

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF October 9, 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, Michael Condon, Alex Pettit, Anne Stevenson

Commissioners Absent: None

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda as amended:

The property at 22 N. Huron St. to be added as New Business. Properties at
405 Oak, 409 Oak, and 626 Norris to be added as Property Monitoring.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

23, 25, & 29 E Cross St

Applicant: Gary McKeever, owner (Present)

Discussion: Applicant is applying for replacing awning fabric with a change in color at 23,
25, and 29 E Cross St. Applicant is also proposing to replace the eave trough
and downspout on the rear deck at 29 E. Cross.

Awning replacement will be conducted by Marygrove Awnings. The northeast
corner eave trough overflows, thereby causing water and ice damage
according to owner, so eave troughs will be enlarged to 6 inches.

Motion: Prebys (second: Stevenson) moved to approve application for replacement of
awnings at 23, 25, and 29 E Cross, and replacement of eave trough and
downspout at 29 E Cross. Awning fabrics are TriVantage 100% Sunbrella
acrylic 4971-0000 (Lankford Woodland) and 4949-0000 (Forest Vintage Bar
Stripe), and downspouts and eave troughs are to be aluminum as existing but
increased in size to 6 inches.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

401 E. Cross St

Applicant: Michael Newberry, Owner (Present)

Discussion: Applicant is applying for re-roofing of the house and garage, replacing decking as necessary with OSB plywood, and adding roofing paper and ice-guard per code requirements.

Owner wants to do work in two stages, starting with garage and then waiting until the summer to do the house. Schmiedeke noted that permits are only good for 6 months, and owner plans to do work under two permits but one HDC approval. Henriksen inquired about ridge vent and soffit vents. Owner noted that there is an addition on the north side of the house that is a step down and creates a vent edge issue. Owner is considering options for using this area for inserting additional vents. Rupert inquired regarding the gutters, and owner plans to maintain them for the present.

Motion: Rupert (second: Condon) moved to approve the roofing on the garage and home at 401 E. Cross using dimensional 30 year shingles, cedar shake in color, soffit vents of white aluminum, maintaining the current gutters, white aluminum drip edge and step flashing, additional venting on the edge of the building, and brown chimney flashing.

Secretary of the Interior Standards cited: 5, 10

Approval: Unanimous. Motion carries.

423 N. Hamilton St.

Applicant: Eric Lofstrom, Owner (Present)

Discussion: Applicant is applying for addition of a gravel driveway.

Owner noted he currently has a "mud driveway." Schmiedeke inquired regarding edging, and owner noted that edging would cost between \$5,000 and \$15,000. Owner noted that the contractor suggested pavers, bricks, or timbers for edging as opposed to pouring cement. Pettit noted that metal edging is another possibility. Schmiedeke noted that gravel migration will be rough on a lawn mower. Edging is a suggestion only, not required.

Motion: Condon (second: Prebys) moved to approve the application for 401 installation of a gravel driveway 12 by 40 feet in the location of the existing driveway, and edging can be added as desired in the form of brick, timber, or metal.

Secretary of the Interior Standards cited: 3, 10

Approval: Unanimous. Motion carries.

22 N. Huron

Applicant: Michael Condon, Owner (Present)

Discussion: Applicant is applying for installation of two new entry doors to the second and third floors of the east (rear) elevation. The third floor door is to be $\frac{3}{4}$ light, single panel with 22" high transom. Second floor door will be half light with 12" transom and side light matching door configuration. Both doors are to be solid wood core, fiberglass clad, pre-hung doors by Therma-Tru.

Case was previously a study item according to applicant. Rupert inquired whether it was wood clad in fiberglass, which the applicant confirmed. Rupert noted that the wood core is not as affected by expansion and contraction as completely fiberglass doors. Stevenson requested to view application having not been present during the study item review.

Motion: Stevenson (second: Henriksen) moved to approve the application for 22 N. Huron for the installation of two new entry doors on the 2nd and 3rd level on the rear east elevation, the third floor door to be a $\frac{3}{4}$ light single panel with a 22 inch transom, second floor door to be a half light with a 12 inch transom, with matching side light. Both to be solid wood core fiberglass doors which will be painted to match the trim.

Secretary of the Interior Standards cited: 3

Approval: Motion carries. Condon abstained.

219 N. River

Applicant: Brad & Amy Jordan, Owners (Absent)

Discussion: Applicant is applying for installation of twisted wire fencing, two new gates, and wooden posts at 12 foot intervals around the rear yard. Posts to be painted brown.

Prebys noted that Condon had previously inquired regarding the sizing of the wire openings. Rupert noted that the squares were to be 6 inches.

Motion: Prebys (second: Stevenson) moved to approve the application for a fence at 219 N. River, as proposed in the application and located as shown on the submitted survey.

Secretary of the Interior Standards cited: 3, 10

Approval: Unanimous. Motion carries.

NEW BUSINESS- none

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring

1. 39 E. Cross St - Unapproved painting of signs on east facade.
2. 405 Oak St - Reconstruction of porch without permit.
3. 409 Oak St - Addition of front door and roof without permit.
4. 626 Norris - Window removals without permit.
5. 621 Norris - Installation of roof without permit.

Other

1. Pettit will be bringing weather-stripping materials to HDC for discussion.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

414 N. River

Applicant: Irmgard Gelletly, Owner (Present)

Discussion: Applicant is appealing to amend the previously approved application of September 11, 2012, for re-roofing with 26 gauge 16 inch metal steel roofing in Valspar Clay color.

Mrs. Gelletly provided a new color chart from the manufacturer and expressed interest in utilizing a lighter shade of paint on the new steel roofing. To date, the applicant has only patched the roof. Henriksen felt that the white stone color desired was not appropriate. Mrs. Gelletly noted that the current metal roof was white and then covered in silver.

Motion: Henriksen (second: Prebys) moved to amend the previously approved application for 414 N. River, the change being the roof color, and the proposed and approved color is "Light Stone", a Valspar color from Central Guard.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

HOUSEKEEPING BUSINESS

Approval of the minutes of September 25, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:46 pm