

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 25, 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

Commissioners Absent: Anne Stevenson

Staff Present: Connie Locker & Adam Cripps HDC Assistants

APPROVAL OF AGENDA

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

The property at 417 N. Adams St. is to be moved from property monitoring
to administrative approvals.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

11 Oak St.

Applicant: Hansons, contractor (present)

Discussion: Applicant is applying for 3 replacement vinyl windows as window
replacement with aluminum trim around the exterior. Installation will occur
upstairs, as the lower part of the house already has vinyl windows.

Prebys noted the problem of the existing vinyl windows having been
installed either before the historic district or without a permit. The HDC is
reluctant to add a precedent of approving vinyl windows. The contractor
noted that the windows to be replaced are currently wood, and it is the
owners' intention to eventually replace all windows with vinyl over time.
Existing windows on the structure consist of vinyl on the first story and
wooden on those above.

Prebys asked if the proposed replacements are new inserts, which was
confirmed by the contractor. Schmiedeke noted that the HDC does not
generally approve vinyl inserts. Condon remarked that an insert would
decrease the glazing area which conflicts with the Secretary of the Interior
Standards.

The contractor noted that the wooden frames will be removed as a whole unit, and the vinyl replacement inserted. Condon responded that the HDC only approves replacement of wood windows with wood windows.

Motion: Condon (second: Prebys) moved to deny the application for window replacement at 11 Oak St. because it violates Secretary of the Interior Standards.

Secretary of the Interior Standards cited:
None

Approval: Unanimous. Motion carries.

NEW BUSINESS- none

STUDY ITEMS

219 N. River St.

Applicant: Amy Jordan, owner (present)

Discussion: Applicant is proposing to add twisted wire fencing with two new gates and wooden posts every 12 feet around the rear yard.

Owner has consulted the fact sheet, and an architectural historian from within the county. Owner would like to have some fencing that can have vegetation grown upon it, and proposed placing the fence within the property line. She also noted 3 posts for previously existing wire fencing located on her neighbors' property.

Prebys is of the opinion that the HDC should not have a problem with twisted wire fencing. Pettit asked the height of the proposed fence, which the owner stated to be 47 inches tall. Prebys suggested she submit the application and is confident it will be approved. The commission was of the opinion that Mrs. Jordan would not need to be present at the next meeting unless extensive changes are made to her proposed application. Condon suggested she ought to specify the size of the squares on the application. Rosebane color does not apply to this application and was mistakenly included. Rupert recommended painting the wood a dark green or brown color, which will fade away but without as much needed repainting.

ADMINISTRATIVE APPROVALS

417 N. Adams St.

Applicant: Stewart Beal, owner (absent)

Discussion: Staff was notified that painting was being performed without a permit. After talking with the owner, it was determined that the paint was to be of the

same color. After a permit application was submitted, it was administratively approved.

Rupert noted that the house had been spray painted two years previously at a time when the temperature was below 20 degrees, which made its failure inevitable.

Motion: Hank (second: Henriksen) moved to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

1. 621 Norris- roofing
 - a. Staff is still working to contact property owner
2. 325 East Cross- concrete without approval
 - a. Staff is still working to contact property owner

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 11, 2012

Motion: Prebys (second: Pettit) moves to approve on condition that:
Condon's motion from last meeting will be "K-style to match existing" in the final draft.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:30pm