

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF APRIL 22, 2014**

**CALL TO ORDER AND ROLL CALL**

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| Anne Stevenson         | Chair 7:09 PM                                                             |
| Meeting Location:      | City Council Chambers, City Hall                                          |
| Commissioners Present: | Alex Pettit, Jane Schmiedeke, Anne Stevenson, Hank Prebys, Michael Condon |
| Commissioners Absent:  | Ron Rupert, Jennifer Henriksen                                            |
| Staff Present:         | Cynthia Kochanek, HDC Assistant                                           |

**APPROVAL OF AGENDA**

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS** - none

**PUBLIC HEARING-** none

**NEW BUSINESS**

**121 N Washington**

Applicant: Randy Mascharka, owner (present).

Discussion: Application is for a remodel on the storefront.

Mascharka: States that he is looking to use wood framing instead of the current aluminum framing on the storefront. The aluminum framing is falling apart. He states that he is looking for a cleaner look for the storefront. States that he would like to keep it the same footprint. He states that he was told by the building department that he will need to square off the entrance angle to make it ADA accessible. The only other alternative would be to have the door open inward instead of outward, that way he does not need the extra spacing to accommodate accessibility.

Pettit: Wants to know if he is considering having the door swing inward.

Mascharka: Confirms that this is the case.

Pettit: Wants to know if the applicant is considering having the door swing inward as well as squaring off the entrance.

Mascharka: Confirms that this is the case since he wants to make sure that he will meet accessibility compliance in the future.

Schmiedeke: States that she sees no reason to reconfigure the front if it is not required.

Prebys: Would like to know what the issue is with the door swinging outward.

Mascharka: States that it is his understanding that if the door stays as an outward swinging door then the opening approaching the door is too narrow for accessibility.

Prebys: States that he is concerned with the enameled panels and aluminum being discarded and significantly changing the look of the front.

Mascharka: States that the aluminum and enamel were not there originally but put there in the 1960s.

Pettit: Feels that to change the façade from its current look, while a significant change, is something that he could still work with since this façade was not original.

Prebys: The other concern is for the wood base at the front and whether it is practical with ice and snow.

Mascharka: States that it would be Wolmanized wood clad over poured concrete. The poured concrete will be solid and hidden by the wood panels that would be anchored to it.

Stevenson: States that the concern is that we might be replacing distinctive features. She states that generally with replacements they would like to see like materials used. She refers to the Secretary of the Interior's standard number 6 (Replacements shall match the original). For example, metal replacing metal. She states that significant changes are being proposed to the storefront.

Schmiedeke: States that she is concerned with the aluminum frame removal and the door changes since this is only one section of the building. This change means that the façade is no longer intact.

Mascharka: States that he originally wanted to go with a brick similar to what is on the rest of the building. That he wants to put a more solid structure in place than what is currently there.

Condon: States that he would like to know if the applicant will use a solid 4 x 4 post, and if so, what type of wood.

Mascharka: States that he is planning on using a Wolmanized wood.

Condon: States that this type of wood is not the best wood to use in this situation. He states that this wood is usually too flawed for use as a finish material. He suggests that a box post would be good since this is not a weight bearing column.

Mascharka: States that he is fine with using a different type of wood for the project.

Stevenson: Would like the commission to address whether it is acceptable for a wood framed storefront here. She states that she is not comfortable with it. The current door and windows are important and significant even though they may not have been installed until the 1960s. Enough time has passed for this façade to take on a significance of its own. Also the new plan for the storefront will not match the rest of the façade.

Prebys: States that he is not comfortable with it either.

Condon: Wants to know why the change is needed.

Mascharka: States that he was told by the building department that due to the scale of the changes planned to the storefront that the door would need to become ADA compliant. He states that he would probably not have to change the door if he just repairs the storefront.

Condon: Would like to know if the wood storefront is something that the applicant really wants to have or will the metal still be feasible.

Mascharka: States that the aluminum is in rough shape but that if that is was the HDC would like, he will keep it.

Schmiedeke: She suggests treating the areas under the storefront windows to match what is next door and retain the commercial door and windows.

Mascharka: States that what is there currently there is 2 x 4 framing. States that he objects to the green enamel that is presently there.

Condon: States that the enamel can be painted.

Stevenson: States that she does not know where the threshold with the building department is and that the applicant may want to check on that.

Mascharka: States that if he does not change the footprint and if he is repairing only, then he may not need to change the doorway.

Prebys: Suggests that we table the application but would like other info addressed such as the sign material.

Mascharka: States that he would use MDO for the signboard. He plans to mount the new sign to what already exists and this will hide the green enamel. He plans to paint the sign, but is open to suggestions.

Prebys: States that the MDO sign will need to be sealed on the edges and that the HDC will need to see what the sign above the windows will look like. Mascharka: States that the most important issue is to get the plywood off of the windows.

Prebys: Advises that another issue is with the repairing of the stucco wall.

Mascharka: States that repair was done back in October. That he did a patch on it and that all that remains is for the wall to be painted. He states that he

would like to paint it a tan color rather than the peach color that is there now.

Pettit: Inquires as to if the chimney will be painted as well.

Mascharka: States that painting the chimney can be part of the project as well since the paint on it is peeling.

Stevenson: States that they would like to table this until some more information is obtained and questions addressed.

Mascharka: States that he received a ticket from the building department and that he is coming out here for a hearing on that issue on Thursday but that he would like something to show them that he is trying to work things out.

Prebys: States that since the applicant has attended the HDC meeting that should be enough to prove that he is working on a resolution. He states that the HDC would like to see a description of what the sign will look like and for the applicant to choose a color for the wall for next time.

Stevenson: States that staff can make sure that the decision letter is ready for pick up in time for the hearing since it will not make to him by mail in time.

Motion: Prebys (second: Pettit) moves to table the application for 121 N Washington for the storefront remodel until the building department requirements are fully understood and that the owner will redesign the glass structure to include the metal work and the door is not to be replaced.

Secretary of the Interior Standard:  
N/A

Approval: Unanimous. Motion carries.

### **313 Olive**

Applicant: Richard Graham, owner of R. Graham Construction, LLC; contractor and Julie Brown; home owner (present).

Discussion: Application is for roof replacement.

Pettit: Would like to know what kind of venting will be used on the project.

Graham: States that they are planning for can vents.

Pettit: States that we generally prefer to see those types of vents on a different roof since there is no way to hide can vents on the front gable roof that is present on this house.

Prebys: Would like to know if there are other options for venting that can be used.

Graham: States that ridge venting could be used with soffit venting and the intakes will need to be 2 or 3 shingles higher.

Prebys: Would like to know if there will be any work done on the eave troughs and downspouts.

Graham: States that no work will be done on eave troughs and downspouts.

Motion: Prebys (second: Schmiedeke) moves to approve the application for roofing at 313 Olive to include ridge vents with roof edge vents. No can vents are to be used. The roof color is to be slate stone grey and the drip edge will be black.

Secretary of the Interior Standard:

# 10- New work should be removable.

Approval: Unanimous. Motion carries.

### **418 Oak**

Applicant: Robert Murillo, owner (present).

Discussion: Application is for roof replacement.

Prebys: States that he would like to know if the drip edge will be replaced and what color it will be.

Murillo: States that the drip edge will be replaced and that it will be black.

Condon: Would like to know what type of shingles will be used.

Murillo: States that he will use three tab shingles.

Prebys: Would like to know if the applicant will be adding any roof vents.

Murillo: States that he will just be doing ridge and soffit vents, nothing new. He states that everything will be the same other than the lighter color of shingles that he will be using. He is going with a lighter color grey.

Schmiedeke: Would like to know if he is doing any work to the gutters and downspouts.

Murillo: States that he will replace the missing gutter in the back that fell off this past winter with a new aluminum gutter but that everything else will stay the same.

Pettit: Would like to know what color the missing gutter was.

Murillo: States that he believes that the missing gutter was painted to match the trim color.

Prebys: States that the new gutter should match the existing trim color on the house. He would like to know if there are any problems with the flashing.

Murillo: States that there are issues with the flashing and it will be replaced.

Motion: Condon (second: Pettit) moves to approve the work at 418 Oak for the reroofing on both the house and the garage with asphalt grey three tab shingles. The existing soffit and ridge venting will be utilized. The replacement of the gutter on the rear of the house will be with a matching k-style gutter and downspout and will be painted to match the trim on the house. The drip edge will be black.

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

Approval: Unanimous. Motion carries.

### **301 W Cross**

Applicant: Khalil Hassan (present).

Discussion: Application is for painting on the structure.

Hassan: States that they will use black and red to paint the building. They plan on painting the bottom portion (that is currently tan in color on the building) in black. They will paint the top wood trim in black as well.

Prebys: Suggests a semi-gloss primer be used on the building.

Motion: Prebys (second: Pettit) moves to approve the application to paint at 301 W Cross with the body of the building basically in black and the trim in red. A semi-gloss or satin primer should be used if needed.

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

Approval: Unanimous. Motion carries.

### **STUDY ITEMS-none**

### **ADMINISTRATIVE APPROVALS**

#### **46 E Forest**

Discussion: Staff administratively approved the reroof.

Motion: Pettit (second: Schmiedeke) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

### **OTHER BUSINESS**

#### **Property Monitoring-**

**113 Woodward:** The commission would like the staff to request a stop work order since it appears that work on the windows is occurring.

**314 E Cross:** Staff advised that there is still no information from the building department at this time on this property.

## **Alternative Energy Fact Sheet**

Discussion: Staff advised that the changes discussed at the last meeting have been addressed.

Prebys: States that the picture looks better.

Motion: Prebys (second: Pettit) moves to approve the new 2014 Alternative Energy Systems fact sheet as presented.

Approval: Unanimous. Motion carries.

### **317 S Huron Appeal**

This was a previous application for vinyl windows that were already installed. The applicant filed an appeal with the State. The hearing for the appeal will be held on May 20<sup>th</sup>.

### **216 N Washington**

The owner is looking to make repairs and Anne is discussing this with the property owner. He is willing to meet with the HDC on the structure and he is planning on making repairs.

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of April 8, 2014**

Motion: Schmiedeke (second: Prebys) moves to approve as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 8:10 pm**