

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF June 28, 2016**

**CALL TO ORDER AND ROLL CALL**

Anne Stevenson                      Chair    7:00 PM

Meeting Location:                      Council Chambers, 1 S Huron St.

Commissioners Present:                Anne Stevenson, Hank Prebys, Alex Pettit, Ron Rupert, Jane Schmiedeke

Commissioners Absent:                Erika Lindsay

Staff Present:                              Haley McAlpine, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Prebys (second: Rupert) moves to approve the agenda as amended to include 108 Buffalo, 20 N Huron, and 24 N Huron as Study Items.

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING—none**

**OLD BUSINESS—none**

**NEW BUSINESS**

**10 N Adams St.**

*\*Application is for the replacement of the main entry and the front windows, and for the replacement of the concrete surrounding the building.*

Applicant:                      Mohamed and Ali Fayed, owner—present

Discussion:                      Mohamed: States that he is present to discuss changes to the windows. States that this includes the extension of one of the windows on the alley side, the south side, and the addition of a window on the north side. \*shows location in photos\* States that the alley side will be extended down.

Rupert: Asks if the window will be larger or if it will have the same opening.

Mohamed: States that it is the same window. States that they are going to open it up between the two windows. States that they are adding a window.

Rupert: Asks about the construction of the windows.

Mohamed: States that it will be a 1" tempered glass with an anodized aluminum frame. States that it will be the same color as what is there currently.

Rupert: States that the windows are inserted. Asks that if there is a grill or guard on the outside.

Mohamed: States that the inside is vinyl. States that the guard is on the outside. \*shows on photo\*

Rupert: States that the white part is vinyl. Asks if the grill will go into the cement.

Mohamed: States that it used to open but now it is just a frame. States that the new windows will be the same structure as the Mitch building behind their building. States that there will be a top piece with a bar underneath it.

Prebys: Clarifies what they want approval for.

Mohamed: States that they want the windows to be approved so they can order them.

Prebys: Clarifies that they are aluminum framed.

Mohamed: Affirms. States that they are 1" insulated glass with an aluminum frame.

Prebys: States that the door will be new.

Mohamed: States that the door will be the same as what is there now, the anodized aluminum.

Rupert: Asks if it is a brushed or matte finish.

Mohamed: States that it will be the same as what is there.

Prebys: Asks if there will be a flat finish or shiny finish.

Stevenson: States that they should just stipulate that it matches the existing.

Mohamed: States that he is OK with that.

Prebys: Clarifies that they are talking about the front window and the front door, and windows on the parking lot side.

Mohamed: States that there will be a window addition in the vestibule.

Prebys: States that the door will be recessed.

Mohamed: Affirms.

Prebys: Asks if the lights had been approved.

Schmiedeke: States that they were in previously as a study item.

Rupert: Clarifies that all the windows on the parking lot side will be replaced.

Mohamed: Affirms.

Prebys: States that one window will be added.

Mohamed: States that a fifth window will be added on the parking lot side.

Rupert: Asks if the grill work will remain.

Mohamed: States that it will not.

Stevenson: Asks about the concrete replacement.

Mohamed: States that the concrete replacement will be on the north side, on the parking lot. States that it will go from a little past the front window on the north side to extend the length of the building. States that they are going to replace the back concrete. States that it will go 4' out.

Prebys: Asks if any of it is existing now.

Mohamed: Affirms. States that it is 2.5' up front and 3' in the back. States that they had to revise the drawings to include the slope for the ADA.

Prebys: States that the concrete work is extending the current width to four feet.

Mohamed: Affirms. States that the back will be replaced to match. States that it will extend 4' and the other will stay 3' wide. States that it won't be a tripping hazard.

Motion: Pettit (second: Prebys) moves approval for the application for work at 10 N Adams to include the removal and replacement of the windows and doors on the north side. Work to include the replacement of four windows and the addition of one window, and the replacement of the door. Work to include the replacement of all windows on the west side and the replacement of the front door with the single light at the vestibule. Work to include the enlargement of the existing window opening to match the same height of the opening on the west side. The window construction is to match the front. The finish is to match the existing windows, which appears to be a matte aluminum finish. On the north side of the building there will be a 4' wide concrete strip running the length of the building from the back to the front, just shy of the fence line shown in the drawing. The concrete strip is to extend from the building 4'. Also, on the east side of the building, there

will be a similar concrete strip that is 3' wide that will extend from the south corner to meet the 4' concrete piece that will be poured along the north side. All of the work is to be as specified in the submitted drawings shown as revised on 6/13/16.

Secretary of the Interior Standards:

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

10—New work shall be removable.

Approval: Unanimous. Motion carries.

### **328 E Cross St.**

*\*Application is for the repair of the existing porch and the installation of a newel post and handrails.*

Applicant: Michael E Newberry, owner—present

Discussion: Stevenson: States that the application is mostly like repairs.

Newberry: States that it will be in-kind repairs on the porch. States that they had left a bunch of unpainted boards and the original newel posts. States that he does not have the third post for the side porch, so that for now it will be pipe rail on the side porch until he finds the right one. States that he is following the detail on the engaged balustrade to the post. States that he can then get it painted.

Motion: Prebys (second: Pettit) moves approval for the application for 328 E Cross St to include repairs to the front porch and the side porch. Work to include the replacement of the sections of damaged decking with like materials and reattachment of loose skirting pieces, and the installation of the original newel posts at the base of the front stairs. Work also to include the removal of the current iron railing.

Secretary of the Interior Standards:

#5—Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

## **STUDY ITEMS**

### **309 N Adams**

**Applicant:** Barry Levin

**Discussion:** The applicant approached the HDC with several proposed projects. Applicant asked about replacing the front porch roof with a self-adhering flat roof—the HDC had no problem with this. The applicant asked about replacing the failing gutters—the HDC wants to see the half-round gutters replaced with half-round

gutters, but the HDC stated they can be aluminum. The applicant needs to make an egress window for one of the rooms at the front of the house—he discussed two options: removing the picture window to make it functional, or removing two small windows on the side of the house and replacing them with one larger window that would be considered an egress. The HDC does not want the picture window removed—they said they would be more likely to approve the removal of the two small windows and their replacement with one large egress window. The applicant asked about installing venting to which the HDC suggested he use a metal vent that would take paint better than plastic venting. The applicant discussed replacing the handrails and installing new handrails on a rear porch. The HDC emphasized the need for a top and bottom handrail with balustrades attached between them. The applicant discussed painting the house and his concern with the lead paint. The applicant showed the HDC a sample of a lead encasement paint he wants to use. The applicant discussed color schemes with the HDC. The applicant also wanted to discuss exterior lighting and the installation of security cameras. The applicant also discussed the possibility of putting a small roof over the porch so that it is covered from the elements.

### **108 Buffalo St.**

**Applicant:** Ron Rupert

**Discussion:** The applicant looked at the windows at the house and found that they are broken. The applicant wants to repair the weights and pulleys in the windows and install new latches. The applicant also discussed installing the wooden storm windows or installing aluminum storms. The HDC was OK with this plan.

### **20 and 24 N Huron St**

**Applicant:** Ron Rupert

**Discussion:** The applicant discussed moving the AC unit into the vestibule and install new signage at 24 N Huron. The applicant also wants to remove the enamel panels on the front of 20 N Huron to expose the brick where it exists. The portions where there is wood behind the enamel panels will be filled in with brick to match the rest of the façade. The HDC suggested that the applicant find out what is beneath the windows—they suggested that beneath the windows should be the wooden paneling to create more continuity between this and the adjoining building. The HDC also suggested removing the metal awning from the front of the building.

**ADMINISTRATIVE APPROVALS**—none

## **OTHER BUSINESS**

### **Property Monitoring**

**303 N Hamilton:** A Study Item application has been filed for the porch replacement.

**315 Washtenaw Ave:** Staff photographed the missing windows on June 28, 2016.

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

## **HOUSEKEEPING BUSINESS**

**Approval of the minutes of June 14, 2016**

Motion: Prebys (second: Pettit) moves to approve the minutes from June 14, 2016.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 8:19pm**

**SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT JUNE 28, 2016 HDC MEETING:**

10 N Adams



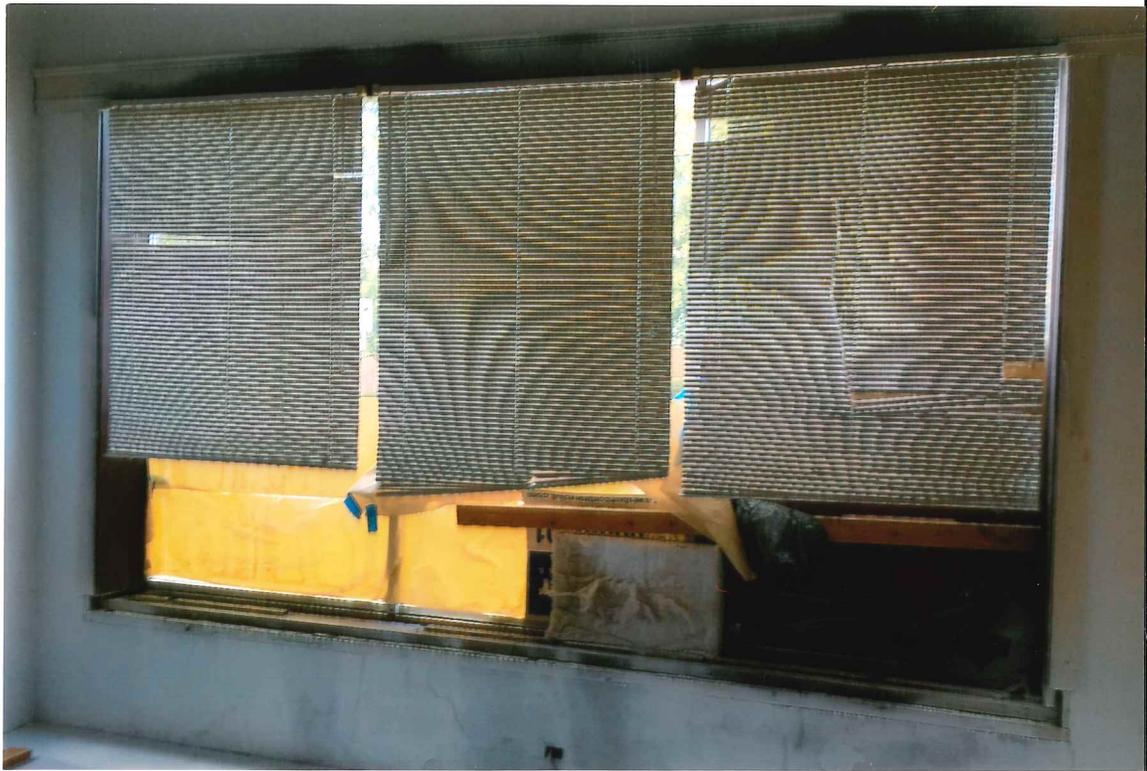
10 N Adams



10 N Adams

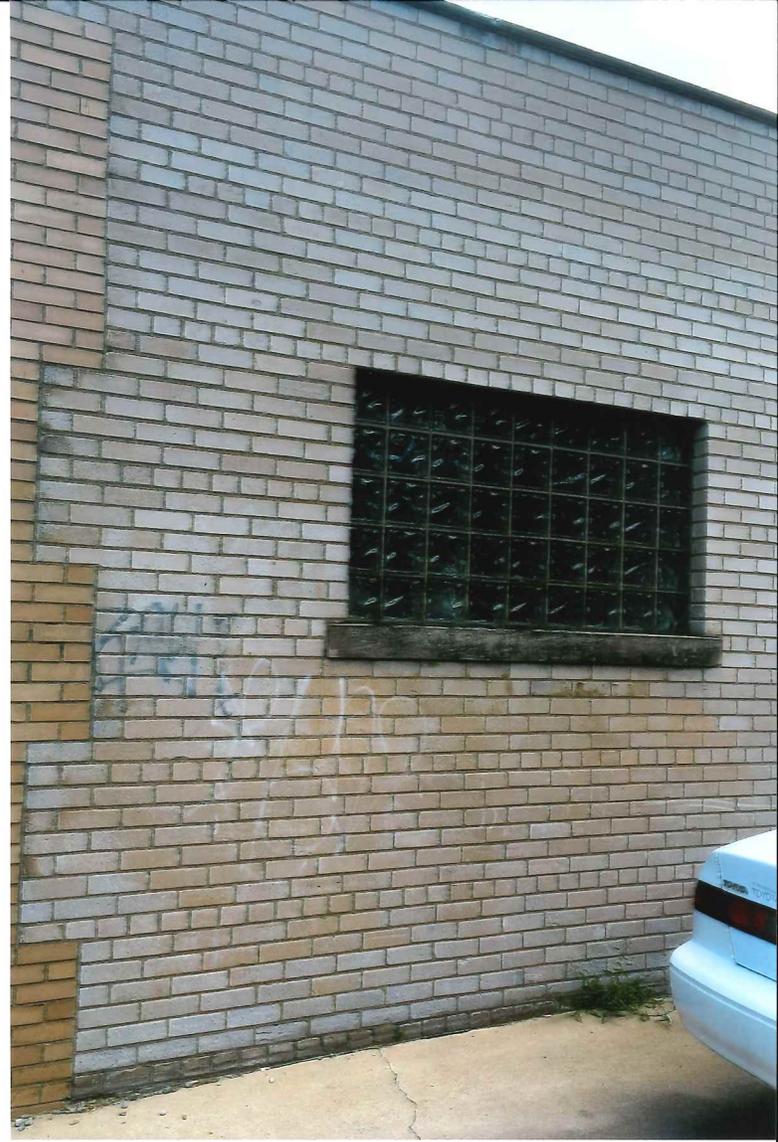


10 N Adams





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