

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 9, 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, Alex Pettit, Michael Condon, Jane Schmiedeke

Commissioners Absent: none

Staff Present: Connie Locker, Management Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

200 E. Cross

Applicant: Carl Bronni, President of Bronni, Inc. (absent)

Discussion: Applicant is seeking approval for the replacement of the existing roof. Proposed materials are dark brown 30-year EAF laminated shingles. The application was tabled at the June 25, 2013 HDC meeting pending receipt of information regarding the metal trim, vent types and locations, drip edge, flashing, and whether gutter work will be conducted. No new information has been received.

Motion: Prebys (second: Henriksen) moved to table pending further information on any proposed drip edge, venting, and gutters.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Allied Fence and Security Systems, Inc. (absent)

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. No new information has been received.

Motion: Rupert (second: Condon) moved to table pending more information, pending specifications on the style/design of the fence, location, location of difference in heights, and selected paint or finish color.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

100 Market Place (Freighthouse)

Applicant: Pete Murdock, Friends of the Ypsilanti Freighthouse (present)

Discussion: Applicant is seeking approval for the installation of solar panels on the southwest roof section. Application had been previously tabled. The application has been changed to include 15 panels rather than the previous 16.

Schmiedeke notes that there is no need demonstrated for the solar panels and cites the minimal energy benefit that would be conveyed by the panels. She believes the color and the aesthetics are not appropriate given this minimal benefit. Condon disagrees and grudgingly approves of the project, noting that the roof is not historic and that the panels are a functional supplement to a utility. Pettit also finds that it is useful and functional, although the small size of the installation limits their functionality. He questions if the HDC should be defining appropriate levels of functionality. Stevenson asks if the proposed installation violates any of the Secretary of the Interior Standards, regardless of the commissioner's personal aesthetic views or level of functionality.

Motion: Prebys (second: Condon) moved to approve installation of solar panels on southwest roof section at Ypsilanti Freighthouse per submitted application materials.

Secretary of the Interior Standard: 10

Approval: Henriksen and Rupert abstain. Yay: 3 Nay: 2 Motion carries.

NEW BUSINESS

200 E. Cross

Applicant: Allied Fence and Security Systems, Inc. (absent)

Discussion: Applicant is seeking approval for the installation of a 52-foot long, 36-inch high picket fence and the installation of a 93-foot long, 6-foot high privacy fence per submitted drawing, consisting of pre-stained pressure-treated lumber.

Motion: Schmiedeke (second: Rupert) moved to table the application pending receipt of more information on the two proposed styles of fencing and the nature of the fencing to be used.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

312 Olive

Applicant: Justin, Renewal by Andersen (Present)

Discussion: Applicant is seeking approval for the replacement of six windows, two on the front and two on either side of the property. The property is a rental and the owner hopes to replace all the windows in stages. The windows are a fibrex material (composite of 40% wood, 60% polymer) and are available in several colors. The property owners would like to install them in white. The windows are a full frame replacement to avoid glass loss, with the original exterior trim left in place. A section of the sill will be removed to allow for installation and will be replaced with a faux sill.

Per the submitted application materials, units 101 and 102 on the photos do not have divided lights, but the other windows do. Homeowner's preference is to not have divided lights.

Stevenson notes the HDC's policy on windows, noting the HDC does not approve vinyl. She asks the commission if the fibrex material is too much of a plastic material in terms of bulkiness, aesthetics, and durability. Pettit notes that the HDC approves clad wood windows and questions what else beyond that would be acceptable. Condon is concerned about creating a slippery slope of window materials, although the dimensions of the proposed windows are very similar to wood.

Prebys notes Secretary of the Interior Standard #5 (Preserve distinctive features) and wonders if the existing windows are repairable. Stevenson suggests the HDC get more information on the existing windows and the proposed fibrex material before rendering a decision.

Motion: Prebys (second: Henriksen) moved to table pending more information about the state of the existing windows, allowing the HDC more time to research the fibrex product.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

214 Oak

Applicant: Andrew Mills, owner (present)

Discussion: Applicant is seeking approval for the painting of the exterior of the house, per previous review as a study item. Proposed colors include cream for the body, white for the trim and back addition, and dark blue for the porch floor.

The only color that will change from existing is the body of the house. Existing color is a blue-gray. Proposed color is a light cream. All others will be kept as existing.

Motion: Schmiedeke (second: Prebys) moved to approve the application as submitted. No powerwashing.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 7

47 N. Huron

Applicant: Julie Seagraves, Corner Health Center and Jay Johnson, contractor (both present)

Discussion: Applicant is seeking approval for the installation of new signage, per previous review as a study item. The signage consists of three parts: (1) a long horizontal purple aluminum band projecting six inches from the wall and placed above the first floor windows, wrapping around the southeast corner and extending three feet onto the south wall; (2) a 2'x4' projecting sign, flag mounted over the door at the southeast corner of the building, to be double-sided and not lit; and (3) a band of window graphics stretching across the lower portion of the ground floor windows and vinyl lettering in the window next to the southeast entrance. The applicant notes that the new signage will increase the clinic's visibility, incorporate its new logo, and show that the buildings are occupied and in use.

The projecting sign will be mounted via bolts drilled into the mortar areas on the building, pending site review and Building Department requirements. The aluminum sign will be primed and painted with an automotive paint. Texture may also be added to give the aluminum a more authentic appearance. Proposed sign areas are well within City size requirements.

Motion: Rupert (second: Henriksen) moved to approve signage as presented for 47 N. Huron, citing the submitted examples and cut sheets. An option to add an additional sign at the other end of the building is granted.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

Riverside Park

Applicant: Teresa Gillotti, City of Ypsilanti Planner (Present)

Discussion: Applicant is seeking approval for the installation of a pathway and a steel bridge with wood planking, to span 153 feet across the Huron River. The City is asking the HDC to eliminate any submitted bridge styles that are not appropriate and to give the City the option to choose between the remaining styles. Ideally, the City would like the new bridge to resemble the style of the self-rusting bridge that currently exists in Waterworks Park as it is part of the same pathway improvement project.

The bridge by Materials Unlimited will remain. Initially, the pedestrian bridge was planned to go underneath the Michigan Ave. bridge, but due to the bridge's age and eventual structural concerns, the choice was made to go with the existing plan. An easement was obtained from Fischer Honda to place the bridge landing where it is in the submitted plan. A later phase of the plan will include a crosswalk across Michigan Avenue. The path will continue into the Water Street area and will include a small fishing area.

Prebys notes that the "Keystone" style makes a stronger architectural statement, but Henriksen notes that the long span could cause the design to get very tall. She believes that a shorter height, park-like bridge would be most appropriate. The HDC also questions the climbability of the bridges and how to discourage pedestrians from climbing.

Motion: Henriksen (second: Rupert) moved to approve the application for the installation of the Heritage Bridge at Riverside Park to span the Huron River as shown in the submitted drawing. The bridge styles Connector, Link, Gateway, and Archway may be used. Bridge styles should not include a ceiling or roof covering. Consideration of safety and the prevention of climbing should be made when selecting a style.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9, 3

STUDY ITEMS

5-7 South Washington

Applicant: Ron Rupert, contractor (present)

Following the study item discussion at the June 25, 2013 HDC meeting, the applicant believes he has identified where water is infiltrating the brick and causing the spalling.

Condon has visited the site and believes about 50 of the 480 bricks on the panel need replacements at a minimum; he recommends replacing the two full panels instead. He also notes that common bricks will not be necessary as the project will involve painting the bricks anyway. The exposed steel, which

is now rusted, should be cleaned and painted. The flashing should be replaced.

Henriksen agrees the flashing should be replaced.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of June 25, 2013

Motion: Rupert (second: Schmiedeke) moves to approve with the change to 621 N. River.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:35 pm