CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JUNE 26, 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, Michael Condon, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent:	none
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Stevenson) moves to approve the agenda with the agenda of 214 W. Forest as an action item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

306 N. Hamilton

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

Discussion: Application is for discussion of existing noncompliance issues with the porch, white trim for the house, and approval of the existing side door.

The HDC had previously approved a flush door for the side of the house. A door with three vertical panels and a faux stained glass door on the top was installed. The commission notes that the leaded glass insert in the existing door is inappropriate for the house. Pettit adds that although other types of doors were discussed at the previous meeting, a flush door was what was approved; if the installed door had been applied for, it would not have been deemed appropriate for the building.

If the faux leaded glass were replaced with a clear glass panel, the HDC agrees the door would be appropriate.

In addition, the HDC had previously approved trim in a green color to match the siding. White trim was installed, which the applicant is now applying for. Schmiedeke suggests that the white remain, with the stipulation that the posts are also painted white.

Existing noncompliance issues with the front porch: the HDC notes that this is the chief issue with the property. The commission notes that, in accordance with previous HDC decisions, the front four posts must duplicate what was previously there, as depicted in the December 2003 photo. Applicants provided with the December 2003 photo.

Regarding the posts, the commission notes that the most important detail missing from the existing posts is the chamfering and the trim at the top. Condon notes that utilizing the existing posts to create similar ones would be possible and would allow for less work in altering the porch to accommodate entirely new posts.

The half posts that were removed to make room for door clearance may be left out.

Motion: Pettit (second: Henriksen) moves to table the item until more information on the property is received.

Approval: Unanimous. Motion carries.

215 S. Washington

Applicant: Artur Starobinsky, owner (present)

Discussion: Application is for installation of metal standing seam roofing in a color deemed appropriate to the HDC. Applicant has marked three possible colors: patina green, slate gray, and forest green; he notes he prefers the patina green.

Motion: Prebys (second: Henriksen) moves approval of a standing seam roof, to be in either patina green or forest green, from ATAS manufacturer.

Secretary of Interior Standards cited:

#9-Contemporary designs shall be compatible.

Approval: Unanimous. Motion carries.

320 S. Huron

Applicant: James Anguilm, contractor (not present)

Discussion: Application is for new asphalt roofing on the garage. No new vents or gutters will be installed and the color will remain the same as the previous roof. The drip edge will match the trim color.

Motion: Prebys (second: Stevenson) moves approval of the application for asphalt roofing. No new vents or gutters shall be installed. The drip edge is to match the trim color.

Secretary of Interior Standards cited:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

15 E. Cross

Applicant: Julie Wiggett, owner (not present)

Discussion: Application is for installation of a neon sign on the interior of the window at 15 E. Cross. The Commission notes that while it generally does not find the aesthetic of neon lights historically appropriate, the age of the structure and the relatively small size of the sign makes the proposed installation acceptable for the building.

Motion: Pettit (second: Henriksen) moves approval of the application to include installation of one vinyl sign, exterior mounted, details to match the provided photo. Also included is an oval neon sign measuring 17" x 30" to be mounted inside the building against the window. The neon sign is to be made of neon lights and black plastic. Neon lights shall not be blinking lights.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

214 W. Forest

Applicant: Bob Barnes, owner (not present)

Discussion: Application is for the installation of sash packs to replace the previously denied vinyl windows currently installed at the property.

Several commissioners suggest approving a colored sash. Condon notes that it may look strange to have colored sashes on the white field of the house. Prebys suggests the HDC offer three color options to choose from.

Motion: Prebys (Pettit) moves approval for work to include replacement of all vinyl windows (and only vinyl windows) with Jeldwen sash replacements. Sashes shall be one light over one light with no muntins and shall be aluminum clad. All sashes will be either "Dark Chocolate," "Mesa Red," or "Hartford Green."

Secretary of Interior Standards cited:

#2 – Do not destroy original character. Do not remove or alter historic material or features.

Approval: Unanimous. Motion carries.

STUDY ITEMS - none

ADMINISTRATIVE APPROVALS -none

OTHER BUSINESS

Property Monitoring

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 12, 2012

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

ADJOURNMENT

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

MEETING ADJOURNED AT 8:05