1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 8, 2012 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 8, 2012 (PDF).PDF

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 8, 2012
7:00 P.M.

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

1. **508 N. River** — Re-roofing
2. **11 Oak** — Porch replacement

B. NEW BUSINESS

3. **333 Oak** — Staining of rear porch

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

4. **720 Norris** — Solar panel awning

E. OTHER BUSINESS

5. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2012

VIII. ADJOURNMENT

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Rec. 14681
CMK 9126

Ypsilanti Historic District

Work Permit Application

Date filed 4.26.12 for HDC meeting date may 8, 2012

Action item ☑ Study item ☐ *Action items require payment of the application fee. There is no fee to submit a study item for discussion.*

Property Address 333 Oak st

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Judy Lucchetti

Address 333 Oak St

City Ypsilanti State MI Zip 48198

Phone 734-483-6484 Fax

E-mail slucchetti@comcast.net

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost $50.00 **Permit Application Fee** ~~$20~~ 25.00
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed
   b. Paint color chips (if relevant)
   c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
   d. Dimensioned drawings of any new construction or modifications to existing structures
   e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 3/25/2012 for HDC meeting date 4/8/2012

Property Address 333 Oak St

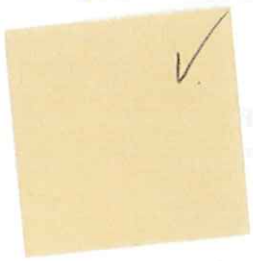
Applicant Judy Lucchetti

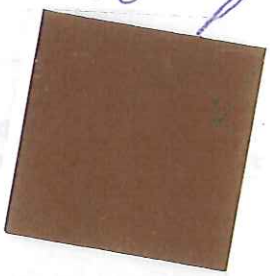
Description of proposed work *(see sample applications)*

Staining of the balcony and porch underneath for preservation. It is in the back of the house.

Materials

solid color stain #3 choice 163 / choice #1 / #2





Colors (Attach color chips or samples)

Body _____ Accent 1 _____ Match

Trim One color whole thing Accent 2 The colors match with the different bucks in the front

Roof _____ Other _____

☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Judith M Lucchetti
Signature of Applicant

4/26/12
Date

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 believes 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 in the windows 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 at that time the windows were 4-over-4. Because of this discovery, the applicant would prefer to remove the 6-over-6 windows with the colored glass and replace them 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 be replaced with 1-over-1 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 plant a privacy hedge that would 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 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:

<u>At the front porch</u>:

- 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.

<u>At the side porch:</u>

- 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.