CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JULY 10, 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, Michael Condon, Jennifer Henriksen, Alex Pettit
Commissioners Absent:	Ron Rupert, Anne Stevenson
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Henriksen) moves to approve the agenda with the addition of 220 N. Huron, 209 Washtenaw, and 326 Maple as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

306 N. Hamilton

Applicant: Raymond Scherer, owner (not present); John and Taryn Scherer (present)

Discussion: Application is for replacing the faux stained glass panel in the side door with clear glass and remodeling the existing four porch posts after those depicted in the December 2003 photo provided by the Commission.

Prebys explains that the Commission would like to see a detailed list of the changes planned in order to replicate the posts. Given the prior confusion on the design of the posts, the Commission agrees that it would prefer to see drawings, sketches, and a step-by-step list of changes to be made. It notes that providing the HDC with as much detail on the proposed work as possible would be highly beneficial.

Motion: Prebys (Pettit) moves to table the application pending more information considering the porch posts.

Approval: Unanimous. Motion carries.

NEW BUSINESS

314 Oak

Applicant: Rachel Bilstein and Paul Alexander, owners (not present)

Discussion: Application is for the painting of the house and trim. Selected colors include gray for the body of the house, orange trim, and green accents.

Motion: Prebys (Pettit) moves approval for painting to include painting of the house. All paint colors used shall be Benjamin Moore brand as follows: the body shall be "Rockport Gray," the trim "Tropical Orange," and the accent color to be painted on the shutters and door shall be "Dark Celery." Primer used must be oil-based; finish shall be satin or eggshell. No power washing is to be done. Light washing with water at the pressure of a garden hose is acceptable.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

110 North

Applicant: Christine Neufield, owner (present)

Discussion: Application is for replacement of a damaged fence at the property. Applicant would like to get the Commission's input on replacement options. The previous fence was a wooden flat board fence. Applicant would like to replace the fence for safety and privacy, with considerations for the historic nature of the property.

The HDC notes that the replacement fence would need to be painted or stained, with pressure-treated being an option to help preserve the condition of the fence. The Commission prefers that the style of the fence remain simple; replicating what had been there previously would be appropriate.

220 N. Huron

Applicant: Jerry Jennings, representative (present)

Discussion: Application is for painting of the existing ADA access ramp at the Ypsilanti Historical Society. The applicant plans to power wash the existing feature, remove the paint, and repaint it the same color.

The HDC notes that it does not allow power washing within the district.

Motion: Henriksen (second: Prebys) moves to authorize an administrative approval for the repair and repainting of the handicap ramp to on the southeast side of the building. No power washing when cleaning the existing surface. Damaged boards will be replaced, loose boards secured, and the entire ramp will be painted.

Secretary of the Interior Standards cited:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.
#7 – Clean building gently.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

209 Washtenaw

Applicant: Jerry Jennings, representative (present)

Discussion: Application is for repair work on the stained glass at the Methodist Church. Paint around windows will be scraped and repainted, with the existing plastic over the stained glass replaced with glass panels for better ventilation.

The HDC has some question regarding the application's note that the project will include the "re-cementing" of the window to the exterior surface. It asks for additional information regarding this process.

Applicant notes that he will return for the July 24th meeting and offers the Commission the opportunity to look at the stained glass on site themselves.

326 Maple

Applicant: Stuart Bilyeu, owner (present)

Discussion: Applicant is seeking the Commission's opinion on fencing options for his yard to help enclose the space for his dog. He would also like to install a couple of gates to assist with access to the yard. The applicant would prefer farm-style steel wire fencing, similar to what already exists on the west side of the property.

The HDC notes that chain link fencing is not allowed within the district, but wire fencing with wood stakes would be acceptable. The Commission requests that the applicant provide a photo of the fencing, description of where the fence will go, and the proposed dimensions of the fencing.

In addition, the applicant would like to install storm doors on the front and rear doors. The HDC notes that doors as plain as possible would be preferable, with no crossbucks. The Commission would also find a full panel of glass acceptable. Condon notes that wood frame screen doors can also be purchased, although the HDC would not necessarily deny an application for an aluminum frame door. It notes providing a photo of the proposed door(s) would be necessary.

The applicant also asks if a screen door with a dog entry flap on the rear of the house would be acceptable. The HDC notes that it potentially would.

22 N. Huron

Applicant: Michael Condon, contractor (present)

Discussion: Applicant would like to replace two doors on the rear of the building. The owner would like to install a wood door clad in fiberglass for each. The door at the second floor will also be installed with a single sidelight to fill the existing door opening. The door at the third floor will be just a door.

The HDC asks if the sidelight is necessary. Condon explains that in order to provide more light to the second floor and to fill the existing opening, the sidelight is necessary.

ADMINISTRATIVE APPROVALS -none

OTHER BUSINESS

Property Monitoring

HDC Training:

The HDC will undergo a training session on Saturday, July 14. Scheduled presenters include Dr. Ted Ligibel from Eastern Michigan University's Historic Preservation program and John Barr, City Attorney. The session will be held from 9:00 a.m. to noon at SPARK East, 115 W. Michigan.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 26, 2012

Motion: Pettit (second: Prebys) 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 8:10