CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF October 23, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer Henriksen, Michael Condon, Alex Pettit, Anne Stevenson
Commissioners Absent:	None
Staff Present:	Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Ron (second: Ann) moves to approve the agenda as amended: 626 Norris to be moved to Study Items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

120 E. Cross St.

Applicant: John Harrington, owner (Present)

Discussion: Applicant is applying for replacing original windows with custom made energy efficient windows designed to match existing.

Applicant had come before the commission a month or so previously as a study item, but has made one change. If, because of other commitments, he can only do a partial project, he plans to do rear and east side instead of the entire building. Would do rear windows fixed with muntins added for appearance, but maintain function on other sides. Frames to be aluminum like original. Will likely use Arbor Glass and Mirror. East, front, and west side windows must open due to building functions.

Motion: Prebys (second: Rupert) moved to approve application for window installation at 120 E. Cross, replacing original windows with energy efficient windows, the windows at the rear of building to be solid pane with exterior muntins applied. The remaining windows will be operable as are the originals.

Secretary of the Interior Standards cited: 5
Approval: Unanimous. Motion carries.

210 Washington St.

Applicant: Stewart Beal, owner (Present)

Discussion: Applicant is applying for removal of cladding and footing on the south elevation, raising structure to plumb and installing new footing, replacing cladding using existing material or matching wood painted to match existing barn, and removal of existing concrete floor with optional replacement.

A temporary certificate of occupancy has been issued by the City. Garage has historic plaque from Ypsilanti Heritage Foundation. Windows have broken due to building settling, so glass will be replaced with glass in all openings, but no other work done to windows. Prebys wanted to be sure only wood replaced will be rotten, which was confirmed by the applicant. Replacement will be made with similar wood. Condon inquired whether the people doing the jacking will be competent - applicant and Fred Beal will be doing the work personally. Rupert suggested the use of an oil primer and semi-gloss or satin finish on the paint to help repel water and dirt. Condon said to make sure they stabilize the structure laterally when jacked.

Motion: Condon (second: Prebys) moved to approve application for 210 N. Washington to include jacking existing structure to the extent possible and compensate for settling, replacement of rotted wood in kind, installation of a footing to match the depth of the existing footing or minimum of 12 inches, saw cut and repair of existing interior slab, replacement of broken glass, and painting as needed with oil based primer and Sherwin Williams 7594 Carriage Door. No pressure washing.

Secretary of the Interior Standards cited: 8

Approval: Unanimous. Motion carries.

36 E. Cross St.

Applicant: Jed Clay, representative (Present)

Discussion: Applicant is applying for replacement of damaged cornice with new FRP pre-molded cornice from Edon Fiberglass, including attaching sub-frame to masonry wall using masonry anchors and attaching the FRP with fasteners supplied by the manufacturer.

A storm in spring ripped off cornice. Henriksen confirmed that the plan was to remove what remains and replace completely. Rupert requested details of attachment, which the representative stated were included on the spec sheet. Schmiedeke pointed out that because the building is Italianate, the cornice should include brackets. The company proposed can incorporate brackets into the cornice. Stevenson expressed that we do not know whether brackets originally existed on the building. Henriksen stated we know there was a cornice there in the history of the building, that brackets were likely there also and are in the spirit of the existing building. Prebys stated that the building probably had an elaborate cornice with brackets at some point, and suggesting that would be appropriate. Condon agreed. Condon agreed with Schmiedeke that the brackets offered by the company would be appropriate, due to similarity with cornices down the street. The number of brackets was discussed. Rupert is of the opinion that 4 brackets instead of two would be best. Schmiedeke noted that the motion should

include 4 brackets. If the company has a problem with sizing the brackets, they can contact the HDC.

Motion: Condon (second: Pettit) moved to approve application for 36 E. Cross St. to include the replacement of the damaged non-original cornice with a new FRP pre-molded cornice in fiberglass. To be attached to a treated wood frame, anchored to masonry. Any fasteners to attach the treated wood to existing masonry shall be corrosion resistant. Additional directions for attaching to a historic masonry can be found in the Signs and Awnings Fact Sheet.
The proposed model of the cornice is CR447. A series of 4 brackets, (BR103), by the same manufacturer, to be installed along with the cornice as shown on the cut sheet for BR103 with larger brackets at the corners and smaller brackets centered between the windows on the second floor.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

405 Oak St.

Applicant: William Kurkjian, owner (Present)

Discussion: Applicant is applying for replacing rotting shingles and columns on porch. Materials include cedar shingles and Permacast columns. Shingles to be painted to match existing blue, columns painted white to match existing.

Applicant did not apply for permit before conducting work. Applicant brought pictures and example of rotting shingles. Applicant has replaced all of the rotten shingles. Existing columns are a mix of barrel type posts, telephone poles, and tree trunks. Some columns were rotted beyond functionality, and were replaced with Permacast columns. At Prebys' request, applicant identified the replaced columns as the two closest to the back yard, skip a column, then the one next to it. The column in the middle will be replaced as well. 4X4s and screw jacks are placed under columns which are resting directly on the railing. Prebys was concerned about the construction on the porch deck. Applicant stated that some of the framing and most of the decking was replaced. The deck surface is OSB with decorative cement overlay scored to look like wood and sealed with a chemical solvent sealer. Condon inquired as to the original decking, and applicant noted it was wood of an uncertain species. Rupert inquired whether it was tongue and groove, which the applicant confirmed. Applicant noted that the deck surface cannot be seen from the street. Condon noted that the inadequate pitch and lack of drainage allowed water to collect against the shingle siding. Applicant has added two drains to decking. Schmiedeke asked if drainage was now located where the flooring meets the wall, which the applicant confirmed. Prebys is concerned that OSB is not approved according to the Porch Fact Sheet. He also noted that this project is a reconstruction and not a repair, and stated that it would have been better if the applicant had consulted the HDC previously. Henriksen and Rupert believes that it is the only river boat style porch left in Ypsilanti, the other on Hamilton Street having been destroyed about 5 years ago.

Motion: Rupert (second: Henriksen) moved to approve application for 405 Oak St. for the installation of the deteriorated columns as necessary, cedar shake siding, and internal porch structure. To be painted to match existing.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

310 Maple St.

Applicant: Benjamin Miller, owner, & Michael Newberry (present)

Discussion: Applicant is applying for re-roofing by removal of existing grey 3-tab shingles, repairing OSB decking where necessary, installing Reguard roofing paper per building code, and installing new flashing, drip edge, ridge & soffit vents, and half-round gutters. Materials will be brown aluminum for flashing and drip edge, white aluminum rectangular soffit vents & ridge vent, landmark Certainteed algae resistant 30 yr dimensional shingle in "resawn shake" color, and 5" half round aluminum gutters with 4" corrugated downspouts on house and 3" corrugated downspouts on porch, either cream color or painted to match existing trim.

Half round gutters to be in brown but then painted to match trim color. Schmiedeke confirmed that colors will not change from what is there now. Prebys wanted to know where downspouts will be located, with Newberry noting that two will be located at the front of the structure.

Motion: Prebys (second: Stevenson) moved to approve application for 310 Maple. Roofing material will be landmark Certainteed algae resistant in "resawn shake" color, brown aluminum flashings and drip edge, white aluminum soffit and ridge vents, 5" half-round alum gutters with 4" corrugated downspouts at front of house, with 3" corrugated downspouts on the porches, all metal to be painted to match trim.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

39 E. Cross St.

Applicant: Sandra French, owner (Absent)

Discussion: Applicant is applying for reconstructing previously existing painted lettering in the same colors as the faded original.

Motion: Rupert (second: Pettit) moved to approve application for lettering at 39-41 E. Cross St. as presented.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

STUDY ITEMS

626 Norris

Applicant: Demetry Brodski, contractor (Present)

Discussion: Applicant plans to replace windows that were damaged by fire department. Windows to be clear glass with no muntins. Some existing windows are not original. Windows to be 1 over 1, wood frame. Windows will be placed in the rough opening. Applicant will paint to match existing. Existing front door is flat panel hollow core wood door. No back door was extant. Prebys noted that front door should be replaced with a solid wood door with glass. He also suggested they submit a cut sheet of the door, storm doors, garage door, and anything else having to do with the exterior. Prebys referenced the Fact Sheets and suggested referring to them when considering future work within the Historic District. Applicant will submit the application for the next meeting.

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

Property Monitoring

1. 409 Oak St - Addition of door and roof without permit. Hole cut for electric install.
2. 213 N. Huron- Scaffolding erected, work unclear, no permits within last year.
   a. Repair, north side of building, replacing stucco
3. 103 E. Forrest- 7 clapboards replaced. Repair. Staff inquiry.
4. 621 Norris- Installation of roof without permit.
5. 509 N. River- Column repair.

Other

1. Pettit brought in example of weather stripping materials mentioned at last meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the minutes of October 9, 2012

Motion: Prebys (second: Henriksen) moves to approve the minutes as presented.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:31 PM.