

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 10, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Alex Pettit, Jane Schmiedeke, Anne Stevenson, Ron Rupert,
Michael Condon

Commissioners Absent: Hank Prebys

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Pettit) moves to approve the agenda with the addition of
305 Maple, 206 Oak, 504 N Huron and 56 E Cross (Sidetrack Bar & Grill) as
study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING- None

NEW BUSINESS

113 Woodward

Applicant: Ashutosh Agarwal, owner (present).

Discussion: Application is for exterior painting, replacement of missing siding, window
replacement, exterior painting on the garage and the replacement of the
deck on the second floor at the back of the structure.

Stevenson: Clarifies that the application is for vinyl windows and advises
that vinyl windows are not allowed in the district. The options for
replacement are aluminum clad and wood windows.

Agarwal: Would like to know if that is the case when vinyl windows were
there previously.

Stevenson: Confirms that even if vinyl was there before, it is still not allowed
as a replacement window.

Rupert: States that he was there last week and that these windows are
wrong.

Stevenson: States that these vinyl windows could have been installed pre-1978 before the historic district existed or these could have been replaced without the approval of the HDC, either way if an owner replaces any windows in the district, vinyl is not an allowed material. States that this is why the HDC recommends that anyone interested in doing work attends an HDC meeting as a study item beforehand.

Agarwal: States that he was not aware that the house was in the historic district when the work was done. Once the building inspector came out and advised that the work needed to stop, he complied with the request.

Condon: States that when the building permits were pulled for the windows, he would have been advised that the house was in the historic district. Clarifies with the applicant that the windows were installed without a building permit.

Stevenson: States that since there are multiple things on the application, it cannot be approved as a whole and an application cannot be split up. Would like to know what work has already been completed.

Agarwal: States that he did not do the siding. There is currently aluminum siding on the house and what needs to be replaced takes up about 5% of the building.

Rupert: States that the siding is a repair and this is a minor part of the building.

Stevenson: Would like to know if the painting that was completed already is the same color that was there before.

Agarwal: States that the paint is an off-white color now, as opposed to the white that was there before.

Rupert and Schmiedeke: State that this new color is an improvement on what was there.

Pettit: Would like to confirm what is going to be done on the garage.

Agarwal: The garage repair was pointed out in the inspection and he is planning on just repainting the fascia and trim in the existing color, which is white.

Petit: Would like to discuss the deck.

Rupert: States that if the deck sits directly on to the roof of the porch below then the building inspector will not approve this. Recommends to forget the deck on the second level and close off the existing door. He states that this will cost less.

Agarwal: States that he was planning on supporting the deck from the ground and not the top of the porch. States that he will not place a staircase on the side for egress. He feels that this is a nice feature of the house. But if there are some issues with the deck, then he can rethink it.

Pettit: States that he would not like to get involved in the design of the deck. The property owner should come up with a proposal regarding the deck to submit to the HDC as a study item. This proposal would also need to be approved by the building department.

Agarwal: States that he would like to know what the concern is with the deck. Would like to know if this an HDC issue or a building department issue.

Condon: States that he believes that what Commissioner Rupert is stating that he would not like to see anything covering the current porch, such as posts running out in front of the porch. He believes that the deck in its current footprint will not be approved by the building department. He states that some investigation will be needed as to whether this deck is feasible.

Agarwal: States that he is open to rethinking the roof deck.

Pettit: States that he will be fine with the closing off of the door at the back of the house and that the deck was not original to the house.

Stevenson: Advises the applicant needs to come up with a new application for the windows and the door removal or deck repair. The paint does not need to go on the application and the siding does not need to be addressed since this is a repair.

Agarwal: Would like to know what his options are for the windows since he needs to take them out.

Condon: Advised that wood or aluminum-clad wood windows are allowed. Advised regarding the window fact sheet that the HDC has. He also advises that a sash replacement kit can be used to replace the windows. Explains how a new construction window would work. Advises that the allowed types of windows can be found at any big box store.

Pettit: Advises to go with a different window in the back instead of the slider window that was placed there.

Rupert: Advises a casement style window for the small window on the back of the house would be more appropriate.

Motion: Rupert (second: Condon) moves to deny the application for 113 Woodward due to the changing of distinctive features and improper materials.

Secretary of the Interior Standard:
#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

STUDY ITEMS

110 W Cross

Applicant: Michigan Firehouse Museum & Education Center, Maura Overland (present).

Discussion: Application is for repair and re-pointing of the bricks on the historic structure.

Overland: States that they submitted a grant application for some repair to the façade. States that she has the fact sheets produced by the HDC on mortar and brick work. States that they have not picked a contractor yet and would like to know if samples would need to be submitted to the HDC.

Condon: States that the mortar mixture may be a little different than what is listed on the Ypsilanti HDC website but that the repairs that were made previously used a mortar mix that was too hard. He also states that there was a gutter issue previously that caused damage to the pilasters.

Overland: States that the gutter leak has been addressed.

Condon: States that the HDC does not necessarily need brick and mortar samples. Advises that the applicant will need a good contractor to locate the right color bricks and mortar. Especially since the type of bricks utilized on the structure may be difficult to locate.

Overland: States that they are still waiting on the grant approval and more contractor bids.

Condon: States that there are repair kits for terra cotta that may work for this. He also recommends contacting local brick yards to locate the proper brick type.

305 Maple

Applicant: Cameron Getto, owner (present).

Discussion: Applicant is interested in a solar array on top of the new garage at the back of the property.

Getto: States that the solar array will not be seen from the front of the house but will be seen from the alleyway. The garage is a new construction. The panels may hang over the sides of the garage. They are considering a portrait or landscape alignment, the applicant is leaning towards the landscape orientation but this will require more hardware.

Strenski: There will be a 21" overhang that they are trying to make up if done in a portrait alignment; they will possibly make this up on the top and bottom edges.

Pettit: Would like to know how much the overhang will be.

Strenski: States that the overhang could be split in half between the top and bottom.

Condon: There is a concern that the fascia and trim will be covered by this overhang. As long as the trim was not covered by the solar array, then the installation would be fine.

Getto: States that he will do a mock up of the plan before coming back before the HDC.

206 Oak

Applicant: Dave Strenski, contractor (present).

Discussion: Applicant is interested in a solar array on top of the new garage.

Strenski: Advises that the install will be on the garage and potentially on the back of the house.

Condon: States that he is not opposed to the garage solar install but is not sure about the install on the house since it will be visible from Maple Court.

Rupert: Would like to know if the garage is a 20th century addition.

Strenski: States that he is not sure on the date of construction.

Stevenson: States that she is fine with the garage installation but is not sure about the solar array proposed for the back of house.

Strenski: States that the pitch on the garage is steeper than that on the house.

Rupert: Would like to know if the panels will be installed on the back porch roof.

Strenski: Confirms that this is the case.

Condon: States that they should do a mock-up since it is already being done for another house.

504 Huron

Applicant: Dave Strenski, contractor (present).

Discussion: States that the owners are interested in a solar array.

Strenski: Advises that this particular roof is complex and there are many areas that would not be feasible other than the carport area at the back. Advises that the install will be on carport and possibly part of the roof, but it may not be worth it with the amount of panels that they will be able to install.

Condon: States that the south facing triangular roof portion will not be allowed.

56 E Cross (Sidetrack Bar & Grill)

Applicant: Dave Strenski, contractor (present).

Discussion: Owner may be interested in a solar array on top of the flat roof. It may stick up about a foot and a half above the 3 story structure.

Strenski: States that the roof installation may be seen a little from the back of the structure. Also, there is a company that does a solar panel array that has glass on both sides and this may be used to replace the awning over the back of the restaurant.

Schmiedeke: States that a solar awning does not provide the same atmosphere as the current awnings. Would like to know what the heat transfer would be to the people sitting under it.

Strenski: States that he has not had personal experience with these awnings but that the sun would be mostly blocked by the panels. Advises that this will be a custom job.

Stevenson: Would be fine with the panels on the roof, but is not sure on the awning solar array.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- updates

212 Maple/216 Maple: Posts were installed between the two houses and a chain hung from the four posts that were installed. The actual fence was done at 212 Maple. The HDC would like a letter sent to the owner regarding the fence installation. The porch on 216 Maple will need to be researched more since this does not appear to be original to the structure.

106 S Washington: The roof is sagging on the outbuilding behind the house. The building department advises that they are doing a rental inspection next month and this issue will be addressed at that time.

314 E Cross: Staff advises that the building department issued a citation for the porch today.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –None

HOUSEKEEPING BUSINESS

Approval of the minutes of May 27, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm