

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 11, 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, Ron Rupert

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moves to approve the agenda with the addition of
317 S Huron as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

520 N Adams

Applicant: Amanda and William Allen, owners (present).

Discussion: Application is for an addition to the home.

Allen: States that the flat roof on the back of the 2nd floor of the house is in need of repair or replacement. She is not sure why the roof was flat other than it could be a previous addition. However the trim inside is the same as the rest of the house. States that she would like to make the addition a more useable living space. The roof will be peaked to match the other two peaks on the house.

Schmiedeke: States that what is listed as the east elevation on the plans is actually the south elevation.

Prebys: States that the windows will change.

Allen: States that she is willing to put in the type of windows that the HDC would require.

Rupert: States that wood windows or aluminum clad wood windows are needed. These windows need to be 1-over-1 double hung. No specific brand is required.

Schmiedeke: States that this would be visible from the street.

Allen: States that there is a chimney that she was not able to see on that side of the house.

Henriksen: Would like to know what type of siding would be used for the addition.

Allen: Would match the siding as close as they can since what is currently on the house is asbestos siding. States that they would like to get rid of the asbestos siding in the future.

Prebys: May not be able to find anything to match the asbestos siding.

Condon: States that there is cement siding that may closely match the asbestos.

Rupert: States that it is perfectly acceptable to use clapboard siding since that was what was on the original structure.

Schmiedeke: States that if they ever get around to removing the asbestos siding then it would be a better match to what exists under it.

Allen: States that the roofing would match the existing asphalt shingles.

Pettit: Would like to know if there is any venting needed in the area of the addition.

Allen: Plans to do spray foam insulation but is not sure of what specific venting is needed with that.

Condon: States that a baffle system would probably be used.

Rupert: Would like to know if the chimney would need to be built up.

Allen: Confirms that the chimney is used for venting for the furnace and hot water heater.

Rupert: States that the chimney will have to be extended and that the brick and mortar will need to be matched to the existing.

Prebys: States that they may want to consider having the chimney lined since the gas furnace exhaust will cause acid to attack the mortar and cause damage to the chimney and this would mean more expense later on.

Rupert: Would like to know if the gutters and drip edge will be the same along with the color scheme on the house.

Allen: Agrees that all will be the same.

Motion: Condon (second: Prebys) moves to approve the application for 520 N. Adams to include the modification of the roofline on the rear portion of the structure. The existing lower roof pitch will change to a new higher ridge with a dormer added on the south side. The new portion will be sided with clapboard with an exposure to match the existing exposure of the original clapboard siding under the current asbestos siding on the house. New windows will be wood or aluminum clad wood 1-over-1 double hung. Roofing will be asphalt shingles to match the existing. Any roof venting will be ridge venting. If can vents are required to meet code, then they shall not be seen from the street. The existing chimney will be rebuilt as required by code with a brick to match the existing. Paint colors to match those existing on the house. Drip edge to match the shingles and gutters to match the existing.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

317 S. Huron

Applicant: Fran Gunderson, owner (present).

Discussion: Application was denied back on January 28, 2014. Applicant was unable to attend the meeting and would like to discuss.

Gunderson: Could not attend the previous meeting due to the weather. The HDC has already looked at this. The windows were replaced in 2006. The windows that were there prior to the current replacement windows were jalousie windows and were installed by the previous owner. The wind was going right through those windows and she felt that the windows needed to be replaced as soon as possible. She was not aware that she needed approval for this as she thought that only the front of the house was something that needed to be reviewed by the historic district commission. These windows are on an addition done in the 1950s. These windows were large and were unlike any other historic windows in the city. She had a company called Citywide come out and do the work; this is a company similar to Wallside as they make the windows. She has had inspections since the windows were installed and this is the first time that it was brought to her attention.

Stevenson: States that the application was denied and that this has returned as a study item. The HDC will not reverse this decision but the applicant can appeal or put in a new application. She advises that the HDC does not approve vinyl or vinyl-clad windows within the historic district.

Gunderson: States that she was advised to come back here. She is extremely discouraged with all the issues with the City of Ypsilanti. She states that this house has been inspected three times and she got a long list of things that needed to be corrected. She states that at this time she may look into selling the house.

Stevenson: Apologizes and states that we have to look at this application when it was brought to the HDC. It does not matter that the work was previously completed.

Gunderson: Wants to know if the HDC is saying that she would need to take these windows out and put new windows in to get approval.

Rupert: Confirms and states that the new windows would need to be wood or aluminum clad windows in order for the HDC to approve them in the district. Advises that the Ypsilanti HDC has a charter to uphold the ordinance in the district for over 25 years.

Gunderson: States that she will not change the windows.

Condon: States that the HDC understands and is sorry that this has happened. He states that the contractor should have pulled the required permits before installation. If the correct process was followed then the contractor would have been advised that the house was in the historic district and what the acceptable materials for use were. The contractor could then have discussed the appropriate windows with the applicant.

Gunderson: States that the company is a pretty big company and that she cannot imagine that he did not pull permits.

Prebys: States that the needed permits were not pulled for this work.

Gunderson: States that she is upset with the City of Ypsilanti.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring- none

Vinyl Clad Resolution

Discussion: A resolution regarding the disallowance of vinyl clad windows within the district is presented with the suggested changes from the last HDC meeting.

Stevenson: States that it looks good.

Motion: Schmiedeke (second: Prebys) moves to approve the vinyl clad resolution as presented.

Approval: Unanimous. Motion carries.

Window Fact Sheet

Discussion: Window fact sheet was altered to remove the option for installation of vinyl clad windows and include the updates that were suggested at the previous HDC meeting.

Prebys: Would like to know if the HDC should address fiberglass windows on the fact sheet.

Stevenson: Wants to know if the word preferred in "wood windows are preferred" is an issue since that can be interpreted differently.

Pettit: States that clearly we are targeting homeowners with this fact sheet.

Rupert: States that we may need to take window installation on a case by case basis and cannot make a judgment on every replacement window on the fact sheet.

Motion: Rupert (second: Schmiedeke) moves to approve the window fact sheet as submitted.

Approval: Unanimous. Motion carries.

HDC Election Results

Staff advises that Anne Stevenson will continue to be the HDC chair and Hank Prebys will continue to be the vice-chair.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of Feb 25, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:59 pm