

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF AUGUST 25, 2009**

**CALL TO ORDER AND ROLL CALL**

Jane Schmiedeke                      Chair    7:00 PM  
Meeting Location:                      4<sup>th</sup> Floor Conference Room  
Commissioners Present:                Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer Henriksen,  
Michael Condon, Alex Pettit  
Commissioners Absent:                None  
Staff Present:                            Aimee D'Agostini, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Rupert (Second: Prebys) moves approval of the agenda as submitted.  
Approval:                      Unanimous. Action carries.

**PUBLIC COMMENT ON AGENDA ITEMS** – none

**PUBLIC HEARING** - none

**OLD BUSINESS**

**310 S. Washington, Action Item**

Applicant:                      William Taylor, owner (not present)  
Discussion:                      Staff is trying to contact the city attorney to discuss options on addressing the window issue with Home Depot but has had no response as yet.  
Motion:                          Rupert (Second: Henriksen) moves to table the application for work at 310 S. Washington pending further information from city attorney.

Secretary of Interior Standards cited: none.

Approval:                      Unanimous. Action carried.

**119 N. Hamilton, Action Item**

Applicant:                      Chris Zellner, owner (present)  
Discussion:                      Application is for approval of dormer windows inappropriately installed and too small for the openings. The HDC's concern is that the replacement windows do not properly fit the existing opening and that the original window dimensions be maintained. Mr. Zellner states that no 2x4's were added to the window openings and the aluminum clad wood windows now in place were installed to replace the vinyl windows that were inappropriately installed. What appears in photographs to be 2x4's is trim that was added

around the windows and still needs to be painted.

Motion: Rupert (Second: Condon) moves approval of the application for work at 119 N. Hamilton to include the installation of wood windows, aluminum clad (Pella windows), to fit the window opening.

Secretary of Interior Standards cited: #5 – preserve distinctive features.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **322 E. Cross, Action Item**

Applicant: John Kinuthia, owner (present)

Discussion: Application is for replacing the west section of the existing fence with new fence with a gate that will extend g a new fence along the north and terminate at the house to enclose the property. The fence will be stained the same burgundy color as the front door.

Motion: Rupert (Second: Condon) moves approval of the application for work at 322 E. Cross to include the removal of the old fence and the installation of a new fence and gate to be stained or painted burgundy with a solid color stain or paint.

Secretary of Interior Standards cited: #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **418 Maple, Action Item**

Applicant: Scott Merritts, owner (present)

Discussion: Application is for replacing the deteriorated bull nose steps with new bull nose steps. The dimensions will be the same. The existing drip edge is deteriorating and the masonry will be repaired by cleaning the damaged portions and filling it with concrete even with the face of the porch. Mr. Merritts plans to use a silicone bead for waterproofing. The rusted railing will be replaced in kind.

Motion: Condon (Second: Prebys) moves approval of the application for work at 418 Maple to include the repair of the concrete block porch wall, the replacement of the precast concrete steps, and the replacement of rusted railings as described in the application dated 8-14-09.

Secretary of Interior Standards cited: #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **309 E. Forest, Action Item**

Applicant: Charles Scherer, contractor (present)

Discussion: Application is for repainting the exterior of the house and replacing the metal railing on the front porch. The applicant suggests using wood railing instead of metal. The Commission prefers the railing remain metal in keeping with the character of the house. Mr. Scherer and the Commission agree on painting the railing bronze instead of the proposed white. Commissioner Rupert states that no power-washing is allowed and suggests an oil based primer and a satin latex. If any wood siding is replaced, it should be sealed with an oil-based primer on both sides before it is installed.

Motion: Rupert (Second: Prebys) moves approval of the application for work at 309 E. Forest to include repainting the of the house. The colors shall be Sherwin Williams SW 2841 Weathered Shingle on the body, SW 2837 Aurora Brown on the shutters and window frame, SW 2847 Roycroft Bottle Green on the front door, bronze on the porch railing, and SW 6157 Basket Tan on the deck floor. No power-washing or paint spraying is allowed. Priming shall be done with oil-based primer. Satin finish latex on the house and gloss finish paint on the railing are recommended. The railing shall be repaired or replaced in kind.

Secretary of Interior Standards cited: #5 – preserve distinctive features; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

### **121 N. Washington, Action Item**

Applicant: Randy Mascharka, owner (not present)

Discussion: Application is for renewing the previous approval (Aug 1, 2006) and amendment (October 3, 2006) to repair and replace the storefront. Mr. Mascharka would like to emulate other storefronts, such as Pub 13, J. Neill's, and Beezy's, for the reconstruction of his storefront. He intends to replace the metal panels and brick under the window with brick and a sill while maintaining the metal panels and wood framing above the window for a future sign. The windows would be framed in wood. Currently, the windows are framed in aluminum. Commissioner Schmiedeke states that if the metal is in good shape, it should stay. The Commission recommends a limestone sill, like the neighboring window in the same building, instead of the proposed concrete sill. The Commission would like to see an elevation and cross-section drawings to clarify how the final storefront will be constructed.

Motion: Prebys (Second: Pettit) moves to table the application for work at 121 N. Washington pending drawings as requested.

Secretary of Interior Standards cited: none.

Approval: Unanimous. Action carried.

### **320 N. Washington, Action Item**

Applicant: Chris Janowiak, owner (not present)

Discussion: Mr. Janowiak asked to be on the agenda as an action item for a proposed chimney but did not submit an application or attend the meeting.

Motion: Prebys (Second: Pettit) moves to table application for work at 320 N. Washington pending submission of the application.

Secretary of Interior Standards cited: none.

Approval: Unanimous. Action carried.

## **STUDY ITEMS - none**

## **ADMINISTRATIVE APPROVALS**

### **301 Lincoln, Roofing**

Motion: Prebys (Second: Condon) moves to approve the administrative approval for 301 Lincoln for re-roofing.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **1. Property Monitoring**

**407 E. Cross** – No new information.

**218 Ferris** – No new information.

**56 E. Forest** – No new information.

**215 N. Hamilton** – No new information.

**526 N. Huron** – No new information.

**310 Maple** – No new information.

**120 W. Michigan** – No new information.

**201 W. Michigan** – No new information.

**224-226 W. Michigan** – No new information.

**328 Oak** – No new information.

**310 N. Park** – No new information.

**309 N. Park** – No new information.

**314 N. Park** – No new information.

**215 S. Washington** – No new information.

**114 Woodward** – No new information.

**208 E. Cross** – All exterior muntins have been applied to the windows.

**204 E. Forest** – Staff will be keeping an eye on the property for any exterior renovations.

**330 E. Forest** – Staff will be sending a second letter.

**119 N. Hamilton** – Application approved at 8-25-09 HDC meeting.

**301 Maple** – Staff sent letter to the owner.

**310 S. Washington** – Currently tabled HDC item.

### **2. Sign and Awnings Fact Sheet Revisions**

Motion: Rupert (Second: Condon) moves to approve the Sign and Awnings Fact Sheet as revised August 2009.

Approval: Unanimous. Motion carries.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes from August 11, 2009 meeting.**

Motion: Prebys (Second: Pettit) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

### **ADJOURNMENT**

Motion: Rupert (Second: Prebys) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 7:50 PM**