

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF July 14, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Jane Schmiedeke, Michael Condon, Erika Lindsay, Alex Pettit

Commissioners Absent: Ron Rupert

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 13 N Washington 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

105 W Michigan Ave.

The applicant is looking to remove black and white tiling from the front entry of their store front and replace with a similar material. The replacement material would be tile or colored concrete. Application was tabled pending more information on the replacement material, but approved removal of the existing tile to help determine the future action.

Applicant: Jeff Kuhns, (not present).

Discussion:

Motion: Schmiedeke (second: Pettit) moves to table application pending further information about the underlayment.

Approval: Unanimous. Motion carries.

301 S Washington

The applicant is proposing some exterior alterations to the home including: fence installation, window repair or removal, replacing doors, installing Radon remediation, installing brick pavers for the cars, repainting, and landscaping. Application was tabled at the previous meeting with the request of viewing elevation drawings and more details about the work being proposed. The amended application proposed focused only on the

windows that were to be moved and reinstalled as well as the installation of French doors and the relocation and reinstallation of a set of stairs. This was the original application proposal. Applicant submitted an amended application focusing just on window installation, relocation, and reinstallation.

Applicant: David Fischhaber (owner) – present

Stevenson: States that the Commission wanted to see elevations from the applicant.

Fischhaber: States that he decided to do an amendment and remove parts of the project that they were talking about before and focus on the windows. States he is moving two windows and putting in a door. States that the three part window will move to the right and be reinstalled.

Prebys: Asks if that will be where the small window is?

Fischhaber: Confirms. States that in place of the 3-part window, he would like to install French doors.

Prebys: Asks what the material of the French door is?

Fischhaber: States that the exterior is aluminum, will be painted white, and the inside is pine.

Prebys: Inquires about the type of glass and if there will be decorative leading.

Fischhaber: States that there will not be styling at all, it will be plain glass.

Condon: Inquires about the location of the electrical service.

Fischhaber: States that it has already been relocated.

Stevenson: Asks how the commission feels about the last bullet point on the last page of the application, since all the windows have eyebrows, the applicant was thinking of adding eyebrows to windows.

**Commission is in agreement that adding eyebrows over the windows that do not have them would be inappropriate.*

Fischhaber: Asks about installing an eyebrow over a French door?

Stevenson: States that it would not be historically appropriate. Asks if any of the other Commissioners have a problem with the window movement?

**Commissioners confirm that they do not see an issue.*

Pettit: States that on page 3 of the application it appears there are some steps coming down from the door.

Fischhaber: Confirms. The steps would be relocated to where the French doors are being installed.

Motion: Condon (second: Prebys) moves to approve to include taking a triple mold existing window from the south elevation and moving it and reinstalling it

into an adjacent wall and installing a French door(aluminum clad Pella 750 Series) to the opening that was originally occupied by the triple mold window. The existing brick paver steps will be relocated to the new French door. The existing door will be removed and sided over and the existing window where the triple mold window will be moved to will be saved for reuse.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

Motion: Schmiedeke (second: Prebys) moves to deny the previous application dated June 2, 2015 for the June 9, 2015 meeting in its entirety due to the replacement by the subsequent application.

Approval: Unanimous. Motion carries.

NEW 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.

Applicant: David Deyo – (not present).

Discussion:

**The application did not give specific details the commission was looking for. They would like to see a drawing if possible, what type of railing will be installed or what it is to be replaced with and want to make sure the applicant has received a porch fact sheet which will be mailed with the letter.*

Motion: Schmiedeke (second: Prebys) moves to table application pending further information.

Approval: Unanimous. Motion carries.

220 N Park

The applicant is proposing the demolition of the old Boys and Girls Club located at 220 N Park. The City of Ypsilanti is planning to demolish all structures on this property which would include: the main gym, the administrative offices, and the two baseball dugouts. The structures are not being used and are in poor condition. The grounds upon which the application is filed is that retaining the structure would not be in the interest of the majority of the community. The materials on the building are aluminum and brick and it is considered modern style.

Applicant: City of Ypsilanti: Associate Planner, Cynthia Kochanek, Community and Economic Development Director, Beth Ernat, & City Planner, Bonnie Wessler (present).

Discussion:

Kochanek: States that it is a city owned property; the city is looking to do a demolition on the property. It has been vacant since 2010. States that the building is not in the greatest repair. Since it has been sitting vacant it has been a target for graffiti and vandalism. States that it has been for sale for the past 2 years. People are interested in the property, but not in the building on the property.

Prebys: Inquires about the basketball court.

Kochanek: States that for the outdoor court, there are no plans. If the demolition application is approved the fire department will do a partial demo on the building for training purposes and the inside basketball court floor will be salvaged and donated.

Stevenson: States that she is not sure if there is enough information provided to show that the demo is in the best interest of the community and if this is the case.

Condon: Asks what portion is for sale?

Kochanek: States that it is just the portion with the Boys and Girls Club and the part that is running up to the track. States that the construction of the buildings dates to August of 1986, which was when the original boys club was built. States that most of it is fairly recent construction.

Ernat: States that there is a very rare opportunity that has been presented for the City of Ypsilanti. The state of Michigan has offered some grants for smaller communities for the first time since the foreclosure crisis. These grants are for commercial demolition. States that the city of Ypsilanti is one of 43 communities newly eligible and 1 of 29 awarded and 1 of 9 awarded the full amount. States that the city submitted for this property, because of the cost of the demolition. It will be at least \$130,000-\$150,000. States that the property has not done well on the market the past 2 years and it will continue to deteriorate. States that there is asbestos and mold present in the building. It is negatively affecting the community, because there are no taxes and it is very large. States that it could be grass or for new development in the area, single-family/mixed use development that will be more conducive for the neighborhood; it is a desirable location. States that is how it will be left, it will be returned to an acceptable grade by storm water management. States the site will be returned to earth.

Stevenson: Inquires if the Commission feels if they have sufficient information to move forward.

Prebys: States that he thought about if the building has historic significance to the community or is that overwhelmed by the architectural insignificance to the community?

Pettit: States that the survey included in the application states it is a non-contributing structure.

Stevenson: States that the HDC considers all buildings in the district contributing.

Condon: Inquires if anyone has shown interest in the property in the past 2 years.

Kochanek: States that people have been interested in the property, but not the building due to the high cost of demolition.

Ernat: States that the city is planning on demoing other buildings not in the Historic District. Included with 8 other homes they would demo the cost difference would be at least \$50,000. This plan is also covering environmental.

Schmiedeke: Inquires about the zoning.

Kochanek: States that it is currently CN-Mid.

Schmiedeke: Inquires about what use that would allow.

Wessler: States that CN-mid is all residential, 1 and 2 family homes. The existing structure is non-conforming. The existing structure could be a community center or church, most likely a non-taxable subsidy.

Stevenson: States that it does not have architectural significance, but is unsure about the historical significance. Does the Commission feel they have had sufficient information to make a decision?

Motion: Schmiedeke (second: Prebys) moves to find that there is no architectural/historical significance.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Condon, on the ground that there is no architectural/historical value) Move to approve the demolition of the proposed building, the old Boys Club office, gym, and dugouts.

Approval: Unanimous. Motion carries.

100 Marketplace/100 Rice St

The applicant is the installation of solar panels on the Freight house that were previously approved. Sixteen 128-Watt Unisolar panels and a Power One Invertor will be installed.

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that the plan is the same since the 2013 application. States that he went to the roof of the solar panel and took 16 photographs. The seams hide the panels. Not that visible unless you're perpendicular to the panels. States that each panel has a pair of wires that will tuck down underneath the ridge cap and there is plenty of attic space so they will be run inside the attic.

Motion: Condon(second: Prebys) moves to approve application as presented.

Approval: Unanimous. Motion carries.

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

STUDY ITEMS

203 S Huron

Applicant is looking for feedback on a proposed remembrance marker/sign. The application states the sign will measure 24" x 36" high and will be installed as a single post sign on the west side of the property between the flagpole area and sidewalk. The colors used will be green for the body, pewter for the trim, and gold as an accent color.

Applicant: Gilbert Residence, Derek McGill - owner (present).

Discussion:

Schmiedeke: Inquires if the sign is a state marker.

McGill: States that it is not. There were many people that wanted to remember Fletcher and his value to the community and the location on Huron. States that they want it to look like a historical marker to avoid going through the city and going through the state to apply for an actual historical marker. States that this plan is very rudimentary to determine if this is even a possibility.

Prebys: States that one of the problems with the state markers is that there is paint and the paint will fade especially in the sunlight. States that there might be a cast aluminum that would match the color and hold up better. States that paint becomes a maintenance problem.

Pettit: States the historical markers do need maintenance.

McGill: States that there is sufficient funding for the project. States that the next step would be to apply as an action item and receive building department approval.

13 N Washington

Applicant: Tresna Taylor – (present).

Discussion:

Taylor: States that they appeared as a study item back in May and originally they were looking at doing a storefront concept. States that since, they have received some budget numbers and so they are looking to change their proposal. States they want to replace all the double hung windows and the roof. States that the dark glass would be replaced with more translucent glass to create a more welcoming look. Would like feedback on that, and on the inside the brick wall is currently painted and if the paint was removed it might be expensive and we do not know the condition of the bricks. They

also want to install a canvas with wood awning. States that one specific question is that there is an existing chimney that used to be for a boiler and owners are considering moving the entire stack.

- Prebys: States that it should not be a problem.
- Pettit: States that the stairway by the backdoor is it being moved as well?
- Taylor: States that the property used to be owned by the same owner so there are some overlapping items. States that the idea they had was to remove as they were missing the bottom flight; proposing to remove the stairs.
- Prebys: Inquires about the back of the building only having the painting on the bottom.
- Taylor: States that they would select a color that would keep with the monochromatic scheme.
- Prebys: States that he does not foresee any problem.
- Schmiedeke: Inquires if they are proposing any structural changes to the first floor.
- Taylor: States that they are not.

ADMINISTRATIVE APPROVALS-

119 N Adams – Reroof of the home; shingles will be of same color and style. If vents are installed they will be ridge vents only. There will be no additional work done to gutters, trim, flashings, or any other areas surrounding the roof. All roof work will meet the requirements stated in the Roof Work Fact Sheet.

Motion: Prebys (second: Pettit) move approval for the administrative approval at 119 N Adams.

Approval: Unanimous. Motion carries.

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

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.

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.

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.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding. Staff took photos and shared with Commission on 6/23/15. Gutters were returned, however crown molding is still missing.

35 S Huron: No update.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids. HDC approved a project to repair/restore barn in June. Barn project was completed. Staff will take photos to share with the Commission. This item will be removed from property monitoring.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring. Staff took photos on 6/23/15, fence is still unpainted. HDC advised staff to send out letter 6/23/15.

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.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15. Staff noticed a fence was installed as of 5/12/15 and took photos and shared with the Commission. As of 5/26/15 part of the original fence was reinstalled; it was repainted black however, the gate is still missing. Commission advised staff to send a letter on 5/26/15 asking about when it will be reinstalled. Gate was reinstalled on property, staff took photos. This matter is considered closed and will be removed from the property monitoring list.

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.

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.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 23, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:12 pm