

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF OCTOBER 22, 2013**

**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, Alex Pettit, Michael Condon, Jane Schmiedeke

Commissioners Absent: Anne Stevenson, Jennifer Henriksen

Staff Present: Connie Locker, Planning Assistant  
Cynthia Kochanek, HDC Assistant

**APPROVAL OF AGENDA**

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING- none**

**OLD BUSINESS**

**313 Washtenaw**

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the repair of the original wood windows at 313 Washtenaw. Will replace glass, will get ropes and pulleys in working order, rebuild rotted sash and with then paint and reinstall the windows. Will glaze the windows, fix the rotted seals and trim around the windows. All windows are 1-over-1 windows except for the three kitchen windows, where they are 6-over-6. Storm windows will be pre-tract, two storm on the top and bottom with the 1 ½ screen of white metal over the double hung windows. The two front large plate glass windows will have mullion down front with a t-channel and two storms on top of those to protect the windows. Configuration will be changed on top of the exterior storm but not the actual window. The four glass block basement windows will be removed and replaced with wood sash with storms over the top.

The mailbox, stair railing and porch are not included as part of this application.

Motion: Schmiedeke (second: Condon) moves to approve the application as submitted. Rupert abstains.

Secretary of the Interior Standard:  
N/A

Approval: Unanimous. Motion carries.

#### **41 Photo**

Applicant: Mike Newberry, contractor (present)

Discussion: Application is for the amendment of previously approved paint colors on the structure at 41 Photo. The main body of the house is to be Betsy Ross House Blue, the trim will be Night Scape, the foundation will be Corduroy Black and the fence will be painted white.

Motion: Condon (second: Pettit) moves to approve amended colors as the main body of the house to Betsy Ross House Blue, the house trim to Night Scape, the foundation to Corduroy Black and the fence to white.

Secretary of the Interior Standard:  
N/A

Approval: Unanimous. Motion carries.

#### **NEW BUSINESS**

##### **118 S. Washington**

Applicant: Kevin Hessen and Ken Arell, representatives (present)

Discussion: Application is for the installation of solar panels to the south, west and possibly the east sides of the garage at 118 S. Washington. The garage was built in 2002. The house sits on the corner of Washington and Woodward; the solar panels would not be visible from the front of the house, but would be visible from Woodward.

The garage has a pyramidal roof, but the panels would be installed in a stepped design due to the inefficiency of small triangular panels offered. Panels will probably be installed on three sides of the garage. They are dark blue in color.

Schmiedeke—wanted to know if the owner has considered solar shingles. Representatives note that the shingles are significantly more expensive than panels.

Dave Strenski (in audience) states that the shingles also don't generate the same level of power as the panels do.

Condon—impact of solar panels on historic structures is something that the HDC is still working out, but in his mind it is still a utility and HDC needs to look forward to new technologies.

Prebys—votes in support of the motion since the garage is a newer structure and the panels will be on the garage.

Motion: Condon (second: Pettit) moves to approve the installation of a solar array as shown in submitted photo to the south, west, and possibly east elevations of the garage.

Secretary of the Interior Standard:

#5: Preserve distinctive features.

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

#10: New work shall be removable.

Approval: Yay: 4 Nay 1. Motion carries.

### **323 Oak**

Applicant: Dave Strenski, owner (present)

Discussion: Application is for the installation of solar panels on the house at 323 Oak. The back of the house is fairly new and was rebuilt in 2000. Applicant is proposing installation of panels on the west side of the roof and this will fill most of that roof side. Owner will install himself. One additional meter will be installed on the house, next to the existing meter with additional conduit work running down the side of the building. This conduit will be painted to match the existing body or trim color as appropriate.

Motion: Pettit (second: Condon) moves approval to install photovoltaic solar ray as specified in submitted documentation. The array will be on the west face of the roof that is to the northern most end of the house, as identified in documentation. Conduit work will run down the outside of the building and will be painted to match existing body or trim color as deemed appropriate during installation.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:

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

#10: New work shall be removable.

### **308 Maple**

Applicant: Dave Alber, owner (present)

Discussion: Application is for the painting of the gable end and eve piping in red. This work has already been done.

Motion: Schmiedeke (second: Rupert) moved to approve the application as submitted.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:  
N/A

### **313 S. Huron**

Applicant: Don Streng, owner (absent)

Discussion: Application is seeking approval for the replacement of a window. The quote that is supplied with the application is for three units. No photographs or directional information on the window that is to be replaced.

Motion: Schmiedeke (second: Condon) moves to table for more information, including location of window to be replaced, why the window is being replaced and confirmation of the number of windows being replaced.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:  
N/A

### **11 S. Adams**

Applicant: Michael Morrissey, owner (absent)

Discussion: Application is for re-roofing the house. The color of the roof is to be Virginia Slate.

Motion: Rupert (second: Condon) moves to table pending more information on where roof vents are going, color of drip edge and metal work. More information is needed as to whether the plan is to replace the gable end vents or to add ridge vents.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:  
N/A

### **8 W. Michigan**

Applicant: Prudential Security, Inc., representative (absent)

Discussion: Application is for the installation of a vinyl sign on the window at 8 W. Michigan. Image is included with the packet of the logo as it would appear on the window.

Motion: Condon (second: Rupert) moves to approve the installation of a vinyl applied sign to the center window of the storefront as shown in submitted drawing. Other than signage area, all windows will remain transparent/clear.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited:  
#10: New work shall be removable.

## STUDY ITEMS

### 121 N. Washington

Applicant: Randy Masharka (present)

Discussion: Application is for the remodeling of the storefront in wood and brick to match the storefront next door, which is attached to his building. The building was built in 1944 and was originally a metalworking/machine shop; the existing front is not original to that time period. Applicant plans to open a photo studio in this location.

The windows behind the green enamel panels will remain as well as the green enamel. A wood signboard will be installed on top of the green enamel for the business sign. Glass will remain as existing, only with wooden framework instead of existing metal framework that is not structurally sound.

Applicant would also like a wooden door which is different from the existing glass door.

Schmiedeke—this would mean that there would be two different storefronts in one building. The brick under the windows occurs in the other half of the building, so that's not an issue.

Condon—recommends using a glass fabrication shop to help with resizing of the glass panel windows. Applicant states that installation method will allow glass size to remain the same.

Prebys—HDC would like working drawings in order to learn more about the project and how everything will fit together.

Rupert—recommends limestone sill rather than cypress sill under the windows.

Condon—not much room to put limestone, plus brick, in that space below the windows.

Schmiedeke—cannot vote to approve the use of wood framing around the windows because it would alter this storefront and not the other. Building is currently intact.

HDC needs better pictures of both this storefront and the one next door.

Pettit—sees merit in unified fronts but isn't necessarily married to them. Facades are facades, structure around is permanent. He would like to see a rendering of the project in very specific detail.

Condon—is not opposed to wood storefront, but not with brick at the bottom.

Prebys—states that the sign ordinance needs to be checked regarding this sign project.

HDC—for the signboard they suggest MDO plywood and have it framed so that water doesn't get in or vinyl coated aluminum.

Applicant also has 80% of the stucco repair that was required by the building inspector on the side of the building and this repair needs to be painted. HDC needs to know and approve the color for the side of the building and an application is necessary for this. Applicant is worried about the weather with regards to the painting of the stucco.

Rupert recommends Sherwin-Williams waster based masonry primer.

### **Thompson Block**

Applicant: Stewart Beal, owner (present) with Thompson Block partners; Tyler Westin, with Thompson Block partners.

Discussion: The Planning Commission has unanimously approved application for Historic Planning development and the site plan has been approved. The Planning Commission has recommended approval to the City Council. They would like to request that the HDC write a general letter of support for the project and support for the site plan and project for the November 5<sup>th</sup> City Council meeting. The building permit was previously issued by HDC for August 2009 however a fire occurred in September 23, 2009. Since then, an additional lot has been purchased for a 26 car parking lot. The front of building will be significantly changed from an egress perspective. Parking on site will be eliminated, the sidewalk will be brought out and a patio at the building level added.

Not asking HDC for approval today, just need a general letter of support today for the project. The DDA has provided a letter of support as well. The applicant is looking for support from a total of about five organizations, including the HDC.

Beal has sent the information to the HDC chair and will send an email with the information to the HDC staff to write the letter. It is possible to do groundbreaking as early as the spring.

## **ADMINISTRATIVE APPROVALS**

### **114 N. River**

Discussion: Application is for the installation of a new roof to match the existing color and roofing material. Staff administratively approves this application.

Motion: Schmiedeke (second: Condon) move acceptance of administrative approval.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **Property Monitoring**

**613 N. Prospect-** the porch is taken apart

**326 E Forest-**garage siding

**219 N. Huron-** scaffolding for painting, will let this one go

**302 W. Cross-** scaffolding

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of October 8, 2013**

Motion: Rupert (Second: Prebys) as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

Motion: Rupert (Second: Pettit) to adjourn.

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 8:29 pm**