

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 28, 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, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent:	Michael Condon, Ron Rupert
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Stevenson) moves to approve the agenda.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

414 N. River

Applicant: Irmgard Gelletly, present

Discussion: Application is for new metal roofing. The HDC previously did not approve of the color applied for and suggested the applicant select a darker tone. The applicant now notes that she selected the light color to help reflect light, with the goal of helping slow the process of global warming. She notes that she is reluctant to install a roof choice she doesn't believe in and adds that the existing roof could remain for another ten years if the HDC does not approve the color choice.

The HDC asks if another lighter color choice would work instead of the selected white. It notes that it is reluctant to set a precedent for white roofing and would like to know what other color options are available.

Motion: Prebys (second: Henriksen) moves to table the application pending new color chart for proposed roofing materials.

Approval: Unanimous. Motion carries.

NEW BUSINESS

310 E. Cross

Applicant: Mary Seelhorst, owner (present)

Discussion: Application is for several items: replacement of the sidewalk and steps, and addition of a parking area.

Replacement steps would be precast concrete with matching sidewalls. Existing steps are in disrepair; the new ones would better fit the space and solve existing problems with unevenness.

The extension of the existing parking area would provide more space for the many cars which come and go at this location.

The addition of a three foot sidewalk from driveway to garage would provide access to a rear garage door.

In the past, there have been restrictions on pre-cast steps within the District. The HDC notes that in this circumstance, it has no objection to the use of them provided that there is no tread cast into the top of the steps. The plainest, cleanest profile would be ideal.

Motion: Prebys (second: Henriksen) moves approval for replacement of the steps between the city sidewalk and front walk using precast steps with smooth top surface and no bullnose profile. The parking area will be extended as shown in the submitted mortgage company survey and additional drawing. A new sidewalk will be added from the existing parking area to the personal door at the rear of the garage.

Secretary of Interior Standards cited:

#10— New work shall be removable.

#3—Do not imitate earlier styles.

Approval: Unanimous. Motion carries.

STUDY ITEMS

56 E. Cross

Applicant: Linda French and Jessica French, owners (present)

Discussion: Sidetrack restaurant owners would like to replace all the existing 2nd and 3rd floor windows on the side and the back. The replacements would be identical to the existing.

The applicants would also like to install new windows on the east side of the building where a train derailment had previously destroyed a portion of the building. Since the repair of the building, no windows have existed on that side of the building.

The applicants would like to match the new windows to the existing windows.

The HDC notes that windows to match those already at the side of the building would be a good option.

The front of the building has a door and a narrow window installed after the train hit the building; the applicants would like to remove those and install a window to match the original window which exists at the right of the building. Prebys notes that he would like to see photographs of the building prior to the train incident. He notes that Standard #4 requires the HDC to consider changes to the building acquired over time.

The HDC would also like any new window sills to match the material of the existing sills.

ADMINISTRATIVE APPROVALS

310 E. Cross

Applicant: Mary Seelhorst, owner (present)

Discussion: Staff was authorized by HDC Chair Schmiedeke to grant administrative approval for the installation of a garden shed with gable roof to replace a collapsing shed.

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

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 14, 2012

Motion: Prebys (second: Henriksen) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Pettit) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45