

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 9, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

621 N River

Applicant: James Fishelson, owner (present).

Discussion: Application is for the addition of a front porch and carport. This application was tabled at the August 26, 2014 meeting since the applicant was out of town. New plans were submitted for the project dated 9/2/2014 by PACS Architecture.

Schmiedeke: States that it would appear that all of the commission's concerns have been met with these new plans.

Fishelson: States that he may not be able to start the carport before bad weather sets in so he may have to wait for the carport and wanted to know if that would be an issue.

Schmiedeke: States that would not be an issue and that the applicant has 6 months to begin the work from the approval date. If he does not start the work before then, he will need to apply again.

Fishelson: States that he might decide to do the carport at a later time.

Motion: Prebys (second: Rupert) moves approval of the application for 621 N River for the addition of a front porch and a carport per the drawings, proposed elevations and plans by PACS Architecture dated 9/2/2014. Colors are white, trim is to be green and the roof shingles are to match those existing on the house.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

314 E Cross

Applicant: John DuBois; Oak Tree Home Services, contractor (present).

Discussion: Application is for the front porch repair and replacement. This application was tabled at the August 26, 2014 meeting since the contractor was not present and the owner was unable to answer specific questions relating to the project.

Prebys: States that there were some questions regarding the porch, which has a lot of original detail on it, and it was unclear from the description on the application how these would be replaced. The client was unable to answer the questions that the HDC had.

DuBois: States that he has photos. He states that he will plan to reuse the posts on the right side of the porch. States that the detail that was on the left side of the porch has been saved and is planning on using what he can. Anything that cannot be reused will be remade using cedar.

Prebys: Would like to know if anything will be done with the floor of the porch.

DuBois: States that it will all be replaced.

Prebys: Would like to confirm that it will be raised back level.

DuBois: Confirms that it will be level except for a little bit of an angle to shed water from the porch.

Prebys: Would like to know what material will be used for the porch decking.

DuBois: Would like to know if the HDC is ok with pressure-treated wood.

Schmiedeke: Advises that pressure-treated wood is not ok.

DuBois: States that they will go with cedar then.

Prebys: Advises of the HDC porch fact sheet and that the guidelines on it need to be followed.

DuBois: States that he will do whatever is required by the HDC.

Schmiedeke: States that pressure-treated wood can be used below the decking of the porch where anything comes in contact with the ground however the decking itself cannot be pressure-treated wood.

Rupert: Advises that the decking needs to be tongue and groove and needs to be primed on the bottom with an oil-based primer.

Schmiedeke: Would like to confirm that the new posts will match the old. She advises that the old ones are chamfered.

DuBois: Confirms that the new will match the old and is not looking to change the look of the porch.

Schmiedeke: Would like to know if the porch will need a step.

DuBois: States that it will need a step and he will use what is stated in the HDC fact sheet to replace it.

Condon: States that he will need to use the same material as the decking but in 5/4" lumber.

Pettit: Would like to know what the clearance is between the ground and porch deck.

DuBois: States that it is only about 14-15" clearance. Would like to know if the lattice is required that is stated on the fact sheet in this case.

Pettit: Confirms that the lattice is needed and needs to be framed in. He would also like to know what will happen with the roof and if it will need to be replaced.

DuBois: States that the roof will need to be replaced and confirms that he will replace the roof using in kind materials.

Prebys: Would like to know if shingles will work on such a shallow roof.

Condon: Would like to know what the slope is.

DuBois: States that it is about a 2 degree pitch and was planning on using an ice guard.

Condon: States that it is possible to use mineral surface in a color that is sympathetic to the current roof. Would like to know what will happen with the gutters.

DuBois: States that they will be replaced with same and painted to match. Any paint used will be in the same colors. Would like to know if the beaded fir is preferred for the porch ceiling.

Condon: States that since it is getting painted that using bead board in the ceiling is ok.

Motion: Condon (second: Prebys) moves to approve the application for 314 E Cross to include the repair of the existing front porch including the replacement of the roof of the existing structure using the same slope and profile of the existing roof and the replacement of the posts on the left hand side and their architectural elements. The replacement of the posts on the left hand side will be made to match the existing posts in dimension. The existing scrollwork will be reused and any replication of the scrollwork will match the existing using cedar. The porch surface will be a tongue and groove painted wood according to the HDC porch fact sheet and treated. Any skirting will be framed. The porch ceiling will be a beaded fir or bead board and painted to match. The existing gutters will be replaced with the same style and painted to match.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

29 S Huron

Applicant: Prime Time Real Estate, Craig Annas, owner (absent).

Discussion: Application is for a fence repair and painting, and replacement of the front brick courtyard. Owner advised staff that he would be unable to attend the meeting.

Staff: States that the owner advised that the work on the fence was to start that day. That the owner is open to the color of paint for the fence.

Schmiedeke: States that the issue is not with the fence but with the use of the pavers.

Condon: States that terra-cotta pavers are still readily available and would prefer to see the use of the existing pavers or something similar.

Staff: Advises that the owner is open to material and even suggested putting grass in place of the courtyard.

Prebys: Does not agree with the installation of grass instead of the pavers.

Schmiedeke: States that there is a way to salvage the existing and match what is there.

Prebys: States that there is no problem with the fence but that the current materials that are used for the courtyard are preferred.

Motion: Prebys (second: Condon) moves to table the application for a discussion of the pavers for the patio.

Secretary of the Interior Standard:

N/A

Approval: Unanimous. Motion carries.

203 N Washington

Applicant: Andrea Jordan, owner (present).

Discussion: Application is for storm window installation. The storms will be Snowbird by Trapp in white.

Stevenson: Would like to know what windows on the house the storms would be installed in.

Jordan: States that the storms will be used in all of the windows.

Stevenson: Inquires as to whether there are any existing storms in the windows.

Jordan: States that there are storms but not screens.

Condon: Would like to know what types of storms there are.

Jordan: States that the storms that are there now are large wood framed, glass storms. States that the existing storms are heavy.

Prebys: States that the wood storms are probably more effective than the proposed storms.

Jordan: Agrees and understands but states that she needs the tight fitting screens for her certificate of occupancy. She also states that this is for her safety, since she would need to be the one replacing the wood storms and screens every year.

Condon: Would like to know if the existing storms are in good shape.

Jordan: States that the existing storms are in decent shape.

Condon: Inquires as to whether there is somewhere safe to store the current storms.

Jordan: States that she will save them in the garage on the property.

Rupert: Would like to know regarding the large front window.

Jordan: States that the large front bay window does not open and that the storms will only be placed on the windows that do open.

Schmiedeke: Inquires as to whether the storm will be a slider or a one-over-one.

Jordan: Confirms that the storms will be one-over-one, not a slider and that the cross-beams will match what exists on the current windows.

Prebys: Advises that the HDC usually does not approve metal storms because they are not as effective as the wood and usually the HDC does not

approve the replacement of storms when there are existing storms in fair condition.

Condon: States that a double track storm is preferable to the triple track since it is less bulky and the welded seam is good. The cost is also less expensive.

Rupert: Recommends the double track since it is a better fit, look and more efficient and secure than the triple track storm. Requests that the current wood storms be stored.

Pettit: Would like to know the total amount of windows that will be done.

Jordan: States that there would be 23 windows total for the storm installation.

Motion: Condon (second: Pettit) moves approval for the application for 203 N Washington to include the installation of storm windows in the existing openings. The new storm windows will be white, welded-seam, double track storm windows.

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

Approval: Yay: 5. Nay: 1. Motion carries.

600 N River

Applicant: HighScope Educational Research Foundation, Teresa Schenk and Joe Secore (present).

Discussion: Application is for stone foundation repair. Mortar will be dyed to match existing.

Stevenson: States that the biggest issue is to make sure that the mortar is correct for that particular application.

Secore: States that they have requested that the contractor use coarse sand for the mortar.

Condon: States that you would not be able to tell that the mortar has coarse sand at first until the mortar has weathered some or if an acid wash is used. However he does not recommend that any acid wash be used in this case.

Secore: States that they will not use an acid wash.

Schenk: States that the repair will be mainly concentrated in the front entrance and in other areas as needed. There was some concern that this may be the cause of moisture in the basement. She states that this is the first of many plans for the structure and that they are planning on redoing the concrete stairs, sidewalk repair and landscaping in the future.

Rupert: Advises to attend an HDC meeting as a study item before any plans are solidified.

Secore: Would like to know if the sidewalk repair will need an application is the same material will be used and it will match the existing sidewalk.

Stevenson: Advises that no application would be needed as long as there are not any changes.

Condon: Cautions not to install a rainbow of colors for the mortar since it will not look good if or when the existing mortar is cleaned. States that dark buff or brown on the color chart submitted with the application will probably be the most used on the building. States that the black tint may not be appropriate.

Secore: States that the contractor stated that he does not like to use black tint since it is too dark and it is easy to utilize too much.

Condon: States to use a cleaner specific for the masonry or to use a garden hose and brush when cleaning the mortar. No power washing.

Motion: Rupert (second: Prebys) moves to approve the masonry work at 600 N River as per the proposal included in the application with the mortars mixed to match.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

513 N River

Applicant: Joe Secore, owner (present).

Discussion: Applicant was previously approved for a door installation at the back of the house and is seeking advice on whether a different door would be appropriate.

HDC: Advised that the type of door that is being considered would be appropriate.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

35 S Huron: The house is in poor condition and the commission would like to see what could be done.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014, staff received a call last week and the applicant stated that he will attend meeting as a study item to discuss colors. Commissioner Rupert suggests colors and states that he can stop in and provide suggestions to the owner.

Terry Bakery sign: The sign still has not returned at this time.

214 W Forest: Staff states that a letter was sent 8/28/2014 to Barnes & Barnes with no response at this time.

613 N Prospect: The porch columns are still missing and there appears to have been some more work going on at that location. A letter was sent to the owner of the property regarding the status of the work. Owner emailed staff on 9/8/2014 advising that he is still working on the posts and painting due to the amount of work it entailed but still plans to return the porch to its previous condition.

106 S Washington: Roof on outbuilding is in poor condition. Building department inspected the property and advised owner that repair/replacement is needed and to put an application in to HDC and the building department. A re-inspection is scheduled for October. Commissioner Stevenson suggests that a letter be sent to ask the owner to attend the next meeting as a study item.

525 N Huron: Staff took photos of the property today at the prompting of a commissioner and it appears that work is being completed on the premises. The HDC will drive by the house to evaluate the situation and a letter needs to be sent out to the owner to advise of the need for an application.

Sample Applications: Staff updated the sample applications that were on the HDC website.

230 W Michigan Ave: Commissioner Rupert announces that the work has been completed at this address.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 26, 2014

Motion: Pettit (second: Prebys) moves to approve as amended to change name of the commissioner that made the motion on 200 E Cross from Pettit to Prebys.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 pm