

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 14, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: Ron Rupert, Jane Schmiedeke

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

Addition of 16 North Huron as a study item for the installation of fencing to
the rear of the structure.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Absent)

Discussion: Applicant is seeking approval for the demolition of a rear addition and
exterior staircase.

Staff notified the commission that a public hearing will be held on May 28th.

Motion: Prebys (second: Henriksen) moved to table the application for 302 E. Cross
St. pending public hearing.

Approval: Unanimous. Motion carries.

210 W. Cross St.

Applicant: Cross Street Village, Alvin Rudisill representing (Present)

Discussion: Applicant is seeking approval for moving the “Ypsilanti High School-Home of the Braves” sign from its present location at 2098 Packard Road to 210 West Cross St.

Motion: Prebys (second: Henriksen) moved to approve the application for 220 North Huron for moving the “Ypsilanti High School-Home of the Braves” sign, to be installed at the parking area of Cross Street Village as presented in the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

309 North Grove St.

Applicant: Jessica Minor-Baetens, Owner (Present)

Discussion: Applicant is seeking approval for repainting existing house with black (Tricorn Black SW6258) shutters, grey (Dovetail SW7018) siding, white overhang, and the North door to match the grey siding; installation of grey pavers to complete front patio and walking paths to driveway and road; removal of guard rails and completion of steps around base of existing cement porches; installation of a pergola to cover front patio and 1-car parking space, to be painted white; and landscaping.

Applicant distributed a drawing with the information requested by the commission at the previous meeting. She noted that the pergola will be free standing, with no roof, and will be level with the gutters of the structure. Condon inquired whether the ends of the joists will be straight cut or decorated, the applicant noting that they will be straight cut for now.

Motion: Prebys (second: Henriksen) moved to approve the application for 309 N. Grove St. to include the house and shutters to be painted black, siding grey, overhang white, doors to match siding, pavers grey and installed to complete front patio and walkways paths to driveway and road, removal of porch guardrails and steps around base as depicted in the drawing submitted at meeting, the pergola as described in the drawing dated 5/14/13, and pergola to cover front patio and rear parking space to be painted white as depicted in the drawing dated 5/14/13, landscaping to be installed as decided by the owner, the handrails to be 4X4 posts 36” height with vertical 32” spindles, the handrail requiring a bottom rail as per the porch fact sheet provided by the commission. Pergola edges will be squared.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

NEW BUSINESS

309 Maple St.

Applicant: Sarah Roland, Owner (Present)

Discussion: Applicant is seeking approval for replacing the existing chain link fence with 6 foot dog-eared style wood picket fence in the rear yard, the pickets to be 1” by 6” to match existing pickets in size and opacity, and all wood used shall be treated and stained dark to match existing pickets.

Applicant provided pictures of the rear fence to be replaced. She also had notarized letters from her neighbors stating approval of the fence. Henriksen established that only the chain link fence portion will be removed, and that it will be stained dark. Pettit inquired whether gates would be included, the applicant noting that one will be added to a neighbor’s yard.

Motion: Henriksen (second: Prebys) moved to approve the application for 309 Maple St. to include removal of existing chain link fence and replacing with a wood fence 6 feet in height and dog-eared in shape, the wood fencing to be stained a dark color to match the existing fence already on the property.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

56 E. Cross St.

Applicant: Angie Lane, Architect (Present)

Discussion: Applicant is seeking approval for installing new window openings on the second and third story inside corner facades, the new windows to match existing wooden windows and new arch top masonry openings to match existing window openings on adjacent façade.

Prebys inquired whether the replication of the arched window top made sense. The applicant gave some history of the existing window treatments. She noted that a contractor had filled the arch area because the largest window available would not fit the opening. Applicant noted that the masonry arch will replicate the existing, and whether the window mistake will be replicated or not is up to the commission. Henriksen and Prebys discussed to what extent should the windows be replicas versus compatible new construction. Henriksen noted that the issue is maintaining the hierarchies of the windows since the other facades were historically store fronts. The applicant suggested that other detailing on the structure’s facades emphasize their role as storefronts.

Motion: Condon (second: Pettit) moved to approve the application for 56 E. Cross St. to include the creation of 12 new window openings on the north and east elevations at the corner of the building, to be constructed in the size of the window openings that already exist on the former street side elevation, the windows will be one-over-one wood Marvin double-hung windows, an elliptical arch detail will be installed above the window, with a wood panel between the arch and the window, stone window sills to be installed beneath the window, and all windows to be painted to match existing windows.

Approval: Unanimous. Motion carries.

405 Oak St.

Applicant: William Kurkjian, Resident (Present)

Discussion: Applicant is seeking approval for front porch repairs consisting of replacing existing rotting furring strips with new pine furring strips, replacing existing rotting shingles with new cedar shingles to be painted to match existing, replacing rotten roof support pillars with Permacast columns painted to match existing, replacing existing rotting frame members with treated wood, and replacing existing rotting floor with sealed decorative polymer cement overlay system that was considered during the study item in the Fall of 2012.

Henriksen inquired whether the columns were included in the previous application from last year. She would like to see what the pre-made product would look like. Prebys asked what Permacast was composed of, Henriksen noting that it is a form of plaster. He then inquired as to the size of the columns, the applicant noting that the Permacast columns come 10 inches by 8 feet tall and will need to be cut down. The applicant then provided a picture of the columns via his cellular phone. Prebys inquired whether the columns would not have a base or top, the applicant confirming that the existing columns do not have these features. The applicant then stated that the columns are load-bearing in response to questioning by Condon. Henriksen noted that the columns will need to go where the existing columns were previously. Pettit inquired how much of the siding will be replaced, the applicant responding that all of it will be replaced with new cedar shingles. Prebys recommended that painting both sides of the shingles may improve both the appearance and longevity of the shingles. Pettit then inquired how many columns will be replaced, the applicant stating that he believes only 3 will need to be replaced but is not certain exactly how many will need to be replaced until they have been removed and inspected.

Motion: Condon (second: Prebys) moved to approve the application for 405 Oak St. to include the repair of the front porch by replacing existing rotting shingles, furring strips, roof support pillars, framing members, and floor, with new pine furring strips, cedar shingles, Permacast columns that will match existing in style and placement, and the paint colors to be blue, white, and grey to match the original paint on the house.

Approval: Unanimous. Motion carries.

310 E. Cross St.

Applicant: Mary Seelhorst and Tony Swan, Owners (Absent)

Discussion: Applicants are seeking approval for replacing trim and painting garage, the body to be a pale “Monroe Bisque” yellow with the garage doors being painted red.

Motion: Prebys (second: Pettit) moved to approve the application for 310 E. Cross St. to include replacing rotten trim with like material and paint body color “Monroe Bisque,” garage doors “country redwood,” and trim to match the house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

220 N. Hamilton St.

Applicant: Brandon Garton, Representative (Present)

Discussion: Applicant is seeking approval for construction of a treated wood deck on the southeast corner of the multi-unit property, and installing a door where a window is currently installed. The deck will be 3-4 feet off the ground and made with 2 by 6 planks, the railing and support system to meet city code. The deck will be 10 feet wide by 8 feet long, and will not be stained or painted.

Prebys inquired whether the entrance will be on the Hamilton Street side, the applicant confirming and noting that only 2-4 feet would be visible from the street due to a projection of the existing structure. Condon inquired how the railings will be designed, the applicant noting it will be the standard cap on top and bottom with spandrels in between. Henriksen inquired regarding the door, the applicant stating a 6-panel steel door is currently under consideration. She noted that more information is needed in order to ensure everyone is on the same page regarding the project. Prebys inquired whether a walk will be provided to the entrance, the applicant noting some pavers are being considered. It was then remarked by Prebys that more details will be needed on those. Condon inquired regarding painting or staining, the applicant noting it will not be treated. Prebys responded that the commission will want it painted at some point. The commissioners then informed the applicant of the type of details they are looking for in an application.

Motion: Prebys (second: Pettit) moved to table the application for 220 N. Hamilton St. pending further information provided by the contractor.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

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. Work is currently being completed.

The applicant noted that the side porch was in bad shape, and added at some point in the past. He was concerned that the pitch of the roof was causing

water to freeze on the steps below. The applicant is proposing to rebuild the porch roof to match the gable on the front of the structure. He has found similar spindles but not exact to those present on the front gable, and is planning to match the other details. Work has already begun on the new roof. Prebys suggested that the addition should look like a modern addition because that is what it was, and an attempt to replicate something that was not originally present is not consistent with the Secretary of the Interior Standards. The applicant noted that he had put the original shed roof in around twenty years previously. Stevenson noted that the porch is out of scale to the gable on the front, so will look out of proportion to the structure. Prebys then stated that the goal was to not create a false past. Henriksen then pointed out that details could be added that speak to the front gable without replicating it. The commission encourages the applicant finishing the shingles in order to preserve the resource, but will require the applicant to come back in order to discuss the trimming and details.

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

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

STUDY ITEMS

16 N. Huron

Applicant: Bessie Pappas, Owner (Present)

Discussion: Applicant is seeking recommendations for fencing to be installed in the rear of the property.

Applicant provided pictures of fencing types they are considering in order to get the commissions opinion. They also provided a sketch of the area to be fenced and proceeded to explain the project. Pettit inquired as to the length, the applicant estimating 44 feet. Stevenson established whether that when the application returns the fence will be located only as presented in the sketch provided tonight. Pettit is interested in seeing the fencing placed on a scaled map. Prebys noted that chain link, plastic, vinyl, and fiberglass will not be acceptable. Condon suggested that the fence should not be something a person could hide behind due to the park at the rear of the property. The applicant is interested in planting pumpkins or grape leaves along the fence as well. She wants to close off the area between the parking lot and the hill due to garbage that comes down. The applicant settled on a wooden fence and feels comfortable bringing the application back as an action item.

ADMINISTRATIVE APPROVALS

208 N. Grove St.

Applicant: S. Lynne Fremont, Owner (Present)

Discussion: Applicant is seeking approval for painting house to match existing, to include dark green for the body, yellow trim, “Kelly green” for accent 1, and orange for accent 2.

Motion: Pettit (second: Henriksen) moved to approve the application for 208 N. Grove St. to include repainting to match existing.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring- 333 E. Cross St. for the installation of a deck without a permit.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of April 23, 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 8:29 p.m.