

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 26, 2013

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Jennifer Henriksen, Alex Pettit, Michael Condon, Jane Schmiedeke
Commissioners Absent:	Ron Rupert, Anne Stevenson
Staff Present:	Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

313 South Huron

Applicant: Donald Streng, owner (present) and Michael Lopez, Lowes Representative

Discussion: Application is for the replacement of the bottom right window on the north side of the house. The application was tabled at the last meeting since the HDC wanted to know if the existing frame will stay in place or be removed with the moldings.

Lopez: The existing frame will stay in place on the exterior and the interior, all the trim and moldings will stay in place as well. It will have an aluminum clad exterior and the interior stop will be replaced along with the bottom sash. The transom above the window will stay in place. This new window is designed to be a pocket replacement. It will sit inside the existing jamb.

Henriksen: If the entire new window will sit inside the existing jamb, this will cause a reduction in the glass size and a change in appearance of the window.

Streng: He is replacing the side window first to see how it will work out. Applicant states that this is on the side and is fairly hidden. Will wait on the front window replacement to see how this side window works out.

Condon: Wanted to know if they have seen the window fact sheet from the HDC. (Staff provided copies of the same to the applicant and representative)

Streng: The current window is fixed and if a bed is to be in the room then the building department states that the window needs to be moveable. Since the current window is fixed, it needs to be replaced.

Prebys: This replacement window under consideration violates the window fact sheet and this is a concern to the HDC.

Streng: The transom above the window is a wood door that can open with a screen in front of it.

Condon: Generally when a double-hung window is replaced with another double-hung window, the HDC prefers to see a sash kit or a full frame replacement. But this situation is different due to a fixed window being replaced with double-hung window.

Pettit: Wanted to know if a sash pack would work in this situation.

Condon: Could put in a sash replacement kit with a lower pitched sill. Then you wouldn't have a frame within a frame or a sill sitting on top of a sill.

Prebys: HDC is anxious to not set a precedent here but the HDC is trying to be accommodating in this particular situation.

Streng: Has already purchased the window and is trying to get HDC approval, but the window has not yet been installed. The applicant is willing to go with a completely different window on the front of the house as he realizes that part of the house is way more visible.

Prebys: This is with the understanding that if approved it will be a onetime only approval and will not affect the future decision on the front two windows when they come before the HDC. This is an exception.

Condon: Would prefer a sash replacement kit in this case.

Motion: Condon (second: Schmiedeke) moves to approve the application to include the installation of the one window by Pella Corporation on the bottom right of the north side of the house. The new window will be replacing a fixed window with an aluminum clad pocket double-hung window. Window is being installed for egress purposes per local building code. Replacing a fixed window with a double hung window in this case is allowed. The window will be white and painted to match the colors on the house.

Secretary of the Interior Standard:

#1- Use property for original purpose or provide compatible use with minimal alteration.

#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

NEW BUSINESS

312 N. River

Applicant: Ypsilanti Food Co-Op, Corinne Sikorski (present)

Discussion: Application is to apply a vinyl logo watermark to the building on the northwest corner that was previously a study item before the HDC. Applicant is also looking for an extension on the previously approved awning and signage that has since expired.

Condon: Wanted to know if this watermark sign got held up by building or zoning departments. He is concerned that the watermark will not stick on the paint and brick for an extended period of time. Wanted to know if the applicant considered painting the logo on the building.

Sikorski: Applicant has checked into painting the design and this will actually cost more.

Motion: Henriksen (second: Condon) moves to approve the application for a vinyl logo sign to the northwest corner of the building as shown in the drawing submitted in the application. The sign will be a taupe or beige in color.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

Henriksen (second: Pettit) moves to allow administrative approval of the extension of the previous application for signage and awning.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

119 W. Michigan Ave.

Applicant: Andrew Hellenga (absent)

Discussion: Application is for the placement of a surveillance camera at the rear of the structure.

Motion: Schmiedeke (second: Condon) moves to approve the application as submitted.

Secretary of the Interior Standards cited:

#1-Use property for the original purpose or provide compatible use with minimal alteration.

#2-Do not destroy original character. Do not remove or alter historic material or features.

Approval: Unanimous. Motion carries.

315 Washtenaw

Applicant: Successful Real Estate Investment, LLC; Liz Harrow, architect (present)

Discussion: Application is for the painting of the structure and window replacement. Marvin sashes are to be used for window replacement.

Harrow: Owners are interested in the property as a rental property. She is trying to work with them and in the preservation of the structure and believes that the Marvin replacement sashes would age well. Client wants to clean up the house. This house is currently in poor shape. She will accept any advice on the windows. She also picked mild colors but is not committed to these colors.

Pettit: Wanted to know what the building department stated regarding the need for the egress windows.

Condon: Building code will supersede HDC rules regarding egress.

Harrow: Most of the windows in the bedrooms at the back of the house can be widened if needed for egress.

Prebys: Can look at the egress windows when they come up. Restoration might be cheaper than replacement on the windows.

Henriksen: Window insert wouldn't be approved in this case.

Harrow: Believes that the owners would start work on the house in January 2014.

Henriksen: Has no issue with the sash pack replacement, but would need to review if egress becomes an issue and what the new sizes would be for the windows.

Prebys: Discusses how to proceed since this is an action item. They can address the windows and paint colors.

Pettit: Has questions regarding the steel door and chimney pipe listed in a floor plan. As this is not on this particular application the HDC would not make a decision on this today.

Prebys: Generally do not allow steel or fiberglass doors in the historic district, wood doors are preferred. They would like to see the cut sheet for them when the application comes to the HDC.

Motion: Henriksen (second: Condon) moves to approve the application for window replacement. The existing windows will be replaced with aluminum clad sash packs by Marvin and will not be an insert type window replacement. Repair of the existing wood windows is an acceptable alternative to the sash pack replacement. Window and house paint colors will be determined at a future HDC meeting.

Secretary of the Interior Standards cited:

#6- Repair, don't replace. Replacements shall match the original.

Approval: Unanimous. Motion carries.

STUDY ITEMS

407 Washtenaw

Applicant: Greta Furlong, owner (present)

Discussion: Applicant was previously denied for a vinyl window replacement. The house is in a difficult area of town. The house is not near in value to what was paid for it. The applicant has just replaced the roof. The vinyl windows were already there when the house was purchased. All three of the windows that need to be replaced are on the back of the house. Did purchase the windows but can get her money back. Since the HDC denial she has looked at the HDC standards.

Condon: We understand that the windows on the house are already vinyl windows, but that was not done with HDC approval. The HDC can't approve vinyl windows as this will set a precedent.

Pettit: HDC does not allow vinyl windows since they do not last. The HDC also wants to help preserve the structure.

Furlong: This is in a rental area and it is difficult to get high quality tenant. Rents have dropped and there are two units in the building. She is trying to improve the property.

Prebys: HDC cannot approve vinyl windows due to Secretary of Interior Standards and cannot take into consideration what was already there when the house was purchased.

Condon: Wanted to know if the applicant has looked into repairing the windows that are on the home.

Furlong: Applicant states that she will now need to look into the repair of the windows.

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

Property Monitoring

613 N Prospect: building department has not heard either way regarding a stop work order on this property, pictures were taken of property on 11-26-13, HDC requests that a letter be sent and to consult with Teresa Gillotti regarding sending the letter.

42 E Cross: received an email from the property owners stating that the awning removal was part of maintenance since it was causing water damage to the façade, pictures were taken of property on 11-26-13. Future work needs to come thru HDC, no letter needed at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 22, 2013

Motion: Pettit (second: Condon) moves to approve with correction to 214 N. Huron discussion to correct the brand name to Hardi Plank.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Henriksen) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:20 pm