

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 12, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Anne Stevenson, Ronald Rupert, Michael Condon, Jennifer Henriksen, Alex Pettit, Jane Schmiedeke
Commissioners Absent:	Hank Prebys
Staff Present:	Cynthia Kochanek, HDC Assistant Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Henriksen (second: Rupert) move to approve the agenda with the addition of 33 N. Washington and 316 N. Grove St. as amendments to the agenda.

Approval: Yay: 5, Nay: 1. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

313 South Huron

Applicant: Don Streng, owner (absent)

Discussion: Application is for the replacement of the bottom right window on the north side of the house. Color of the window is white on the application. Window replacement is not to include the replacement of the transom/ fixed window at the top.

Condon: The application now answers some the questions tabled from the previous meeting, to answer why the window is being replaced and where the window is located.

Rupert: The quote is for three windows but application is for only one.

Stevenson: The quote may have been obtained for three windows but since the application is for the one window on the bottom right of the north side of the house, that is the only one that will be considered by the HDC.

There is a question as to whether the current window at this location is a fixed window. The quote is for a double hung window to replace it.

Schmiedeke: Questions whether the current window framing is going to be left or replaced. If the current frame is left then this would mean a reduction in the glass size. Also would like to know whether this window is something that can be fixed instead of being replaced.

Motion: Rupert (second: Schmiedeke) moves to table for more information as to whether the current framing around the window will be removed and replaced or will the current window framing remain with the new window and frame inserted into the existing framework as this will reduce the glass size. Also they would like to know if the owner has considered repairing this window.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

11 S. Adams St.

Applicant: Michael Morrissey, owner (absent)

Discussion: Application is for re-roofing of the house. A letter from contractor addressed the tabled issues from the previous meeting on October 22, 2013. They will be installing a ridge vent similar to the one that is on the roof already and will be covered by the shingles at the edge of the roof. The trim will not be visible except the drip edge which will be white and the flashing will be black.

Gutters are not listed in the quote, application or in the additional information so gutters are not considered to be part of this application.

Motion: Condon (second: Rupert) moves for approval for re-roofing in Virginia Slate as specified in the proposal from R. D. Kleinschmidt. The existing gutters are to remain.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

121 W. Michigan Ave

Applicant: Dominic Palazollo, representative for Allied Signs (contractor)

Discussion: Application is to replace the sign on the storefront of H & R Block with a channel letter sign. The current sign will be replaced with an LED sign that will be mounted to façade of the building with either thru bolts or anchor bolts. The façade on the building is porcelain finish.

Henriksen: Patching the material on this façade will not be easy. Changing the sign to a smaller one may expose some damaged areas that will need to be patched.

Stevenson: States that they are trying to make the applicant aware that the patching in this situation may be unique.

Palazollo: This is the only version of the H&R Block sign that they can go with. The contractor has already done a site survey of the building and they believe that they are aware of any possible issues and will patch as needed.

Motion: Rupert (second: Henriksen) moves to approve the removal of the existing H & R Block sign and replacing it with the proposed sign that is dated 9/19/2013 on page 3 of 11 in the application submitted.

Secretary of the Interior Standard:

#5: Preserve distinctive features.

#9: Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Yay: 5, Nay: 1. Motion carries.

318 N. Park St.

Applicant: Mike Condon, contractor (present)

Discussion: Application is for the removal of the existing windows sashes from six locations and to install six Jeld-Wen sash replacement kits to existing openings. New window sashes will be aluminum clad in Hartford green with two-over-two divided lights to match the existing windows. Original trim will be retained. Condon abstains.

Motion: Pettit (second: Rupert) moves to approve the removal of windows in six locations to be replaced with six Jeld-Wen sash replacement kits, aluminum clad in green. With a light pattern of two- over –two and the original trim retained.

Secretary of the Interior Standards cited:

#5: Preserve distinctive features.

#9: Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries. Condon abstains.

214 N Huron St.

Applicant: Cheryl Farmer, owner (present)

Discussion: Applicant is seeking to enclose the back porch on the house with glass doors and screens. Applicant was a study item previously.

Cheryl Farmer: Porch was designed to match the back of the house.

Condon: Suggests that Hardi Plank lap siding may work easier than cedar siding as cedar siding may split pretty easily.

Motion: Schmiedeke (second: Condon) moves to approve the application as submitted. Rupert and Henriksen abstain.

Secretary of the Interior Standards cited:

#9: Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries. Rupert and Henriksen abstain.

407 Washtenaw Rd

Applicant: Greta Furlong, owner (absent)

Discussion: Application is for the replacement of three vinyl windows to replace the already existing vinyl windows on the house. According to the application the vinyl windows were installed before the current owners purchased the property. These three windows currently do not function properly.

The fact that the vinyl windows were not installed by the current owners does not mean that the HDC is obligated to approve new vinyl windows to replace the existing windows when they were originally installed without HDC approval.

Motion: Condon (second: Henriksen) moves to deny the application since no vinyl windows are allowed in the historic district of the City of Ypsilanti. However the HDC will be open to discussing other options for the window replacement and the staff needs to advise the applicant.

Secretary of the Interior Standards cited:

N/A

Approval: Unanimous. Motion carries.

33 N. Washington St.

Applicant: Brian Robb, tenant (present)

Discussion: Application is seeking approval for a community bulletin board to be attached to the north side of Martha Washington Theater. This bulletin board will be made of plywood with the dimensions of 4'x8'.

Applicant states that there are many people looking for a place to announce events or post things in town. This will be a simple installation and attached with a Hilti fastening system with the help of Mr. Strensky. This bulletin board will follow the Ypsilanti sign ordinance and the public will be allowed to post things. The sign is in a very busy corner. The applicant will pull sign permits as needed and will monitor and maintain the board since he is the tenant at this location.

Applicant is not particular on color and would be fine with HDC input on the same.

Rupert: States that the applicant may want to use MDO for longevity instead of plywood as this will last out in the elements much better.

Condon: States that stapling to the MDO may be difficult.

Robb: States that he will replace materials as needed and will remove the board entirely if this begins to be an issue.

Rupert: Suggests that some sort of metal framing may help the bulletin board weather the elements better.

Condon: Suggests a type of bead molding or screen.

Motion: Rupert (second: Henriksen) moves to approve the installation of the bulletin board as presented in the application.

Secretary of the Interior Standards cited:

#9: Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

STUDY ITEMS

40 N. Huron

Applicant: Morgan Cox, representative of Fly Children's Art Center (present)

Discussion: The center is hoping to put some signage to create a more formal presence in the area. The services and materials will be donated to the art center by a vendor. There is not any signage above the window at this time. The word "Fly" would be orange with black lettering below it. The sign would go above the window.

The HDC would need to know what the materials would be for the sign and what it would be attached with when the application is presented to the HDC.

Applicant was advised of the next steps in the process for applying for HDC consideration of the signage.

ADMINISTRATIVE APPROVALS

316 N. Grove

Discussion: Application is for the installation of a new roof on the carriage house to match the existing color and roofing material that already exists on the main house.

Stevenson: States that they will authorize staff to do an administrative approval on this application.

Motion: Condon (second: Schmiedeke) moves for staff to administratively approve this application.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

305 Maple –garage construction, previously approved by the HDC on 9/10/13.

613 N Prospect –The building department should have issued a stop work order on 11/7/2013 since the porch is taken apart without permits. Staff needs to send a letter to the homeowner.

302 W Cross- scaffolding has been there for years. Rupert states that he has spoken with the owner and he is slowly and meticulously going around the building and re-glazing the windows.

219 N Huron- appears to be painting touch up.

42 E Cross- The awning is down and there is damage to the façade. Is this brick work or a permanent removal? HDC requested that staff send a letter to the owner letting them know that we noticed that work was being done.

326 E Forest- garage has no siding on it and it has been like this since the garage was built. The current owner bought the house with the garage in the condition that it is in currently.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 22, 2013

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:10 pm