# CITY OF YPSILANTI
# HISTORIC DISTRICT COMMISSION
# MINUTES OF SEPTEMBER 10, 2013

## CALL TO ORDER AND ROLL CALL

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| Anne Stevenson | Chair 7:00 PM |
| Meeting Location: | City Council Chambers, City Hall |
| Commissioners Present: | Anne Stevenson, Michael Condon, Hank Prebys, Ron Rupert, Jane Schmiedeke, Alex Pettit |
| Commissioners Absent: | Jennifer Henriksen |
| Staff Present: | Connie Locker, Planning Assistant |

## APPROVAL OF AGENDA

Motion: Schmiedeke (second: Rupert) moved approval of the agenda as submitted.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS** - none

**PUBLIC HEARING -** none

**OLD BUSINESS -** none

## NEW BUSINESS

### 305 Maple

Applicant: Michael Condon, contractor (present)

Discussion: Applicant is seeking approval for the construction of a new garage at the property. The project was presented before the HDC as a study item last month; the only proposed changes to the original application include a change in wall height to 8 feet and possible movement of the structure slightly to the east on the lot. Building more to the east on the lot would allow for parking in front of the garage if desired.

Motion: Prebys (second: Pettit) moves approval for the construction of a new two-car garage at the rear of the property as outlined in the submitted site plan, with the proposal that the site may be moved slightly to the east to allow for a larger apron. The garage will be a wood-framed, gable-ended structure with smooth hardiplank siding and a steel overhead door. The structure will be

painted to match the house. One change from the original application to be for an 8 foot side wall as opposed to the 10 foot side wall specified in the application. Lighting fixture specifications will be submitted at a later date.

Secretary of the Interior Standard:

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

Approval: Yay: 5. Nay: 0. Condon abstains. Motion carries.

**1266 Huron River**

Applicant: Ron Rupert, contractor (present)

Discussion: Applicant is seeking approval for the installation of windows and a new front door at the property. The windows on the second floor have already been installed. The door has been purchased and is an antique door that will be cut to fit the existing door opening. Four light fixtures will also be installed as shown in submitted cut sheet.

Motion: Condon (second: Prebys) moves approval for the installation of seven sash replacement kits on the second story, to be 6-over-6 divided lights with the original trims retained. Also approved is the installation of a historic wood door at the front entry, to be painted to match the white trim, and the installation of four light fixtures to the exterior as shown in the submitted cut sheet.

Secretary of the Interior Standard:

#5 – Preserve distinctive features.

Approval: Yay: 5. Nay: 0. Rupert abstains. Motion carries.

**402 S. Washington**

Applicant: Teresa Gillotti, City of Ypsilanti representative (not present)

Discussion: Applicant is seeking initial approval of submitted demolition application in order to move forward into the public hearing phase before demolition. The property is a single garage on an otherwise vacant lot; demolition is sought based on the structure being a public safety hazard. Schmiedeke notes that the public hearing phase is not necessary if the HDC unanimously agrees that the structure is not a contributing resource to the historic district.

The Commission voices several concerns about the application. Pettit and Rupert wonder if the proposed demolition would include the removal of the concrete foundation and ask what would replace the demolished garage on the lot. Schmiedeke asks about the planned disposal method for the materials and concrete.

Motion: Pettit (second: Rupert) moves to table the application pending more information about materials disposal and post-demolition site maintenance.

Approval: Unanimous. Motion carries.

**STUDY ITEMS** - none

**ADMINISTRATIVE APPROVALS** – none

**OTHER BUSINESS**

**Property Monitoring -** No Updates

**Fact Sheet Review –**

Review of Fact Sheets will continue. Staff will bring copies of the updated Fence Fact Sheet to the next meeting.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS** – none

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of August 27, 2013**

Motion: Pettit (second: Rupert) moves to approve the minutes with typographical errors corrected as noted.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 7:35 PM**