

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 27, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moved to approve the agenda with the addition of
the Starkweather house under other business.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

301 W Cross

Applicant: Haroun Mohammed, owner (absent).

Discussion: Application is for a vinyl window sign that has already been installed at this
location.

Motion: Prebys (second: Pettit) moves to approve the vinyl window sign for 301 W
Cross.

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

Approval: Unanimous. Motion carries.

230 W Michigan

Applicant: Home Services LTD; Ron Rupert, contractor (present).

Discussion: Application is for a remodel of the storefront.

Rupert: The plan is to duplicate the façade at 234 W Michigan and duplicate the colors used there as well. The shake shingles will be removed along with the glass block and green paneling above the storefront. New windows will be installed and will be one-over-one double-hung, metal clad windows. These will be identical to those on the building next door. The eyebrows over the windows will be duplicated.

Henriksen: Would like to know what will happen for the storefront portion.

Rupert: The storefront shingles will be removed and there will be a flat signboard panel under this.

Pettit: Would like to know how many windows will be placed in the upper story.

Rupert: States that there will be two windows installed. Currently there are metal casement windows there.

Henriksen: Would like to know if the submitted plan is what was there previously.

Rupert: Confirms this and if the paneling is taken off the upper level most of the brick is still there. States that the pilaster and arches are the only areas that will need to be re-bricked.

Prebys: States that even though what is there is a change over time and may be historic in its own right, the design that is there currently does not fit in with the overall look in this section of Michigan Ave.

Stevenson: States that this design is not a good representation of the era that it comes from.

Motion: Schmiedeke (second: Prebys) moves to approve the application for 230 W Michigan as presented.

Secretary of the Interior Standard:

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

5- Preserve distinctive features.

Approval: Yay: 6. Nay: 0. Rupert abstains. Motion carries.

328 E Cross

Applicant: Michael Newbery, owner (present).

Discussion: Application is for a chicken coop and fence installation.

Prebys: Wants to know if the outbuilding (coop) has already been completed.

Newbery: The chicken coop is already built and he has a picture. The chicken coop was built with reclaimed lumber. The coop has a shed roof with same shingles as what exist on the main house. The coop is painted the same colors as the trim on the house.

Rupert: Would like to know what the coop is sitting on.

Newberry: States that he floated it on cinder blocks that are 1" off of the ground with an aluminum buffer between that and the frame.

Prebys: Would like to know more about the fence and if it will be on one side of the house only.

Newberry: States that the fence will function as more of a driveway gate. The rest of the yard will still be open but the gate will afford some privacy in that area.

Rupert: The gate will be a lot of weight and wants to know if the applicant thought of using a wheel for support.

Newberry: Agrees that a wheel is a good idea.

Prebys: Advised that the fence fact sheet produced by the HDC states that stockade fences are not allowed.

Newberry: States that he did bring a backup plan if the stockade fence was not allowed. He believes that the stockade fence is in fact historical and he wants authenticity. States that the dog-eared fence is not appropriate for the time period of this house.

Schmiedeke: States that if they allow stockade for him the HDC will be setting precedent.

Stevenson: HDC is not allowing this type of fence since it creates a false replication of something that was not there historically. If the applicant had found documentation that proved that the stockade fence was there historically then the HDC would consider that type of fence for this particular location. The HDC is not looking to replicate history and this fence would give a false sense of history. The dog-eared fence is compatible without replicating history. She would like to know if the type of boards on the application for the fence are flat boards.

Newberry: States that he is looking at flat boards for the fence.

Condon: The reason that the stockade fences are not favored by the commissioners on the HDC is due to the fact that they are too tall and carry a lot of abrupt shapes and this draws attention away from the house.

Prebys: Would like to know how the commission feels about the 6' fence height.

Rupert: States that since it will be placed back from the front of the house, it should be fine. He would like to know if the fence will be attached to the existing chain link.

Newberry: States that the fence will be independent from the house and the chain link fence. States that he is fine with using the flat top or dog-eared fence.

Schmiedeke: States that she is disappointed that the chicken coop has already been completed before the HDC was able to consider the application for it.

Motion: Condon (second: Henriksen) moves to approve the construction of the chicken coop as described in the application and the construction of a privacy fence about 20' back from where the house begins. Two 8' sections of either flat or dog-eared wood fence panels are to be painted Sheraton sage to provide a driveway gate. The colors for the chicken coop are Billiard green and Sheraton sage.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

210 Arcade

Applicant: Discount Roofing; Abdul Reimer, contractor (present).

Discussion: Application is for reroof of the house.

Reimer: States that the new roof will be basically the same color that is on the house now. The application is for a tear off and reroof. They will also bring it up to code with the drip edge and ice shield.

Stevenson: Wants to know if any venting will be done.

Reimer: States that they will replace whatever is already there.

Prebys: Would like to know what color drip edge will be used.

Reimer: States that it will be white.

Prebys: Would like to know if they are planning on doing anything with the eaves troughs.

Reimer: States that they will not be doing anything with them.

Pettit: Would like to know what the existing situation is with the venting on the house.

Reimer: States that there are can vents at the back of the roof.

Prebys: Would like to know what the specific color of the new Timberline roof will be.

Reimer: States that the specific color is Birchwood.

Motion: Prebys (second: Pettit) moves to approve the application for reroofing at 210 Arcade to include the tear off of the old roof and the installation of Timberline GAF dimensional shingles in Birchwood. The drip edge will be replaced in white and vents are to be replaced in their current locations with no vents to be placed on the front side of the house.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

50 E Cross

Applicant: Janette Rook, owner (absent).

Discussion: Application is for signage to be placed on the awning.

Motion: Prebys (second: Pettit) moves to approve the application for sign work at 50 E Cross as submitted.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

220 N Huron

Applicant: Ypsilanti Historical Society, Al Rudisill (present).

Discussion: Application is for sidewalk repair.

Rudisill: The limestone slabs used in the walkway to the house are cracking and they are planning on cutting the current limestone slabs down to 4' and then placing donation bricks along the sides of the slabs. States that the plan is to place a concrete edge along the sides to protect the bricks and keep them in place. Also, they plan to use concrete to replace the limestone in the middle if cutting them will not work.

Rupert: States that his concern is with lifting the slabs to cut them.

Condon: States that they will probably cut the slabs in the ground.

Rudisill: Is planning on rotating the slabs to make the walkway longer to replace the concrete at the end.

Condon: States that the limestone may be irregular on the bottom of the slabs. Wants to know if the surface of the limestone is pitted.

Rudisill: States that the surface is not too pitted.

Prebys: States that this is a historic feature of the house and the HDC is concerned about losing that feature. States that the HDC will prefer not to have the limestone replaced.

Schmiedeke: States that it appears that the slab in the middle is the worst shape. She would like to know if these limestone slabs can be repaired or replaced.

Condon: States that there are some repair options, such as an epoxy that can be used for repair. This depends on the place that is damaged.

Schmiedeke: Would like to know if it is possible to replace the limestone.

Condon: States that it is possible to replace them but he is not sure how much it would cost. Suggests contacting local suppliers regarding the cost to replace.

Prebys: States that there is probably not an entire 4' section on the one slab that could be salvaged.

Pettit: Would like to know if there is heaving.

Rudisill: Confirms that there is.

Stevenson: Would like to know how the HDC feels about the plan in general, especially the concrete edging.

Prebys: States that there would need to be something positioned on the outside of the bricks to keep them in place.

Condon: States that there are subsurface galvanized metal and plastic paving systems that can be placed in the ground to hold the bricks in. The concrete edging may crack.

Rudisill: Suggests that a row of vertical bricks can be used for the edging.

Rupert: States that he would like to see a brick edging or the paver edging system used instead of the concrete edge.

Prebys: Would like to see the limestone preserved or replaced with new limestone. Concrete is a last resort. Brick edging or a paver edging system is preferred rather than the concrete edge for the bricks.

ADMINISTRATIVE APPROVALS

100 E Cross

Discussion: Staff administratively approved the repainting of the structure in the same colors as currently there. This application was submitted since the applicant was applying for a DDA façade grant.

Motion: Pettit (second: Henriksen) moves to approve the administrative approval of 100 E Cross to match the existing colors.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring-

113 Woodward: Staff spoke with the owner last week and the owner is planning on submitting an application for work. The owner was not aware of the fact that the house was in the historic district. Staff advised the owner that vinyl is a material that is not allowed in the historic district.

106 S Washington: Roof is sagging on the outbuilding behind house. Staff emailed the Ypsilanti building manger regarding the possibility of listing this structure as a dangerous building and sending the owner a letter regarding the same.

314 E Cross: Building department sent a letter to the owner giving 30 days to correct the issues with the porch in April 2014.

216 N Washington: This is the outbuilding that was discussed at the last HDC meeting. Anne states that she suggested that the owner tarp the structure so that no more water damage occurred to the interior of the structure and the owner did that. It appears that the owner is enthusiastic about the project.

Starkweather House: The insurance company has concerns with the roof and states that it is in need of replacement or the policy will be cancelled. The insurance company states that if not replaced then the roof needs to be inspected and certified to have at least 5 more years of useful life left. The roof is an original zinc roof. There are only three zinc roofs left in the Ypsilanti HDC. Keeping the roof was a condition of the purchase.

Rupert: Would like to ask the commission to send the insurance company a letter giving them details regarding the same.

Condon: States that the HDC cannot speak to the integrity of the roof.

Stevenson: States that she will put a letter together. States that she will need the info on the conditions of the purchase from staff.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 13, 2014

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

ADJOURNMENT

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

MEETING ADJOURNED AT 8:04 pm