

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 28, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

 -309 E. Forest administrative approval was for re-roofing.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

109 N. River St.

Applicant: William Emerson, Owner (Absent)

Discussion: Applicant is seeking approval for removing old roof over side porch and
constructing a new roof to match the front of the house.

Motion: Prebys (second: Pettit) moved to table the application for 109 N. River St.
pending development details on the porch.

Approval: Unanimous. Motion carries.

221 S. Washington St.

Applicant: Lauren Atkins, owner (Present)

Discussion: Applicant is seeking approval for installation of a five foot high solid wooden
board fence as a replacement for the existing four foot high wooden picket

fence around the rear of the property.

Stevenson stated that at the last meeting the commission had reservations due to the fence location and questions of visual blockage. Applicant submitted additional photographs of the fence and rear alley. She noted that the difference from the current fence is that the proposed fence will be slightly taller and solid, constructed of cedar boards. Prebys inquired as to the applicants' desire for a higher fence. Stevenson noted that the style has been approved before, but the issue in this case seems to be the proposed location along Catherine St. Prebys stated that the solid nature of the proposed fence is a consideration, with Schmiedeke then suggesting that it would be acceptable along the rear line of the property and the northern side. Henriksen inquired whether the applicant would be open to a lower fence, the applicant answering in the affirmative but maintaining a preference for the taller fence. The applicant noted that the fencing would be board and batten in style. Schmiedeke stated she would prefer a shorter, non-solid fence on the Catherine St. side. Discussion ensued regarding the commissioners preferences regarding the openness or solid nature of the fence.

Motion: Prebys (second: Pettit) moved to approve the application for 221 S. Washington St. to include a solid fence similar to the one presented in the photograph by the applicant, a cedar fence with battens between the spaces in the fence and there will be a cap rail. It will be a 5 foot fence on the north side of the rear of the property and on the alley or east side, and a four foot fence on the Catherine St. side of the property. The fence will be painted or stained in an opaque stain in dark brown or grey color to match the house.

Approval: Motion Carries. Schmiedeke opposed.

Secretary of the Interior Standards cited: 10

NEW BUSINESS

32 E. Cross St.

Applicant: Metro Detroit Signs, Contractor (Absent)

Discussion: Applicant is seeking approval for removing existing "Citizen's Bank" wall sign and replacing it with a "First Merit Bank" sign measuring 55" by 78" and constructed of aluminum with vinyl lettering. Repairs to wall will be made where needed. The applicant is also seeking approval for the removal of the existing 90" by 48" wall sign above the ATM machine and replacing it with a new ATM surround aluminum wall sign with push thru acrylic lettering, to be connected with existing electrical.

Prebys observed that the work has already been completed. Pettit inquired regarding the lighting of the sign.

Motion: Prebys (second: Henriksen) moved to approve the application for 32 E. Cross St. to include removal of the existing citizen bank wall sign and installing the first merit bank aluminum wall sign with vinyl lettering to the side wall where existing sign was, and restore wall as needed. Then remove existing wall sign above and surrounding the atm and install an aluminum sign with

push thru acrylic lettering which has LED edge lighting around the sign exterior and on the interior around the ATM machine per submitted drawings that are lettered 13-0984-00.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

302 N. Park St.

Applicant: Brian Bennett, Owner (Absent)

Discussion: Applicant is seeking approval for the installation of four new pre-cast concrete steps with bull-nose edging and left in their natural color. A black wrought iron railing will also be installed.

Motion: Condon (second: Henriksen) moved to approve the application for 302 N. Park St. to include the installation of 4 pre-cast 48 inch stairs with bullnose and riser blocks, and the installation of wrought iron railing as shown in the application, illustration #86 from the E.T. Barnum Iron & Wire works.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

100 Market Place

Applicant: Jennifer Henriksen, Representative for Quinn Evans Architects, & Dave Strenski, Representative for the friends of the freight-house (Present)

Discussion: Applicants are seeking approval for renovation consisting of installation of a fire suppression system, HVAC system, bathrooms, and solar panels. Exterior work will consist of a fire suppression system under eaves, vent stacks for HVAC and plumbing, installation of an additional exit door and stairway off the west deck, and installation of solar shingles on the southwest portion of the roof.

Henriksen reviewed the application submitted in the meeting packet. She provided photographs of both existing and proposed doors. All but one roof penetration for venting, HVAC, mechanical, etc. will be on the railway side of the building. Mr. Strenski then presented on the proposed solar shingles. He brought a panel with him to present. Sixteen panels are being proposed for installation on the roof. He noted that the southwest corner was the most advantageous for its solar properties, despite being the most visible corner. He then remarked that panel installation can be done from the ridge down or from the bottom up, with ridge down being preferred so that the wires can be run under the ridge cap. He noted that the panels would appear as blue squares against the green roof. Discussion then turned to the venting, Condon observing that it is roughly one every meter. Stevenson pointed out that the proposed venting on the south side may potentially conflict with the solar panels proposed location. Prebys inquired whether the number of vents is necessary for the proposed heating system, Henriksen answering in the affirmative. Schmiedeke then asked whether the vents could be combined or

must remain independent of one another. Henriksen stated that she can look into the issue and see if they could be minimized. She pointed out that there are vents related to the heating, and one for each toilet room. Discussion turned to solar panels, and Schmiedeke stated that she could not envision blue solar panels on that green roof. Prebys reciprocated the feeling regarding the particular aesthetic. Stevenson pointed out that you can either not do it, or draw attention to it for educational benefits. Pettit inquired whether the panels would be removable, the applicants noting that while possible their removal is not easily completed or without damage to the roof. Condon then inquired whether the panels could be attached to a mount instead of directly on the roof. Schmiedeke does not see the need for the solar panels given the negligible power output. Pete Murdock, another representative from the Friends of the Freight-house that was present, gave a brief comment on the broader solar installation movement throughout Ypsilanti. He also noted that there were six vent penetrations through the roof previous to the installation of the current roofing. The commission inquired whether the applicant was willing to remove the solar panels from the current application to be brought back at a future meeting before voting, the applicants answering in the affirmative.

Motion: Schmiedeke (second: Prebys) moved to approve the application for 100 Market Place to include a new entry door, new entry stairs, all interior work as submitted, and venting as submitted. The vents to be painted to match the roof color.

Approval: Motion carries. Henriksen abstained.

Secretary of the Interior Standards cited: 9

STUDY ITEMS

621 N. River St.

Applicant: Judy Weinburger, Owner (Present)

Discussion: Applicant is seeking guidance regarding proposed window replacement consisting of the replacement of 3 double-hung windows on the north elevation with vinyl clad wood windows, removal of muntins on one wooden 6-over-6 window on the south elevation, raising of one 4-over-4 window higher off the floor and replacement with plain glass without muntins, the raising of a large window on the rear of the structure and replacing it with two windows, and replacement of two small kitchen windows (one on the west elevation and one on the south) to match existing.

Applicant noted that the windows are currently painted red and green. She is proposing to replace the windows with wooden double-hung windows, or vinyl-clad wood for easier maintenance, as currently existing other than the alternates mentioned in the application. Prebys noted that the windows extending to the floor were part of the style historically. The applicant pointed out that the rear appears to be a back porch that was enclosed at a later date. Two sliding windows are located on the rear of the structure. Prebys remarked that the rear window is already inappropriate, so replacing it

would not be out of order. He noted that the window which presents a problem is the long window in the dining room as it adds to the character of the house. Discussion regarding the possible placement of exterior muntins ensued among the commission. Applicant noted that the house was constructed in 1844, and was altered heavily over the years. Condon established that the applicant would like to make all the first floor windows one-over-one double-hung windows. The commission then discussed the changing of window opening sizes. While present, the applicant also inquired regarding the removal and replacement of the existing siding. Returning to the windows, the commissioners gave their individual opinions to the applicant. The applicant stated an intention to return with an action item application.

ADMINISTRATIVE APPROVALS

309 E. Forest

Applicant: Renaissance Roofing, Inc., Contractor

Discussion: Applicant is seeking approval for re-roofing with Timberline Lifetime High Definition Shingles, to be “weathered wood” in color, and any vent installation to be invisible from any street view and flat in profile. No soffit, fascia, trim, or gutter work is to be conducted.

517 N. Adams St.

Applicant: Nathan Donnellon, Contractor

Discussion: Applicant is seeking approval for repainting trim and window exteriors to match existing colors and re-glazing of the windows. Paint removal is to be conducted by scraping, no sandblasting will be conducted.

Motion: Prebys (second: Henriksen) moved to approve the administrative approvals for 309 E. Forest and 517 N. Adams.

OTHER BUSINESS

Property Monitoring

-320 E. Cross St.- Building department was notified and letter sent to the property owner. Owner is new to the historic district and has not received a new-owner packet yet.

-333 E. Cross St.- Letter was sent to property owner requesting that an application be submitted to the HDC for the already installed porch.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of May 28, 2013

Motion: Pettit (second: Prebys) moves to approve the minutes as amended:

-Replacement of “2 by 2 square spindles with top and bottom *posts*” to “2 by 2 square spindles with top and bottom rails” and “satellite fact sheet” in the discussion should read “satellite *dish* fact sheet” for 220 N. Hamilton.

-Replacement of “double-hung *with* an elliptical arch” to “double-hung *without* an elliptical arch” for 56 E. Cross St.

-Address correction in 325 E. Cross St. motion.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:54 pm