

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 25, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Michael Condon, Jane Schmiedeke, Jennifer Henriksen, Ron Rupert
Commissioners Absent:	Anne Stevenson, Hank Prebys, Alex Pettit
Staff Present:	Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Henriksen) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

109 N. River St.

Applicant: William Emerson, Owner (Present)

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

Applicant provided a photograph of the existing porch on the front of the house which he originally intended to copy in style. He noted that spindles that are close in style to the existing ones have been purchased already. Henriksen stated that the difficulty was the variation in massing between the front porch and the new side one. Condon then discussed the actual size variations between both roofs and between the columns. Schmiedeke inquired regarding how the installation of the spindle-work and dentils will impact the proportions of the new roof. Henriksen observed that if the application had come to the commission previous to construction it would not have been approved. Applicant had originally planned to simply trim the gable with one-by's. Rupert inquired regarding acquisition of measured drawings for the proposed finished appearance. Schmiedeke was of the

opinion that the drawing may not help due to the specific changes being proposed. Discussion ensued of possible options.

Motion: Condon (second: Rupert) moved to approve the application for 109 N. River St. to include the construction of a gable style roof over the side porch of the residence; the gable will have a paneled detail and trellis installed to match the detail on the front porch. Dimensions will be kept to similar scale with the front porch. Trimmed and painted to match.

Secretary of the Interior Standard: 10

Approval: Henriksen opposed. Motion carries.

NEW BUSINESS

200 E. Cross St.

Applicant: Carl Bronni, Contractor (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.

Motion: Rupert (second: Henriksen) moved to table the application for 200 E. Cross St. pursuant to the submission of the following information:

Details regarding the metal trim, vent types and locations, drip edge, flashing, and whether gutter work will be conducted

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: NA

621 N. River St.

Applicant: Judy Weinburger, Owner (Present)

Discussion: Applicant is seeking approval for the replacement of 9 existing first floor double-hung windows with vinyl clad wood. In addition one four-over-four and one six-over-six window will be replaced, the four-over-four to be raised higher from the floor, and both to be double-hung without muntins. One 76 by 60 inch window on the back will also be raised and replaced with two more standard sized windows. An additional three windows, 20 by 34 inch in the kitchen and back room, the applicant plans to replace with similar double-hung vinyl-clad wood windows to match the other proposed replacements. New trim will be installed to include a sash and 3-4 inch wide trim around the sides and top. The windows will be painted white, and trim color has yet to be decided.

Applicant is interested in using Paella vinyl-clad wood double-hung windows as they meet the concerns addressed during the study item review at the June 11 meeting. Rupert noted that the grids used to simulate lighting patterns

must be on the exterior of the window. Applicant would prefer not to have the grids in order to have a uniformed single-pane look around the house. Schmiedeke confirmed the level to which the applicant desires to raise the windows. Henriksen inquired regarding the rear window proposal. She noted that three windows could potentially fit into the opening. The applicant was of the opinion that two windows and a panel would fit in the opening nicely. Discussion turned to potential siding work that will come in a future application.

Motion: Henriksen (second: Condon) moved to approve the application for 621 N. River St. to include replacement of the existing double-hung windows around the first floor of the building with dark colored aluminum-clad wood double-hung windows. The front dining room window will be reduced in size to meet the minimum sill height requirements on the interior, the large opening on the west side of the building will be infilled with two double-hung windows with a covered mullion in between. All windows will be one-over-one configuration. The exterior trim on the windows will be a 3-4 inch trim around the sides and top, and there will be a sill at the bottom.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

318 Maple St.

Applicant: Judy Weinburger, Owner (Present)

Discussion: Applicant is seeking approval for the installation of a white aluminum gutter around the porch to match the rest of the house, downspouts to be located off to the side and to drain into the garden.

Applicant noted that gutters are all around the house except on the porch. She stated that the existing gutters are K-style. Henriksen inquired regarding the location of the downspouts, the applicant remarking that they will run off the rear of the structure into the garden.

Motion: Condon (second: Rupert) moved to approve the application for 318 Maple St. to include installation of k-style gutters on the side porch at 318 Maple, the downspouts will be placed against the house in a non-visible location.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

41 Photo St.

Applicant: Allied Fence & Security Systems, Inc., Contractor (Absent)

Discussion: Applicant is seeking approval for the installation of five and six foot high pressure-treated wood privacy fencing without openings between posts, with two gates.

Motion: Rupert (second: Henriksen) moved to table the application for 41 Photo St. pursuant to the presence of the applicant in order to discuss the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: NA

421 N. Adams St.

Applicant: Andrew D. Rodriquez, Owner (Present)

Discussion: Applicant is seeking approval for the replacement of existing roofing material with “Princeton Slate” colored fiberglass asphalt shingles.

Henriksen inquired whether roof vents will be installed. The applicant noted that vents are already existing on the rear gable. He then pointed out that the existing shingles are orange in color. Rupert inquired whether gutters will be added, the applicant responding in the negative.

Motion: Rupert (second: Henriksen) moved to approve the application for 421 N. Adams St. to include shingle replacement with “Princeton slate” trademark colored shingles and replacement of deteriorated wood if necessary. Metal drip edge and flashing to be black in color. Any venting will not be visible from the street.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

320 E. Cross St.

Applicant: William N. & Lindsay Ann Clark, Owners (Absent)

Discussion: Applicants are seeking approval for the installation of a rear deck, to be constructed of pressure treated lumber and stained in an oak color, and to measure 15 feet deep by 28 inches wide and 30 inches in height.

Motion: Condon (second: Henriksen) moved to approve the application for 320 E Cross St. to include the installation of a single level rear wooden deck of treated lumber, deck will be stained an opaque oak colored stain when complete.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

12 E. Forest St.

Applicant: City of Ypsilanti, Representative (Present)

Discussion: Applicant is seeking approval for the installation of murals on the west elevation on top of existing board and batten siding and north elevation on top of existing masonry/plaster siding.

Motion: Condon (second: Henriksen) moved to approve the application for 12 E. Forest St. to include installation of murals. Corrosion resistant fasteners are to be used.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

100 Market Place

Applicant: Dave Strenski, Representative for the friends of the freight-house (Present)

Discussion: Applicants are seeking approval for the installation of sixteen solar shingles on the southwest corner of the roof.

Applicant presented the project. Rupert inquired as to the benefit to the building that solar panels would provide. Without knowing the electrical loads, the applicant was only able to estimate that the solar panels may potentially cover the coffee shop operation directly but through energy credits may cover the whole building for a year. Schmiedeke remarked that a quorum was not present, therefore no action could be made at the meeting. Condon stated he had no issues with the general appearance as proposed. The other present commissioners were in agreement other than Schmiedeke who noted that need has not been demonstrated, the benefit is minimal, and the appearance is inappropriate.

Motion: Rupert (second: Henriksen) moved to table the application for 100 Market Place.

Approval: Unanimous. Motion carries.

STUDY ITEMS-

5-7 South Washington

Applicant: Joel Lawrence, Owner (Present)

Applicant stated his family has owned the buildings since 1939. He remarked that the brick is soft-fired original common brick from the 1860s. The center strip where the awning attaches is the area currently under consideration, all of it replacement brick as opposed to original. The issue at hand is that the repainting of the bricks does not last. He would like to install an aluminum piece assuming it is approved by the HDC and would not exacerbate the current spalling situation. Discussion ensued regarding the painting of low-fired common brick and how frequently the brick has been painted at the building currently under consideration. Possible problems and solutions for the spalling were then discussed.

214 Oak St.

Applicant: Andrew Mills, Owner (Present)

Applicant is interested in repainting the structure with new colors. An action item application was submitted at the meeting for the July 9th meeting.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of June 11, 2013

Motion: Rupert (second: Henriksen) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:58pm