

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF JANUARY 13, 2009**

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke                      Chair    7:05 PM

Meeting Location:                      City Council Chambers

Commissioners Present:                Jane Schmiedeke, Hank Prebys, Christian Overland, Brenda Rigdon, Ed Penet, Michael Condon

Commissioners Absent:                Ron Rupert

Staff Present:                            Courtney Miller, Preservation Planner  
    Aimee D'Agostini, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Prebys (Second: Overland) moves approval of the agenda

Approval:                      Unanimous. Action carries.

**PUBLIC COMMENT ON AGENDA ITEMS – none**

**PUBLIC HEARING - none**

**OLD BUSINESS**

**228 N. Grove, Action Item**

Applicant:                      Frank Gifford, owner (not present)  
    Jan Gifford, owner (not present)

Discussion:                      Application is for the replacement of ten double hung windows with vinyl windows from Hansen's.

Motion:                            Penet (Second: Rigdon) moves to deny the application for 228 N. Grove for window replacement as the application has been tabled twice and the 60-day period during which the HDC must act upon an application has passed.

Approval:                            Unanimous. Action carried.

## **NEW BUSINESS**

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

Applicant: Robert King, architect representing the Gilbert Residence (present)

Discussion: Application is for the addition of a walk-in pre-fabricated refrigerator/freezer unit in the rear courtyard of the building. An existing window will be converted to a door for access to the unit. The unit will rest on a new concrete slab on grade. A new concrete walkway will also be added for access to the unit.

Motion: Prebys (Second: Rigdon) moves approval of the application for work at 203 S. Huron to include the installation of a walk-in refrigerator/freezer unit located in the interior courtyard and the addition of sidewalk to provide access. Cite drawings from Penn for Direct Supply dated 11-20-08 and enlarged floor plan from Lindhout Associates plotted 12-3-08.

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

Approval: Unanimous. Action carried.

### **120 N. Huron, Action Item**

Applicant: Cynthia Boring, representative for St. Luke's Episcopal Church (present)

Discussion: Application is for the replacement of a gas lamppost with an electric lamppost. A new electrical line will be run to the concrete landing in the boulevard. The new post will be black cast aluminum and the lamp will match. The Commission recommends a larger size lantern than the proposed 8 inch width.

Motion: Rigdon (Second: Penet) moves approval of the application for work at 120 N. Huron to include the replacement of the existing gaslight fixture with the fixture shown in the Home Depot cutsheet. The new fixture shall be black cast aluminum, Progress Lighting Mansard Collection textured black 1-light post lantern. The post shall be product number 66515 from Ray Lighting Centers. The Commission recommends the applicant choose the lamp in a larger size, such as 12" or 16".

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

Approval: Unanimous. Action carried.

### **318 N. Park, Action Item**

Applicant: Gary Turner, contractor (present)  
Jenny Murphy, owner (not present)

Discussion: Application is for the modification of an existing window to accommodate a new countertop in the proposed kitchen remodeling. The existing

window opening would be infilled with a Hardi-plank panel and the existing trim reserved. The new window would be an all wood 28x28" casement window that would mimic the style of the existing double hung window. Commissioner Rigdon is concerned that the proposed window would be a frame within a frame and suggests a sash pack casement window to retain the historic glass area. Commissioner Prebys questions removing the exterior stop, necessary to allow operation of the casement window. Commissioner Rigdon states the applicant should maintain the plane within the depth of the wall. Commissioner Schmiedeke suggests retaining the existing window and Commissioner Penet suggests a window well in the countertop, thus allowing the cabinetry to run in front of the window and the top half of the window to remain operable.

Motion: Rigdon (Second: Prebys) moves approval of the application for work at 318 N. Park to include the removal of an existing double hung window in the kitchen area to be replaced with a casement sash. The lower portion of the existing opening will be infilled with Hardi-plank or similar material, smooth side out and painted to match the rest of the siding. The existing window trim shall remain in place. The casement sash shall be installed in the same plane as the outer upper sash of the double hung window. The existing exterior stops shall be removed to allow for the free movement of the casement and will be hinged similar to a sashpack in a double hung window. The window shall be a JELD-WEN NORCO wood casement window with exterior grilles as shown to match the existing windows. The grilles may be on the interior as well, at the discretion of the owner. The window shall be painted to match existing.

Secretary of Interior Standards cited: #5 – preserve distinctive features; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

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

Applicant: Michael Condon, contractor (present)  
Nina Cavit, owner (not present)

Discussion: Application is for the replacement of existing gutters with 5" ½ round gutters in aluminum and 3" downspouts. On the east side addition, rotting rafters and fascia need to be replaced and painted. Gutters would be added to the front porch where there are presently none.

Motion: Rigdon (Second: Prebys) moves approval of the application for work at 330 E. Cross to include the repair of rotten fascia and rafter tails on the first story addition. Work also includes the removal of existing gutters, the installation of 5" ½ round gutter system in aluminum, and the installation of a new gutter system at the front porch in the same style. Gutters shall match the trim color. The downspouts shall be 3" corrugated downspouts, the framing shall be SPF framing, and the fascia shall be soffit WindsorOne trim.

Secretary of Interior Standards cited: #5 – preserve distinctive features; #6 – repair,

don't replace. Replacements shall match original.

Approval: Unanimous. Action carried. Condon abstained.

## STUDY ITEMS

### 310 N. Park, Study Item

Applicant: Gary Turner, contractor (present)  
Mike Marino, owner (present)

Discussion: The applicant presents revisions to a previously approved work permit and building permit applications for an addition to the house. The footprint of the addition has been reduced. A second story addition will be 10' x 14', and approximately 4 ½' taller than the existing peak. The Commission is concerned that the second story addition appears too much like a church steeple, lighthouse, or firehouse hose tower. Commissioner Rigdon suggests a possible horizontal delineation of the "tower" mass to de-emphasize the verticality. The proposed roof of the second story addition is hipped and the Commission agrees with the applicant that a shed roof may be more appropriate. The balcony rail would be black iron.

The window wall on the south elevation will have double-glazed glass panels, about the size of a door, polyurethaned into a painted steel frame, and a stucco wall treatment. Commissioner Rigdon suggests extending the stucco to the north and east elevations in place of the proposed clapboard siding.

The applicant is also considering a door on the south elevation to the left of the windows. The Commission suggests a solid wood door painted to match the façade.

## ADMINISTRATIVE APPROVALS – none

## OTHER BUSINESS

### 1. Property Monitoring

**631 N. River** – No changes in the property. If the owner does not hire a contractor to demolish, the city will demolish the house and charge the owner.

**328 Oak** – Window on second story was replaced with smaller window, trim removed, and shutters added without approval from the HDC. Second letter sent.

**526 N. Huron** – No new information.

**505 N. Hamilton** – Porch roof caving in and about to fall.

**119 N. Hamilton** – Sent to enforcement.

**407 E. Cross** – Second letter sent. House in foreclosure.

**309 N. Park** – Owners had worked with Charles Boulard on a timeline to complete the house. Boulard recommended that interior work be completed and a separate permit application then be submitted for exterior painting.

**314 N. Park** – Owner issued citation for outstanding building code violations. Building department will inform staff of court date.

**202 W. Forest** – No new information.

**410 N. Hamilton** – Staff didn't see any evidence of exterior painting.

**30 N. Huron** – Second letter sent.

**306 Maple** – Inappropriate door. Given to enforcement last August. No new information.

- 2. Satellite Dish Discussion** – There are no city or HDC regulations regarding satellite dishes. Neither the city or the HDC requires a permit. The Commission would like to deal with such installations on a case by case basis that does not regulate but guides property owners to locate the satellite dishes as inconspicuously as possible, preferably the rear of the building, and cautions against damaging the historic fabric of the building.

#### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none**

#### **HOUSEKEEPING BUSINESS**

**2008 Annual Report Draft** – Rewrite descriptions of several significant projects for greater accuracy. Change 2008 date of Edison Power Plant Historic District public hearing to “end of 2009.”

#### **Approval of the minutes from December 9, 2008 meeting.**

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

Approval: Unanimous. Motion carries.

#### **ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

#### **MEETING ADJOURNED AT 8:11 PM**