

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
Commissioners Absent:	Ron Rupert, Jennifer Henriksen
Staff Present:	Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion:	Prebys (second: Schmiedeke) moved to approve the agenda as amended: Addition of 325 E. Cross St. as a study item
Approval:	Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING

302 E. Cross St.

Applicant:	Max Ziebarth, Owner (Present)
Discussion:	Applicant is seeking approval for the demolition of three rear additions, one of which has already been removed.

Condon read aloud the email from Mr. Caleb Brokaw of 306 E. Cross St. submitted as public input. Applicant stated his plan to remove the two rear additions in order to replace them by extending the rooflines of the original core. He noted that the construction was poorly done and the additions are currently unsafe. Prebys established that the additions to be removed are the two rear lean-tos and the addition that has already been demolished.

Michael Newberry, 328 E. Cross St. commented that the demolition of the 3 additions at the south wing of 302 E. Cross is almost necessary. He remarked that of the three, the west addition was the most stable. Newberry then commented that the east addition was a structure outside of the structure that was at some point toe nailed into the siding of the current structure. He then

remarked that the stairway was unsafe. Newberry holds a master's degree in historic preservation from Eastern Michigan University.

Thomas Tiplady, 213 E. Cross St. then expressed his support of the demolition.

Motion: Schmiedeke (second: Prebys) moved to close the public hearing for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Schmiedeke observed that no floor plan was submitted with the demolition application. Prebys then read the four possibilities for demolition and confirmed that it was being proposed as a hazard for public safety.

Motion: Prebys (second: Schmiedeke) moved to take action on the application for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Schmiedeke) moved to approve the application for 302 E. Cross St. to include demolition of the three rear additions due to their being a hazard to public safety.

OLD BUSINESS

220 N. Hamilton St.

Applicant: Brandon Garton, Representative of Beal Const. Services (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.

The applicant wants to build an 8 by 10 deck with one of two options of railings. Prebys and Pettit expressed opinions on the two railing options. Schmiedeke then reviewed the application aloud. She then inquired regarding the moving of the doorway. Prebys noted that the half-moon top doors are not appropriate within the historic district. Pettit inquired as to the commission's opinions on the placement of a doorway where a window had been. A satellite dish fact sheet was provided to the applicant following discussion of the dishes present in photographs provided by the applicant. The commissioners then provided opinions on the various door and railing options presented in the packet provided by the applicant. Prebys and Pettit noted that framing will be needed around the base of the porch skirting. Applicant is interested in stacking stepping stones, the commission showing no adversity to their use. Prebys noted that the porch will need to be painted or stained, and the applicant provided samples of interest. Applicant stated the intention to wait 6-months for the pressure treated lumber to dry out before staining or painting.

Motion: Condon (second: Pettit) moved to approve the application for 220 N. Hamilton St. include the construction of an 8 by 10 deck of pressure treated lumber to the southeast corner of the structure, the deck will have a railing made of 2 by 2 square spindles with top and bottom rails referencing the porch fact sheet, the included drawings being appended to the application are to be the preferred style, lighting will be added as shown on the appended paperwork, the lower left hand light and a door will be installed where the current window is located at the back of the deck, the door will be the upper right door as shown in the appended cut sheet, the deck is to be stained or painted to match an existing color on the structure, skirting will be installed on the deck, vertical one by planking with a frame around the skirting, skirting will not be diagonal, the entire deck will be stained with an opaque Sherwin Williams “deck-scapes” stain in a grey or brown, and a stepping stone pathway will be added from the deck to the parking area as presented in the appended cut sheet, if a handrail is to be used a pipe rail shall be mounted.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

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.

NEW BUSINESS

221 S. Washington St.

Applicant: All Arbor Custom Fence, Contractor (Absent)

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 expressed reservations regarding the fence due to its location along the street front. Discussion ensued regarding the blockage presented by the proposed fence. Prebys observed that the height and blockage is similar to the brick wall located across the alley at the Queen’s Residence.

Motion: Prebys (second: Pettit) moved to table the application for 221 S. Washington St. pending discussion with owner.

Approval: Unanimous. Motion carries.

56 E. Cross St.

Applicant: Angela Lane, Architect (Present)

Discussion: Applicant is seeking approval for relocating existing rear double doors into a new opening on the rear elevation where ghost-lines of a previously existing window are located and infilling the opening with brick painted to match existing. In addition the applicant is seeking approval for replacing existing metal frame side elevation windows with wooden frame windows, the new windows to fill the entire masonry opening with an arch top instead of wooden infill top.

Applicant stated that to upgrade the kitchen and maintain a rear entry it would need to be moved. She noted that a window opening had been filled in, and currently the brick is in disrepair. The commissioners expressed little concern on the proposed moving. Discussion then returned to the windows. Pettit established that what they are proposing at this meeting for windows will match the windows approved at the last meeting. Condon then revisited the discussion from the previous meeting regarding maintaining the hierarchy between the original storefronts and the newer elevations.

Motion: Prebys (second: Pettit) moved to approve the application for 56 E. Cross St. to include a new door opening at the south side of the building and the current rear door to be used to fill that opening and the current door opening will be bricked in and painted to match existing; the existing windows on the east side of the building are to conform to the arched top of the window openings, windows will be either wood, metal-clad wood, or vinyl-clad wood, and one-over-one in configuration replacing the windows on the east side of the building.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

Motion: Prebys (Pettit second) moved to amend the application from the meeting on May 14th to change the windows which were to be one-over-one Marvin double-hung without an elliptical arch and a wooden panel between the window and the arched tops to now be arched top windows to match the elliptical arch.

Secretary of the Interior Standards cited: 9

416 E. Cross St.

Applicant: Rebecca J. Lewis & Leo Hepner, Owners (Present)

Discussion: Applicant is seeking approval for removing existing shingles and re-roofing with Owens Corning Tru Definition architectural fiberglass shingles.

Applicant noted that current roofing consists of three layers of shingles which need to be replaced and plywood installed underneath. He then stated that the shingles were added over twenty years previously and the valleys were

particularly in disrepair. The applicant would like to replace the roofing with grey architectural shingles. Prebys inquired regarding the drip edge, the applicant stating a desire to go with black as existing. Schmiedeke inquired regarding vents, the applicant stating that he is interested in installing more. Prebys noted that ridge vents are preferable. Condon then elaborated that can vents should not be on the street side if they must be used. Schmiedeke then inquired regarding gutters, the applicant noting he plans to install gutters.

Motion: Condon (second: Pettit) moved to approve the application for 416 E. Cross St. to include complete removal of existing shingles and replacement with Owens Corning Tru Definition architectural fiberglass shingles, drip edge will be replaced, the color to be closest to the roof as possible; if a can vent must be installed it will be installed with minimal visibility from the road.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

328 E. Cross St.

Applicant: Michael R. Newberry, Owner (Present)

Discussion: Applicant is seeking approval for repainting the exterior of the structure with Sherwin Williams oil-based slow drying primer and “Emerald” latex exterior paint in satin in addition to restoring the exterior doors, to be finished with “Man-of-War” spar varnish and mix of Minwax “gunstock” and “special walnut” stains to match existing interior woodwork

Applicant stated his intended painting scheme for the structure.

Motion: Schmiedeke (second: Prebys) moved to approve the application for 328 E. Cross St. to include repainting of the structure and re-finishing of the doorway as presented in the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 7

STUDY ITEMS

325 E. Cross St.

Applicant: Matt Marzullo, Owner (Present)

Discussion: Applicant is seeking guidance for replacing the roof of the structure.

Applicant provided pictures of the fascia and trim that is damaged as well. He noted that Carriage House “stone gate grey” shingles from Certainteed are currently on the structure. Applicant stated the original intent for installing can vents but depending on the bid is open to the installation of drip edge vents. An action item application has been submitted, but not in time for current meeting. Schmiedeke noted that more information will need to be

provided regarding venting. Condon remarked that ridge vents are preferred, and if can vents absolutely must be used then they should be on the rear of the structure. Applicant confirmed his intent to use Certainteed 50 year Carriage House roof shingles in “Stone gate Grey,” the drip edge to match in color. Repairs will be made to the fascia and surrounding boards, but they will not be replaced. Prebys established that ventilated drip edges are what is currently being considered for venting. Newberry spoke briefly to the merits of ventilated drip edges.

Motion: Prebys (second: Condon) moved to approve the issuance of an administrative approval for 325 E. Cross St. to include tearing off existing roof material, installation of 3/8” plywood, installation of Certainteed shingles in “Stone gate grey” color, installation of a ventilated drip edge to match as closely as possible the roof color, ridge vents preferred and if necessary can vents should not be visible from the street, on both the garage and house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Stevenson noted that both she and Prebys will be absent for the June 25th meeting. Pettit will also be absent.

Approval of the minutes of May 14, 2013

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

Owner of 56 E. Cross is Linda French and Angela Lane is the architect.
No information was provided for 333 E. Cross St.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:30pm