

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 13, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Ron Rupert, Michael Condon, Alex Pettit, Jane Schmiedeke, Erika Lindsay
Commissioners Absent:	Anne Stevenson
Staff Present:	Abigail Jaske, HDC Assistant Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Pettit) moves to approve the agenda as amended to add Ypsilanti Public Library (229 W. Michigan Ave) as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

6 W. Michigan

Applicant: Laura Bernard; owner of the Ann Arbor Professional Pharmacy (present).

Discussion: Application is for signage, including vinyl lettering for the doors and a dimensional sign for the front to fit into existing framing.

Bernard: States that there was a misunderstanding about the signage being approved with the previous application. She states that the sign will look exactly like the banner that is hanging there currently.

Rupert: Inquires as to whether the gooseneck lights that are currently there will still be used.

Bernard: Confirms.

Condon: Inquires as to whether the whole sign will be plastic.

Bernard: States that the sign is a white plastic background and raised acrylic lettering.

Motion: Schmiedeke (second: Rupert) moves to approve the application for 6 W Michigan as submitted.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

417 Oak

Applicant: Eric Lin; owner (present).

Discussion: Application is for the stair installation on the existing deck.

Prebys: States that this is the answer to the study item.

Pettit: Inquires as to whether the color of the stairs was the only question that the HDC had from the last time.

Prebys: States that it is on the application and is listed as opaque stain or painted gray.

Motion: Rupert (second: Condon) moves to approve the application to include the construction and rework of the rear deck at the 417 Oak St. as submitted. The wood will be stained an opaque stain or painted gray.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

47 N. Huron

Applicant: SUR Energy, LLC; John Wakeman, representative for contractor (absent); Dave Strenski (present).

Discussion: Application is for the installation of a solar array on the roof of the structure.

Strenski: The solar panels will be installed on the flat portion of the roof and will not be visible from the street.

Pettit: Inquires as to where the inverter will be mounted.

Strenski: States that the inverter will be installed above the roof behind the second storefront. He states that you will have to be in the hardware store parking lot to see it.

Rupert: Inquires as to how much electricity this will generate.

Strenski: States that all the units are 5000 watts and they will generate 20 kW hours per day. He points out that they are using a standard product with a frame that is designed to be used on a membrane roof but that the engineer was concerned about the load and that they are going to have to spread out the load using treated wood below the frames.

Motion: Condon (second: Pettit) moves approval of the application for 47 N. Huron to include the installation of two solar arrays as described in the application submitted.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

418 Maple

Applicant: Scott Merritts, owner (present).

Discussion: Application is for the demolitions of an accessory structure on the property that was built in 1951.

Merritts: States that he is having an issue with getting enough response from contractors and real estate agents. States that he has only got one response from each and would like to know if there is enough information available with this application.

Schmiedeke: States that it looks like there is sufficient information included with this application.

Prebys: States that it appears that we would have enough info to move forward. States that we need an actual application to make a decision. Explains the process for a demolition application. States that the building in question must have minimal historic or architectural significance and the application could be approved at a meeting if all commissioners present voted a unanimous approval. However, if the commissioners do not all agree, then the decision would need go through the public hearing process.

Merritts: Inquires as to what the vote may be.

Condon: States that the only other thing that may be needed for the commission to decide is to see the structure in person.

Pettit: States that the application appears to be complete.

Prebys: States that the applicant is looking to see how the commission would vote however with one commissioner absent a vote could be of no use since that one commissioner could vote against.

Rupert: States that there is a pretty strong argument for the demolition.

Prebys: States that the garage may have some history since it was a small craft store.

Schmiedeke: Suggests that the owner turn over any photos of the structure to the archives if possible.

Prebys: Inquires as to what will be constructed there instead.

Merritts: States that he is planning on installing a shed on the existing slab of concrete but since the shed will be significantly smaller than the concrete slab the remaining slab will be used as additional parking. He is not planning on rebuilding the structure as it exists.

Schmiedeke: States that both sheds submitted with the application would be acceptable replacement options.

10 N. Washington

Applicant: Elan Ruggill, owner and Todd Ballou, architect (present).

Discussion: Application is for façade improvements including awning removal, painting and window installation.

Ballou: States that the owner is in the process of changing the building from one tenant to multi-tenant structure. He states that the plan is to repaint and they will place windows back in the side of the building where they were previously removed and bricked in. The awning is not original to the structure and will be taken down.

Prebys: Inquires as to what exists behind the awning.

Ballou: States that he is not sure what is behind the awning.

Ruggill: States that he is open to a color suggestion.

Prebys: States that the brick may not have been painted for many years.

Rupert: Advises on window guidelines; double-hung and wood framed are needed. States that he can choose divided lights, if proof is located that they were there previously.

Ballou: States that the historic window opening is much larger than needed and it goes above the existing ceiling. He states that they are not planning on removing the ceiling but that they will end the window at the existing ceiling. States that they plan to use an infill of plywood and a plywood marque out front.

Schmiedeke: States that it is not acceptable.

Rupert: Suggests using a MDO for infill and for the signboard to use an Azek material. Inquires as to what the HDC thinks about leaving the existing brick infill and installing a lintel.

Condon: Agrees and suggests that leaving the brick infill and place a lintel in. This would be lower maintenance.

Schmiedeke: States that she has no problem with the awning removal.

Pettit: States that if there is something discovered under the existing awning that the HDC would prefer that they try and save that.

Schmiedeke: States that there is no issue with the start of the removal of the awning or to removal a small portion of the awning to investigate what is under it.

Rupert: Suggests that the owner takes photos of what is uncovered underneath the awning for documentation.

Prebys: Advises of the application process and the next steps.

229 W Michigan

Applicant: Dave Strenski, applicant (present).

Discussion: Discusses with the HDC what the plans are for the solar panel installation on the Ypsilanti Public Library. The plan is for three different arrays.

Prebys: States that the issue is with the west roof location and how visible it would be from the street.

Strenski: States that the east side is an option as well and would get just as much sun.

Prebys: Advises that the HDC would prefer to see more panels on the roof.

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 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC.

525 N Huron: Staff will continue to monitor. Photos were taken on 12/2/14. Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Staff sent a second notice on 12/11/14 with no response at this time.

314 E Cross: Per commissioner Schmiedeke she states that the porch is done and requests that staff takes photos.

35 S Huron: Staff took photos on 12/2/14, appears that work is being done. Staff sent a letter on 12/11/14 reminding the owner that any exterior work needs to be brought before the HDC.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids.

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 in the spring.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff received a voicemail from the owner replying to the letter and staff left a voicemail advising that the application is still needed.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property.

Porch fact sheet: Edits that are needed to the fact sheet are discussed and staff will get a better picture of the example at 109 N River.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 9, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:07 pm