

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF MAY 8, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:02 PM
Meeting Location: City Hall, Council Chambers, 1 S Huron St.
Commissioners Present: Mike Davis, Jr., Hank Prebys, Ron Rupert, Jane Schmiedeke
Commissioners Absent: Anne Stevenson, Erika Lindsay, Alex Pettit
Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Kochanek: Removed 201 S Washington from administrative approvals and added 422 N Hamilton as a study item.
Audience: Added 13 N Washington, 107-109 W Michigan Ave, 215 S Washington and 418 N Hamilton as study items.

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS

Larry Yapp, 32-42 N Huron

PUBLIC HEARING—none

OLD BUSINESS

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- Not present

Discussion: Kochanek: Advised that staff was told that they would not be attending this meeting.

Motion: Schmiedeke (second: Prebys) moved to table the application for 116-118 W Michigan pending further information.

Approval: Unanimous. Motion carries.

412 N Washington

**Application is for the installation of an egress window*

Applicant: Bob Barnes, applicant –Present

Motion: Prebys (second: Schmiedeke) moved to approve the work at 412 N Washington to include the installation of one Pella 450 series aluminum clad wood 29" (horizontal) x 47" (vertical) casement window on the front of the house to replace the existing basement window. Work to also include the installation of a treated 6 x 6 stacked wood egress well to measure 48" wide x 36" deep. The new window, treated wood egress well and trim will be painted to match the existing trim color on the structure. The trim on the window will be 1 x 6 primed cedar.

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.

NEW BUSINESS

117 Pearl

**Application is for storefront and door installation*

Applicant: William Sloan, owner – Present

Motion: Prebys (second: Rupert) moved to approve the work at 117 Pearl to include the storefront installation as depicted in the drawings submitted with the application dated April 21, 2018. Work to include the reduction of the existing brick knee wall to 18" height, the installation of a new aluminum storefront system in black with the existing entry door recessed by 4' for residential access and the installation of a new entry door to match the existing door at a 45 degree angle for access to the main floor commercial area.

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.

216 W Michigan

**Application was moved to the end of the meeting since the applicant was not present at the meeting.*

513 N Adams

**Application is for stair and handrail replacement*

Applicant: Eric Farrell, owner –Present

Motion: Rupert (second: Prebys) moved to approve the work at 513 N Adams to include the replacement of the existing concrete steps and handrail, to be a pipe rail painted black. The steps will be replaced in their existing configuration with rounded nosing and the same style cheek walls. The new handrail will be a black pipe rail in the same location as the current wood handrail. A condition of this approval is that if a curing compound is used on the concrete it will not be bright white in color; it will be a natural color.

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.

315 Washtenaw

**Application is for painting, door and light fixture installation*

Applicant: Karl Staffeld, owner –Present

Motion: Prebys (second: Rupert) moved to approve the work at 315 Washtenaw for the installation of two 6-panel wood doors and one metal exterior door at the locations indicated on exhibit A included with the application submitted May 1, 2018. All doors to be painted Sherwin Williams 9178-In the Navy. An oil-rubbed bronze outdoor wall lantern as depicted in the materials will be installed at each of the doors in the locations indicated on exhibit A included with the application. Trim areas are to be painted white and the installation of stairs on the south of the building with 2 steps, no platform or railing, to be painted a dark color, such as brown are also indicated in the planned work.

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.

422 N Hamilton

**Application is for painting, light fixture installation, window and door repair*

Applicant: Karl Staffeld, owner –Present

Motion: Prebys (second: Rupert) moved to approve the work at 422 N Hamilton to include the installation of a 1-light oil-rubbed bronze outdoor wall lantern at each door on the main building, the lantern as depicted in the submitted materials. The painting of all the entrance doors in Sherwin Williams-6068 Brevity Brown. Work to also include the repair of windows and doors on the home with like materials. Work to include the painting of the entire house in Sherwin Williams-6069 French Roast for the trim and Sherwin Williams-6373 Harvester for the body of the house. No high pressure washing is permitted.

Secretary of the Interior Standards:

#7 - Clean building gently—no sandblasting.

#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

13 N Washington

107-109 W Michigan

215 S Washington

Motion: Rupert (second: Prebys) moved to provide staff with the authority to administratively approve the A.C. compressors at 215 S Washington as indicated on the print dated 5-8-18.

Approval: Unanimous. Motion Carries.

418 N Hamilton

422 N Hamilton

NEW BUSINESS

**Returned to new business after all applications were addressed for those present.*

216 W Michigan

**Application is for sign installation*

Applicant: Michael Ploof, owner– Not Present

Motion: Schmiedeke (second: Rupert) moved to table the application for more information on 216 W Michigan.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

210 W Cross

**Application is for reroofing*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 210 W Cross for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Demolition Process/application discussion

Property Monitoring 6 S Washington

206-210 N Washington

LED lighting strips resolution/policy

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2018

Motion: Prebys (second: Rupert) moved to approve the minutes from April 24, 2018.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Vice-Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items presented for discussion.

MEETING ADJOURNED at 8:28 p.m.