

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 11, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to include 306 N River as an action item and the review of 2015 HDC meeting dates.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

OLD BUSINESS

203 N Washington

Applicant: Andrea Jordan, owner (present).

Discussion: Application is for an amendment to the approval for storm window installation. Application was previously approved on September 9th for installation of double track storm windows.

Jordan: States that she was previously approved for double track storm windows and cannot locate a contractor willing to install them since they are out of date and more expensive. States that she is able to locate a contractor to install the triple track windows.

Rupert: States the difference between the double and triple track storm windows is the protrusion from the window frame to accommodate the third track. States that it changes the profile.

Jordan: States that she was told by the contractors that they are the same visually. States that she was also advised that the double track storms are now a special order since they are no longer carried in stock.

Condon: States that they are not exactly alike in profile.

Stevenson: Inquires to know if anyone on the commission has any issues with the change from the double track to triple track storms.

Motion: Rupert (second: Pettit) moves to amend the previous approval for 203 N Washington to install a three track storm window as opposed to the two track storm windows.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

417 Oak

Applicant: Eric Lin, owner and Ben Grable (present).

Discussion: Application is for an exterior stair addition to the deck on the side of the house.

Condon: Would like to confirm that it will just be stairs that are added.

Grable: Confirms.

Pettit: Would like to confirm that the existing deck will not change.

Grable: Confirms.

Pettit: Would like to know where the deck is located.

Condon: States that it is at the side of the house.

Grable: States that the house is on a corner lot and that the deck is as close to the rear as it can be.

Pettit: Would like to know more about the railing and if it is similar to the existing one on the deck. Would like to know if there will be a top and bottom rail with a balustrade.

Grable: States that he believes that it connects.

Prebys: Inquires as to why this is needed.

Grable: States that there is a door on the deck and the stair would be used for egress.

Rupert: Would like to know if there are two apartments.

Grable: States that it was at one point.

Schmiedeke: Inquires as to whether it is set up as a duplex now.

Grable: States that it could be set up as a duplex.

Prebys: Would like to know if the deck was previously put on with a permit.

Grable: States that he does not know since the house was just purchased.

Prebys: States that the deck was probably not approved previously and it was not put on more than 30 years ago.

Rupert: Requests that staff provide the applicant with the porch fact sheet.

Prebys: States that he understands the need for a 2nd egress, but that there has got to be a better way to accomplish this. States that this is adding ugliness to something that is already not appropriate to the structure.

Grable: States that there was no alternative to place the stair at.

Pettit: States that there is probably a more simple way to do this.

Motion: Prebys (second: Schmiedeke) moves to deny the proposal for the stair addition at 417 Oak St due to it adds more weight to an already overelaborate deck and the railing systems are inappropriate for the original house.

Secretary of the Interior Standard:
N/A

Approval: Yay: 6, Nay: 1. Motion carries.

Stevenson: States to check into other options and to research the code regarding egress. Advises to come back to the HDC as a study item.

Condon: Suggests putting it at the back of the house.

Prebys: States that something less elaborate is more appropriate.

Rupert: Advised of more appropriate designs and locations for the stair and deck.

Stevenson: States that the HDC will not force the change to the current deck but the railing on the proposed stair is not appropriate.

Schmiedeke: Points out that the materials proposed in the application are treated lumber.

Grable: Inquires as to what color the deck needs to be painted. Would like to know if it needs to be painted grey to match the existing.

Condon: Confirms to match or the entire thing can be painted another color.

Prebys: States that the support system can be treated lumber, but the finish material needs to be a traditional lumber. If the deck railings on the existing deck need to be changed then they need to be brought to a better match of what is required by the HDC.

113 Buffalo

Applicant: Stewart Beal, owner (present).

Discussion: Application is for door and light replacement.

Beal: States that he would like to put the lights shown in the cut sheet submitted with the application on either side of the front door to be mounted flush on the brick. The pictures of lights submitted with the application will be placed on the garage. States that he would like to install the custom storm doors on the house. The back door is an arched top and that was difficult to match. States that the storm doors are needed since a lot of air escapes thru these doors.

Rupert: Would like to know what type of glass will be used on the storms since the picture on the cut sheet is of etched glass.

Beal: States that it will be a clear glass with no etching. He is proposing the brown storms with aged bronze fixtures. States that he is looking into storm windows in the future.

Motion: Prebys (second: Schmiedeke) moves approval for 113 Buffalo to include lights; Kichler Lighting Venetian Rain Bronze Outdoor Wall Sconces, two of them located at the front door and two lights as submitted with the application to be mounted on the garage. Also, First Impressions storm doors for the front and back with clear, low-e glass in brown frames with aged bronze hardware.

Secretary of the Interior Standard:

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Approval: Unanimous. Motion carries.

101 N Hamilton

Applicant: Mr. Roof, contractor; James Barsky, owner (present).

Discussion: Application is for a reroof.

Prebys: Inquires as to whether the owner brought any samples of the roofing.

Barsky: Believes that the roof will be done in the same color but that the contractor stated that he submitted the needed information.

Staff: Advised that it will be a Roofguard dimensional shingle, with 10-12 vents at the back and no trim or gutter work according to the email submitted by the contractor.

Rupert: States that he does not see why ridge vents will not be used in this case.

Condon: States that he does not see a disadvantage to using ridge vents.

Stevenson: States that her concern is about the vents and the contractor needs to attend the next meeting if this application is tabled. States that the amount of roof vents seem to be excessive.

Prebys: States that the HDC is really concerned with the can vents.

Barsky: Inquires as to whether they can specify a lower amount of vents. States that there are at least six vents on the house now.

Condon: States that the amount of vents may be needed to meet code but there is a better way to accomplish this with ridge venting. Inquires as to whether the applicant will have an issue with the cost going up if ridge venting is required.

Barsky: States that he does not.

Prebys: Would like to know if the applicant agrees to change the application to ridge venting.

Barsky: Agrees.

Rupert: States that when the gutters are placed back on the house that the straps for the gutters need to go under the shingles.

Motion: Condon (second: Prebys) moves approval for the revised application for 101 N Hamilton to include the replacement of the existing roof with a grey/Princeton Slate dimensional shingle. The roof venting will be accomplished with ridge vents. If can vents are required, they shall not be visible from any street side elevation. If gutters are removed and reinstalled with the roof then the straps will be reinstalled under the roof.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

306 N River

Applicant: Rachel Blistein, representative for Original Moxie, tenant (present).

Discussion: Application is for sign and door installation.

Stevenson: would like to confirm that the application is for a door replacement and sign installation.

Blistein: Confirms that is the case.

Stevenson: Inquires as to what materials will be used.

Blistein: States that the sign will be metal and on the left hand side of the door.

Condon: Would like to know if it is a regular sign shop that is producing the sign.

Blistein: Confirms that it will be done by a sign shop.

Condon: States that the sign will probably be an aluminum sign and that is fine.

Blistein: States that she will replace the writing on the awning as well and provided a sample of what that will look like.

Schmiedeke: Would like to know about the door.

Blistein: Will try to match the one on the opposite end of the building. Their door is a double door and it will be a single full light. States that she is looking for guidance on the door since she struggled to locate a provider for the door.

Condon: Advises that these doors are common.

Stevenson: Would like clarification on the door and that she will try to do two doors to match the one on the end of the building.

Blistein: Confirms and requests suggestions on where to go for the doors.

Condon: Advises on possible providers.

Stevenson: Inquires about the paint color for the doors.

Blistein: Will try to match the existing trim and door color.

Condon: Inquires as to what material the doors are made of that are on there currently.

Blistein: States that they are metal.

Condon: Inquires as to whether she would prefer a metal door.

Blistein: States that the current doors are metal but that she does not have a problem with using wood but that it seemed difficult to locate in the type of door that she wanted to use.

Condon: States that the only issue with a metal door is that it may dent. States that she may need a kick plate for the door.

Prebys: Would like to know if there is an issue with the step up.

Condon: Replies that there is not.

Motion: Condon (second: Pettit) moves approval for that application for 306 N River Unit C to include the installation of a new double door unit in steel, wood or

fiberglass to match the existing door on Unit A to be painted a matching color. And the installation of a signboard, 12" x 12" as shown in the drawing with the application and to change the print on the awning as attached to the original application.

Secretary of the Interior Standard:

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Approval: Unanimous. Motion carries.

STUDY ITEMS-None

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 11/11/14, otherwise no update.

525 N Huron: Staff will continue to monitor the status. Photos taken on 11/6/14. Staff will continue to monitor. Stevenson suggests that a letter be sent at some point advising the owner that the property is still not compliant for the side windows.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Stevenson states that a letter needs to be sent by staff.

314 E Cross: Staff advises that work has not been completed as today. No change.

35 S Huron: No update.

106 S Washington: No update.

613 N Prospect: No update.

611 Norris: Has a new door with a half-moon on top. No letter is needed since this work appears to have been done a few years back. Stevenson suggests that staff work on a door fact sheet.

221 S Washington: Staff advises that a letter was sent to owner regarding fence needing painting. No response has been received at this time. A second notice will be sent after one month has passed.

Fact Sheet review: The HDC reviews the pressure treated lumber fact sheet and considers this fact sheet as still valid.

2015 HDC meeting dates: The HDC reviews and confirms that the dates are fine as listed.

Raised beds: The HDC has a discussion as to whether they will continue to consider raised beds as part of landscaping. It is decided that the HDC will still continue to review any landscaping of this degree.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 28, 2014

Motion: Pettit (second: Condon) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:21 pm