Discussion: This project was previously approved by the Historic District Commission and has since expired. The application is for the extension of fencing for the side patios and the creation of an outdoor fenced smoking area at the front of Frenchie's.

Motion: Prebys (Second: Penet) moves approval of fence extension proposed for 56 E. Cross to provide access between patios on River Street, and for outdoor service in front of Frenchie's. The fence will match the fence which currently exists on the site as indicated on the drawing dated 6-23-08.

Secretary of Interior Standards cited: #10 – New work shall be removable

Approval: Unanimous. Action carried.

Starkweather House, Action Item

Applicant: Ron Rupert, owner (present)

Discussion: Commissioner Rupert has chosen "Inviting Ivory" for the body of the house, and "Dover White" for the trim. He states that he is considering using a dark blue on the doors. Commissioner Prebys suggests dark brown or dark gray for the sash. The roof will also be painted. Commissioner Rupert states that he did some sanding on the house and discovered that the original color of the body of the house was yellow with red trim.

Commissioner Rupert has replicated the missing front gable vent and presents pictures. He states that he will not remove the original front porch ceiling rafters, but will reinforce them with new materials. The 12x12 oak corner beams are scheduled to arrive tomorrow.

Further progress will be made on the front of the house in the coming weeks.

Commissioner Prebys states that the current one-over-one windows are not characteristic of a house of this period, and believes that the windows were at least four-over-four. He asks if the original mullions have been removed from the windows. Rupert to investigate.

Motion: Overland (Second:Prebys) moves to amend the previous approval to include paint colors. The trim color shall be (Sherwin Williams) SW-6385 "Dover White" and the body of the house shall be SW-6372 "Inviting Ivory".

Approval: Unanimous. Action carried. Rupert abstained.

STUDY ITEMS

418 Oak, Study Item

Applicant: Robert Murillo, owner (present)

Discussion: Mr. Murillo is seeking the advice of the commission on the replacement or repair of two windows on the east elevation. He wants to rent his house and wants to make it more appealing. The kitchen window is a hole in the wall, and there are no sashes. The second window is in the bathroom shower. He is considering covering this window, and would like to know what to do on the outside of the house. Commissioner

Rigdon suggests a glass-faced mat board designed for wet areas to cover the window. An interior storm is another recommendation to seal the window, with opaque glass on the exterior. Commissioner Prebys states that privacy glass would be the most reasonable solution for the window. Mr. Murillo states that he was considering replacing the shower surround, in which case privacy glass in the window would conceal the surround and solve the problem. For the kitchen window, commissioners recommend a sash kit. Commissioner Prebys advises Mr. Murillo that the window must fit the opening, and must be wood with the possibility of an aluminum clad exterior. Mr. Murillo asks the best method of repairing the crumbling back steps. Commissioners suggest that Mr. Murillo stabilize the remnants of the steps and fill in with concrete, using a bonding agent.

ADMINISTRATIVE APPROVALS

76 N. Huron, elevator project

Motion: Overland (Second: Penet) moves approval of Administrative Approvals.

Approval: Unanimous. Action carried.

OTHER BUSINESS

1. Property Monitoring

119 N. Hamilton – No new information

310 S. Washington – Staff requested contact information from Home Depot installation manager, and was told that he would be reminded to contact the city.

306 Maple – No new information.

309 Maple – Work is complete and the court case has been dismissed.

631 N. River – Staff contacted by owner. No materials received yet.

526 N. Huron – Application for doors was approved at the meeting which the owner attended. Project not yet completed.

33 N. Washington - An unpainted panel has been installed over a vent opening on the lower façade of the building. Staff will send a letter.

208 Cross – No new information.

2. Study Committee Resolution

Motion: Rupert (Second: Penet) moves to adopt the resolution requesting that City Council appoint a Peninsular Paper Power House study committee

Approval: Unanimous. Action carried.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from June 10, 2008 meeting.

Motion: Prebys (Second: Overland) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (Second: Overland) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 PM