

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF FEBRUARY 11, 2014**

**CALL TO ORDER AND ROLL CALL**

Anne Stevenson                      Chair    7:00 PM

Meeting Location:                  Lower Level Conference Room, City Hall

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

Commissioners Absent:          None

Staff Present:                      Cynthia Kochanek, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Prebys (second: Henriksen) moved to approve the agenda with the  
addition of 209 E Forest as an action item under new business.

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING- none**

**NEW BUSINESS**

**313 Washtenaw**

Applicant:                      Mark Gannon, architect and Jian Qun (Garry) Wang and Susan Qu, owners  
(present).

Discussion:                      Application is for the installation of a porch and stairs at the front of the  
house.

Schmiedeke: Would like to know if this is going to be constructed with  
pressure treated lumber.

Gannon: States that the steps and the posts will be pressure treated. States  
that he is planning on using pressure treated decking as well, but that he  
was unable to find the pressure treated tongue and groove decking that was  
recommended by the HDC.

Stevenson: Requests that staff give the porch fact sheet to the contractor.

Condon: States that the HDC would be looking for the decking to be tongue  
and groove and since it does not come in contact with the ground it does

not need to be pressure treated. Usually the HDC recommends a tongue and groove Douglas fir.

Gannon: Would like to know where to get this item.

Condon: Advised that it is available at Carter's Lumber or Fingerle Lumber.

Motion: Prebys (second: Rupert) moves to approve the application for 313 Washtenaw as depicted in the architect's drawing from Gannon Architecture dated 1/31/14. To include on the porch new vertical siding in the eave and the porch floor to be constructed of tongue and groove, non-treated wood. The pipe handrail is to be painted black as depicted in the drawings.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

## **209 E Forest**

Applicant: Michael Macunovich, contractor (present).

Discussion: Application is for the addition of a handicap ramp straight out from the front of the home over the existing walkway. The application states that all treated lumber is to be used on the project.

Henriksen: Wants to know if this will be temporary or permanent.

Stevenson: States that we generally look at things like this to be permanent additions. Understands there is some sense of urgency with this application. Considers this to be a type of porch and treated lumber is fine if it is in the ground or touching the ground but it is not acceptable for the decking.

Prebys: States that the type of railing detailed in the drawing is not allowed in the district. Advised of the type that is allowed.

Condon: Advises that the framing and post structure can be treated wood but for the decking, treated wood is not allowed. Suggests cedar as an option for the porch decking.

Macunovich: States that the ramp will be built on top of the current porch. The ramp will run 28 feet from the house. He states that he had not addressed the painting issue, since it is the winter and he may need to come back in the spring to sink posts. It is his understanding that this will be a permanent disability for the client. He states that he can go to cedar for the decking on the ramp but that the cost will be more. He would like to know what exactly the HDC requires.

Schmiedeke: States that the HDC requires non-pressure treated wood for the decking and this will need to be painted or stained at a later date. She suggests that the color for the paint to be used could match that on the door or the shutters on the house.

Macunovich: Wants to know if the darker evergreen that is on the shutters would be acceptable.

Prebys: Confirms the darker evergreen is a color that would be acceptable to paint the ramp.

Stevenson: States that the two main things are the railings and the decking. The railings cannot be treated lumber but suggests cedar instead. Pressure treated in the framing of the structure is acceptable. Reiterates that the exposed wood will need to be painted at a later date.

Macunovich: Would like to know if he could use 2x2 for the railing or a turned spindle.

Stevenson and Prebys: Confirms that 2x2 is fine.

Pettit: Wants to know if there is a need for skirting since this is being treated as a porch.

Rupert: Suggests skirting on the sides of the ramp, something simple is fine.

Prebys: Cites the second page of the porch handout that staff has handed to the contractor as an example of the skirting. The skirting does not need to be cross-hatch.

Condon: Will not have a lot of room to put detail in but can use cedar on the vertical and frame it in on the sides for the skirting.

Motion: Condon (second: Henriksen) moves to approve the application for 209 E. Forest to include a handicap ramp as shown in the attached drawing with the changes to the railing which will comply with the porch fact sheet by the Ypsilanti HDC. Meaning that the spindles will not be surface applied but a top and bottom rail will be installed instead. The porch skirting will be added to comply with the porch fact sheet. The railing structure and surface decking on the ramp will be cedar. Above ground visible members will be painted or have an opaque stain applied.

Secretary of the Interior Standards cited:  
# 10- New work shall be removable.

Approval: Unanimous. Motion carries.

## **ADMINISTRATIVE APPROVALS**

**None**

## **OTHER BUSINESS**

### **Property Monitoring**

326 E Forest: Garage has been partially sided. Staff states that there has not been any response to the letters that both the building department and the HDC have sent to the owners. Rupert: States that there has not been any change to this property since last fall.

405 Oak: Requests that the staff takes a look into this property where work is being done on the porch.

### **Annual Report**

Discussion: The report looks good with the exception of a few edits; need to add Ypsilanti to the front of Historic District Commission on the title, a comma needs to be added after the word however in the first sentence on the top of page 2, a reason for the demolition of the shed at 509 N. Adams needs to be given and the change from a detached garage to an attached garage on 118 S. Washington on page 4.

Motion: Rupert (second: Henriksen) moves to approve the 2013 annual report with the corrections as stated.

Approval: Unanimous. Motion carries.

### **Fence Fact Sheet**

Discussion: The fact sheet is the same that was sent out in the packet except for the highlighted sentence that is a minor correction that Teresa suggested.

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

Approval: Unanimous. Motion carries.

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

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes of January 28, 2014**

Motion: Prebys (second: Rupert) moves to approve as submitted.

Approval: Unanimous. Motion carries.

### **ADJOURNMENT**

Motion: Rupert (second: Henriksen) moves to adjourn.

Approval: Unanimous. Motion carries.

### **MEETING ADJOURNED AT 7:31 pm**