

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 23, 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: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended:
 -Addition of 621 N. River as an action item.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Pettit) moved to add 119 S. Washington as a Study Item.

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 replacing the existing roof with 30 year
EAF Laminated shingles, to be "Hickory" in color. In addition new ice guard
will be installed 6 feet up, 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 will be conducted. No new information has been
received.

Motion: Schmiedeke (second: Prebys) moved to table the application for 200 E. Cross pending further information on any proposed drip edge, venting, and gutters.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

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.

The commission discussed the additional materials that were submitted by the applicant.

Motion: Henriksen (second: Pettit) moved to approve the application for 200 E. Cross to include installation of a 36" tall wooden picket fence on the east side of the property and a 6' tall solid wooden privacy fence on the south and west sides of the property, the fencing will have a dog-eared profile and finish shall be opaque stain or paint, and will NOT be transparent stain as presented in the submitted materials.

Secretary of the Interior Standard: 9

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.

Schmiedeke noted that the fence has already been installed.

Motion: Henriksen (second: Prebys) moved to table the application for 41 Photo pending further information on the wood finish which can be paint or opaque stain.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

312 Olive

Applicant: Spring Tremain, Owner (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 at last meeting, 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.

The applicant noted that storm windows from the 1960s or 1970s are currently placed over the existing windows. She is uncertain but believes the current windows are the original double-hung windows. Stevenson noted that the two issues which led to the application being tabled were that the commission was unsure as to the current state of the windows and the extent of their damage, and that they were unfamiliar with fibrex as a material. She then stated that the damages the applicant stated were present in the windows can easily be repaired. The applicant then remarked that most of the framing of the original windows, especially the sills, were totally rotten and missing underneath the storm windows. Condon noted that full replacement of the window with wooden or wood-clad windows are allowed within the historic district, but the fibrex material is fiberglass with specks of wood in it. He continued by reviewing the various options available on the current market that the applicant might consider. Rupert noted that aluminum clad windows last longer than vinyl clad windows. The applicant established that the commission is not supportive of the Fibrex product. Prebys then commented that the maintenance of the glazing pattern on the windows would be an important consideration for the commission.

Motion: Condon (second: Henriksen) moved to deny the application for 312 Olive on the basis that the windows are a synthetic product and in the historic district of Ypsilanti only wood replacements are allowed.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 6

NEW BUSINESS

621 N. River

Applicant: Judy Weinburger (present)

Discussion: Applicant is seeking approval for removal of existing aluminum siding and replacing it with Hardy cement board siding to be painted white; replacement and repair of existing soffit; and painting window trim a dark green color.

Stevenson began by reviewing the application. The applicant briefly summarized the discussions held during previous meetings regarding the siding. She continued by explaining her goals and desires for the project.

Prebys inquired as to the width of the revealed exposure of the siding. Mike noted that hardy board comes in 6 and 4 inch widths, with the 4 inch width better replicating clapboard siding. Rupert remarked that the smooth side of the hardy board should face the exterior. Schmiedeke inquired regarding the soffit repairs, the applicant noting that it will be replaced in wood and will match existing.

Motion: Prebys (second: Rupert) moved to approve the application for 621 N. River to include removing of the aluminum siding, replacing with hardy cement board siding, the narrower width and smooth side out, replace and/or repair soffit with wood, and trim all windows and sills. Trim work will be dark green, siding will be white.

Secretary of the Interior Standard: 5

Approval: Unanimous. Motion carries.

STUDY ITEMS

214 N. Huron

Applicant: Cheryl Farmer, Owner (present)

Discussion: Applicant would like to enclose the area underneath the house with screens and install glass doors to enclose the porch on the rear of the structure.

The applicant noted that the house is Italianate in style and constructed in 1885. She then explained that she wants to enclose the area in order to keep out wildlife, and use glass doors in an attempt to preserve the view and natural lighting. The applicant is considering having roll down screens inside of the glass doors. Prebys expressed an appreciation for the idea of the open glass doors, which Henriksen seconded.

119 S. Washington

Applicant: Christian Overland, Owner (present)

Discussion: Applicant would like to replace the existing colonial revival garage door which was damaged by a tree. Prebys inquired whether the commission would be willing to authorize staff to issue an administrative approval.

Approval: Prebys (second: Schmiedeke) moved to authorize staff to issue an administrative approval for the replacement of the garage door at 119 S. Washington St.

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of July 9, 2013

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:14pm