

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF November 13, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:06 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer Henriksen, Michael Condon, Alex Pettit
Commissioners Absent:	Anne Stevenson
Staff Present:	Adam Cripps HDC Assistant

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS -

36 E. Cross St.

Applicant: Jed Clay, representative (absent)

Discussion: Applicant is applying to revisit the motion of October 23, 2012, for “replacement of the damaged non-original cornice with a new FRP pre-molded cornice to be done in fiberglass. To be attached to a treated wood frame, anchored to masonry, and any fasteners to attach the treated wood to existing masonry to be corrosion resistant. The proposed model of the cornice is CR447, it is required that in order to keep CR447 in the Italianate style that it is trying to represent that a series of 4 brackets (BR103), also by the manufacturer, be installed along with the cornice as shown on the cut sheet for BR103, with larger brackets at the corners and smaller brackets toward the middle. Additional directions for attaching to a historic masonry can be found in the sign and awning fact sheet.”

The applicant’s insurance company is not willing to pay for brackets, nor is the applicant. Henriksen noted that there were not any brackets on the building when the damage occurred.

Motion:	Rupert (second: Henriksen) moved to amend the previous approval of the application for 36 E. Cross St. to omit the requirement for brackets.
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Secretary of the Interior Standards cited: 3

Approval:	Schmiedeke opposed. Motion carries.
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NEW BUSINESS

626 Norris St.

Applicant: Demitry Brodsky, Contractor (Present)

Discussion: Application is for replacing original windows and window casings on the house only, as well as replacement of the exterior front and rear doors. Windows are to be Jeld-Wen wood windows, the wood doors to be flat paneled, and the windows are to be painted to match existing color. Window samples were submitted on October 23, 2012, as a study item.

Schmiedeke sought confirmation that the door will be flush, which was confirmed by the applicant. Agreement that windows were to be one-over-one was reached by the applicant and Prebys. The two doors will be identical.

Motion: Prebys (second: Pettit) moved to approve the application for 626 Norris St. to include replacing the windows with Jeldwen one-over-one wood windows with wood casing, replace exterior front and rear doors per the Churches lumber yard transmittal sheet with a flush door with one light as submitted within the facsimile transmission sheet from the lumber yard. To be 1 $\frac{3}{4}$ " birch solid core. Exterior paint will match existing.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

309 Maple St.

Applicant: Doctor's Construction, contractor (absent)

Discussion: Application is for replacement of 900 square feet of roofing on the rear upper level of the house with dimensional fiberglass shingles. The shingles will be red to match existing.

Pettit inquired regarding ventilation, and Condon noted a ridge vent is already in place.

Motion: Prebys (second: Henriksen) moved to approve the application for 309 Maple St. for the installation of roofing material at the rear of the building, to be dimensional fiberglass shingles, red to match existing. A ridge vent has been installed and the drip edge matches existing.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

224 N. Grove St.

Applicant: Zachary Short, owner (Present)

Discussion: Application is for replacement of a sidewalk in front of the dwelling (3 foot by 40 foot) as well as a cracked/damaged sidewalk along the street right-of-way in two areas measuring approximately 4 feet by 29.5 feet and 4 feet by 12 feet. Materials will include Transit mix concrete as specified for flatwork sidewalks, in addition to fiber expansion joints.

Motion: Condon (second: Prebys) moved to approve the application for 224 N. Grove St. to include replacement of the sidewalk in front of the house approximate 3x40 feet and replacement of two sections of city sidewalk along the street right of way, approximately 4x29.5 feet and 4 x2 feet.

Secretary of the Interior Standards cited: 8

Approval: Unanimous. Motion carries.

128-130 W. Michigan Av.

Applicant: Ron Rupert, representative (present)

Discussion: Application is for replacement of 13 second floor windows with new double hung windows from Fingerle lumber. In addition, a box similar to that at 126 W. Michigan Av. is to be constructed to cover where tiles have fallen off the 1st floor storefront. Windows to be painted to match existing gray.

Rupert noted that at 128 W. Michigan, ceramic tiles were glued directly to the brick where the sign board had originally been. A few fell off, so the rest were removed and the owner wants to replace them with a sign board similar to that at 126 W. Michigan. The sign board to be painted black, and will not include a sign. The board to be flat with molding around the outer edge. Henriksen inquired regarding the top molding, which Rupert noted is already in place, as well as a bottom molding. The 13 windows to be wood one-over-ones and matching the existing size.

Motion: Condon (second: Pettit) moved to approve the application for 128-130 W. Michigan Av. to include replacement of 13, 2nd floor windows with new wood double hung one-over-one Jeld-Wen windows painted gray to match existing, and the installation of a sign board above the existing storefront windows at 128 W. Michigan. The signboard will be MDO with a 1x4" or 1x6" frame with a beveled edge. The signboard will be painted black.

Secretary of the Interior Standards cited: 6

Approval: Unanimous. Rupert abstained.

621 Norris St.

Applicant: Josh & Jill Bogden, owners (absent)

Discussion: Application is for removal and replacement of roofing, repair of damaged soffit, fascia, and installation of new gutters where damaged. Materials to be the exact kind and quality of existing, to include autumn brown roof shingles, white soffit & fascia, white trim, and off-white paint. Work has already been completed.

Motion: Prebys (second: Condon) moved to approve the application for 621 Norris St. to include removal and replacement of roofing, soffit and fascia, also new gutters and materials to replicate in kind and quality the original. Roof shingles and corresponding materials to be same color as before, autumn brown.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

STUDY ITEMS

12 W. Michigan Av.

Applicant: Ron Rupert, representative (Present)

Discussion: Application is for installation of a new door at the front of the residence. Rupert noted the owners want something with less glass than the current door so that the door is about 1/3 glass instead of 2/3 glass. Owners still want at least one window in the door, as well as a mail slot. Prebys noted the proposed doors are Craftsman in style. Pettit pointed out the possibility of frosting the existing door if the visual aspect is the sole reasoning for replacement. Discussion turned to whether it is appropriate to have a residential wooden door beside the adjacent commercial metal door. Prebys expressed the opinion that both doors ought to be replaced at the same time and be similar, and that a sketch or photograph would need to be provided of the whole conceptualization. At the moment, the Commission is not likely to approve the current proposal.

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

Property Monitoring- none

Other- Interview with Peter Sturgeon, who is considering the purchase of a house in the Historic District.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –

HOUSEKEEPING BUSINESS

Approval of the minutes of October 23, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:22 PM.