

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 9, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Michael Condon, Hank Prebys, Jennifer
Henriksen, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Ron Rupert

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

 Addition of 329 Maple as an action item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

16 N. Huron

Applicant: Bessie Pappas, Owner (Absent)

Discussion: Applicant is seeking approval for resizing the existing sign to fit underneath
the windows (work already completed), and to remove existing ceramic tiles
on storefront in order to expose original brick walls.

Motion: Schmiedeke (second: Henriksen) moved to table the application for 16 N.
Huron.

Approval: Unanimous. Motion carries.

NEW BUSINESS

313 Washtenaw St.

Applicant: Huaxian Qu (Susan), Owner (Present)

Discussion: Applicants are seeking approval for installation of gutters per study item application of March 26, 2013.

Pettit inquired whether the information was the same as presented last time. Prebys noted that the requirement that the straps be placed under the shingles was not on the previous proposal.

Motion: Prebys (second: Pettit) moved to approve the application for 313 Washtenaw to include installation of 5" seamless k-style aluminum gutters and downspouts, the hangers to be placed under the shingles and downspouts to be located at the corners of the building. Color is to be white per application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

312 N. River St.

Applicant: Corinne Sikorski, Owner (Present)

Discussion: Applicant is seeking approval for attaching new canvas to existing awning frame, attaching signage to building, hanging a new sign in current metal bracket for bakery, and possibly installing new doors.

Applicant is interested in the forest green color from Sunbrella for the awning canvas. Another option is the color Nutmeg. Applicant is interested in having the sign letters attached to a railing which is then attached to the wall surface. Decisions are still being made regarding the project, and Stevenson noted that the application could be tabled until those details are figured out. Hanging bakery sign is to utilize existing metal bracket.

Motion: Condon (second: Henriksen) moved to approve the application for 312 N. River St. to include installation of an awning by Sunbrella in either forest green or nutmeg, installation of a sign to an existing bracket for the River Street bakery, and installation of a sign above the awning in metal letters stating "Ypsilanti Food Co-op" mounted to a track or rail such as to minimize penetrations into existing masonry as described in the 3 provided Chavez Design drawings. The awning will be installed on an existing frame.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

27 S. Huron

Applicant: Richard Kielbasa, Contractor (Absent)

Discussion: Applicant is seeking approval for replacing existing wall sign with new/updated All State Standards Logo.

Pettit inquired regarding the attachment details for the sign. Schmiedeke noted that the brick was hard fired, therefore could more easily be drilled while limiting damage.

Motion: Henriksen (second: Schmiedeke) moved to approve the application for 27 S. Huron to include installation of a new sign as described in the sign permit application, the sign to be mounted to the building with corrosion resistant anchors, and will be non-illuminated.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

315 S. Washington

Applicant: Canton Construction Corp, Contractor (Absent)

Discussion: Applicant is seeking approval for replacing existing shingles with Landmark certainteed designer 30 year shingles.

Motion: Condon (second: Pettit) moved to approve the application for 315 S. Washington St. to include re-roofing with landmark “weather wood” designer shingles, and any necessary venting that shall be required is to minimize its appearance from all rights a way and should be ridge vents. Flashing and drip edge color shall be compatible with the shingles.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

11 Oak St.

Applicant: Nathan Zautcke, Owner (Absent)

Discussion: Applicant is seeking approval for windows and doors installed in 2006 without a permit.

Prebys remarked that the door and windows are unacceptable. Henriksen noted that all the doors had been replaced, not just the front door, as they match one another.

Motion: Prebys (second: Condon) moved to deny the application for 11 Oak St. The doors are inappropriate for the house in style and material and the windows are non-conforming. Only vinyl-clad or aluminum-clad wooden or all wood windows may be approved.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

526 N. Huron St.

Applicant: Fannie Mae, Owner (Absent)

Discussion: Applicant is seeking approval for doors installed in 2008 without a permit.

Motion: Schmiedeke (second: Prebys) moved to deny the application for 526 N. Huron St. Doors are of an incompatible style and material for the house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

409 Oak St.

Applicant: David Schwartz , Owner (Absent)

Discussion: Applicant is seeking approval for a door installed in 2012 without a permit.

Commission was unsure whether it was a solid oak door or veneered. Schmiedeke noted it was inappropriate in style. Prebys remarked that the size of the door had been changed.

Motion: Henriksen (second: Schmiedeke) moved to deny the application for 409 Oak St. for replacement of the front door. The replacement door is inappropriate for the style of building.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Present)

Discussion: Applicant is seeking approval for the demolition of a rear addition and exterior staircase.

Applicant noted that the lower half of the staircase had previously been removed. Schmiedeke noted that the application could be delayed for two weeks while considering how to proceed administratively.

Motion: Schmiedeke (second: Prebys) moved to table the application for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

329 Maple St.

Applicant: Cora Hubbard, Owner (Present)

Discussion: Applicant is seeking approval for already installed concrete steps and walk in front of house.

Motion: Prebys (second: Henriksen) moved to approve the application for 329 Maple to include the completed work.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

STUDY ITEMS

313 Washtenaw St.

Applicant: Huaxian Qu (Susan), Owner (Present)

Discussion: Applicants are seeking guidance regarding handrail options for the porch.

Applicant provided pictures of a porch in a style that she likes at 408 Perrin (Barnes and Barnes Apartments). She is interested in a wooden handrail instead of the steel handrail proposed at the March 26th meeting. Stevenson noted that approval of a wooden railing will depend on the style being proposed. Condon elaborated on why pipe railings are recommended by the commission. Applicant is looking for a gabled awning over the porch in order to place a mailbox underneath. Schmiedeke noted that the pitch of the gable will have to match that of the roof. Condon informed the applicant that a drawing of the proposed roof pitch and materials list will be needed when application is made. Prebys, Pettit, and Henriksen further reviewed the HDC application process.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of March 26, 2013

Motion: Prebys (second: Pettit) moves to approve the minutes as amended:

Janqun Wang was not present at the last meeting.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:18 p.m.