

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 13, 2014

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	Lower Level Conference Room, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Michael Condon, Jennifer Henriksen, Ron Rupert
Commissioners Absent:	Alex Pettit, Anne Stevenson
Staff Present:	Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING- None

OLD BUSINESS

121 N Washington

Applicant: Randy Mascharka, owner (present).

Discussion: Application is for a repair to the storefront and painting.

Mascharka: States that he is keeping the current footprint, the aluminum framing and the door on the storefront and is just repairing what is there. There was a question last time regarding how much could be repaired without having to make any changes to the door for access. He states that he was able to talk with the building inspector and that as long as he repairs what is there and does not remodel, there are no issues and the same footprint can be retained.

Prebys: Would like to know what the applicant is planning on doing now.

Mascharka: States that he is shoring up beneath the windows. Everything else will be the same. He states that the door will be the same. He states that he will build the base out of concrete on the interior and do a composite decking sheet in front below the window. He states that he is open on the choice of color used there.

Condon: States that what the applicant is referring to is a rim joist cover sheet size which is a 1/2" thick.

Prebys: Would like to know the color that the applicant is planning on using.

Mascharka: States that he is can use any color since this material can be painted.

Rupert: Questions whether some sort of support will be needed behind the decking material since it will only be 1/2" thick.

Mascharka: States that he is planning on attaching the decking material to the concrete. He is planning on painting the side and back (south and west facades) of the building. He states that he can paint the decking materials the same color as the side and back of the building.

Rupert: Wants to verify that one of the windows is broken on the front of the building.

Mascharka: States that the front window is broken and he has replacement glass.

Rupert: Would like to know what the plan is for the top signage.

Mascharka: States that there will be a sign board at one point but that he is not worried about it at this time. He will put up whatever is requested by the HDC.

Condon: States that this is a more elegant solution than what was proposed last time. Advises that the applicant will need to be careful on how he attaches the composite product and that the applicant may need to attach the decking material to wood support. He states that vertical composite materials tend to bend.

Mascharka: States that he is planning on anchoring the composite material to the concrete.

Condon: States that this type of material does not take fasteners well, but if he is planning on painting it, the applicant can plug it before painting. If he is not painting it, then some of these systems have plugs that match. He advises to fasten this material securely.

Prebys: States that he would like to go over the repairs planned. The application shows that the applicant will replace the broken glass; rebuild the base under both bay windows with concrete and this will be faced with a composite material of single vertical pieces. The side and the back will be painted in the sample color. The signboard will fill in the transom over the windows. States that he would prefer MDO plywood be used for the sign.

Mascharka: States that he can place the MDO signboard on the structure and paint it the same color as the rest of the structure for now and deal with the actual signage at a later date.

Prebys: States that the MDO signboard will need to be framed in to prevent water damage.

Motion: Condon (second: Henriksen) moves to approve the repairs to 121 N Washington to include the construction of a concrete bulkhead, the replacement of the broken window glass, the installation of a new window sill board of an untreated but then painted wood. The installation of a composite skirting material over the concrete base and the installation of a MDO signboard in the existing framing structure with the edges of the signboard will be trimmed. The painting of the south and west elevation in Sand Motif by Bear in an eggshell or satin finish. The decking below the windows will be in one continuous vertical piece.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

15 E Michigan

Applicant: Bruce Antea and Rick Fisher, owner (present).

Discussion: Application is for installation of four new light poles on the east lot.

Antea: The plan is for the installation of four new parking light poles to be placed on the east lot in Fischer Honda.

Prebys: Would like to know where on the lot the light poles are going to go.

Antea: States that two will be at the front near the sidewalk and two at the middle of the lot between the front and rear property lines. He states that the poles will match the ones that are currently in the west lot.

Motion: Schmiedeke (second: Henriksen) moves to approve the application for installation of the light poles as submitted.

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

Approval: Unanimous. Motion carries.

418 Oak

Applicant: Robert Murillo, owner (present).

Discussion: Application is for roof replacement. This is an amendment to the previous application.

Murillo: States that he will be doing a reroof on the entire roof with GAF Timberline in Charcoal instead of the previously approved roof type.

Schmiedeke: Would like to know about the venting that he is planning on using.

Murillo: States that the venting is an issue due to roof pitch. He states that he would like to use a low profile vent.

Condon: States that there is a soffit and suggests a soffit vent. He states that a can vent will work as long as it is not seen from the street elevation. He states that a cut in soffit vent or a can vent will work.

Murillo: States that there are no existing soffit vents so he would like to use an Air Vent low profile edge vent that goes below the ice shield. He states that the gutters will be addressed later.

Motion: Condon (second: Schmiedeke) moves to amend the application for work at 418 Oak to change the shingle type to GAF Timberline in charcoal. And the addition of either soffit or can vents to the high point of shed style roof on the west side of the house. The installation of Air Vents to the roof surface lower side as needed.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

34-38 E Cross

Applicant: Jason Branham, owner (present).

Discussion: Application is for addition of the sign and painting.

Branham: States that they want to add a sign to the front of the storefronts. They are looking to paint 34 E Cross. The sign will be attached above this door since there is still an electrical outlet existing in this location. There are two vertical supports for the sign in place, but they can move those to horizontal supports since they found two steel supports that are already coming out of the concrete area at the top. There is another hole in that area that they will be able to attach the chain/cable for the sign in that area. The sign is aluminum construction and it can be all aluminum or poly faced, whatever is preferred. The lighting is yellow neon at the border and on the words Mexican Cantina and that is the only lighting for the sign since there are no interior lights. The painting will be done by the owner. The yellow will be minimal and it will primarily be to touch-up what is there.

Schmiedeke: Would like to know if 34 E Cross will be the main entrance now.

Branham: States that the main entrance will move from 36 E Cross to 34 E Cross since the entrance at 36 E Cross has steps and 34 E Cross has a ramp. That means that there will be handicap access on the front and back of the building.

Prebys: Would like to know if the Woodruff's sign will be left on the structure.

Branham: States that the Woodruff's sign will not be left on the façade.

Prebys: Would like to know if the areas over the windows will be left alone.

Branham: Confirms that this area, which is faded, will not be addressed at this time.

Condon: Would like to know who is installing the sign.

Branham: States that the sign will be installed by Eco Sign Solutions.

Condon: Would like to know if there is any additional bracing needed due to the size of the sign.

Branham: States that the existing steel poles are sunk into the concrete where the sign will be attached.

Schmiedeke: Wants to know if the façade at 38 E Cross will be painted at this time.

Branham: States that 38 E Cross will be painted at a later time.

Motion: Rupert (second: Henriksen) moves to approve the application at 34 E Cross for phase one for painting the exterior in Olympic colors (A15-5, D58-6, D58-5 and C30-2) as shown in the application. The installation of a sign on 34 E Cross as pictured in the rendering supplied. The sign will have yellow neon trim and lettering. Motion amended to allow side supports to the sign if required.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

306 N Hamilton

Applicant: John Scherer, owner (present).

Discussion: Application is for gutter and eaves trough installation due to an issue with icing and flooding on the sidewalk.

Scherer: There is an ice problem with the south and west side of the house. He is planning on installing gutters on all facades of the house.

Henriksen: Would like to know if the gutters will run on each side of the house and the number of downspouts that will be used.

Scherer: Confirms that gutters will run on all sides of the house and downspouts will be where required by the contractor.

Henriksen: States that this is usually on each corner of the house.

Condon: States that this may not solve the issue entirely. He would like to know if the gutters will be k-style.

Scherer: Confirms that the gutters will be same.

Condon: Would like to know what color will be used.

Scherer: States that they will be white.

Henriksen: Would like to know if gutters will be added to the porch.

Scherer: Confirms that since there is a walkway by the porch that gutters will be installed on the porch as well.

Henriksen: Would like to know if the downspouts will be at the corners where the porch meets the house.

Scherer: Confirms that this is the case.

Prebys: States that tabs will go under the shingles but using brackets for the gutters will be preferred.

Motion: Henriksen (second: Schmiedeke) moves to approve the application at 306 N Hamilton to include the installation of gutters and downspouts on the property. The gutters will be white to match the trim on the house and will be a k-style gutter. Downspouts will be white to match the trim and will be located in the corners or on the long façades of the house where the step occurs. On the front porch the same style and color of gutter will be installed with downspouts installed where the porch meets the house.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

315 N Washington

Applicant: Taryn Scherer, owner (present).

Discussion: Application is for the replacement of the pre-cast steps that already exist at the front of the house. The steps will have a set-in railing.

Scherer: The steps and railing are in need of replacement and she was able to find a place that will match what is there currently. This will be a pre-cast unit that will be set in place by the contractor.

Condon: Would like to know if a railing will be needed around the porch.

Scherer: States that she has not been advised of the need for a railing around the porch.

Schmiedeke: Would like to know if the same railing can be used.

Scherer: Advises that the railing will be cast into the new unit.

Prebys: Would like to know if something less fussy and simpler can be used for the railing. He would prefer that there not be any twisted bars on the railing.

Scherer: Understands what the HDC is talking about and can request a simpler style for the railing.

Prebys: Would like to know if the applicant can describe the steps to be used.

Scherer: States that the new cast steps are going to be flat.

Motion: Condon (second: Henriksen) moves to approve the application for 315 N Washington to include the installation of a pre-tread, precast stair unit with the attached metal grab rail in a simple style without ornamentation other than what is necessary.

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

Approval: Unanimous. Motion carries.

314 N Adams

Applicant: Taryn Scherer, owner (present).

Discussion: Application is for the door replacement on the back entrance. The screen door will stay.

Scherer: States that the door was kicked in at a party thrown by the tenant and is unrepairable. States that they have a screen door on the back and would like to keep the screen door there. States that she went to Lowes and is trying to work with what they have in stock and will paint the new door white.

Prebys: Would like to know if the door is steel or fiberglass.

Scherer: States that the doors are steel or fiberglass.

Codon: Would like to know what type of door that the applicant would like.

Scherer: States that she would not prefer a half-light door.

Henriksen: Would prefer the six panel door labeled #D on the application materials.

Scherer: States that she believes that this door is fiberglass.

Rupert: States that the screen door does not need to go back on with a solid six-panel door.

Motion: Rupert (second: Henriksen) moves to approve the application for 314 N Adams for the rear entrance door as shown on the exhibit letter D to be

painted white and installed at the rear entrance. The storm door is to be removed.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

304 E Forest

Applicant: Michael Schrock, Owner (present).

Discussion: Application is for painting the house. The application states that the address is at 604; however the address is actually 304 E Forest.

Schrock: States that he is planning on painting the house and will get rid of the green and grey at the bottom. Some of the cedar or pine boards on the house are rotted and will need to be replaced, especially at the front. He states that he would like to use HardiePlank to replace them.

Condon: States that if there is no sheathing underneath the current siding then HardiePlank is not made to be installed directly on the studs. Suggests a good spruce siding or cedar siding and to back prime it.

Schrock: Is not looking to do siding on the entire house.

Condon: States that he could add sheathing behind the new siding but the new siding needs to be flush with the existing siding. States that for the HardiePlank that the textured side cannot be used, it needs to be smooth side out and that the new siding should have the same exposure as the current siding.

Schrock: Asks about what to do since the siding on the house has different exposures.

Condon: States to go with the 4" exposure if replacing all of the siding on the front or if spot replacing, to go with spruce and line it up with the piece of siding next to it.

Prebys: States that the HDC is fine with the removal of the earthen ramp.

Henriksen: Would like to know what colors the applicant would like to use on the house.

Schrock: States that he is fine with whatever the HDC would like as long as it is not green.

Prebys: States that the HDC is also concerned with the original windows on the house being retained. Advises regarding window repair and how to insulate and that storm windows are helpful.

Schrock: States that there is currently aluminum used for some of the storms but that he is planning on leaving everything there currently. He states that he will replace the boards on the house with the same look and

style as what is existing on the house. He states that he will like to paint the foundation where it is grey but is open to what color is used.

Henriksen: States that dark brown would be fine.

Motion: Henriksen (second: Condon) moves to approve the application for 304 E Forest to replace the damaged wood siding with wood siding to match. If wood boards are used they need to be back primed. On the front façade of the house, the option of replacing all of the siding with HardiePlank and providing new sheathing is acceptable if the HardiePlank is installed on the smooth side out and if the exposure is matched to what is existing. The body of the house will painted in Sherwin-Williams White Raisin (SW 7385) and the trim colors will be similar to the one's already existing on the house. The exposed concrete at the base will be painted a color similar to Sherwin-Williams Sommellerie (SW 7595). The dirt ramp will be removed.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

126 Adams

Applicant: Jeff Gerweck, contractor (present).

Discussion: Application is to replace five windows on the house with aluminum-clad windows.

Gerweck: Is looking to replace five windows on the structure. One of the windows is white but most of them are dark grey. Would like to know what color and type of window would be recommended. The current window configuration is 6-over-one light windows.

Prebys: Would like to know why the units need to be replaced.

Gerweck: States that the top ones have been broken and are now rotting.

Condon: Would like to know if these are full window units that will be used in the replacement.

Gerweck: States that they are full window units by Jeld-Wen.

Condon: Wants to know if sash replacement was considered.

Gerweck: States that he did discuss sash replacement with the owner but the owner did not want to pursue them.

Condon: States that sash replacement is easier but that he does not have an issue with new construction if it is sized to fit with the old.

Rupert: States that the white part on the windows is actually the storm and that would come off when replacing the windows.

Condon: States that the exposed part of the frame is minimal and that the jamb liner is actually going to be seen more than the frame. The interior color is not of concern to the HDC.

Prebys: States that the exterior color needs to be black to match what is there.

Condon: States to go with a jamb liner in beige with the black window. The mulling strip will be in black if the window is black.

Motion: Henriksen (second: Condon) moves to approve the application at 126 Adams for the installation of five new aluminum-clad wood windows on the upper floor. The window color will be black to match the existing windows on the house. They will be simulated divided light windows with a six-over one configuration. We recommend that the jamb liner be beige, not white or painted on the exterior exposure. If needed aluminum panning around the window will match the window color.

Secretary of the Interior Standard:
#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

305 S Washington

Applicant: Beverly Buck; owner and Amy Strutz, rep with AJ Leo Electric & Solar (present).

Discussion: Application is for replacement of the torch down roof surfaces with a modified bitumen material, the addition of balcony railings in cedar and the installation of solar panels on the balcony and on the west facing roof of the main house.

Buck: The roof is leaking and she will replace the torch down roof with a modified bitumen roof. The new roof will be grained to match the existing and she will replace any sheathing under the existing torch down and the drip edge will be white. She would also like to add a railing to the balcony since the insurance company is anxious about a railing being put in on the balcony. The style of railing included with the application is the style of the railing she is planning on going with. The railing is to be made of cedar and will be painted.

Schmiedeke: Wants to know if the type of roof that will be installed can be walked on.

Buck: Confirms that she will be able to walk on the new roof.

Prebys: Would like to know if there is a door to the balcony space.

Buck: Confirms that there is a door to the balcony space and since she does not want to damage the original door to the balcony by installing a new lock on it, she would like to install the railing to make it safe. She is also looking to install solar panels on the balcony. She also has the opportunity to get a large quantity of solar panels on the front (west) façade of the house. She

states that the solar panels will have a clean look to them. According to the DTE analysis, they will need the amount listed in order to make a difference.

Condon: States that Dave Strenski stated earlier in his workshop that the east facing roof would have better exposure.

Buck: States that there are trees on the east side of the house and that there are no trees on the west side and better sun will be available on the front façade (west side). She states that unless you are really looking for it, they will not be noticeable.

Condon: States that he likes the idea of solar but that he does believe that solar installed on the front façade will be noticeable and thus not feasible on the front façade of a historic home. Would like to know if the east would be an option.

Buck: States that she would not be able to install on the east side unless she rips out some important landscaping and a mature tree. She does not want to rip out a tree when there is nothing wrong with it.

Prebys: Would like to know if the tree can be trimmed.

Buck: States that the tree is mature and trimming it will not make much difference plus she cannot force any of her neighbors to trim or cut their trees since they would also be in the way.

Condon: States that she can weatherize her home to make it more efficient.

Buck: States that she has already done that.

Condon: Would like to know if geothermal is a possibility.

Buck: States that it would take 25 years to recoup her money on that when with solar she would be able to recoup it in about six to six and a half years. States that she does not understand why it is fine to put solar panels on the garage of another house in the historic district where it is highly noticeable.

Condon: States that the HDC is not here to address other issues, but that in short, the solar panels on the garage cannot be seen from the primary street side façade of the house in that particular case. Also, the panels are installed on an auxiliary structure that is not historic.

Henriksen: Wants to know if anymore panels could be placed on the roof of the sun porch.

Strutz: States that just doing the sun porch is just not worth doing.

Rupert: Would like to know if the panels could be placed in the auxiliary building at the back of the house.

Buck: States that there are more trees around her garage than there are at the back of the house. She does not want to remove the good trees that are there.

Prebys: States that there are three items on the application. He requests that the commissioners verify that there are no issues with the replacement of the roof on the sun porch.

HDC: Confirms that there is no issue with the roof replacement on the sun porch.

Prebys: Requests that the commissioners verify that there are no issues with the addition of a railing to the top of the sun porch.

HDC: Confirms that there is no issue with the addition of the railing to the top of the sun porch.

Prebys: Requests to know if there is an issue with adding the solar panels to the house.

Condon: States that he does not mind the solar panels being added to the balcony/ flat roof behind the sun porch railing but that he does have an issue with the solar panels being added to the primary street-side (west) façade of the house.

Rupert: States that the eastern exposure would be more suitable for solar.

Buck: Would like to know if the HDC would approve the solar installation for the east side of roof.

Prebys: States that they probably would approve the solar installation for the east side of the roof.

Buck: Verifies with Dave Strenski (in the audience) if she will get a better bang for her buck with panels on the east facing side of the roof.

Strenski: Confirms that is the case. He requests to know if the HDC will consider another style of panel for the west façade, such as shingles.

Condon: States that the shingles did not blend in very well and then the cost benefit of the solar goes down.

Prebys: Would like to know how the commission would like to handle the application.

Buck: States that she would like to get approved for two and a half items; the roofing, railings and the solar panels on the sun porch.

Strutz: Wants to know if the HDC understands that the solar installed on the balcony will not be flat.

Condon: Confirms that the HDC is aware that the five panels on the flat roof will be at an angle.

Prebys: Advises that the HDC needs to consider every solar panel installation on a case-by-case basis. He advises that the HDC can do a motion for part of the application tonight and that if the applicant would like to have a decision rendered on the solar panel installation on the east roof then she should submit an amended application for that portion.

Henriksen: Will make a motion but wants to make it clear that the application has been amended to eliminate the twenty panels on the west roof of the house.

Motion: Henriksen (second: Condon) moves to approve the application for 305 S Washington to include the replacement of the roof on the sun deck and the replacement of any damaged sheathing. The new roof material will be modified bitumen and will be green in color to match the rest of the house. The drip edge and trim will be white to match the trim on the house. Also, approved is the installation of a cedar railing on the sun room roof, in which the cedar will be painted white. The railing will have a top rail, bottom rail and posts as shown in the sample photo and as described in the HDC porch fact sheet. Solar panels will be installed on the sun room roof. This will be five panels placed vertically at a 36 degree angle installed on the flat roof of the sun room.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

414 Maple

Applicant: James Gorman, Owner (present).

Discussion: This application was placed in the agenda as an action item when it was really intended as a study item. Applicant is looking to change the window size for the kitchen window since there is not enough counter space.

Gorman: States that he previously brought an application before the HDC for repair work on the house since it was damaged by a tree falling on it in the fall. Since then they have spoken with the contractor about getting more kitchen counter space and it seems that the best way to do this is to resize the kitchen window.

Jane: States that the applicant can make a well around the window in order to continue the countertop without replacing the window. States that this option will also be less expensive.

Rupert: States that it is still possible to move the sink under the window with this change. The backsplash would be the same width of the window frame.

Prebys: Would like to know if the window that they are discussing is on the back shed addition of the house.

Gorman: Confirms that this is the case.

Prebys: States that resizing this window is less of a concerns for him since it is in the shed addition near the back.

Gorman: States that they have priced a Weathershield aluminum-clad window. He will go back to the contractor and make a decision and understands that he will need to come back to the HDC if a change to the window will occur.

216 N Washington

Applicant: Jon Hommes, Owner (present).

Discussion: The carriage house/shed on the property is in rough condition and the owner is looking for some guidance on where to start for the repair on the structure. This structure has a historical plaque on it. The commission provides some guidance as to where to start. It is stated that the owner can do a poured concrete foundation on the interior. It is also suggested that he consult a structural engineer regarding the property.

ADMINISTRATIVE APPROVALS-None

OTHER BUSINESS

Property Monitoring-None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –None

HOUSEKEEPING BUSINESS

Approval of the minutes of April 22, 2014

Motion: Condon (second: Rupert) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (second: Henriksen) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:25 pm