

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 8, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: SPARK East Business Incubator

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Alex Pettit

Commissioners Absent: Jane Schmiedeke, Erika Lindsay

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as amended to include HDC election results and 24 N Huron as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

224 N River St

**Application is for the installation of a 6' dog-eared privacy fence and a 12' gate at the driveway.*

Applicant: Judy Weinburger, owner—not present

Discussion: Stevenson: States that she has questions about the need to keep the existing chain link fence.

Staff: States that she spoke with the applicant and it appears to be the cost of removing the chain link fence that is prompting the applicant to want to retain the chain link fence.

Prebys: States that the application states they want to install a 5' fence, but the contractor bid is for a 6' fence.

Staff: States that she spoke with the applicant and the applicant clarified that she wants to install a 6' fence.

Prebys: States that it would be strange to have a fence inside of a fence, and would potentially create a weed problem.

Rupert: States that he had known of a car dealership on Forest that had secured the wood fence on the chain link without installing posts.

Stevenson: States that if they are putting a new fence close to where the old fence was, then they should haul away the old fence and put the new fence exactly where the old fence was.

Rupert: States that the extra expense probably stems from digging out the existing poles and cement. Removing the chain link fence is probably not expensive.

Pettit: States that perhaps they could just remove the chain link portion of the fence.

Stevenson: States that the Commission would be happier if they removed the chain link portion of the fence and potentially retain the existing posts. States if nothing else they can remove the chain link itself and leave the posts, but that it would look very bizarre if they had both fences.

Pettit: States that he is unsure of why they would need to keep 18" between the two fences. States that it poses a problem for cleaning debris between the two fences.

Rupert: States that they have two main concerns. The first is that the applicant states she will stain the fence, but does not list a color. The second concern is that they Commission would like to see the chain link portion of the fence removed.

Motion: Rupert (second: Prebys) moves to table the application pending more information and with the following two considerations: the applicant does not list the stain or paint she intends to use on the fence, and that the Commission would like to see the removal of the chain link portion of the fence. The Commission may allow the retention of the fence posts, but would like to see the removal of the chain link portion of the fence.

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.

**Application is for the installation of a new egress window and window well in an existing opening .*

Applicant: Karl Staffeld, owner—present

Discussion: Stevenson: States that they had discussed the property before and previous work had been approved.

Staffeld: States that the original work was to rebuild a crumbling brick wall, and that after they began work on that they ended up repairing the entire east wall of the house. States that would like to add a room onto the rear apartment to make it a two bedroom, which would require an egress window. States that they have left an opening in the new wall to fit the egress window, states they would also like to install an egress window well. States that it will occur on the east side of the house, and that it will not be off of the walkway leading to the back apartment.

Prebys: Asks if the window has to be a casement open as part of the egress requirements.

Staffeld: Affirms.

Prebys: Asks if the window will be able to swing open inside of the proposed well.

Staffeld: Affirms. States that there are requirements for the glazing size of the egress window, states that the proposed window meets those requirements. States that the window well itself is pre-molded unit that would be two sections that would be bolted together.

Prebys: Asks if most of the window will be below grade.

Staffeld: States that only the top 3-4" will be above grade.

Rupert: Asks if there will need to be a ladder installed to access the egress window.

Staffeld: States that there is a ladder molded into the side of the window well, but that it would be less than 44" it wouldn't require a ladder. The well has the ladder.

Motion: Prebys (second: Rupert) moves approval for the application for work at 315 Washtenaw Ave to include the installation of a Jeld-Wen egress window to the east side of the existing basement wall. The window is to be aluminum clad wood and is to have white trim. Approval is also for the installation of an egress window well shell and is to be the Wellcraft modular egress well, 43" long x 61" wide.

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.

STUDY ITEMS

24 N Huron St

**Applicant wants to discuss the potential of installing a fence and gate at the rear of her property around her parking area.*

Applicant: Bessie Pappas, owner—present

Discussion: The applicant states that she had attended a meeting last year to discuss the possibility of fencing off the rear area of her property to reduce her liability and secure her parking area. The applicant showed photos to the Commission, however, the Commission was concerned that the proposed fence and gate may pose an issue with the Planning Department or the Building Department. The Commission was concerned that a fence and gate would restrict the access of other neighboring property owners to the lots behind their properties. The Commission advised that they would have Staff check with the appropriate departments before going forward with the application.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

HDC Officer Election Results

Discussion: Staff gives the results of the 2016 officer elections: Anne Stevenson will be Chair and Hank Prebys will be Vice Chair.

Approval of the minutes of February 23, 2016

Motion: Rupert (second: Pettit) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:33 pm