

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 25, 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, Ron Rupert
Commissioners Absent:	Erika Lindsay, Michael Condon
Staff Present:	Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 600 N River St to the agenda as an action item.

Motion: Rupert (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) –not present

Discussion:

**No further update on front steps. Staff observed there were no changes since last meeting.*

Motion: Prebys (second: Pettit) moves to table the application pending info from the property owner.

Approval: Unanimous. Motion carries.

NEW BUSINESS

315 N Washington

Applicant is proposing the installation of gutters/downspout. They are to be K-style aluminum seamless gutters, 5", color to be white. The downspouts will be 2" x 3".

Applicant: Taryn Sherer and Raymond Sherer (owner) – present

Discussion:

Prebys: Asks if the house currently has gutters?

T. Sherer: States that there is a gutter on one side of the home, but it does need new gutters. States that she was waiting until house was cleaned and had repair work done to install them.

Prebys: Inquires as to where the downspouts will be placed.

T. Sherer: States that the downspouts would be coming down on the south side to go out into the yard and not the front of the house.

Rupert: States that the Commission prefers to see the downspouts on the ends or edges of the building and not in the middle.

T. Sherer: States that there is part of the building in the back that juts out. States that she does not want a whole bunch of them, but wants the gutters work effectively.

Prebys: States that downspouts can be placed on the corners, does that work?

T. Sherer: States that it would.

Prebys: Inquires if the porch will have gutters or downspouts?

R. Sherer: States that they will not be installing on the porch.

Motion: Prebys (second: Pettit) moves to approve application to include gutter and downspout installation, K-style 5" white. Downspouts to be placed at corners of the building where necessary. If straps are used they are to be under the shingles.

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

Approval: Unanimous. Motion carries.

310 N Grove

The applicant is looking to paint the trim, porch, and carriage house on their property. The body color will be Gray Screen SW 7071; the trim will be white; accent one will be Kimono Violet SW 6839; accent two will be Danube SW 6803; the other color used will be Something Blue SW 6800.

Applicant: Sharon K. Johnson and Rod Johnson –owner (present)

Discussion:

Prebys: Asks if the house is currently white?

S. Johnson: States that the house is gray and the trim is white.

Stevenson: Asks for clarification on the painting of the carriage house?

S. Johnson: States that the carriage house will remain the same colors.

Motion: Prebys (second: Rupert) motion to approve the application to include painting the carriage house in gray with white trim and accent colors of red violet, blue and sky blue.

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

Approval: Unanimous. Motion carries.

316 N Grove

Applicant is proposing the replacement of a street facing fence that measures approximately 40 lineal feet, from a typical wooden picket fence to an antique wrought iron fence. The antique wrought iron fence panels and gate will all be painted black. There will be seven 5'-0" parts with steel 1-3/4" x 1-3/4" square tubing and will be capped and painted black to match.

Applicant: Hugh Kennedy – (present).

Discussion:

Stevenson: States that the applicant was present as a study item. Would the applicant like to go over anything that has not been discussed?

Kennedy: *Shares with the Commission the profile of the post he wants to use. States that based on the example, the cross member that it will attach to is narrower than the post it will attach to and he does not want the post to be too prominent, but wants it to be structurally strong. States that he wants to change the post size from 2" to a 1 1/2" inch post that will fit the same profile. States that then he will make dog ears with iron.*

Prebys: Asks how the post will be installed in the ground?

Kennedy: States that the post will sit in concrete and he will use a sealer from the top of the post all the way to the bottom, to prevent rust. States that there is a potential for a reaction between the steel and the wrought iron so there will be a separation between the two which will be an insulator between the metals, same for the bolts. The sealer that will be used to prevent corrosion below ground and it might work on the bolts. States that he is very conscious of the possible corrosion.

Motion: Prebys (second: Rupert) moves to approve application to include street facing antique wrought iron fence as proposed in the application, approximately 40 lineal ft. of iron fence and gate. To be located as shown on the mortgage survey dated 8-25-15 and submitted to the record.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

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

331 Oak St

Application is for demolition of existing concrete approach walk and cheek wall capstones. Applicant is proposing that the replacement will be with buff Scioto end grain cut sandstone. The new sandstone slabs will be set on compacted slag sand. The walk slabs will measure 3'x3'x3", cheek wall capstones will match existing concrete cap dimensions.

Applicant: Ypsilanti Restoration L.L.C. – (not present).

Discussion:

Schmiedeke: Asks about the removal of the brick cheek wall?

Pettit: States it is the capstones.

**Commission sees no problem with the proposed application.*

Motion: Prebys (second: Pettit) moves to approve application to include demolition of existing concrete approach walk and cheek wall capstones and replacing with Scioto end grain cut sandstone. The used sandstone slabs will be on compacted slag sand; the walk slabs will be 3'x3'x3". Cheek wall capstones will match existing concrete capstone dimension.

Secretary of the Interior Standard:

#8- Preserve archaeological resources.

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

Approval: Unanimous. Motion carries.

600 N River

Proposed project includes demolition of current concrete walkway and redesign of stairs. The stairs and handrails at the main entrance are causing safety concerns as the concrete is damaged and the railings are not in good condition. The applicant has been working with Quinn Evans to design a concept plan that does not significantly change the look of the current entry and matches the footprint already there. The plan involves adding more steps(concrete) and a "pad" that allows for a more gradual ascent.

Applicant: Theresa – Highscope Educational Research Foundation – (present).

Discussion:

Stevenson: Asks if the applicant has decided between the two designs in the application?

Theresa: States that they have not decided between the two designs.

Stevenson: States that it appears very similar to what the commission saw as a study item.

Pettit: Asks for further clarification on the material other than wrought iron for the handrail.

Theresa: States that if the HDC would like them to come back to discuss the railing that is possible. The architect did put them on the drawing.

Prebys: States that he sees no issue with either design.

Motion: Pettit (second: Prebys) moves to approve application to include the replacement of the concrete stairs at the current entryway. The design or layout of stairs could be either option A or B, as submitted in the application. Rail details as shown on the drawings, as well as the addition as needed of a rail, similar material down the middle of the stairway.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS-None

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. HDC advised staff to send a reminder letter to owner on 8/25/15.

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. This matter is considered closed and will be removed from property monitoring.

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 sent 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.

9 N River: The HDC noticed that there are large amounts of exposed wood on this home due to paint peeling and chipping. Advised staff to send a letter on 8/25/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 11, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:39 pm