CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF APRIL 24, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent:	Michael Condon
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Henriksen) moves to approve the agenda with the addition of 12 W. Michigan as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

508 N. River

Applicant: Bronni, Inc., contractor (not present)

Discussion: Application is for the completion of the roof at 508 N. River in GAF shingles. No specific details on the method, materials, or color has been given on the application.

The HDC notes that it appears the building has already been re-roofed and discusses how to best handle the application.

Motion: Prebys (second: Stevenson) moves to table the application until more information about the project is received.

Approval: Unanimous. Motion carries.

11 Oak

Applicant: Nathan Zautcke, owner (not present)

Discussion: Application is for the replacement of the existing side porch with a new covered porch, to match what applicant notes is same layout as a former side porch.

The commission finds that the submitted sketch and list of materials is too unclear to render a decision. No new material regarding the application has been submitted.

Motion: Stevenson (second: Henriksen) moves to table the application at 11 Oak for further information on the construction materials and design suggested.

Approval: Unanimous. Motion carries.

NEW BUSINESS

319 N. Huron

Applicant: My Car Guy, Inc. (not present)

Discussion: Application is for the painting of the exterior in new colors, with the body of the building to be white and the accents blue. The existing exterior is mostly porcelain panels that have already been painted several times. The Commission notes that some of the panels are missing and have been replaced with painted plywood.

Motion: Rupert (second: Henriksen) moves approval for painting at 319 N. Huron in colors as selection on submitted illustration.

Secretary of Interior Standards cited:
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

STUDY ITEMS

12 W. Michigan

Applicant: Ron Rupert, contractor (present) and Lisa Walters, owner (present)

Discussion: The owners of 12 W. Michigan would like to replace their windows. A previous discussion with the Commission questioned whether the colored glass at the front of the building would need to be retained.

The owners would first like to replace the six windows at the front of the building that are 6-over-6 and measure approximately 80” x 40”. A photo from approximately 1950 – 1951 has been found that indicates that before colored glass was installed, the windows were 4-over-4. Because of this discovery, the applicant would prefer to get rid of the colored glass and replace the existing 6-over-6 windows with 4-over-4. The applicant also notes that the replacement or repair of the windows is necessary regardless due to problems with heat loss and drafts in the colder months.

The Commission discusses whether the colored glass at the front of the building should be considered a significant change to the building made over time (Secretary of the Interior Standard #4).

The applicant also notes that the repair or replacement of other windows around the building would be needed as well. At the rear of the building, six windows in the back would become 1-over-1 and would be repaired with sash packs. On the east side, multiple changes would also be made.

The Commission feels that this plan is largely doable, although photos of the existing windows and sketches of the proposed changes would be required with a formal application in order for the Commission to render an informed decision.

328 E. Cross

Applicant: Michael Newberry, owner (present)

Discussion: The owner would like to put in a privacy hedge that would eventually grow to be approximately five to six feet tall and is seeking the Commission's opinion on what plants would be most appropriate. He would ideally like something with a traditional look that would retain its leaves in the winter.

The Commission suggests several options, but notes that a nursery such as Abbott's or Plymouth would have a more comprehensive idea of what plants fit his needs. The HDC also notes that no work permit application would be required for the project.

ADMINISTRATIVE APPROVALS

329 E. Cross

Discussion: At the previous HDC meeting, staff was authorized to approve the following work to be completed at 329 E. Cross:

At the front porch:

- Reconstruction of the porch framing, including new concrete footings and the repair of the bottom of the existing wood columns with wood in profile to match existing
- Replacement of the porch decking with finished tongue and groove porch decking to match original, as documented in photos
- All exposed wood shall be painted or stained with an opaque stain
- Reconstruction of the front porch stairs in wood
- Addition of a handrail or pipe rail at the front steps, to be painted.
- Installation of wood porch skirting, to be painted or stained with an opaque stain. Skirting lattice to be framed as described in the HDC Porch Fact Sheet.

At the side porch:

- Replacement of the damaged wood columns in kind, with profile and material to match existing.
- Replacement of the wood railing in kind.
- All exposed wood shall be painted or finished with an opaque stain.

Motion: Rupert (second: Pettit) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

120 W. Michigan: A new sign was installed at the address which does not fit into the allotted space for the sign frame to be installed by the building owner. A letter will be sent to the renter regarding the sign and to the owner regarding the installation of the sign frame.

16 N. Huron: An inappropriate sign was installed without HDC approval; a letter has been sent. Issue pending Building Department action.

308 Washtenaw: In December, new windows were denied for the property. No new work has been completed; continue to monitor.

306 N. Hamilton: The compliance deadline set by the Building Department has passed without action taken by the owners. The issue will continue to be monitored as it develops.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 10, 2012

Motion: Rupert (second: Stevenson) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (Second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:00 p.m.