

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 13, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Jennifer
Henriksen, Michael Condon, Jane Schmiedeke, Alex Pettit

Commissioners Absent: None

Staff Present: Connie Locker, Management Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda with the removal
of 119 S. Washington and the addition of 305 Maple as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

200 E. Cross

Applicant: Tony Cooch, Bronni Roof representative (present)

Discussion: Applicant is seeking approval for replacing the existing roof with 30 year
EAF Laminated shingles, "Hickory" in color. In addition, new ice guard will
be installed 6 feet up, with new flashing, and new metal trim. The
application was tabled at the July 9, 2013 HDC meeting pending receipt of
information regarding the metal trim, vent types and locations, drip edge,
flashing, and whether gutter work is planned.

All metal trim chimney flashing will be royal brown. Shingles will be a
brown hickory color. The light green roof will be eliminated. Vents will be
ridge vents in the same royal brown color. The gutters will match the brown
drip edge and will be K-style. Paint colors are yet to be determined; painting
is not part of the current application.

Motion: Condon (second: Prebys) moves to approve the application to include the replacement of the roof, drip edge, and all associated flashing. Venting shall be via ridge vent. If a can vent is required, it will be placed so as to not face the street. Color to be used is a royal brown, including royal brown K-style gutters and downspouts. Downspouts will remain in their existing locations.

Secretary of the Interior Standard:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Michael Newberry, property representative (present)

Discussion: Applicant is seeking approval for the installation of a pressure-treated wood privacy fence. Proposed fence would have sections 5 and 6 feet high. The application was previously tabled pending further information. Schmiedeke notes that the fence has already been installed.

The applicant is not planning on putting finish on the fence because he had intended to replicate a 1940s era fence found on the property that did not have a finish. The HDC requires an opaque stain or paint on all new wood, as a preventative measure to prevent rot. Newberry will pass on information about these fence requirements to the owner.

Motion: Rupert (second: Prebys) moves to approve the installed fence with pressure treated lumber as detailed in the submitted diagram, dated 6/26/13. The fence is to be painted with a solid stain or paint to match the approved color for the foundation of the house (Valspar "Ombre Gray").

Secretary of the Interior Standard:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

NEW BUSINESS

124 Pearl

Applicant: Kimberly Gardette, business owner (present)

Discussion: Applicant is seeking approval for the installation of a sign per the submitted application. HDC notes that the 33 x 53 size specified on the application would be too large for the planned sign location.

Motion: Schmiedeke (second: Prebys) moves approval for the installation of a sign above the door to the establishment at 124 Pearl. The sign shall fit within the framed flat area above the door. It shall not protrude beyond that.

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

513 N. Adams

Applicant: Eric Farrell, owner (present)

Discussion: Applicant is seeking approval for painting and the installation of new gutters. The HDC is concerned that the blue selected for the body would be too bright and is suggesting a softer color, possibly with a grayer hue. Schmiedeke suggests green as a potential alternative, but the homeowner notes he would prefer the selected blue.

Prebys suggests applicant paint a larger section and come back. Rupert 4x4 area. Stevenson cites standards, that painting is good primarily.

Motion: Henriksen (second: Prebys) moves to table the application for 513 N. Adams for additional information in order to see a larger area of the house painted in the applicant's proposed color.

Approval: Unanimous. Motion carries.

Motion: Henriksen (second: Prebys) moves to amend her prior motion to authorize administrative approval of the paint color, if after review of a larger swatch by the HDC the color is deemed acceptable.

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Michael Newberry, representing owner (present)

Discussion: Application is for the removal of the existing aluminum siding and replacement of any rotten areas with Fingerle cedar. The house will be painted as specified on the submitted application. K-style gutters will be installed and will be painted the same as the house's trim color. Downspouts

will remain where they are currently located against corner boards and will be painted the trim color as well.

Two basement windows facing the Sidetrack have been boarded up for years. The other basement windows have been rehabbed, but those two had deteriorated beyond repair. If the applicant is not able to find matching replacements, he would like to match cinderblock and block the windows in for safety and security. He notes that because the windows had been covered for so long, it is not even noticeable that they are windows.

Rupert notes that aluminum window frames can be found at a store in Ann Arbor, as well as on the Internet. Newberry explains he would prefer to brick the windows in and asks if glass block or cinderblock would be preferable. Henriksen suggests framed plywood to show that it was a window. Schmiedeke notes that she wouldn't mind glass block given the age of the house.

Motion: Henriksen (second: Prebys) moves to approve the application to include the removal of aluminum siding, the repair of the existing wood clapboard, replacement of any damaged boards with cedar to match the existing profile. New aluminum K-style gutters and new aluminum downspouts will be installed, both to match the trim color of the house. Gutters will be attached to the fascia, with no exposed straps. Wood siding will be prepped with oil based primer and painted with a satin finish. The body will be painted "Belle Grove Sorbet," the trim "Belle Grove Aloe Green," and the basement foundation "Mark Twain House Ombre Gray." The existing double-hung window at the east corner of the house will be exposed to its original size. Two basement windows will be replaced with steel windows to match the existing basement windows on the house; or the opening will be filled by glass block.

Secretary of the Interior Standard:

#5 – Preserve distinctive features.

#6 – Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

STUDY ITEMS

305 Maple

Applicant: Mike Condon, contractor (present)

Discussion: Applicant is seeking approval for the construction of a garage at 305 Maple. The proposed garage will be 30' x 24' with a 10' wall height. Siding will be hardiplank, smooth side out. A flush garage door and a steel entry door will also be installed. The door will feature a half light and two panels. Aluminum-clad wood windows and wood trim will be included. Basic lighting fixtures will be installed with a cage over them. A three-tab asphalt roof will be installed, and the color of garage will relatively match the house.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

621 N. River—Staff has been notified by concerned neighbors that work taking place is not appropriate. Condon notes that the window sill was done poorly. Rupert notes that the property's hardiplank came in grained; Rupert told them to send back for smooth sided, but this may be something to watch for as well. Staff will send a letter to the property owner indicating that the windowsills are inappropriate and not up to the appropriate level of craftsmanship that the HDC intended by their decision. The letter will also note that the sills are not in compliance with construction standards in that they are simple flat boards when they should have a slope of 7 degrees.

Starkweather Update

Upcoming plans at Starkweather include chimneys and a new antique door that has been found and will be installed. The door was made in 1870 and is 10 inches too long, but will be altered to fit the existing door space. In addition, 6-over-6 sash packs have been ordered and will arrive at end of month.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of July 23, 2013

Motion: Rupert (second: Schmiedeke) 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 8:26pm