

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF June 9, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Lower level conference room, 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 418 N Hamilton and 305 Oak and 605 N River as study items.

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: Prebys (second: Condon) moves to table application pending further information about the underlayment.

Approval: Unanimous. Motion carries.

NEW BUSINESS

6 S Washington

Applicant is proposing removal of an awning that is no longer able to be repaired due to severe wood rot. The applicant would like to remove and rebuild canopy after a design has been completed.

Applicant: Andrew Epstein – owner (present).

Discussion:

Stevenson: States that the commission has discussed this project with the applicant before and the new application contains an engineer analysis of the canopy awning.

Condon: States that the exterior metal enamel on the outside of the awning is salvageable and the Commission would like to see that reused.

Epstein: Confirms that he would like to use it.

Motion: Prebys (second: Condon) moves to approve the application to include the removal of the awning and replacement with the proviso that the exterior trim that is metal or enameled metal, will be reused in the replacement awning.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

**Applicant had some further issues regarding the structural engineer report and would like to discuss it with the Commission.*

Epstein: States that there are structural issues with the current windows.

Stevenson: Inquires if there are currently steel windows installed.

Epstein: Confirms. States that the windows are bowed due to too much weight being put on them. States that part of their proposed project would be creating an entrance and would like to get the Commission's thoughts on the door to the new entry.

Prebys: Inquires as to what kind of door.

Epstein: States that they would like to install something more inviting and are open to suggestions. Furthermore, some of his plans include recommendations from the structural engineer that would involve installing four additional steel support beams in the building; they also plan on creating a storefront on the part of the building next to the old Elbow Room. States that he is looking for general feedback from the Commission on his plans.

Condon: States that regarding replacing the door, visually he thinks a framing commercial door might be better than a wood door.

**Commission provides additional feedback.*

22 S Washington

The applicant is proposing a new awning on the building to replace the existing damaged one. The awning also functions as signage for the business.

Applicant: Isin Shikwana –owner (present).

Discussion:

Stevenson: States that the existing awning is damaged and the applicant would like to replace it with a vinyl one that is the same as the existing.

Prebys: Inquires as to if the awning is lit from behind.

Shikwana: States that they would be replacing the lights and lighting the awning from behind.

Prebys: Inquires if the white part of the sign would be lit and the rest would be opaque.

Shikwana: Confirms.

Schmiedeke: Inquires as if the heat from the light has caused some of the damage.

Shikwana: States that the light is 3 ft. away.

Motion: Prebys (second: Condon) moves to approve the application to include awning removal and replacement of the vinyl with the understanding that the vinyl will be opaque except for the white areas.

Secretary of the Interior Standard:

#10- New work shall be removable.

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.

Applicant: David Fischhaber – owner (present).

Discussion:

Stevenson: Asks the applicant if he can walk the Commission through the project.

Fischhaber: States that for the exterior they would like to remove a few trees on the east side of the house; four trees total need to be removed, two are interfering with the basement and two with the fence. There's another on the northeast corner that needs to be removed. There is also a very large tree in the back that is diseased and needs to be removed. In place he would like to plant a maple tree on the Washington St side of the property. In the corner inside the picket fence he would like to plant a red maple.
States that on the NE corner there used to be a porch; there are columns present. States the foundation is still present; it was just filled in with studs and siding. On the front of the house, to the left of the front door, there was a porch present and they would like to reinstall it. States there is siding present and would like to restore it to what it was originally. States that is most of their restoration plan.

States that they plan to adjust the roofline. His question is how close he can get to the property line. States that he plans to install an addition to the house.

Condon: Inquires if that is the only drawing for his plans (as seen in the packet).

Fischhaber: States that he has some hand drawings as he has been working with an architect. **Shares with Commission.*

Condon: States that the Commission will need to see an additional elevation drawing concerning the addition, because it will affect all four elevations.

Stevenson: States that the applicant will need to bring cut sheets for doors and windows for the ones the applicant would like to install as well.

Schmiedeke: States the Commission will need to see more images of the current windows and doors.

Lindsay: Inquires as to if the trim and window boxes will be on the elevation.

Fischhaber: Confirms

Schmiedeke: Inquires as to what the applicant means with the statement "examine the bones and restore them to like new".

Fischhaber: States that their first part of the plan is to remove plaster and examine the studs.

Schmiedeke: Inquires if that is all interior work.

Fischhaber: States that it is, but it will affect the exterior.

Motion: Condon(second: Prebys) moves to table application pending additional information on the elevation of all four sides of the building showing the impact of the addition; additionally, elevations showing all doors and windows or at least a materials list of all doors and windows which are intended to be used on the house(brand, height, style).

Approval: Unanimous. Motion carries.

502 N Adams

Applicant is looking to repaint exterior of the home; colors will be white for the body, dark grey for the trim, and black for the accent color.

Applicant: Courtney Miller – owner (present).

Discussion:

Miller: States that the body color will be white or the gray and the accents will be black. The porch ceiling would be blue as it was at one point and plans on returning it to that color, but it is not visible from the street.

Motion: Condon (second: Prebys) moves to approve the application to include the decoration and repainting of the house; the body of the house will either be white with High Speed Steel on the trim or the body will be High Speed Steel with white trim and the ceiling will be repainted with black accents.

Secretary of the Interior Standard:
#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

47 N Huron

Applicant is proposing to install two LED spot lights and a small photo cell on the exterior of the building to illuminate the Corner Health sign. The light will be focused onto the sign. Applicant would also like to replace the existing light above the main entry.

Applicant: Joe Sloans & Nicole Adleman, representative Corner Health Center – (present).

Discussion:

Sloans: States they previously were a study item and have spoken with the Commission about this project. States that there will be boxes mounted on metal facades and have extensions running up to fasten to the spot lights so the lights are angled down and will be pointed on the sign; the lights will be black. The lights will be on a photo timer circuit. The entryways have an existing fixture that will be replaced with an LED fixture, 42 watt LED light. On the north entrance, there is only an emergency light so a circus mount fixture will be added that will be bronze, 36 watt LED light.

Motion: Condon (second: Lindsay) moves to approve the application to include the installation of light fixtures as described in the application.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

64 N Huron

Applicant is looking for feedback of façade alterations involving the removal and replacement of storefront windows, restoration of wood framing, and installation of insulated metal panels and glass block below storefront windows. The project will include masonry cleaning, tuck pointing, and replacement of joint sealants on the west elevation of the building.

Applicant: John Stadnicar - engineer (present).

Discussion:

Stadnicar: States that for the store front windows, would like to install double pane glass, and aluminum frame with copper. The wood on the underside of the window framing is rotted and applicant would like to install insulated panels. States that the top part of the store front is leaded glass and is open to

suggestions on to what install; states that a single pane would work, but looking for a way to protect it.

- Prebys: Inquires as to if the leaded glass was left on the outside and the applicant installed a storm window on the inside.
- Stadnicar: States the windows would continue to deteriorate. The lead is sagging and the glass is warped.
- Stadnicar: States that there are two windows that go into the basement at the bottom of the front of the building and they would like to install glass block.
- Prebys: Advises that glass block is inappropriate for the time period of the building.
- Condon: States that aluminum framed tempered glass would be a solution.
- Stadnicar: States that he is not sure who to consult about installing leaded glass.
- Schmiedeke: Suggests a company in Brighton that does glass restoration.
- Prebys: Asks about the front door of the building.
- Stadnicar: States there are no plans to change the door.

418 N Hamilton

Applicant: David Center (owner) present

Discussion:

- Center: States that he is looking to install a fence in his backyard. States that his house is located on the corner of Florence and Hamilton so the fence would run along Florence and would be located in between his garage and house.
- Condon: States he does not believe there would be any problems with the plans.
- Center: States that he is looking to do semitransparent stain that matches the house.
- Condon: States the Commission allows opaque stains or paint, but not semitransparent.
- Pettit: Advises that the HDC does not want exposed wood.
- Stevenson: Inquires as to what color he was looking to use.
- Center: States that it would be similar to the house.

331 Oak St

Applicant: Michael Condon – Contractor Present

Discussion:

- Condon: States they are repairing double bay windows and cheek walls on the front steps. States it is a 2-3 step all brick house with cheek walls and there are two pilasters at the end of the cheek walls with poured concrete. The concrete on the treads is shot. States that he told the owners that they might want to go with buff sandstone and that would increase the durability and resistance instead of putting a concrete for the treads. How does the Commission feel about installing sandstone?
- Prebys: States that the whole façade has been updated at one time or another.
- Condon: States that they want to install the sandstone and it would be similar to the historical museum.

605 N River

Applicant: Michael Condon – Contractor (present)

Discussion:

- Condon: States that the house used to be an Italianate, but the new owners want to put a deck on the back of the house. The owners would also like to re-grade the backyard. Currently the grade on the north side of the house runs down the hill and directly into the foundation. They would remove soil and move it to the south. The deck will be on the rear of the building. Asks the Commission about the accepted materials for decks.
- Prebys: States that treated lumber is not approved for decks and cedar is ok or some synthetic materials.

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.

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.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding.

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.

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.

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.

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.

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.

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 will take photos.

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 May 26, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm