

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 25, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: 4th Floor Conference Room, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

312 N. River

Applicant: Corinne Sikorski, owner (present).

Discussion: Application is for the amendment to the previously approved sign installation. The amendment is to install the letters for the sign without the bar to attach them to the wall and instead install each letter with its own anchor and silicone pads. One mount will be placed in the wall per letter for a total of eighteen.

 Sikorski: States that the contractor installing the sign says to take out the bar holding the letters since the bar would add a place for debris to collect. She states that she was advised that the letters would be more secure if attached to the wall with their own anchors.

 Schmiedeke: States that if the sign was placed on the bar it would mean that the letters would not be flush against the wall. Flush mount means that the sign will be right up against the wall of the building.

Motion: Prebys (second: Schmiedeke) moves to approve the amendment to the application for 312 N. River. The amendment is to change the installation of the sign. Instead of a track mounted sign it will now be flush mounted. Each

letter of the sign will be given a 1" hidden mortar joint stud mount along with two to three hidden silicone mounting pads. The stud mount needs to be of a non-corrosive material.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS

310 Florence

Discussion: Application is for the installation of a new roof and to replace the gutters on the home. This work has already been completed as of May 2013. The new replacement gutters are the same color as the previous gutters on the home. The roof appears to be a similar color.

Motion: Prebys (second: Henriksen) moves to approve the administrative approval for 310 Florence for roof installation and gutters.

Approval: Unanimous. Motion carries.

309 Florence

Discussion: Application is for the installation of a new roof. Staff talked with the applicant since the application was not specific and the applicant stated that the plan is to match the existing color and roofing material to what is already there. The only other work planned is for the repair of a damaged gutter. All roof vents are planned to stay the same.

Motion: Condon (second: Pettit) moves to approve the replacement of the roof at 309 Florence with the new roof in a matching color and venting in the existing locations. If code requires additional venting then soffit and ridge venting are preferred, if can vents are utilized then they should not be seen from the street.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring- none

Vinyl Clad Resolution

Discussion: Resolution regarding the disallowance of vinyl clad windows within the district is presented.

Pettit: Has a question regarding the issue with vinyl clad windows. He states that the HDC wants to protect the original materials in the house but would like to know if there are other artificial materials that we would have an issue with for windows.

Henriksen: States that she believes that the issue is about the performance of vinyl for windows.

Pettit: States that vinyl has come a long way and would like to know if the HDC will re-evaluate at a later date since strides may be made in the future that mean that vinyl will be a better option. He would like to know if there is a time threshold that the HDC would feel comfortable with in regards to a guarantee for durability in vinyl windows.

Prebys: States that a major problem with vinyl windows is that they deteriorate with UV light exposure and they have a relatively short useful lifespan.

Condon: States that he has installed vinyl clad in the past and has not noticed any particular problems with the windows that he has installed, but that he will not install vinyl siding since it appears to be made with gaps in it that would allow water to penetrate. He states that he has seen some vinyl-clad windows installed in the last 25 years or so where the vinyl has started to chip off. Most clad windows are aluminum clad not vinyl clad. He states that he does not have a strong opinion either way, but has seen some vinyl deteriorate.

Petit: States that he would like to see the first paragraph worded better on the resolution. He wants to make sure that the resolution makes sense and that it stands up on its own. It may be just a matter of the wording in the first paragraph.

Stevenson: Agrees that the first paragraph may need to be reworded. Overall, the HDC needs to make sure that the home owners in the district are using a sustainable product for window replacement. States that she and staff will work on the first paragraph and revisit for next HDC meeting.

Window Fact Sheet

Discussion: The window fact sheet was altered to remove the option for the installation of vinyl clad windows and to state that vinyl clad windows are not allowed in the historic district.

Schmiedeke: States that she would like to know if the whole section about window repair on the first page is accurate.

Prebys: States that we could possibly refer to some other reference for window repair instead of the step-by-step listed on the fact sheet.

Condon: States that the first sentence that addresses the screen/storm windows needs to be reworded since it is confusing.

Prebys: States that the sentence could be reworded to state as follows: "Any screen/storm configuration must be compatible with the window it is covering."

Schmiedeke: States that the sentence regarding shutters should specify wood shutters since there are other alternatives out there.

Stevenson: States that there was only really two changes to the fact sheet from what they have in front of them; the change to the storm/screen sentence and to add the word "wood" in front of shutters at the beginning of the sentence about shutters. She states that the corrections can be made and brought back for the next HDC meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 11, 2014

Motion: Prebys (second: Henriksen) moves to approve with corrections.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Petit (second: Henriksen) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:55 pm