CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF OCTOBER 10, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-chair 7:00 PM
Meeting Location:	Spark East, 215 W Michigan
Commissioners Present:	Hank Prebys, Alex Pettit, Jane Schmiedeke, Ron Rupert
Commissioners Absent:	Anne Stevenson, Mike Davis, Jr., Erika Lindsay
Staff Present:	Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to add 215 W Michigan and 46 N Huron to the agenda as a study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

16 S Washington

**Application is for fence slat installation.*

Applicant: Dayna Sprentall, Representative for Growing Hope, Applicant –Present

Discussion: Prebys: Asks for more info on the project.

Sprentall: States that they are looking to cover the chain-link fence on the property in order conceal from view the parking area of the party store nest to them, they are looking to add the fence slats in a diamond pattern. The plan is to cover the entire fence.

Rupert: Asks if the color will be the same on both sides.

Sprentall: States that it will.

Schmiedeke: States that she is concerned with what this will look like since it is adjacent to at least one house on Ferris St and that this will affect them. She states that the backyards on the houses in this area on Ferris are very shallow and that these may appear a little gaudy.

Prebys: Asks about the maintenance and what will keep the slats in place.

Sprentall: States that they are doubling up on the fasteners that come with them and that since they are on site everyday they will notice any wear or issues with them.

Rupert: States that with the brush cleared out it looks nice and that this is really just for some privacy.

Pettit: States that to him it is the same as painting a fence.

Motion: Pettit (second: Rupert) moves to approve the work at 16 S Washington to include the installation of fence weave rolls in white, rust, yellow, blue and black as depicted in the image submitted with the application dated October 3, 2017. The fence weave will be held on using fastening brackets.

Secretary of the Interior Standards:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

406 Oak
**Application is for front door installation.*

Applicant: Anne Hunter, Applicant – Present

Discussion: Hunter: States that she made an error in that she installed the front door without the permission of the HDC. She states that shortly after her previous approval for the porch, her front door lock stopped functioning and she was forced to replace the door rather quickly. The builder that was working on the porch offered to put a new door in if she went out and bought one. She states that she wants to correct the issue prior to selling it since the house is now under contract.

Schmiedeke: States that the porch looks good but that the lattice skirting needs to be framed in.

Rupert: States that the framing can be made of treated lumber since it is so close to the ground and it needs to be painted. States that door is inappropriate since it is metal.

Prebys: Confirms that the metal door is an issue and that the half-moon style window is inappropriate.

Schmiedeke: Suggests that the door style match the door on the right.

Hunter: States that the right hand door is a metal door as well, but that that was replaced prior to them owning the house.

Pettit: States that was his concern with the previous porch application in that the door that was there behind the vestibule was not visible and that the HDC did not know what it looked like. States that the half-moon style is not one that the HDC would approve since it is inappropriate for this house style.

Prebys: States that a new door can be similar to the other existing door but be made of wood with paneling.

Rupert: States that this application will need to be denied and then a new application submitted with an appropriate door.

Kochanek: Advises that if the application is made within 15 days then the fee can be waived.

Motion: Rupert (second: Schmiedeke) moves to deny the application at 406 Oak St for the replacement of the door on the left side with the understanding that the door is inappropriate and will need to be replaced.

Schmiedeke (second: Rupert) moves to authorize staff to administratively approve the door application and porch skirting.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

118-120 Maple
**Application is for accessory structure demolition.*

Applicant: Joseph Grant & Joseph Grant, Jr., Representatives for Applicant – Present

Discussion: Prebys: States that this is a demo application and states that a demo application was previously seen under a different owner and that application for demo was denied. States that outbuildings have value to a historic community and when they are not maintained it is a loss. He explains the demolition process that the commission needs to go through and that if it is a financial hardship that the applicant will need to prove that.

Pettit: States that during the previous hearing it was determined that the outbuilding was architecturally significant.

Grant: States that unfortunately the neighbor's trees have grown over it and drop leaves and other debris on the building. That it is rotted and the roof has fallen in and that the neighbors had to let them know about the roof issue due to its location so close to the property line. There is also a lot of damp in that area.

Prebys: Asks about how the commission would like to proceed.

Rupert: States that he remembers looking at it originally and that the commission agreed at that time that it was able to be saved. States that he would like to take a closer look at the current condition of the building. Asks staff to request an opinion from the building department on the state of the building.

Schmiedeke: States that the determination of the architectural significance from the 1990s has not changed. She states that she does feel that this structure still has architectural significance.

Prebys: States that since at least one commissioner believes that this outbuilding has architectural significance that it would not be a unanimous decision and that this will need to go to a public hearing.

Motion: Pettit (second: Rupert) moves to table the application for demolition of the garage structure at 118-120 Maple pending a public hearing due to the finding that the structure has architectural significance in the historic district.

Approval: Unanimous. Motion Carries.

Pettit: States that the applicant needs to include more of an explanation as to why this structure needs to come down and also more info on what will happen with the space if it is permitted to come down.

Grant: He states that there are walnut trees hanging over it.

Prebys: States that as a property owner or a representative of a property owner that you can cut the neighbors trees that are hanging over this property.

Grant: States that there is only 1 foot between the garage and the property line so there is not much room to maneuver around the garage.

Pettit: States that this is almost a demo by neglect and they do not want to set a precedent that this is acceptable.

39 E Michigan
**Application is for lighting, signage & awning installation.*

Applicant: Flora Ramirez, Applicant –Not present

Discussion: Kochanek: States that the application is not complete, that staff is still waiting for proof of owner permission for the application since the application was pulled by another party.

Prebys: States that this should be tabled then.

Motion: Rupert (second: Pettit) moves to table the application for an owner permission letter and not enough info on the application.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

120 N Hamilton
**Application was moved to the end of the meeting due to no applicant in attendance.*

STUDY ITEMS

215 W Michigan

Applicant: Joe Licavoli, Applicant –Present

Discussion: Prebys: Asks what the plans are.

Licavoli: Is looking to paint the signboard with colors that match the Spark color scheme and he wants to know what the HDC thinks about that. The lights will remain but the letters will probably need to be replaced. They also plan to repaint the rest of the building in the same or similar colors.

Kochanek: States that the sign ordinance has changed since the original signage was placed on the building and that there may actually be less signage permitted in the center district and to check prior to making any decisions.

46 N Huron

Applicant: Alex Munro, Applicant –Present

Discussion: Munro: States that the windows are ready to go back in after the restoration and that he would like to paint the window frames in grey.

Rupert (second: Pettit) moves to authorize staff to administratively approve the window sashes and frames be painted in HDC-AC-19 Grant Grey by Behr in a satin finish paint for 46 N Huron.

Secretary of the Interior Standards:
#5- Preserve distinctive features.
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

120 N Hamilton
**Application is for a reroof.*

Applicant: Martin Nyrkkanen, Applicant – Not Present

Discussion: Kochanek: States that she received a reply to her email inquiry on the details for the reroof this afternoon. She states that the applicant is doing ridge venting, that no gutter or trim work will be involved in this project, that the flashing and drip edge will be white, and the shingles will be Tamko dimensional shingles in black.

Motion: Pettit (second: Rupert) moves to approve work at 120 N Hamilton to include the reroofing of the structure with Tamko black dimensional shingles. The drip edge and flashing are to be white. Ridge venting to be used.

Secretary of the Interior Standards:
#5- Preserve distinctive features.
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

412 Oak and 108 N Huron
**Applications are for reroofing.*

Motion: Schmiedeke (second: Rupert) moves to approval the administrative approvals of the reroofing at 412 Oak and 108 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring
Staff provides updates on property monitoring.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 26, 2017
Motion: Pettit (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:01 p.m.