CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF August 11, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Jane Schmiedeke, Alex Pettit, Anne Stevenson, Michael Condon
Commissioners Absent:	Erika Lindsay, Ron Rupert
Staff Present:	Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Remove 224 N River from the agenda. Add 316 N Grove St as a study item.

Motion: Pettit (second: Prebys) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

219 N Huron

Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the steps. The materials used would be 2x10" stringers, 5/4 x 6" treads, 1x6"risers, 2x4" & 5/4 x 6" handrail.

**Application was tabled last meeting pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing.*

Applicant: Katherine Deyo (owner) – present

Discussion:

Stevenson: States that the Commission is looking at the front steps that were installed. The commissioners were concerned with the appropriateness of the current railings.

Deyo: States that it was originally a cement staircase that was not historically accurate; believes that her husband has filed for the appropriate permits. The current installed steps were a quick fix as the old ones had a large hole

and they had to be replaced immediately so that the tenants could access the property.

Stevenson: States that the railing is inappropriate, but the steps appear to be appropriate.

Deyo: States that the railing matches the railing on the upper porch that has been there since the 1990s.
**Passes around photos.*

Prebys: States that the railings do not match as they continue down the stairs, whereas the other ones have rails that meet.

Pettit: States that part of the issue is that there is an upper rail and lower rail and the baluster is between them.

Deyo: States that instead of having the balusters being nailed to the top and bottom railing, have them exposed?

Condon: States that since the property is in the Historic District, a requirement is a top and bottom railing so sometimes it is necessary to offset them.

Deyo: States that she understands that the railings need to be inserted.

Schmiedeke: States that if a 4" ball fits through it will not be approved for the building department.

Deyo: Asks what is the next step after the repair is done?

Stevenson: States that staff will follow up on the project and can be contacted directly.

Deyo: Asks about if the stairs would be considered 1-2 unit or 3-or more because the stairs only provide access to 2 units?

Condon: States that the difference is if it is 1-2 units then it would be 36" handrail and if it was 3 or more it would be a 46" handrail.

Motion: Prebys (second: Condon) moves to table the application.

Approval: Unanimous. Motion carries**.**

124 Pearl St

The applicant, Mishigama Craft Brewing, is seeking approval for three projects they are proposing. The first is the installation of new coverings on the existing awnings on the outside of the building facing Washington and Pearl. The second project is the installation of a blade sign on the corner of the building. The sign would be lighted from the top and the size would be about 4ft x 4ft. The third project is the installation of a new storage area for the spent grain produced by the brewery. The storage area would be fenced in and located in the parking lot. The storage area would measure about 8 ft. x 8 ft.

**Application was tabled last meeting pending further information on specifics of sign installation, lighting of sign, and storage area.*

Applicant: David Roberts – (present).

Discussion:

Roberts: States that the spent grain structure has been changed to a shadowbox design on the fence with a gate coming out the side to allow structural integrity to be maintained per their conversation last meeting. It is not going to be attached to the building. States that if it is needed, two posts will be attached to the asphalt. States that the structure should be solid and there should not be any problems with it. States that the sign was the other concern at the last meeting. States that he spoke with Huron Sign and the bracket that is currently present would be taken down and two pieces would be welded to it and another piece would be welded to the vertical portion. The material of the sign will be lightweight to avoid adding extra weight from materials. States that he is going to attempt to reconvert the current lights to LED however, if those lights are not working, he would like to replace with something similar. The same structure/holes would be used. No additional holes in the mortar of the structure will be installed.

Motion: Prebys (second: Condon) moves to approve the application to include sign installation as described with new attachments that is a new sign holder similar to the existing and using mounting holes that currently exist and using the lighting that currently exists or something similar. The new awning coverings and signage on the windows as described in the application. The new fence installation to the east of the building as described in the new drawing submitted for the August 11th meeting.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

111 Maple St

Applicant is looking to install a new handrail for existing steps and install proposed posts. The construction of the posts would involve anchoring a 4' x 4' to the porch and then attaching 1' x 6' pine boards to the 4 x 4's. Applicant submitted adjusted plans per staff's advice of not imitating the existing columns.

Applicant: Don Ure (owner) – present

Discussion:

Ure: States that he brought a photo of sometime of railing that did exist previously and was about 30" off the porch and would like to install a railing around the house that does not exist. States that the he spoke with staff about duplicating a post and staff suggested that the commission may not want to see a replicated post. States that he needs a post to attach the railing to.

Prebys: States that it is not necessarily something that would not be approved.

Ure: States that he would like to duplicate the full post and then install a half post near where the current stairs are located and there will be a top and bottom rail.

Prebys: Inquires as to where the stairs will be.

Ure: States that they will be where they are currently located.

Motion: Condon (second: Prebys) moves to approve application to include the installation of the half post and guardrail for the front porch as described in the application and will be painted white.

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

Approval: Unanimous. Motion carries.

34 N Washington
The applicant is proposing a window sign with the name, phone number, and website of the business, Margolis Law, P.C. The colors will be white, forest green, and metallic gold vinyl lettering for the window signage. Stenciling of the business logo and name will also appear on the door, which is also glass.

Applicant: Laurence H. Margolis - (not present)

Discussion:

**The Commission sees no problems with the proposed signage as presented.*

Motion: Prebys (second: Pettit) motion to approve the application as presented.

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

Approval: Unanimous. Motion carries.

211 N Huron
The applicant is applying for the approval of a roof and gutter installation. The gutter to be installed will be a 5" seamless gutter with hidden one-piece brackets/screws; 2x3 downspouts will be installed and the color will be gloss white. A 1.5" brown aluminum drip edge on perimeter of house which protects fascia and directs water will be installed. The shingles to be installed are Resawn Shake (brown/tan color). The current roof appears to be the same color.

Applicant: Naia Venturi – (present).

Discussion:

Stevenson: States that the application is for same type of shingles and same colors. Could the applicant please describe the gutters?

Venturi: States that the gutters will be white.

Prebys: States that the gutters are currently half round.

Condon: States that due to the houses architectural style and the fact that a half-round gutter currently exists, a half-round gutter will need to be installed.

Motion: Prebys (second: Pettit) moves to approve application to include roof replacement, same color shingles. The ridge vent is specified, drip edge, brown. The gutter is to be a half-round may be brown or white to match the house.

Approval: Unanimous. Motion carries.

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

530 N Huron

Applicant is proposing re-facing existing signage on the building and installing one additional sign. There will be two signs and one sign printed on the awning. The new sign will be installed on the side of the building. Sign number one will be the awning sign; it will be 20 sq. ft and will be made of dibond (plastic core with aluminum face with vinyl print). This sign will be facing Huron St. Sign number two will be the lighted poll sign and measures 24 sq., ft. It will be double sided and will be made of acrylic with vinyl paint. This sign will also face Huron St. The third sign will be a building mounted sign that measures 8 sq. ft. It will be made of dibond with vinyl print and will face Forest St. Colors will be dark green (Black Evergreen), and Gold (Rice Curry).

Applicant: Todd Hoeft – (present).

Discussion:

Hoeft: States that the first two signs are being refaced that exist currently. Sign number three is a driveway sign off of Forest St. that would be additional, on the side of the building. States that he would like to attach it to the building itself as it is currently attached to the mansard roof. States that he would like to lower it down to the side of the building.

Stevenson: Asks about the illuminated signs.

Hoeft: States that the current sign is illuminated with a sticker attached over it that you peel off.

Prebys: States that normally illuminated signs are not approved by the HDC other than making something opaque with just the letters being illuminated.

Hoeft: States that he is not sure how much light still shine through the lettering of his sign.

Motion: Prebys (second: Schmiedeke) moves to approve application to include awning signs as described in the application. A new face for the lighted pole sign as proposed, dark green background with brown lettering. Building mounted sign on the side of the building facing Forest St. as proposed in the application.

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

Approval: Unanimous. Motion carries.

307 N River

Proposed project includes painting the main portion of the building (colors to be SW 6155 Rice Grain as the main and SW 6180 Oakmoss as the trim color). Project also includes installing an awning over the entryway on the north side. The awning will measure 13ft by 2.5 ft. Fencing will be installed, 6ft. high dog ear wood and stained opaque. Signage on the west side is also proposed and will be 4ft. x 8ft. wooden pallet attached with simple metal hooks. This sign will be facing the river.

Applicant: Rebecca Wallace - Cultivate Coffee and TapHouse – (present).

Discussion:

Wallace: States that they are proposing painting the building. The current cream color would just be painted over and then the trim would be changed from red to green. States that they want the interior of the building to match the exterior, so the sign would be simple and located facing River St on the east side of the building. States that the fence is to run along the back of the property to create privacy for their neighbors and comply with Michigan liquor licenses code for bier gardens. States that there are community garden beds were installed in the back.

Prebys: Inquires how one accesses the Bier garden.

Wallace: States that you will have to go through the building but there will be a locked gate.

Prebys: Inquires about the lighting for the sign.

Wallace: States that they have not planned that far yet. States that the awning will be a simple black awning with no signage.

Motion: Condon (second: Pettit) moves to approve application to include painting of the exterior of the building, Rice Grain, and the trim will be Oakmoss. An awning will be installed over the entryway, black. A 6 ft. fence, dog-ear style, with an opaque stain in a color sympathetic to the rest of the building or painted and signage as described in the application.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

316 N Grove

Applicant: Hugh Kennedy, - owner (present).

Discussion:

Kennedy: States that he has been making repairs on the house and there is a fence that runs north and south. States that what he has had in his garage for years is 70 ft. of rod iron fence. Would like to install the gate where the fence abuts on the north side and then on the south side facing the street running against the picket fence. It will be a front facing fence.

Prebys: Suggests that if there is a code against spikes on the fence the applicant could install a ball on the end of the spikes or a top rail.

203 N Washington

Applicant: Tim Carpenter – owner (present)

Discussion:

Carpenter: States that he just recently bought the property and the only access to the basement is by going outside so he is looking to change that. States that he would like to make it so you would walk through the house to the where the current outside entry is.

Prebys: States that the HDC and the building department will need to see structural drawings.

Condon: States the HDC will need elevations with the existing structure and the proposed structure and a list of the materials to be used.

Prebys: States that any doors or lighting that is to be installed will need to know the details.

600 N River

Applicant: Theresa – Highscope (present)

Discussion:

Theresa: States that she came to talk about replacing the steps. There is the conservatory and a turret. States that she worked with Jennifer from Quinn Evans. There has been a lot of deterioration on the building. The staff is getting a little bit older and they have had several incidents with slipping on the stairs due to the hard winters. States that it is hard to keep up with keeping the entry clear when it is snowing all day long. States that safety is a concern. States that there are two options, one with the side elevation. States that they would like stretch the entrance and make the steps more gradual. The porch will not be changed. The concept would be

5 steps and then a landing, or 3 steps and then a landing. States that the steps will extend further than the current ones, because they are too steep.

Condon: States that he does not have a problem with the extension or redoing of the steps. States that it makes sense to him instead of having the steep stairs.

**Commission provides additional feedback but expresses that out of the two options presented this evening there should not be an issue with either.*

ADMINISTRATIVE APPROVALS-None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval. No response as of 3/24/15; HDC advised staff to send another letter. Staff sent letter on 3/31/15. No response as of 4/14/15. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs. Staff sent letter on 6/10/15. Staff spoke with owner and they explained there is no work going on; they are waiting to find a contractor to work with as of 7/28/15. Staff also explained the HDC permit process for when they are ready to start work.

525 N Huron: Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Commission advised staff to send additional letter on 5/26/15. Staff received an email with an update on the property. The owner states that there were two wood windows installed where there had been vinyl and the metal door was replaced with wood. Owner sent photos and email to staff on 8/11/15 stating that the vinyl windows he installed have been replaced, and an appropriate door has been installed. Staff shared this information with the HDC on 8/11/15 at the meeting.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting. Staff sent a letter on 6/10/15.

35 S Huron: 12/2/14 staff took photos of what appeared to be exterior work being done. 12/11/14 staff sent out letter reminding owner that exterior work must be approved by the HDC.

613 N Prospect: Columns were removed from the front of the house without HDC approval. Was supposed to just be a repair. In September 2014, the owner stated

the repairs were taking longer than expected, but that the columns would be reinstalled. Will monitor to make sure the columns are returned.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15. Commission advised staff to send additional letter on 5/26/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff took photos on 3/25/15. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)", and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be send to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission. HDC advised staff to send a letter on 6/9/15.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15. Staff received a response from the owner on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps. Staff sent a second notice on 6/10/15. Owner of property came in on the 8/11/15 meeting to discuss what needs to be done with the stairs.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff was advised to send a letter on 6/23/15.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

302 E Cross: HDC brought to staff's attention that the house has been inactive for a period of time. HDC advised staff to send letter at the 8/11/15 meeting requesting information of intentions for the home.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 28, 2015

Motion: Prebys (second: Condon) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:35 pm