

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF June 23, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

Commissioners Present: Hank Prebys, Jane Schmiedeke, Michael Condon, Erika Lindsay, Alex Pettit, Ron Rupert

Commissioners Absent: Anne Stevenson

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 301 S Washington as old business, and add 111 Maple St, 40 E Cross, & 12 E Forest, as study items and 64 N Huron as an amended application.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

64 N Huron - AMENDMENT

Applicant: Barry Larue, Riverside Arts Center (present)

Discussion:

Larue: States that the Riverside Arts Center is looking to paint the façade and second story windows.

**Passes around color palette to Commissioners.*

Motion: Rupert (second: Condon) moves to amend the application to include the second floor windows to be painted with Courtyard (SW 6440) and Tricorn Black (SW6258) satin finish. Prime to be oil based.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

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: Shmeideke) 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.

Applicant: David Fischhaber (owner) – present

Fischhaber: States that since the last meeting he has assembled some drawings. States that the Commission had asked for four different views or sides of the house.

**Passes around 4 different views to the commissioners.*

Fischhaber: Stated that at the last meeting he was showing the Commission how he wanted to change the roof pattern. Would like to add onto what is already there on the house and has been enclosed, the pillars are still there, roof, and ceiling; wants to open it back up.

Condon: States that the Commission wanted to see how the addition would impact the house and were specifically looking to see all four elevations to determine this.

Fischhaber: States that currently at the back of the house there is a dormer present and it is prone to leaking; there is already a foundation located at the back as well. States that he would like to remove the dormer. States that from the front of the house it only affects one part (that is viewable). Discusses another option with the Commission that would lower the pitch in the roof and make it less steep.

Lindsay: States that she is concerned with the elevation change and how it affects the character of the house.

Fischhaber: States that the majority of the roof and gable are already present, but he is only extending up slightly.

Lindsay: States that it is still changing the character.

- Condon: Inquires as to what is under the existing ridge, is it an attic?
- Fischhaber: States that there is currently not an attic. It would most likely become attic space, but has not gotten that far in the planning.
- Condon: States that he does not have an issue with the gable, but would like to see the same pitch.
- Prebys: States that the other issue is that the house will not be viewed straight on like the drawings, but will be a lower angle from the street, which will be different than the drawings presented tonight.
- Prebys: How does the Commission wish to proceed?
- Condon: States that since it is a big change, the commission needs to see a clear precise drawing. Even though these drawings are to scale, elevation drawings are needed for more clarity on the details.
- Schmiedeke: Inquires if the siding is asbestos.
- Fischhaber: States that it is cedar.
- Prebys: States that the Commission is concerned about the effects of their decision and the Commission would still like to see some more details before they make a decision. States that the Commission is not ready to approve as presented.
- Lindsay: Recommends that for the next meeting the applicant bring other ideas and clear elevations with details; these details would include windows and other materials and if the windows are being moved where they are located and where they are moving to.
- Fischhaber: Inquires if he can get an approval on the porches.
- Prebys: States that the Commission cannot do partial approvals.
- Condon: Suggests that if the applicant would like to get the porches done sooner, to come back next meeting with just the proposal for the porches.
- Motion:** Rupert (second: Condon) moves to table application pending further information and more adequate drawings.
- Approval: Unanimous. Motion carries.

NEW BUSINESS

160 N Washington

Applicant is proposing a window replacement; the new window will be a wooden, crank out window. The specific window requesting replacement is located on the west side of the building on the lower level.

Applicant: Matthew Maurer – (present).

Discussion:

Mauer: States that this building was recently inspected and it did not pass, because this window is stationary. They need to install an egress window and were looking to install a crank out.

Motion: Condon (second: Pettit) moves to approve the application to include replacing one basement window with a matching egress window of the same size and painted to match.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

303 N Huron

The applicant is proposing a 4'x4' sign made of Alupalite.

Applicant: Towner House Foundation, John Harrington (present).

Discussion:

Harrington: States that he is looking to replace the current sign with the new one in the application with alupalite material. The current sign and the new one only differ slightly.

Motion: Rupert (second: Pettit) moves to approve the application to include signage for the Towner House as presented.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

309 N Park

The applicant is proposing some exterior alterations to the home that includes porch repairs and replacements to match the existing.

Applicant: Ray Anderson, Mary Lou Aukman, Sarah Anderson – owner (present).

Discussion:

Mary Lou: States that they had come in as a study item before and they were looking to reinstall a porch that they believe existed previously due to the remnants left behind. They were looking to do a wraparound style porch.

Ray: States that the architect is looking to keep as much architectural detail from what is left on the house currently.

Mary Lou: States that they are looking to install a handrail.

Schmiedeke: Asks about the 3 new posts, will they be replicates of the one that exists?

Mary Lou: Confirms.

Pettit: Inquires about the type of flooring.

Mary Lou: States it would be wolmanized lumber.

Condon: States that that material would not be appropriate on a porch deck.

Mary Lou: Asks what the Commission would like to see?

Condon: Douglas fir, or something similar.

Rupert: States to paint both sides with an oil base.

Prebys: Any other questions or observations?

Rupert: Inquires if there will be gutters?

Mary Lou: States the whole house needs gutters. Will they need HDC approval for that and should the porch have gutters?

Prebys: States that the applicant will need approval.

Condon: States that the gutters on the roof of the porch will help maintain the porch and the rest of the house as it will keep water away from the house. Recommends half-round gutters.

Motion: Condon(second: Prebys) moves to approve application to include the installation of the wrap-around front porch as detailed in the existing drawing provided with the application, with the changes of the porch decking to be a tongue and groove product of wood and there will be an option of adding a pipe rail at the step and attaching to the deck surface and to the ground. In the addition not shown on the drawings, the fret work will be added in the columns to match the existing; the columns will be matching the existing as well.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

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

113 Buffalo

Applicant is looking to repaint exterior of the home; colors will be Sequoia Glade (5002-4C) for the body, trim color will be La Fonda Mirage (5003-5B) and Cincinnati Hotel Nichols Taupe (2007-10B) for the accent color. The application also includes plans to install a fence, two styles: 4' Classic, and 5' Crescent from Montage, Residential Steel Fence.

Applicant: Stewart Beal – owner (present).

Discussion:

Beal: States that the first project is the installation of a fence that was approved a couple of years ago, but was never completed so they resubmitted the application since the permit expired. The only addition is an electronic gate that will close once you pull into the garage.

Motion: Schmiedeke (second: Pettit) moves to approve the application as submitted.

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

Approval: Unanimous. Motion carries.

311 E Forest Ave

Applicant is proposing a re-roof of the home. Plans include using art lock shingles, installing ridge vents and box vents, and charbrown shingles.

Applicant: Ben Sherriff from Sherriff Goslin – (present).

Discussion:

Sherriff: States that there is no soffit and no intake on the roof at all. States he would like to install box vents, because there is no way to get air in.

Condon: Asks about what the box vent is, is it a can vent?

Sherriff: States that it is a little bit different; it is flatter, no overhangs. There are gable vents and nothing at the bottom. States that there are dimensional shingles currently on the house.

Condon: States that the Commission does not approve can vents on the front of the house, but there should be ventilation.

Sherriff: States that it is going to be very difficult to get any other type of ventilation without.
**Shares the specific vent model that will go onto the roof, the Duraflo Weather Pro Series, Proslant Back, has a flap in the front that water moves out of.*
States that the colors on the shingles were charbrown at one time, but the current condition they look black and are curled up. Would like to replace shingles with a real charbrown color.

Condon: States that the Commission would like to see the vents and the roof colors to match, whether it be brown and brown or black and black. States that the Commission understands in this case, there is no other option for proper ventilation.

Motion: Condon (second: Lindsay) moves to approve the application to include the reroof of the house with the same color or black shingles and making an exception to allow venting on the front of the roof, because it is necessary, as long as the vent and the shingles match.

Secretary of the Interior Standard:

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

111 Catherine

Applicant is applying to repaint the exterior of the house, carport, and fence. The body of the house and the carport will be Olive Grove (SW 7734). The trim, shutters, porch and picket fence will be Arresting Auburn (SW 6034).

Applicant: Tom Atkinson – (not present).

Discussion:

Pettit: Asks about the type of finish?

Rupert: States this could be added in the motion if no one has any objections to the colors.

Motion: Pettit (second: Lindsay) moves to approve the application to include painting the exterior of the house carport, and body of the house to be Olive Grove (SW 7734) and the trim, shutters, porch and picket fence to be Arresting Auburn (SW 6034). Paint finishes to be of satin finish. Building shall be washed gently, no power washing. If there is exposed wood it should be primed with an oil based primer prior to painting.

Secretary of the Interior Standard:

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

418 N Hamilton St

Application states that applicant is looking to remove an existing fence that borders with their neighbor. Applicant would like to install new fence in-between the garage and house for privacy. The fence style will be dog ear with a lattice, and a gate with an arbor. Materials include: 6' dog ear fence, pressure treated posts, pressure treated lattice, semi-transparent stain, and posts to be buried in 42" of concrete.

Applicant: David Center, owner – (present).

Discussion:

Prebys: Inquires about how the lattice will be framed.

Center: States that there will be boards on the top and boards on the bottom.

Prebys: Any questions?

Lindsay: States that she is concerned about fragility of the lattice.

Condon: Inquires if he is going to attach the sides of the lattice.

Center: States that he has not worked with lattice before, but is open to attaching it the sides to make it more stable.

Rupert: States that it should be framed on all four sides front and back. Use 2'x2' or 1'x2'. Inquires about the actual colors.

**Staff passes around paint chip samples.*

Motion: Condon (second: Pettit) moves to approve the application to include a fence as detailed on the attached survey. All lattice sections will be framed on both sides. It will be painted with Pittsburgh Opaque Stains; the pickets will be Chamois, accent color 1 will be Glenn Annie on the lattice and accent color 2 will be Cocoa on the posts.

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

Approval: Unanimous. Motion carries.

6 S Washington St

Applicant is looking for approval to remove portions of the concrete brick wall on the south side of the building to perform structural improvements which involves installing four steel columns to support the existing weight-bearing beam. Applicant will remove the bricks and install a temporary wall until structural work is complete.

Applicant: Andrew Epstein, owner – (present).

Discussion:

Epstein: States that the brick would be removed and then they are going to develop a store front in-between the steel columns. It is the southeast corner. States the painted brick next to the art deco is where the one steel beam is located and he needs to install additional steel columns for support.

Prebys: Inquires if they are not putting this storefront in and they are just removing the bricks and installing the columns and putting in the temporary wall.

Epstein: Confirms.

Motion: Condon (second: Rupert) moves to approve the application to include the removal of the first floor brick and mortar to install support columns made of steel and a temporary wall.

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

Approval: Unanimous. Motion carries.

323 Oak St

Applicant would like to replace all gutters with seamless aluminum half-round gutters. The colors used will be olive green as the main color, and cranberry as the accent.

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that the gutters will be half-round and will be aluminum; replacing the plastic ones. Clips will be located underneath.

Condon: Inquires if the fascia is plum.

Strenski: States that it is not currently. States he will be installing blocks. The downspouts are round with round brackets that go into the wall. States he wants to use hemispherical ends instead of flat. States that they picked a color closest to the house; olive green is as close to the house color as possible and the brackets will be cranberry which is closest to the accent color. States that the downspout does not come in the same color as the gutter so they will be painting it to match the house.

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

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

111 Maple St

Applicant is looking for feedback on a proposed demolition plan. The demolition would be of the garage on the property. Applicant states that repairing the roof is only a short-term solution and believes that the better option is to remove the garage.

Applicant: Don Ure - owner (present).

Discussion:

Ure: States that he is looking for guidance on what to do about his garage. There is a tree affecting the roof, floors, and walls. States that a lot of his resources has gone into his house, but he is limited in his resources as to what he can put into the garage itself. States that he would be interested in saving it if money were not an issue. States he had a couple of ideas on how to save it or at least patch roof and take down the wall that is falling down.

Condon: States that he has visited the site and it is a dangerous structure.

Prebys: Asks if the applicant is familiar with the demolition process?

Ure: States he has read some guidelines.

**Staff gives applicant a demo permit and fact sheet. Commission goes over the steps with the applicant of what he would need to do if he chooses to pursue the demolition of the garage structure on the property.*

40 E Cross

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that this is a solar project he is working on. Shares the plan with the Commission. States that the Richies want to install solar onto their building. States that it is a racking system that tips the panels about 10 degrees. States that nothing will be viewable from the street; they think they can install about 50.

Prebys: States there should not be a problem.

12 E Forest

Applicant: Dave Strenski – solar project for Michigan Ladder - (present).

Discussion:

Strenski: Idea is to face the panels south to make multiple rows.

Prebys: States that there should not be a problem with the concept, however the location might be a concern. Inquires as to what is around it, are there houses?

Strenski: States that he is looking for input. They talked about installing fences or hedges to prevent vandalism.

Pettit: Inquires as to how much space will be needed.

Strenski: States that he is still working on the footprint.

323 Oak St

Applicant: Dave Strenski – owner (present)

Discussion:

Strenski: States there are solar panels already installed, but was thinking he might be able to install three panels onto the east roof.

Prebys: States that the commission should not have a problem with that.

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.

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.

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 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. Gate was reinstalled on property, staff took photos. This matter is considered closed.

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 9, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:06 pm