

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 22, 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: Rupert) moves to approve the agenda with the addition of
214 W. Forest 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, but
due to the lack of information provided and the time elapsed since the initial
application, it must deny the application.

Motion: Stevenson (second: Pettit) moves to deny the application due to the 60-day
time limit for rendering a decision.

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 notes 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, and due to the length of time that has elapsed since the initial application, the HDC must deny the application.
- Motion: Stevenson (second: Henriksen) moves to deny the application due to the 60-day time limit for rendering a decision.
- Approval: Unanimous. Motion carries.

NEW BUSINESS

333 Oak

- Applicant: Judith Lucchetti, owner (present)
- Discussion: The property currently sports a Wolmenized back porch, railing, and lattice. Applicant would like to preserve these features by painting them with a solid color stain. They have suggested Behr brand Redwood Neutral Tone.
- Motion: Prebys (second: Henriksen) moves approval for staining all of the unfinished Wolmenized wood deck, including lattice work, in Behr's Redwood Neutral Tone.
- Secretary of Interior Standards cited:
#10 – New work shall be removable.
- Approval: Unanimous. Motion carries.

518 N. Huron

- Applicant: Terry Raymond, owner (not present)
- Discussion: Application is for the replacement of the existing shingles and the repair damaged wood due to an existing leak. Thunder vents will also be installed on the roof. No changes to the gutters will be made.
- Motion: Prebys (second: Henriksen) moves approval for the installation of roofing shingles in Chateau Brown, with a drip edge to match the color of either the roof or the trim on the house. Venting shall be on the rear portion of the house so as not to be visible from the street. Flashing will be brown as indicated in the work proposal.
- Secretary of Interior Standards cited:
#2 – Do not destroy original character. Do not remove or alter historic material or features.
- Approval: Unanimous. Motion carries.

213 N. Adams

- Applicant: Steve Thomashefski, owner (present)

Discussion: Application is for new roofing on the house and carriage house with new K-style gutters. The applicant would also like to paint the house and carriage house light green with an off-white trim. In addition, the existing windows will be retained and altered to allow for the installation of double paned glass, with aluminum frame screens added to the bottom half of the windows.

The current light pattern of the windows is 1-over-1, with no muntins on the outside of the windows. Condon notes that while the sashes are out, the windows should be weatherstripped if possible.

For the gutters, the applicant notes that some downspouts are missing; some are located in various places around the façade of the building. The applicant would like to move all downspouts to the edges of the building.

Motion: Condon (second: Henriksen) moves approval for the application to include the removal of the existing roof and replacement with a 40-year dimensional shingle in "Weathered Rock." The drip edge shall be in a sympathetic color to the trim or shingles. K-style gutters will be repaired or replaced as necessary, with the installation of ridge venting; any additional venting required is to be placed so as to be minimally apparent from the street. The house shall be repainted in Valspar's "Green Tea Leaves," with Valspar's "Crafted White" used for trim color. Paint finish is to be satin or semi-gloss. Clean the house gently; no powerwashing. Instead, use garden hose pressure with a soft bristle brush and mild detergent. Prime the bare wood with an oil base primer. The existing window sashes shall be removed and repaired, with double pane glass inserted in place of existing single pane glass.

Secretary of Interior Standards cited:

#6 – Repair, don't replace. Replacements shall match original.

#7 – Clean building gently.

Approval: Unanimous. Motion carries.

STUDY ITEMS

214 W. Forest

Applicant: Bob Barnes, owner (present)

Discussion: Applicant has been informed by the Building Department that the property will not be issued a Certificate of Occupancy without HDC approval of the vinyl windows currently installed. Photographs and documentation in the possession of the Building Department indicate that the windows were installed in the fall of 2009, after the current owner purchased the house. The applicant insists he did not install the existing vinyl windows.

The HDC notes that it will not approve vinyl windows in any circumstance, even retroactively, and suggests the applicant continue working with the Building Department on the issue. The applicant has received a copy of the Windows Fact Sheet for reference in the event that he is required to apply for new windows by the Building Department.

ADMINISTRATIVE APPROVALS

720 Norris

Discussion: Application is for a renewal of the approval granted by the HDC on September 13, 2011 for the installation of solar panels along the roof of the front façade. Staff had been permitted to perform this approval by the Chair.

203 S. Huron

Discussion: Application is for a renewal of the approval granted by the HDC on March 8, 2011 for the construction of an addition onto the Gilbert Residence. Staff had been permitted to perform this approval by the Chair.

119 N. Huron

Discussion: Application is for the installation of a flat roof at 119 N. Huron. No torched roofing shall be used.

Motion: Rupert (second: Condon) moves to accept the administrative approvals for 720 Norris, 203 S. Huron, and 119 N. Huron.

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.
- 100 E. Cross:** The stucco has been removed from the façade without HDC approval. The issue will be investigated further.
- 306 N. Hamilton:** A letter has been received regarding the ongoing issue of noncompliance at 306 N. Hamilton. Legal action by the property owner may follow.
- 333 E. Cross:** On May 8, 2012, the owners of 333 E. Cross briefly discussed their plans for vinyl window installation. After being vinyl windows would not be approved, the homeowners have not submitted an HDC application. The issue will continue to be monitored.
- 329 E. Cross:** Inappropriate railings have been removed, but the treated lumber on the porch still remains. 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 24, 2012

Motion: Rupert (second: Prebys) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (Second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 p.m.