

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 25, 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, Hank Prebys,
Michael Condon, Jennifer Henriksen, Ron Rupert

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

301 W Cross

Applicant: Stefan Williams, representative (present).

Discussion: Application is for the replacement of sign panels in the stand alone sign. The sign is to be a red background with clear letters.

 Stevenson: Would like to clarify what colors will be used on the signage since the application states that they will use clear lettering.

 Williams: States that they plan for an opaque red background and translucent white letters on the sign.

 Pettit: Would like to know if the size of the sign is to stay the same as what is currently there.

 Williams: Confirms that they are using the same size sign as what is there currently.

 Prebys: Would like to confirm that the red color for the background is going to be opaque.

Williams: Confirms that the red background is going to be opaque.

Motion: Rupert (second: Prebys) moves to approve the signage for 301 W Cross as submitted. The sign background is to be an opaque red and the lettering will be a translucent white.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

422 N Hamilton

Applicant: Fred Wheeler, owner (present).

Discussion: Application is for the addition of a roof, posts and railings to the existing rear porch.

Henriksen: Would like to confirm that the work planned is for the addition of a railing and roof to the existing porch.

Wheeler: Confirms that this is the case.

Pettit: Would like to know if the porch roof was there previously and if the commission is fine with the addition if it is not something that was there historically.

Rupert: States that some sort of steps and roof would have been there historically.

Henriksen: Would also like to know if the existing porch will otherwise stay the same and no finish would be added to it.

Wheeler: States that the porch will stay the same, no finish is to be added.

Prebys: Recognizes that the plan calls for a composite siding and a decorative metal railing.

Wheeler: Confirms the plan is for composite siding and a metal railing.

Pettit: Would like to know if the porch ceiling is planned to be a vinyl perforated soffit material.

Wheeler: Confirms that is what is planned.

Prebys: Would like to know what material will be used in the wrapping of the porch posts.

Wheeler: The plan is for the porch posts to be wrapped in pine that is 1 inch thick.

Prebys: Would like to know if the porch roof will extend to the addition.

Wheeler: States that the new porch roof will not extend to the addition off of the back of the house.

Rupert: Would like to know what the commission thinks about the metal railing.

Condon: The metal railing is acceptable since the porch is of masonry construction.

Henriksen: Would like to know what the commission thinks about the vinyl ceiling.

Williams: States that regarding the ceiling, he is open to suggestions for different materials. He would like to know what the HDC would prefer and suggests a rough sawn plywood for the ceiling.

Condon: Confirms that a rough sawn wood would be acceptable or to use bead board since the entire area does not need to be vented.

Prebys: Requests to know if the house is still wood sided.

Wheeler: Confirms that the siding on the house is wood.

Schmiedeke: States that the composite siding needs to be smooth and needs to match the exposure on the current siding.

Pettit: Would like to know if the columns are going to be round or square.

Wheeler: States that the columns will be square.

Rupert: Would like to know about the light fixture since one is required for the back door. The commission would like to know what the current light will be replaced with. He suggests that if the current light fixture is in the way of the planned porch work then an option for the replacement of that light is to install it in the ceiling of the new roof. He states that it will need to be simple jelly jar if replaced in the same location.

Pettit: Wants to know if the commission should address the style of railing since the plans call for a decorative railing, but are not more specific than that.

Prebys: States that the railing needs to match what is on the submitted plans.

Motion: Henriksen (second: Condon) moves to approve the application for 422 N Hamilton for work to the rear porch to include a new roof over the porch and two columns to support the roof, and a metal guardrail. The guardrail will be per the submitted drawings and will be painted. The post column covers will be wood as shown in the submitted drawings and painted. The porch ceiling will be a wood bead board and painted. Asphalt roof shingles will be used on the roof and composite siding will be smooth to match the existing siding on the house. The gutter and downspout for the porch will match the existing trim color and the downspout will be located on a corner of the porch. Submitted drawings are from G.A.V. & Associates dated January 31, 2014. New siding color and trim color are to match the existing house colors.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

7 S Washington

Applicant: Josh Taylor, representative (present).

Discussion: Application is for the installation of vinyl window lettering.

Taylor: States that there are two large windows on which the lettering will be applied. The lettering will measure about 5' x 3' for each window and will take up less than 50% of the window.

Schmiedeke: Would like to know if the lettering will be applied to the inside or outside of the windows.

Taylor: Believes it will be applied to the outside, but is unsure. He will check into this.

Stevenson: Recommends that the lettering be applied to the inside of the window for protection.

Motion: Prebys (second: Henriksen) moves to approve the application for 7 S. Washington for the signage on the two windows per the submitted application.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

513 N River

Applicant: Joe Secore, owner, (present)

Discussion: Secore: He is looking to replace the back entry door on the house. He is looking at replacing the current door with a wood grain textured fiberglass door. He states that he would prefer a fiberglass door rather than wood due to warping. He states that he is planning on a pre-hung door.

Prebys: States that the commission would not approve the wood grain textured fiberglass door because the door is a fake.

Condon: Ideally the commission would prefer a wood door.

Prebys: May approve a fiberglass door that is smooth, but it depends on the situation. No half moon light on the door, the commission would prefer a rectangular window rather than half moon window on the door.

Condon: Advises that solid wood doors are still sold and that with proper weather stripping a wood door should work well.

42 E Cross

Applicant: Michael Condon, contractor (present).

Discussion: Owner is looking at sash replacement kits, but the current color of blue is not available. The current wood windows are not clad and the seals are failing.

Prebys: Recommends that the new window be black.

ADMINISTRATIVE APPROVALS-

121 W Michigan

Discussion: Staff administratively approved the tear off and reroof of a flat roof for this location. The new roof is to be white.

Motion: Schmiedeke (second: Prebys) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

209 E Forest: Rupert states that the access ramp approved previously looks excellent. The contractor did a good job and the skirting is what was discussed.

314 E Cross: The house currently has an unstable porch and boarded up window. Believes that this is a hazard and would like staff to check with the building department and send a letter to the owner.

Fake roofing materials

An article brought in by one of the commissioners prompts a discussion of new roofing materials that fake the look of another material. It is decided that the commission would need to take some time to think about this issue, but that each application for something like this may need to be taken on a case-by-case basis.

Neglected houses in the district

There is a concern that some houses in the historic district might be lost due to neglect. A discussion follows about what the commission can go to halt this issue. 314 E Cross is brought up as an example and staff is requested to send a letter to the property owner regarding issues with an unstable front porch and boarded up window.

Email regarding 113 E. Cross #4A

An email was received from the property owner of this address, Stewart Beal, regarding replacement of the door and screen door at this location. A discussion follows regarding screen door and wood door replacement options. The current

door is distinctive and the commission feels that every attempt should be made to save it.

Condon: States that the commission has approved metal screen doors in the past, but in very simple designs.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 11, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:06 pm