

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 12, 2014

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Jane Schmiedeke, Michael Condon, Hank Prebys, Ron Rupert, Alex Pettit

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to add 8 N River, 126 W Michigan and 418 N Hamilton as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

621 N River

Applicant: James Fishelson, owner (absent).

Discussion: Application is for the addition of a front porch and carport. This application was tabled at the July 22, 2014 meeting in order for the applicant to address some HDC concerns.

Staff contacted the owner to see at what stage the plans were and if he would be attending the next meeting. Staff was advised that the applicant was out of town and the next meeting that he would be able to attend would be the first meeting in September.

Motion: Rupert (second: Pettit) moves to table the application for 621 N River.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

6 N Huron

Applicant: Wayne Bryant, owner (present).

Discussion: Application is for an awning replacement. The new awning will be vinyl. This application was tabled at the July 22, 2014 meeting since the applicant was not in attendance, no photo was included with the application to illustrate the proposed awning, and there was not sufficient information included with the application.

Bryant: States that he has a sample of the proposed awning with him but that he was unable to duplicate the fabric that is currently present. The colors of the new awning will be different.

Prebys: Wants to know if the new awning will appear the same as the current awning.

Bryant: States that everything will be the same. The new awning will unroll and be done by the same company as before. The attachments already present for the old awnings will be re-used.

Prebys: Asks if just one awning is being replaced or if all of the awnings on the building will be replaced.

Bryant: States that he will be doing both sides of the building; Huron St and Michigan Ave.

Schmiedeke: Would like to confirm that he will be doing all five awnings.

Bryant: Confirms that this is the case.

Prebys: Would like to confirm that the installation is for 2 N Huron to 6 N Huron.

Bryant: Confirms this is the case and that the awnings need to be replaced since a tree has caused damage to one awning. He also anticipates some painting this fall, but he will submit a separate application for that plan later.

Prebys: Ask what the color of the awning is.

Bryant: States that the colors are rust and dark brown on sand.

Pettit: Inquires as to the company that makes the awning.

Bryant: States that it is Clothesline Plus by Vanguard. The company that will be doing to work is Signature Commercial.

Motion: Rupert (second: Schmiedeke) moves to approve the awnings for 2, 4, 6 N Huron St with the five awnings being re-covered in rust and dark brown on sand awnings by Vanguard.

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.

NEW BUSINESS

314 N Adams

Applicant: Taryn Scherer and Raymond Scherer, owners (present).

Discussion: Application is for a reroof on the structure with Owens Corning architectural shingles to match the existing.

Prebys: Would like to know what material will be used.

Scherer: Has been talking with several contractors and she is considering an Owens Corning architectural shingle. She would like to use the same color as currently there.

Prebys: Inquires as to what the color is currently.

Scherer: States that it is a black roof.

Prebys: Inquires as to what will be done about the drip edge.

Scherer: States that the drip edge will be replaced. The one that is there currently is a white aluminum drip edge.

Prebys: States that if it is replaced then it should be matched to the shingle color.

Scherer: States that if that is possible, then that is fine with her.

Schmiedeke: Inquires as to whether the gutters will be done as part of this work.

Scherer: States that she plans to have the gutters done at a later time.

Schmiedeke: Inquires about vents.

Scherer: States that they plan on doing soffit vents. She also states that one thing that might be a concern is that if there is rotting wood in the soffit area. She would like to replace it with Hardie Board since it will not rot like wood will.

Prebys: Would like to know where she is planning on using this.

Scherer: For the fascia and soffit vents but only if the wood is rotted and needs to be replaced.

Prebys: Inquires as to whether this will be painted to match.

Scherer: Agrees.

Motion: Condon (second: Pettit) moves approval for the application for 314 N Adams to include reroofing with a new shingle in a black or dark grey to match the existing three-tab shingles. Ventilation will be soffit vents and ridge vents. If can vents are required to comply with the building code; they must be placed in locations that are not visible from the street. A black drip edge to match the shingles will be used. No gutter work is planned at this time.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

76 N Huron

Applicant: Christie Lypka, owner (absent).

Discussion: Application is for vinyl window signage. Applicant advised staff that she would not be able to attend the meeting.

Schmiedeke: States that she would like clarification as to whether the vinyl figures will have a background or if the windows will be visible behind the vinyl slicks.

Staff: Confirms that the gray portion on the drawings depicts the clear window and there is no opaque background behind the figures.

Pettit: Would like to know if the red portion at the bottom will be seen as well as the RAC letters at the top.

Staff: Confirms this is the case.

Motion: Pettit (second: Condon) moves approval for the application for 76 N Huron to include the application of color vinyl window slicks. The colors are to be blue, yellow, green and red as depicted in the submitted application photos.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS-

8 N River

Applicant: Rob Hopps, contractor (present).

Discussion: Contractor is here to discuss a new door for the house.

Hopps: States that the front porch was hit by a vehicle. The porch will be replaced as it was before, but the front door is damaged and must also be replaced.

Prebys: Inquires as to what type of door is currently there.

Hopps: States that it is a steel, flush door.

Prebys: States that a steel, flush door would not be approved.

Hopps: Would like to know what to replace the door with. Would like to know if he can go with an insulated fiberglass, energy efficient door.

Prebys: States that this is unlikely and that HDC would prefer to see a light in the door.

Hopps: States that this door is the entrance to a common area and would need to be secure and self-locking.

Prebys: Would like clarification on the plans for the steps and the porch.

Hopps: States that the plan is to use poured concrete in the same form that the stairs were in before.

Prebys: Asks about the cheek walls.

Hopps: States that these will be poured concrete as well.

Schmiedeke: Provides examples of the types of doors that would be acceptable from the Fingerle catalog. States that she is using the catalog only because it has good examples. (Commissioner Schmiedeke has shown the contractor a Winter 2013 Fingerle catalog and has indicated the Simpson Entrance Doors on page 27 and has indicated that any door in the top row would be acceptable; numbers 6801, 6802, 6803, 6811, 6812, or 6813. The first three are preferable due to their style.)

Prebys: States that the owner could do gray or some other color that the owner would like to use for the door but that the HDC needs to know what the color is. It is preferred that the door is not painted white or another light color since it will show dirt easily.

126 W Michigan

Applicant: Corey Stersinger & Mike Nix; owner of Ypsilanti Running Co. (present)

Discussion: Applicants are here to discuss signage for the front and back of the store, and have brought illustrations of the proposed signage

Stersinger: The material proposed for the front sign is E-conolight, an aluminum composite. The sign will have a black background and gray lettering.

Prebys: States that the sign appears to be sized to fit into the space already allocated. Advised that this is a good plan.

Stersinger: Confirms that this is the case and that the sign will fit right into the space that is there.

Condon: Inquires about the back sign.

Stersinger: States that the back sign will be made of Lexan and placed in the metal framing that is already there.

Condon: Would like to know how the signs will be lit.

Stersinger: External spotlights for both signs are planned. She states that the window signs are going to cover about 20% of the windows and that they will be vinyl applied to the inside of the windows.

Condon: Inquires about why the colors are switched for the back sign.

Stersinger: States that it looks less stark.

Prebys: Advises that the overall plan is good and as it stands now could be approved.

418 N Hamilton

Applicant: David and Ester Center

Discussion: Applicants are planning on a fence installation with a gate entrance for the back yard and would like to know what is preferred.

Center: Is planning on cedar for the fence and has drawn a few examples of what he is planning.

Prebys: States that the height of the fence needs to meet code. The style proposed is fine.

Center: Would like to know if it would be a problem to remove the deck at the back of the house and if that would need to be approved by the commission.

Prebys: States that the removal of the deck would not be a problem but that it would need to be brought before the commission.

Center: Would like to use a lattice for the fence.

Rupert: Advises that is fine but that the applicants would be well advised to go with a heavy duty lattice rather than something that will fall apart easily. Advises that vinyl is not allowed.

Prebys: Advises that the HDC must consider any proposed exterior work. Advises on what would be acceptable for the documentation submitted with the application. Advised that it was good for them to come in and get to know the HDC and get advice on the project beforehand.

ADMINISTRATIVE APPROVALS-

511 N Prospect

Discussion: Application is for the installation of a new roof on the front porch only at this address. A Hanson's rep was previously in to discuss the change as a study item. Staff confirmed that the roofing is to match what already exists.

Motion: Pettit (second: Condon) moves to approve the administrative approval for 511 N Prospect for the porch roof installation

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring:

121 N Washington: Staff has emailed the owner with the concerns brought up by the HDC but has had no response.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014 with no response at this time. Staff will monitor and send a second letter if needed.

Terry Bakery sign: Staff advised that the building department approvals were issued on 7/8/14 but no inspection has been scheduled yet.

Porch fact sheet: The porch fact sheet was altered to address some spelling and format concerns as well as the 1" rule for tread overhang. Staff discussed with the commission changes that were made to the fact sheet. HDC discussed changes that should be made to the current fact sheet. Staff will highlight changes made to the fact sheet and have that ready for the next meeting for HDC consideration.

Good News: Commissioner Schmiedeke asks for HDC input on commendable work done in the Historic District during the past year to include in the Heritage Foundation's Good News newsletter.

Vinyl-clad windows: Commissioner Rupert states that he spoke with a sales rep for Marvin and the rep states that Marvin no longer carries vinyl-clad windows since they had low sales and that they deteriorate rapidly.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 22, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:06 pm