

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 10, 2012

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice Chair 7:00 PM
Meeting Location:	Fourth Floor Conference Room, City Hall
Commissioners Present:	Hank Prebys, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent:	Jane Schmiedeke, Ron Rupert, Michael Condon
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Stevenson (Second: Henriksen) moves to approve the agenda with the addition of 200 W. Michigan, 39 E. Cross, and 215 S. Washington as action items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW 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.

Motion: Stevenson (second: Henriksen) moves to table the application until more information about the project is received.

Approval: Unanimous. Motion carries.

105 Pearl

Applicant: John Barr, owner (not present)

Discussion: Application is for the painting of the exterior of the building and the preparation of the building for paint.

The commission notes that the application lists that power washing will be used in the preparation of the building. It states that no power washing is permissible, as expressed in the Secretary of the Interior Standards, #7.

Motion: Pettit (second: Stevenson) moves approval of the application to include painting of the exterior. The body color shall be Behr Premium Plus Cream and the trim color shall be Behr Premium Plus Brick Red. Preparation of the surface for painting is **not** to include any power washing. If the surface must be cleaned before paint is applied, use just water and brush or a low pressure spray (garden hose) with a mild detergent.

Secretary of Interior Standards cited:
#7 – Clean building gently.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

11 Oak

Applicant: Nathan Zautcke, owner (not present)

Discussion: Application is for the replacement of the existing side stoop 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.

Motion: Henriksen (second: Pettit) moves to table the application at 11 Oak for further information on the construction materials and design suggested.

Approval: Unanimous. Motion carries.

200 W. Michigan

Applicant: Maia Hardy and Noah Pylvainen, student representatives (present)

Discussion: Application is for the installation of a temporary interactive art board on the side of the Mix retail store at 200 W. Michigan. The students have received approval for the project from both the building's owners and its renters. The art board will be in place for just a week or two as stipulated in an agreement with the current tenants. The board itself will be composed of plywood, to be drilled into the existing plywood on the boarded-over windows on the side of the structure. The board will be painted with dry erase paint and dry erase markers and will be monitored every few hours to ensure appropriateness.

The commission suggests that the students also paint the edges of the plywood to keep water from causing damage to the board while it is in place on the structure.

Motion: Stevenson (second: Henriksen) moves approval for an interactive board design as submitted, for users to write in the area provided. The colors of the board are to be Barely Jade and Spearmint Gum. Approval is given with the understanding that the board is a temporary project for one to two weeks

that will be monitored by the applicants. The board shall be attached to the side of the Mix building onto the existing wood panels.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

39 E. Cross

Applicant: Aubree's Saloon, owner (not present)

Discussion: Application is of the construction of a new dumpster enclosure at 39 E. Cross. The new enclosure will use the existing concrete pad and will be constructed of CMU masonry with a wooden door/gate with a steel frame.

Motion: Henriksen (second: Stevenson) moves approval for the application at 39 E. Cross for the construction of a dumpster enclosure on the existing concrete dumpster pad. The walls of the enclosure shall be painted CMU masonry. The doors or gate of the enclosure shall consist of a metal frame with cedar infill. The masonry walls will be capped with a pre-cast concrete cap in a pyramid shape. The steel bollards shall be installed as shown in the drawing submitted with the application; the bollards shall also be painted.

Secretary of Interior Standards cited:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

215 S. Washington

Applicant: Artur Starobinskiy, owner (present)

Discussion: Application is for the replacement of several windows at 215 S. Washington that have been damaged by weather over time. Two of the windows are located on the first floor; they are small and are not visible from street. The applicant attests that these windows are too badly damaged to repair; the bottom part is missing entirely and the glass is hanging freely. Windows at the rear of the building on the third floor also need replacements. All of the windows are currently double hung; the applicant would like to replace them with a modern style window that is white to match the existing color of the windows. A large window on the front façade also needs repair.

The applicant is given the HDC Window Fact Sheet for review. The commission agrees that any replacement window must have the same light pattern as the original.

Motion: Henriksen (second: Pettit) moves approval for the repair and replacement of some of the existing windows at 215 S. Washington. One of the large windows on the front shall be repaired where the wood has been damaged. Two windows on the north side of the structure and the damaged windows on the third floor at the back of the structure shall be replaced with wood windows. The replacement windows may be clad in aluminum or vinyl and

shall be double hung. All replacements shall be full replacements with a new sash and frame, but the existing window openings shall not be altered.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

329 E. Cross

Applicant: Cheryl Clifton, daughter of owner (present)

Discussion: The applicant appeared as a study item at the March 27, 2012, HDC meeting and has returned with a Work Permit Application and photos of the porch at 329 E. Cross. The applicant notes that both the front and side porches need significant work. She also reminds the commission that she would like to put railings and handrails up for the safety of her elderly father.

The commission is amiable to the proposed work but notes that the deck boards used for the porch floor—the part that can be walked on and seen—must not be treated wood, but must be vertical grain tongue and groove porch flooring.

Motion: Henriksen (second: Pettit) moves to authorize staff approval of the application for 329 E. Cross. At the front porch, the following work shall be completed:

- 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 vertical grain 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.

At the side porch, the following work shall be completed:

- 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.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features.

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

#9 – Contemporary designs shall be compatible and shall not destroy original material.

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

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 March 27, 2012

Motion: Pettit (second: Stevenson) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Stevenson (Second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:50 p.m.