

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 24, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Request to add 217 W Michigan and 306 N River Suite D

Motion: Prebys (second: Rupert) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

307 N Adams

Applicant: Majid Al-Awar – owner

Discussion:

Al-Awar: States that he wants to repaint the exterior of his home with colors similar to the existing and re-roof with charcoal shingles.

Condon: Inquires about how he will go about repainting.

Al-Awar: States that he would be scraping the old paint off and then determine if any of the wood is rotted and then replace with the same material.

Condon: Informs applicant that power washing is not allowed in the Historic District.

Al-Awar: States that he understands and would not want to pressure wash the soft cedar.

Schmiedeke: Inquires about the current venting and if the applicant will be adding any vents.

Al-Awar: States that the current vents are attic vents.

Prebys: States that ridge venting is at the top of the roof.

Condon: Inquires about who the applicant will contract the roof out to.

Al-Awar: States that he is not certain yet, currently working on bids.

Condon: States that if the contractor wants to add more vents, the Commission prefers to see ridge venting.

Al-Awar: States that he will keep that in mind when he meets with the contractor.

Rupert: States that the HDC would prefer to see paint with a shine and promote the shedding of water instead of a semi-gloss or a satin over the solid color stain.

Al-Awar: States that from his perspective as a contractor, that satin paint will prevent the wood from breathing.

Rupert: States that a good oil based primer will soak in and the latex paint will adhere to the primer.

Motion: Condon (second: Prebys) moves to approve the application for the repainting of the exterior of the home, colors as attached, no pressure washing, with an oil based primer for bare wood and satin finish paint for all purposes. Reroofing of the home with 30-year timberline shingles, charcoal matching what is there now. Any additional venting should be ridge venting if possible, and if additional can venting needs to be used it should be placed away from the street.

Secretary of the Interior Standard:

#5-Preserve distinctive features.

#7-Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

56 E Cross

Applicant: Van Hunsberger - Architect

Discussion:

Condon: Inquires if his application is the same as when he came in as a study item except for replacing the door.

Hunsberger: Confirms, and states that he has a plan for replacing the doors and adding the material to make them ADA accessible.

Schmiedeke: States that she is concerned about the proportion of the doors and if the new material could be different from the doors.

Hunsberger: States that the other option to adding materials on one side of the door, would be to add materials on both sides of the door, but the contractor was not fond of this idea and that it tends to weaken the door more. States that they would have to remove the hardware.

Pettit: Inquires about what kind of material will be used on the doors.

Hunsberger: States that the doors are currently oak and they would match this material. States that the doors would be stripped and refinished.

Motion: Prebys (second: Schmiedeke) moves to approve the application as submitted in the architect's drawings, job number 1408 dated 3/17/15.

Secretary of the Interior Standard:

#5-Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

309 W Cross

Applicant: Not present

Discussion: The applicant would like to install a fence extending from their side yard to the front of their property.

Motion: Prebys (second: Rupert) moves to table application pending a plan view of the placement of the fence.

Approval: Unanimous. Motion carries.

232-234 W Michigan Ave

Applicant: Ron Rupert - Contractor

Discussion:

Rupert: States he will be abstaining.

Rupert: States that the owner wants to replace windows with, metal clad windows, trimming out the interior and the exterior. States that the owner will be applying for a DDA grant.

Prebys: Inquires about the condition of the windows.

Rupert: States that they are original windows. States that at first his plan was to save them, but the original glass is cracked, and wood is rotted. States that he does not think these particular windows could be saved. States that the owner would prefer to put money into new windows rather than saving

them. States that the windows are original and they have attempted to preserve them in the past.

Stevenson: Inquires how much of the wood is rotted.

Rupert: States that the sash is rotted, the glass is falling out.

Condon: States that as long as the windows are matching the original in size and shape, the replacements should not be a problem.

Rupert: States that his proposal is to replace the windows with identical wood frame, metal clad, same color as the existing windows to the east.

Motion: Prebys (second: Condon) moves to approve application for window replacement with wooden frame, metal clad windows to match the form and be identical to those original.

Secretary of the Interior Standard:
#6- Repair, don't replace. Replacements shall match original.

Approval: Rupert abstains. Unanimous. Motion carries.

229 W Michigan Ave

Applicant: Dave Strensky – familiar with the project

Discussion:

Strensky: States that the contractor submitted the application, but he is here to answer any questions. States that they had come in as a study item previously. States that the Commission was not fond of the west roof solar panel installation, and now the contractor wants to do something simple and install them all on the south roof.

Motion: Prebys (second: Rupert) moves to approve the application for the library for the application of solar panels on the south roof, color blue, trim anodized aluminum.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

STUDY ITEMS

47 N Huron

Applicant: Nicole Adleman (Executive Director) and Joe Slowins (Building Maintenance Coordinator) – Corner Health Center

Discussion:

- Adleman: States that their current sign for the Corner Health Center was approved by the Historic District Commission a few years ago and were looking for input on lighting the sign. States that their current hours extend in the evening and lighting the sign is important so that people can find it.
- Slowins: States that they had a contractor put together for them some ideas and wants to share three options. States that the first option was a goose neck lamp over the sign, color would be black, LED light, long life and low light pollution. States that a negative aspect of this option would be that one light would cast a shadow on the sign.
- Prebys: Inquires about where the light would be located.
- Slowins: States over the sign, but would like to share the other options. States that another option would be to use flood lamps, also LED. States that the lights would be mounted on the fascia of the sign. States that the last option proposed is to use a light cable that would be mounted on top of the sign. States that they will probably need two lights on the sign to make sure it is readable and to keep shadows off the sign. States that two smaller flood lamp lights could be mounted above the sign instead of on the fascia, which could provide adequate lighting and cut down on shadows. States that it appears that the front of the building requires more light, but there are two entrances. States that the north entrance may also require a light. States that they want to light the sign and the north entrance. States that they could install two lights above the sign and one other light where the north entrance is located. States that the Health Center is interested in photocell light options and inquires about what the Commission would like to see.
- Condon: States that he would like to only see the lights on when the Corner Health is open.
- Slowins: States that he likes the idea of the lights turning on and off automatically based on the photo cells.
- Condon: States that his preference would be two lights on either end of the sign, but more minimalistic as it is a more modern sign. States that the gooseneck light will look out of place with the modern sign.
- Slowins: States that he agrees, but the contractor focused on goose necks as they are an old style lighting fixture.
- Prebys: States that the applicant could use a type of lamp in the ceiling that came down the front end of the soffit, or a recessed light, or the applicant could use some type of minimal fixture, (not heavily designed) to light that whole space. States that this type of idea may require something different than the lights suggested and the applicant will have to decide.
- Pettit: Inquires about alternating the lighting the applicant already has.
- Slowins: States that there is a light near the north entrance, but it is a fluorescent mounted wall light and it does not illuminate the entryway as it does not shine down. States that the south entrance where the sign is located there is a square-can type light in the soffit, but does not illuminate well.

- Prebys: States that maybe another kind of can or globe light could work in place of the current light on the south entrance.
- Slowins: Inquires about the globe lights and keeping them on or off and using the photocells.
- Condon: States that he would not want to see them on all night, but if the light is directed enough it may not be a problem. States that there are lights that are shielded globes.

Depot Town Alley

- Applicant: City of Ypsilanti – Bonnie Wessler, Planning and Economic Development Department
- Discussion: The City of Ypsilanti would like to replace a water fountain with another in Depot Town with approval from the HDC.
- Wessler: States that the water fountain in the Depot Town alleyway just north of the clock tower is not functioning and may not be present, but the city would like to replace it.
- Stevenson: States that the Commission sees no problem with the replacement.

217 W Michigan

- Applicant: Ron Rupert – Contractor
- Discussion: Discussion of window refurbishment at 217 W Michigan Ave.
- Rupert: States that on the front of the building there are three one over one windows. States that on the west side there are nine one over one windows. On the rear of the building there are another four windows, which totals sixteen windows. States that originally the contractor that came into work on this project wanted to replace all of them with vinyl windows. States that he went up on the second floor of the building and observed the windows and they are originals and in fair condition; his plan is to refurbish these windows, paint and glaze.

*The Commission agrees this is something they could approve.

- Rupert: States that there is a porch on the back of the building and the owner wants to repaint and is of modern design. States that the paint would improve the overall look and there are a couple of minor repairs that must also be completed.
- Prebys: States that the railing may be not up to code.
- Rupert: States that they do not plan on removing anything. States that he proposed the color of the windows, moss green.
- Prebys: States that there are no risers on the back deck, and this could be a safety hazard.

- Condon: States that he had brought information in on this topic and there may be situations where risers are not required.
- Stevenson: States that the Commission would not have any objections to the suggested painting and repairs.

306 N River, Suite D

Applicant: Not present – Daniel Kubera

Discussion:

- Stevenson: States that the applicant wants to replace windows that have been removed and closed up with bricks and reinstall them and paint to match existing windows. States that there is one window on the front, and two windows on the back.
- Lindsay: States that she knows the applicant and knows that they were not able to find historic photos of the building when the windows existed.

*The Commissioners need more information on replacement windows and discuss possible safety concerns with reinstalling windows on the first floor due to the location near the train tracks, and suggest the possibility of better lighting.

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. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval. No response as of 3/24/15; HDC advised staff to send another letter.

525 N Huron: 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. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Staff will contact and try to get more details as well as take photos.

214 W Forest: Second notice sent 12/11/14. No update.

314 E Cross: No update.

35 S Huron: No update.

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 sent second notice on 1/15/15, no response as of 3/10/15.

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. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff took photos on 3/25/15.

202 N River: The HDC requests that a letter be send to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 10, 2015

Motion: Rupert (second: Prebys) 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 8:10 pm