CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF December 11, 2012

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion: Rupert (second: Henriksen) moves to approve the agenda as amended:

Addition of the following applications as Action Items: 24 E. Cross and 5-7 S. Washington

Addition of the following Study Items: 106 N. Adams

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

24 E. Cross

Applicant: Richard Robine, Owner (absent)

Discussion: Applicant is applying for replacement of windows and two doors. The doors are to be steel re-enforced with window opening and better deadbolt locks. Windows to be replaced are on the east side of the building and are to include safety film. Work has already been completed.

Motion: Rupert (second: Henriksen) moved to approve the application for 24 E. Cross St. to include replacement of a door and windows.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

5 & 7 S. Washington

Applicant: Ron Rupert, Contractor (present)

Discussion: Applicant is applying for work on the façade of 7 S. Washington to include: tuck point and replace spalling bricks as needed, replace three 2nd floor windows with metal clad wood replicas (Jen-Weld), replace canvas awning (color to be determined), repaint 1st and 2nd floors (color to be determined). Applicant is also applying for work on the façade and north side of 5 S. Washington to include: tuck point and replace spalling brick as needed, replace three 2nd floor windows with metal clad wood replicas (Jen-Weld), replace canvas awning (color to be determined), and repaint front and north exterior (color to be determined). All work to be conducted with no power washing or spraying.

Rupert noted that colors are to be same as existing as opposed to "to be determined" as listed on the application. The awning is to be a brown and burgundy stripe.

Motion: Henriksen (second: Pettit) moved to approve the application for 5 & 7 S. Washington St. to include re-pointing and replacing bricks as needed, replacing the 2nd floor windows with metal clad wood windows, the windows will be double-hung, arched top, two-over-two full replacements, replace the canvas awning, and repaint the first and second floors with colors to match existing colors on the building. All the masonry work will be done in accordance with the Fact Sheets and no power washing will be done.

Secretary of the Interior Standards cited: 6 & 7

Approval: Motion carries. Rupert abstained.

STUDY ITEMS

509 N Adams St.

Applicant: Dennis Vessels, owner (present)

Discussion: Applicant is proposing demolition and disposal of shed at the south rear property line based upon the grounds that the structure presents a danger to the safety of the public.

Applicant brought materials requested at the last meeting, and noted he has received a continuance from the court. Condon established that the purpose of the study item was to determine whether the application would be considered complete. Henriksen reminded the applicant that the HDC needs a statement regarding what would replace the structure after demolition. Applicant noted he is going to spread grass seed on the area. Schmiedeke clarified the difference between a study and action item for the applicant. She also noted that a demolition application requires a public hearing. The commission is of the opinion that other than the statement of what will replace the structure, the applicant has everything they will need.

106 N. Adams St.

Applicant: Charles Fabros & Julie Fabros (Present)

Discussion: Applicant is proposing an addition which would link the existing house with the existing carriage house and began by presenting photographs to establish the context of the buildings. He noted that the carriage house has no foundation and that significant deterioration to the framework of the structure is present. Flaking paint and a bowing side wall are due to water infiltration. Applicant does not want to demolish the structure, but rather adapt it for another use, which would involve bridging the carriage house to the main house. Applicant would like to use the 2nd floor of the carriage house as a loft area. Applicant is looking for guidance on an appropriate approach to the bridging. .

Henriksen established that the applicant does want to raise the roof line of the carriage house. Schmiedeke asked how much the side walls would be raised and the applicant suggested 3 to 4 feet. Henriksen stated that the idea of the connection between the two buildings seems possible, but raising the height of the carriage house may potentially alter the character of the carriage house. She raised the possibility of using the deck space for residential use, but the applicant is desirous of having the deck space for recreational use. Schmiedeke inquired whether the various roof elements could be simplified. She noted that the simpler the roof is, the less it may leak and the cheaper it will be to replace in the future. Condon remarked that a low pitched shed roof may be the only way. Schmiedeke then established that no commissioner objects to a link between the two buildings. Condon and Rupert are of the opinion that altering the roof of the carriage house would make it usable space. Henriksen, however, is of the opinion that the proposed plan does not relate to the character of the carriage house at all. She also noted that as the mass of the carriage house approaches that of the main house, the historic character based on the proportional relationship of the two structures would be lost. Pettit inquired whether the applicant was still interested in using the carriage house as a garage. Schmiedeke asked the height of the first floor, which the applicant stated was 7 feet. Henriksen noted that even if it is not usable in the manner proposed, there are alternative ways to make the structure usable. Schmiedeke noted that two problems exist, the first being the responsibility to the carriage house which the HDC takes seriously and the second being the size of the addition and the effect it has on both structures. Pettit inquired about permanent canvas awnings, but Condon noted that they would not last long in winter. Schmiedeke stated that a glass hallway between the two structures would be ideal, but it does not serve all the purposes desired by the applicant. Discussion continued exploring alternative options. Henriksen has a problem with aggrandizing the addition in relation to the character defining features, namely the space and size relationship between the two structures, and noted that what is being proposed detracts from both structures. Schmiedeke then noted that the HDC has a responsibility to the carriage house, and a link that is as unobtrusive as possible needs to be proposed. Henriksen summarized by stating that the idea of an addition is acceptable, but the issue is the relationship between the massing of the elements, and the project should be revisited by an architect or designer. Schmiedeke remarked that much of her concern would be

alleviated if the proposed protruding porch were eliminated and if the link were single story. The Commission will await modifications to the plan.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring - none

Other - HDC Audio Recording Policy

Discussion: None

Motion: Rupert (second: Pettit) moved to approve the HDC Audio Recording Policy as presented.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 27, 2012

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

ADJOURNMENT

Motion: Pettit (second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:52pm