

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 8, 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

Commissioners Absent: Christian Overland

Staff Present: Richard Murphy, Planner II

APPROVAL OF AGENDA

Motion: Prebys (Second: Penet) moves approval of the agenda with the addition of 57 N. Huron as "Old Business" and 302 N. Hamilton as a study item.

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. Commissioner Rigdon states that she was expecting a sash replacement kit sample. Window sample provided is a wood frame/sash, but is still an insert into the original window frame which would result in a reduced glass area. Commissioner Rigdon states that the sash replacement kit is the only acceptable replacement for the current windows, other than tearing out

the existing windows. She will contact Mark Trombley, the installation manager for Wallside Windows, to verify this.

Commissioner Rupert explains that a sash pack includes two vinyl windows with spring loaded tracks, and a kit of metal plates (5 for either side of the window) which are fastened to the sides of the jamb. The old sash is removed, the new vinyl track is placed against the existing jamb.

Motion: Rupert (Second: Penet) 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.

57 N. Huron, Action Item

Applicant: Joan Chesler, Executive Director, Corner Health Center (not present)

Discussion: A site plan was recently approved for renovations of this building. Paint was not included in this approval, and an amendment is needed for this work. Commissioner Rigdon states that brick on the building had previously been painted.

Motion: Prebys (Second: Rupert) moves approval of the amendment for work to be done at 57 N. Huron. The amendment covers the repainting of the upper section of 57 N. Huron. Stone details may not be painted.

Secretary of Interior Standards cited: #5 – Preserve distinctive features, #10 – New work shall be removable.

Approval: Unanimous. Action carried.

NEW BUSINESS

119 N. Hamilton, Action Item

Applicant: Chris Zellner, owner (not present)

Discussion: Application is for approval of windows installed incorrectly after expiration of the previous approval. The window on the front of the house has been installed incorrectly and the window on the side does not fit the opening, and has been improperly trimmed.

The Commission advises that the letter to be sent should include indication that the windows have been installed incorrectly, and need to be fixed.

Motion: Rupert (Second: Penet) moves to deny the application for work at 119 N. Hamilton.

Approval: Unanimous. Action carried.

20-22 S. Washington, Action Item

Applicant: Mark Frisinger, contractor (not present)

Discussion: Application is for painting of the body and trim of the building. The application includes power washing, which is not allowed in the Historic District. Commissioner Rupert states that the parapet needs tuck pointing, as water is leaking through. He suggests that this be done instead of caulking.

Motion: Prebys (Second: Penet) moves to table the application for 20-22 S. Washington with the understanding that a representative needs to be present to discuss the concerns of the Commission with the current application. The concerns are:
1) power washing, 2) the pointing of the building at one corner, 3) the proposed colors of the building.

Approval: Unanimous. Action carried.

STUDY ITEMS

302 N. Hamilton, Study Item

Applicant: Mike Lamb, 3 Oaks Property Management (present)

Discussion: The house at this address has rotted fascia on the front porch that needs repair. The porch has a flat roof with an internal gutter that has been leaking for an undetermined period of time. Fascia and some rafters, as well as the roof, will need to be replaced on this structure. Mr. Lamb would like to know if it is acceptable to the Commission that a standard gutter system be installed on the outside edge of the porch, rather than rebuilding the existing internal gutter. Commissioner Rupert asks Mr. Lamb how he would intend to shape an exterior gutter to the curve of the roof. Commissioner Penet suggests two straight runs of gutter with diverters at the curve. Mr. Lamb asks the advice of the Commission on installing a shingled roof with a slight pitch, rather than reinstalling the current low pitch roof. He states that there is room under the second story windows to allow raising the pitch about a foot. Commissioner Prebys asks Mr. Lamb if he thinks that it would be more cost effective, rather than replacing the roof, to simply replace the internal gutter with copper or a similar material. Mr. Lamb states that he does not know of any contractors that do this type of work, and he believes that the labor for this type of project will be expensive. He asks whether or not it would be acceptable to the Commission if he can figure out a way to wrap a standard gutter around the edge of the porch. Commissioner Rupert expresses concern over the possible loss of distinctive features (dentils) resulting from this project. Commissioners agree that this project could be worked out in a manner appropriate to the Historic District. The Commission offers suggestions of contacts that can advise Mr. Lamb on this project.

Commissioner Prebys asks Mr. Lamb about a previous incomplete parking area project on the site. Mr. Lamb states that he is currently working on this.

ADMINISTRATIVE APPROVALS

201 E. Cross, re-roofing

Motion: Prebys (Second: Rigdon) moves approval of Administrative Approvals.

Approval: Unanimous. Action carried.

OTHER BUSINESS

1. Property Monitoring

420 N. Huron – Building was re-roofed over the holiday weekend. Staff will look into whether or not there was a permit granted for this work.

33 N. Washington – Letter sent to owner.

310 S. Washington – No new information.

306 Maple – No new information. The door is appropriate, but was installed without permit or approval from the HDC.

111 N. Adams – A portion of the tool shed on this property located between the house and the barn was removed over the holiday weekend. The contractor working on other repairs on the house notified the city of this change. A phone message has been left with the owner.

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

526 N. Huron – No new information.

310 N. Park – Work has not been progressing, and the basement windows are unsecured. The dangerous buildings ordinance will be enforced.

208 E. Cross – Building department is checking whether or not there are any active permits for the ongoing work on this property. Outstanding issues include commercial trucks at the rear of the property and a chainlink fence that has been installed without a permit.

56 E. Forest – Door frame has been removed for painting and not reinstalled.

2. Study Committee Resolution

Resolution for the Peninsular Park Study Committee will come before City Council at the July 15 meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Downtown Bike Racks - The DDA is proposing designs for bike racks in the downtown area. Three designs will be brought before the Commission for approval, and from those, one design will be chosen through an online vote of residents.

Approval of the minutes from June 10, 2008 meeting.

Motion: Prebys (Second: Penet) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:00 PM