



Prebys asks about the size and appearance of the proposed permanent replacement. Mr. Le states that the width of the window is the same as the original, but the height is shorter. He also states that he would have to special order a window that would fit the original opening. Commissioner Prebys explains that the windows need to fit the opening, without alteration to the opening, and need to have a wood frame. Commissioner Schultz states that one of the concerns of the commission is that repair should be considered before replacement.

Commissioner Rupert suggests that he meet Mr. Le at 100 W. Michigan to look at the windows and make suggestions. Commissioner Rupert will report back to the commission.

Paint is proposed for the brick rear wall. Mr. Le would also like to caulk the enamel panels on the front of the building. Commissioner Rupert will look at this as well.

Motion: Prebys (Second: Penet) moves to table the application for 100 W. Michigan regarding the three windows at the rear of the building.

Approval: Unanimous. Action carried.

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

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

Discussion: Staff spoke with Mrs. Gunderson today (5/27). Wallside has been in contact with the Gunderson's son-in-law, and have informed him that they will be presenting three windows to the commission as possible replacements for the windows that were installed illegally. They will be doing this at no charge to the owner, and will be sending the owners a letter outlining their remedy of this situation. The timeline for this work is currently unknown.

Motion: Prebys (Second: Schultz) moves to table the application for window installation at 315 E. Cross pending further information.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **124 Pearl, Action Item**

Applicant: T-Mobile Central, LLC (representative not present)  
Black and Veatch Corporation (representative not present)

Discussion: Application is for the installation of an antenna on the roof of 124 Pearl. There are no issues regarding this application.

Motion: Prebys (Second: Penet) moves approval of the application for antennas at 124 Pearl Street citing the photo simulation in the submitted application illustrating the new antenna (photo simulation reference sheet PS – 4).

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

Approval: Unanimous. Action carried.

### **631 N. River, Action Item**

Applicant: James Leslie, owner (present)

Jane Brown, owner's daughter (not present)

Discussion: Application is for the demolition of the house located on this property. A previous application was approved upon the grounds that preserving the badly deteriorated structure was not in the interest of the community. This approval has expired, which is the reason for reapplication. The current application is based on the grounds of financial hardship. Mr. Leslie states that it is primarily a public hazard, and secondarily a financial inconvenience. The commissioners agree that this application must be denied, as the supporting evidence is insufficient to prove financial hardship. The applicants are asked to return with an application stating that the building is a public hazard, and ensure that supporting materials listed in the guidelines for demolition under these grounds are met. Staff will assist applicants in submitting application.

Motion: Rupert (Second: Prebys) moves denial of the application for the demolition of 631 N. River. The current application is incomplete and does not meet demolition guidelines. A new application is anticipated.

Approval: Unanimous. Action carried.

## STUDY ITEMS

### 1266 Huron River Drive, Study Item

Applicant: Ron Rupert, owner (present)

Discussion: Commissioner Rupert reports that an interior original railing has been uncovered intact. It was cased in to meet height requirements. It will now be altered to meet those requirements while retaining the original.

Oak beams have been ordered to serve as vertical corner posts and a horizontal base for wall studs, and these will be installed in the next couple of weeks. The installation of these beams means that the exterior work will be able to begin on the house.

Commissioner Rupert reports that he has a design for the triangular louver on the upper façade of the house. He will use trim similar to that on the windows to frame the triangle and has created a five tiered, slatted louver backed by a screen. No work will be performed on the porch this year, other than the roof structure. Some of the roof rafters have broken and are sagging.

The doorway on the east side was once a window and was turned into a door in the 1950s. Commissioner Rupert states that he would like to return this opening to a window with a one-over-one double-sash to match existing windows, and remove the deteriorating cement stoop in front of the existing door.

On the north and west sides of the house, a screened area and a breakfast nook were added in the later years of the house. He would like to remove the screened area, and additions from the 50s, which are currently in disrepair, leaving the well house structure. Eventually, this porch will be rebuilt and recreated to the 1850s porch.

Commissioner Rupert states that he has found the original front and back doors and these will be returned to the house.

Motion: Schultz (second: Prebys) moves amendment of a previous application for 1266 Huron River Drive approved at the July 3, 2007 meeting. The following changes will be made to the structure:

- On the east side of the house, a current door opening will be returned to its original state as a window, which will replicate as closely as possible the remaining windows on the east side of the house; the cement platform stoop at the doorway will be removed.
- On the rear of the building (the north and west sides), the removal of a windowed structure that was added more recently and currently serves as a porch; also the return of another portion of the porch that currently serves as a breakfast nook to its original state as part of the porch on the west facing side of the house.

Secretary of Interior Standards cited: #3 – Do not imitate earlier styles; #5 – Preserve distinctive features; #10 – New work shall be removable.

Approval: Unanimous. Rupert abstained. Action carried.

## **OTHER BUSINESS**

### **Administrative Approvals**

109 S. Huron – reroofing

Motion: Prebys (second: Penet) moves to accept administrative approvals.

Approval: Unanimous. Action carries.

### **Property Monitoring**

**208 E. Cross** – Staff is consulting with building department on the progress of work on this property.

**310 S. Washington** – No new information.

**306 Maple** – No new information. A letter will be sent from the building department.

**309 Maple** – Work is almost complete. Another court date is scheduled for June.

**307 N. Hamilton** – Illegal porch has been removed as required.

**119 N. Hamilton** – Commissioner Schmiedeke asks if the new windows recently installed satisfy the requirements of the commission. Commissioner Rupert will inspect this work. From photos, the commissioners note that the dormer window is not the correct size for the window opening. Commissioners agree that the front and side windows should be addressed in further contact with the owners.

**213 Arcade** – Recently approved door has been installed.

**201 Washtenaw** – window that was believed to be missing is actually a casement window that opens to the inside.

**Huron and Forest** – Commissioner Rupert reports that three street lights are still out at this location. Staff will look into the progress of this.

**Thompson Block Building** – Commissioner Rupert reports that work has begun. Masonry work on the rear brick wall and interior renovations are underway.

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

## **HOUSEKEEPING BUSINESS**

### **Alternative Energy Fact Sheet**

Motion: Prebys (second: Penet) moves approval of the Ypsilanti Historic District Fact Sheet dealing with Alternative Energy Systems. The commission has discussed extensively the development of this fact sheet and it was the commission's understanding that it had been previously approved. It is now formally approved.

Approval: Unanimous. Motion carries.

**Building Department** – Staff reports on building department procedures inquired about at the last meeting.

**Commission personnel change** - Commissioner Schultz has accepted a job in another state and is stepping down from the Historic District Commission.

### **Approval of the minutes from May 13, 2008 meeting.**

Motion: Rupert (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 8:10 PM**