

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF NOVEMBER 25, 2014**

**CALL TO ORDER AND ROLL CALL**

Hank Prebys                                      Vice-Chair    7:00 PM

Meeting Location:                              City Council Chambers, City Hall

Commissioners Present:                      Jane Schmiedeke, Hank Prebys, Michael Condon, Erika Lindsay

Commissioners Absent:                      Anne Stevenson, Ron Rupert, Alex Pettit

Staff Present:                                      Cynthia Kochanek, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                                      Schmiedeke (second: Condon) moves to approve the agenda as amended to include 306 N River, Suite C to other business.

Approval:                                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING- none**

**OLD BUSINESS- none**

**OLD BUSINESS- none**

**NEW BUSINESS**

**330 E Cross**

Applicant:                                      Imperial Building Co., contractor (absent).

Discussion:                                      Application is for the side porch roof replacement. The new roof is to be white TPO and it appears that the old roof was brown.

Prebys: States that this job is already completed.

Condon: States that it was done in white TPO.

Schmiedeke: States that while the roof is white TPO, you cannot see most of the side porch roof since it is essentially flat.

Motion:                                      Lindsay (second: Condon) moves to approve the application for 330 E Cross for the side porch roof replacement in single-ply white TPO with the

amendment that the exposed vertical edge be painted to match the existing house trim color.

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

Approval: Unanimous. Motion carries.

### **314 N Adams**

Applicant: Taryn Scherer, owner (present).

Discussion: Application is for installation of k- style gutters and seven downspouts in cranberry color.

Scherer: States that she just put the new roof on the house. Is planning to install the gutters in cranberry, which is the same color that already exists on the house. Is planning on having seven downspouts installed and will add two gutters on the side porch and one on the front porch.

Schmiedeke: Would like clarification on the proposal since the contractor sheet states that the color will be white and cranberry.

Scherer: States that the contractor didn't know at the time what color the applicant wanted to go with but she will be going with cranberry.

Prebys: Would like to know if the downspouts will be at the corners of the house as well as the side porch.

Scherer: Confirms that is the case.

Prebys: Would like to know whether the gutters will be installed with straps, spikes or screw fasteners.

Scherer: States that she can have them installed with whatever is required.

Motion: Condon (second: Schmiedeke) moves approval for the application for 314 N Adams to include the installation 5" k- style gutters in the color of cranberry. A total of seven downspouts, all placed at the corners of the structure. If the gutters are to be attached with straps, the straps must be installed under the existing shingles.

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

Approval: Unanimous. Motion carries.

### **8 N River**

Applicant: Equity Build, contractor; Robert Hopps, representative (present).

Discussion: Application is for stoop and sidewalk repair and door replacement.

Hopps: States that he is replacing the porch and door that was damaged in the accident. The door will be Simpson #6803 in Fir. It will be primed and painted. He states that the owners are open to paint color for the door.

Prebys: States that white would not be practical for the color of the door.

Schmiedeke: Suggests Sherwin Williams #7578 Borscht for the color for the door.

Hopps: States that another car hit the back of the house and damaged the brick foundation. Would like to know if he needs to return to the HDC for the work to fix this.

Prebys: Would like to know if it is just a repair.

Hopps: Confirms that is the case.

Prebys: States that if it is a repair then it does not need to come before the HDC.

Condon: States that it is a repair as long as the same materials are used.

Motion: Schmiedeke (second: Condon) moves approval of the application for 8 N River to remove the steps and sidewalks damaged by the car accident and to replace with the same to match the previous installation. To replace the entry door with Simpson# 6803 to be painted in Sherwin Williams #7578, Borscht.

Secretary of the Interior Standard:

# 6-Repair, don't replace. Replacements shall match original.

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

Approval: Unanimous. Motion carries.

## **STUDY ITEMS**

### **414 N River**

Applicant: Irmgard Gelletly, owner (present).

Discussion: Application is for solar panel installation on a front gable roof.

Gelletly: Had a solar survey done. She states that most of the time the roof will be in the shade of Thompson Block except for the very top. The applicant would like to know if it would be feasible to install the solar panels. She states that most of the time the roof is not seen due to the tree in the front yard. The panels may be set back about 12 inches from the edge of the roof.

Condon: Suggests that the solar panels be set back about a foot, so that it cannot be seen from the street. States that he has no objection as long as you cannot see the panels from River Street. Offers the suggestion that the panels can hang off of the back of the house if needed.

Galletly: States that she is afraid that if the panels hang off of the back of the house that the wind would lift them.

Prebys: States that in principle, solar is not an issue but that the one issue is with the look.

## **ADMINISTRATIVE APPROVALS**

### **6 S Washington**

Discussion: Application is for the installation of a new flat roof. Roof will be white, single-ply TPO. Staff administratively approved this application.

Motion: Schmiedeke (second: Condon) move acceptance of administrative approval for 6 S Washington.

Approval: Unanimous. Motion carries.

## **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. Photos taken on 11/6/14. Stevenson suggests that a letter be sent at some point advising the owner that the property is still not compliant for the windows.

**214 W Forest:** Photos taken 11/6/14, the window on the back has been sided over. Letter was sent 11/13, no response at this time.

**314 E Cross:** No update.

**35 S Huron:** No update.

**106 S Washington:** No update.

**613 N Prospect:** No update.

**221 S Washington:** Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent after one month has passed.

### **306 N River St, Suite C:**

Original Moxie owner submitted a cut sheet for the doors that she would like to have the HDC confirm is ok. HDC is ok with smooth door and  $\frac{3}{4}$  lite.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of November 11, 2014**

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

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 7:37 pm**