CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF May 12, 2015

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Staff would like to add 9 S Adams as an action item, 105 Babbitt St as a study item, and 414 Maple St as a study item.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

9 S Adams St

This property will be the future location of the indoor Ypsilanti Farmers Marketplace. Applicant is seeking the approval of two additional entry installations. *Application was tabled last meeting pending more information on the type of door to be installed.*

Applicant: Laura Gillis – applicant, representative of Growing Hope(not present).

Discussion:

Stevenson: States that this application was tabled after the last discussion pending receiving more information about the doors to be installed.

Gillis: States that the last time property owner attended the meeting the door types they were looking for were more historic. The Commission informed property owner that this was not necessarily the most important thing. Property owner wanted to find something that was safe for public use so they came up with two doors, one for each entry. States that the west entry will be a metal door with transom above it, and the other door on the east entry that faces the parking lot will be a double door.

Stevenson: Inquires about the color.

Gillis: States a dark forest green or maroon.

Schmiedeke: Suggests a brighter color to attract customers.

Motion: Condon (second: Schmiedeke) moves to approve application to include the installation of a set of double doors with transom above, a single door with transom above as depicted in the drawings attached with application. The doors will be painted within the palette of the colors of the Farmer's Market.

Approval: Unanimous. Motion carries**.**

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

NEW BUSINESS

10 N Washington
Applicant is looking to remove the existing wood awning on the façade and install new windows. Installation of an ADA ramp and steps on the existing side entry are also being requested.

Applicant: Elan Ruggill – owner(present).

Discussion:

Stevenson: States that the applicant wants to remove the existing wood awning, install new windows on the front and on the side and install the ADA ramp at the existing side entry.

Condon: States that the windows are 9 over 9.

Ruggill: States that he thought the Commission would like to see tempered glass and 9 over 9 wood windows or aluminum clad.

Condon: States that 9 over 9 or 1 over 1 will be acceptable.

Schmiedeke: Inquires about the ownership of the walking alley next to the south side of the building where they want to install their ramp and if they are permitted to encroach upon it.

Ruggill: States that they are in the process of figuring out who owns it and they have gone back 100 years and it is still not clear.

Ruggill: States that they are not sure what the brick behind the wood awning is, because they have not been able to expose it all without approval.

Schmiedeke: States that the Commission cannot approve the half round window, in case the removal proves that this is not historically correct based on the applicant's findings.

Stevenson: States they can approve it per the application, but if something else is found they would have to reapply.

Pettit: Asks if only part of the arch is there, would they restore it?

Ruggill: Confirms, that they would like to restore it, but this is their best guess without demolishing it all.

Motion: Condon (second: Schmiedeke) moves to approve the application to include the demolition and removal of the existing wood awning at the front of the building and the installation of new windows to existing openings on the front and side of the building. The new windows will be wood or aluminum clad wood windows either one over one or nine over nine in like pattern. Upon demolition of the existing awning if a substantially different architectural detail is found then the window in that area will be reapplied for. An ADA compliant ramp and steps at the existing side entry as long as they are able to build it there; it will be a concrete ADA compliant ramp and steps along with a metal handrail. The building will be painted in a color scheme to match adjacent buildings; the colors are Tomato Bisque for the body, Fortune Cookie and Black Walnut as trim colors. The installation of 4 Wall Sconce light fixtures as shown in the print.

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

Approval: Unanimous. Motion carries.

330 Maple
The applicant is looking to install a new roof on the home; this would involve removing the 3-tab shingles and replacing them with 3-dimensional shingles that match the current roof as closely as possible(Tamko – Rustic Redwood)(12SQ). The project also involves tearing off the tar membrane and replacing it with EPDM Rubber Roofing Membrane(4SQ). The flashings and drip edge will be brown to match the shingles. Applicant is requesting the approval of brown vents to ensure proper ventilation.

Applicant: Cabrina, contractor (not present).

Discussion:

Stevenson: States that the application is straight forward. Do any Commissioners have any issues?

**The Commission discusses the roof shape and the project. The application states "brown vents will be added as inconspicuous as possible", this raised concern with the Commissioners as it is unclear. The Commission would like to know the type of venting that is planning on being used i.e. can vents or ridge vents. There are several other venting options and further discussion with the applicant will clarify these questions.*

Motion: Schmiedeke (second: Condon) moves to table the application until there is more information on venting.

Approval: Unanimous. Motion carries.

124 Pearl St
The applicant is the owner of Mishigama Craft Brewing and is looking to make the property a functional brewery as part of the Ypsi Alehouse Project. The applicant is requesting the approval of the installation of two additional doors on the rear/side of the building to allow equipment and supplies to be moved in and out more easily. The second change to the building would be the installation of a chiller on the roof of the building.

Applicant: David Roberts – owner

Discussion:

Roberts: States that they are looking to install a door that will allow for larger equipment to be transported in and out of the building. There is a cut out in the door that a prior tenant had installed and put in a rollout door or double door. They are proposing to remove the panel that is there and is made up of some type of mortar or plywood. The doors would be without windows or handles and would only be accessible from the inside. The only purpose for the doors is for merchandise or supplies. Flat panel doors, non-descript metal doors is what would be installed. States that the doors will be painted to match the other doors and trim which is currently a dark maroon; so it will match the existing. States that the other part of their project involves the installation of a chiller on the roof which is similar to an air conditioning unit.

Stevenson: Asks if any commissioners have any questions or concerns?

**Commissioners do not have any further questions.*

Motion: Pettit(second: Condon) moves to approve application for work to include the removal of a panel or temporary insert that currently exists and replacing it with a metal clean faced double door in the same location. Door and trim to be painted as needed and will match the dark red of the existing trim color. Application also includes a chiller unit on the roof, details were submitted with the application. Will be placed similarly to the other units that are currently on the roof.

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

Approval: Unanimous. Motion carries.

11 S Washington
Applicant is requesting approval for vinyl signs in store front.

Applicant: Alexander Gray –store owner (present).

Discussion:

Stevenson: States that the application is for a vinyl sign in his window.

Gray: Confirms, shares what the sign design will look like.

Stevenson: Recommends putting the sign on the inside of the window.

Condon: Inquires about the color.

Gray: States it will be white.

Motion: Condon (second: Pettit) moves to approve the application to include the installation of vinyl signs(3), that measure approximately two feet long in the corners of the windows in white vinyl as presented at the meeting.

Approval: Unanimous. Motion carries.

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

333 E Cross
The applicant is seeking an approval of an existing platform deck in backyard and the installation of a chicken coup that has already been built.

Applicant: Zachary Purdon – tenant (present).

Discussion:

Purdon: States there is a platform deck in his backyard and a chicken coup that he has been informed needs HDC approval. The chicken coup will be painted to match the house, white with maroon trim.

Condon: Asks if it will be sided?

Purdon: States it will not be, but will be painted with rubberized paint.

Condon: States OSB siding is not appropriate siding in the Historic District.

Purdon: States the pattern of the siding will not be visible; an elastomeric rubberized coating will be applied that will be opaque.

Stevenson: Inquires as to how the material will look after being painted.

Purdon: States the siding will be flat white and the texture will not be visible.

Condon: Inquires if the material will look like stucco when it is dried.

Purdon: States that it will just fill in the gaps of the siding with a smooth finish.

Schmiedeke: Asks how the chickens will get in and out of the coup?

Purdon: States that the coup is not complete yet; there will be a window installed and a door on the side for chickens to enter and exit.

Pettit: States that all previous approvals have had siding installed on them.

Stevenson: States is it hard for the Commission to approve something when the final product is unclear.

Condon: Asks if the applicant is concerned about having the OSB in so close a proximity to the ground that could cause it to swell up and peel?

Purdon: States that they are going to lift the structure up off the ground. Plans to cut the edges, create a side opening. States that he would be more than happy to float it out with the dry coating.

Pettit: Inquires about the purpose of the coating.

Purdon: States that the material is very viscous and will shed water; that is the purpose.

Pettit: Inquires about the gaps between the boards.

Purdon: States that the gaps between the boards can be floated out as well.

Condon: Inquires if there will be trim around the door.

Purdon: Confirms.

Stevenson: States that if the chicken coup is painted and looks like a smooth surface and property owner adds trim, a window and paints it to match the house, how does the Commission feel about that?

Lindsay: Inquires about the blocks that would be lifting the structure.

Purdon: States that the structure will be raised off the ground similar to the deck, but not wood blocks.

Condon: States that it is not uncommon for small sheds to be placed on small blocks.

Schmiedeke: References the application and asks if he is the owner as indicated.

Purdon: States that he is a renter, but the owner is aware of his plans.

Schmiedeke: Inquires about the tree house.

Purdon: States that he wrote on the application if the deck and coup were approved he would remove the tree house.

Stevenson: Let's move the discussion onto the deck.

Schmiedeke: States that it needs to be stained.

Condon: States that in the Historic District treated lumber is not used on porch decking, but has been used on decks, however it is required that it is stained with an opaque stain.

Motion: Condon (second: Pettit) moves to approve the application for to include the installation of a platform deck in the rear yard composed of five 8' by 8' sections of treated decking and treated framing structure. The treated the

deck will be cleaned if necessary prior to painting. The deck will be painted or stained with an opaque stain not a transparent, semi-transparent of clear stain. The installation of a 5' x 8' chicken coup, located in the rear of the property. The chicken coup will have elastomeric coating so that the siding will be smooth or uniformly textured and not show the texture of the OSB substrate. Wood corner boards will be installed as well as wood trim, a small window, and an access door for the chickens. The coup will be raised above the ground to prevent rot and allow air circulation. The existing tree house will be removed.

Secretary of the Interior Standard:
#10- New work shall be removable.
#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

STUDY ITEMS

333 Oak St
Owner is seeking a discussion on how to proceed with a first-floor addition to their home. The application mentions there is an issue with where the garage is located and possible issues with rotting wood.

Applicant: Judy Lucchetti & Steven Lucchetti - owner (present).

Discussion:

Stevenson: States that this application is for an addition to their home. Asks the applicants to describe the project.

Steven: States that the issue is his mobility issues are preventing second floor access so they need to increase the first floor size. The house is a Cape Cod style home. States they need a master suite and a handicap bathroom on the first floor. States the addition will be difficult due to the current stair placement in the center of the home and the garage location; they feel the only way to create an addition is to use the area where the garage is currently located so that the space is big enough. States that he feels that solution might not be feasible due to expenses. States another problem is the garage is very old and it was built on dirt and then filled in with concrete in the middle. There are no modern footers, but there are wood footers that are rotting out. States that repairing the garage or moving it is not feasible for them financially.

Judy: States that it would be convenient to make the garage a little bit wider to allow for wheelchair access instead of installing a ramp.

Schmiedeke: Inquires about the size of their backyard.

Judy: States they have a large backyard.

Steven: Asks about having the back addition look like the home. Would they have to reside the house and remove the aluminum siding that is already present?

Judy: Inquires about matching aluminum siding to the house.

Condon: States that hardie plank is an acceptable siding material and the Commission requires that earlier styles not be imitated.

Pettit: States that the aluminum style is not what the Commission wants to see preserved, so if one piece of the property does not look like the other it does not create a problem, but they are interested in what the new structure will look like.

Condon: Inquires as to how many contractors they talked to.

Judy: States they talked to one that said it would cost more to repair the garage than tear it down.

Lindsay: Inquires if the garage is original to the house.

Judy: States that they are not sure, but they think it is old and are still working on getting more information.

Schmiedeke: States that due to the steep pitch of the roof, it is probably original.

Stevenson: States the Commission would not be opposed to an addition with a material like hardie plank as siding. States that if the architect could create a plan for an addition that would leave the garage intact that would be great and a plan b would be a demolition and rebuilding.

414 Maple St

Applicant: James and Mary Beth Gorman - owners (present).

Discussion:

Gorman: States they have a few items they would like to get feedback from the Commission. The first is a privacy fence in the back of the yard to block out the Boggs gas station. States that they would like to tie in with their neighbor's existing fence and have it continue through the back of the property at 406 Maple. Would like to block out the visuals of the station and keep out possible trespassers. Would also like to install a fence on the west side of their property and extend it up to a duplex that is not being maintained. States that a tree fell on the neighbor's garage and has not been cleaned up. There is junk and chairs, states that they have talked to the city ordinance officer, but there is nothing they can currently do.

Schmiedeke: Advises that they need to see a mortgage survey before finalizing the fence location.

Gorman: Confirms that they will definitely follow through with the survey. The fence be a rear fence along the garage and will be two different heights. One would be 6' and the other 4'.

Condon: States that the Commission should not have a problem with their plan.

Gorman: States they want to paint it white, they had one concern that because of all the trees and the root systems on one side of the property that they would

have to drive steel posts in the side, but could do wood posts in the other part of the ground.

Condon: States that there would be options to cover the steel posts.

Gorman: The other item is resurfacing an asphalt driveway.

Schmiedeke: States that resurfacing is a repair and the Commission does not need to approve it.

Gorman: States that the last item is additional shrubs in the front yard due to losing some this past winter.

Stevenson: States that they are fine with that, recommends the dwarf variety shrubs to ensure they do not get too tall.

105 Babbitt

Applicant: Kyle Kipp – owner (present)

Discussion:

Kipp: States that he is interested in installing panels on his roof. States that where he wants to install the panels they would not be visible. He thinks that installing them above his porch would be an ideal spot. States that they would not be too visible when you were walking or driving. The roof is a flat roof.

Condon: States that generally on street side elevations the Commission tries to avoid solar panel installation. States that they have had a previous applicant do is do a mock up and put something that is the same size as the solar panel and put them in the place where they would be when installed and take a picture. Recommends speaking with a contractor to make sure the panels do not need to be elevated.

Pettit: Inquires about the run of the roof and how long it is there.

Kipp: States that it is about 15 ft.

Stevenson: States that the Commission prefers to see the installation not on the street side of the house so if the applicant decides to do a mockup they would want to make sure the panels were not visible.

Condon: Recommends getting a contractor's opinion to see if the panels can lay flat if the front elevation is where he really wants to install them; if that is possible do some type of mockup to show the Commission.

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.

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. Staff will contact and try to get more details as well as take photos.

214 W Forest: Second notice sent 12/11/14. No update.

314 E Cross: No update.

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, no response as of 3/10/15.

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.

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. Staff will compare the approval letter and current fencing to see if it was approved.

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.

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.

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 coup.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 28, 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 8:52 pm