

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF May 26, 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, Ron Rupert, Jane Schmiedeke, Michael Condon, Erika Lindsay
Commissioners Absent:	Alex Pettit
Staff Present:	Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Staff would like to add 303 N Huron as an action item and change 301 S Huron to an administrative approval.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

330 Maple St

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. 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. Application was tabled last meeting due to unanswered questions.

Applicant: Andy Dresner, (present).

Discussion:

Stevenson: States that the application was tabled due to a lack of information and unanswered questions about the types of venting and what types will be

used. Inquires as to what type of venting and locations of vents will be installed.

Dresner: States that currently the only vent is a power roof vent on the front and he would like to eliminate that vent and install can roof vents matching the roof along the back of the home. However, if a ridge vent is preferred by the Commission he is not opposed to that.

Rupert: States that it depends on the area of the roof, because of the air movement underneath the shingles. Recommends using ridge vents and if additional air vents are needed per the Building Department requirements then install the brown can vents on the back of the home.

Dresner: States they cannot mix ridge vents and can vents. States this is because the ridge vent will pull air from the can vent.

Dresner: **Indicates on photograph that one roof will be a hot roof that will not be vented and the cold one will have vents.*

Motion: Rupert (second: Prebys) moves to approve application to include reroofing with ridge vents and eave intake vents tearing off the 3-tab shingles and replacing with dimensional shingles(Tamko – Rustic Redwood); tearing off the flat section and the tar membrane replacing with EPDM Rubber Roofing Membrane. All flashing will be brown to match the shingles.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

418 Maple St

Applicant is looking to install a new 8 x 12 garden shed for tools and storage. The construction will involve a wood frame which will be secured to pre-existing concrete slab with metal bolts and the roof will have asphalt shingles. The colors for the shed include Behr Cinnabark for the body, Behr Romanesque Gold for the trim, and Golden Cedar asphalt shingles for the roof.

Applicant: Scott Merritts – owner (present).

Discussion:

Merritts: States that the work proposed will be to install a kit shed from home depot and install it on an existing slab of concrete that previously held a 22 x 26 ft building that was recently removed.

Stevenson: Inquires if the Commissioners have any questions or thoughts.

**Commission had no further questions.*

Motion: Prebys (second: Condon) moves to approve the application to include the installation of an 8 x 12 ft garden shed on the existing slab. Referencing the provided cut sheets for home products, majestic wood storage shed, colors to be Behr Cinnabark for siding, Behr Romanesque Gold and Golden Cedar.

Secretary of the Interior Standard:
#3- Do not imitate earlier styles.

Approval: Unanimous. Motion carries.

106 S Washington

The applicant is looking to make repairs to an outbuilding on their property. The renovation notes in the floor plan include: keeping remaining doors and windows, repairing siding as needed with same type and size, replacing trim where needed with the same type and size, removing asphalt roofing and replacing it, repairing and replacing existing ceiling joists.

Applicant: Steven Jentzen – owner (not present).

Discussion:

Stevenson: States that the application is for stabilizing the building.

Condon: States that the repairs will work if the walls are stable.

Stevenson: States that the second attachment in the work application essentially states that everything will be removed other than the walls; almost making it a demolition as everything is being torn out however, the Commission is not sure what is salvageable.

Prebys: Inquires as to what else the Commission would like to know.

Stevenson: Asks if the Commission has any questions about the permanent exterior structure?

Rupert: States that his objection would be galvanized shingles.

Motion: Prebys (second: Rupert) moves to approve the application to include the repair and restoration of the barn at 106 S Washington as described in the materials submitted including the specifications from Hileman Construction Company dated January 17, 2015. With the provision that the new roof be sheathed with asphalt shingles and attached with galvanized nails and the metal drip edge will be painted to match the shingles.

Secretary of the Interior Standard:
#5- Preserve distinctive features.
#6- Repair, don't replace. Replacements shall match original.

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.

Applicant: Jeff Kuhns – owner (present).

Discussion:

Kuhns: States that they would like to lower the door, but there is an issue, because the tile is bowed upward. States that if the tile is removed he could fill in that gap between the door which is causing air flow into the building. States he would like to remove the tile and then come up with a plan for replacing it with something, but is not sure what material yet.

Condon: Inquires if the existing door frame is hitting the tile.

Kuhns: Confirms.

Condon: Inquires about a door flap.

Kuhns: States he could not install one.

Prebys: Asks if the tile is ceramic?

Kuhns: States he believes so.

Stevenson: Asks about the statement on the application, “like materials”, will it be ceramic?

Kuhns: States that he is not sure, because he would like to remove it and then see how much room they have to work with.

Prebys: Inquires if any of the Commission has a problem with tabling the application, but authorizing the removal.

**Commission does not have any issues with the solution.*

Motion: Prebys(second: Schmiedeke) moves to table application for work and authorize the removal of tile work at the entrance to determine what lies beneath and allow for determination of how it should be replaced or handled.

Approval: Unanimous. Motion carries.

15 S Washington

Applicant is requesting approval for reroofing of a flat roof to involve removing of the all the old decking and then installing metal decking. The roof will either be a torch down roof or a rubber roof.

Applicant: North Ford Rental Co – owner (not present).

Discussion:

Stevenson: States that the torch down roof mentioned in the application would be an issue.

Rupert: States that the application states a torch down roof or a rubber roof.

Motion: Prebys (second: Rupert) moves to approve the application to include the removal of all the old decking and replacing with metal decking and a rubber roof with the addition of notice to the owner that all work affecting the exterior of the building must come before the Commission before that work is undertaken.

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

Applicant is requesting approval for the installation of a gutter that was discussed as a study item at a prior meeting.

Applicant: Patty Harrington – owner (present).

Discussion:

Prebys: States that this item has been discussed as a study item previously.

Motion: Prebys (second: Schmiedeke) moves to approve the application to include the installation of 5" half-round gutters and downspouts, galvanized painted to match the house. The downspouts will be at the corners. If there are straps used instead of brackets, the straps should be inserted underneath the shingles.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

13 N Washington

Applicant is looking for feedback of façade alterations involving removing an existing entry door and replacing it with a new wood door. The project also includes uncovering boarded up windows and reglazing and refurbishing existing windows or installing new wood windows to match. The existing double hung windows on the second floor will be reglazed and refurbished or replaced with wood to match. The existing limestone cornice will be restored. New signage installation is also included. The materials to be used include: an aluminum storefront system by Tubelite Inc: 14000 Series Storefront with center set glass and integral sunshade with "Max Block Z blade design", wood(laminated bamboo)

storefront system by Lamboo: Lamboo Vue with wood entry door, and aluminum signage with raised letters.

Applicant: Damian Farrell, Wayne - architect (present).

Discussion:

Farrell: States that their assumption is that this might have been a store front that had a full front glass with decorative windows, because the first floor is so high. States that to provide some shading for that elevation they are proposing some sun shading, as what was original in that location has already been removed. States that the applicant has been through a number of options as to where the front door might look best. The corner creates a nice layout for the interior plan with the glass on both sides. Applicant is also seeking to pick up on some of the details of historical entrances and to have it set back; the recessed area is a fairly common historical detail. States that down the alley there are some windows that were boarded up and the applicant would like to bring those back. The applicant would also like to install signage.

Schmiedeke: Inquires as to the height of the first floor ceiling?

Farrell: States that it will be 14 ft and will not be a drop ceiling; as much of the original brick will be exposed on the interior as possible.

Schmiedeke: States that how the building exists now there is a flare, will that be maintained?

Farrell: Confirms.

Rupert: Recommends that if windows on the second floor are unable to be refurbished to replace with aluminum clad wood windows with a clear glass.

Prebys: States that the overall plan will make a great addition to Washington Street. States that installing a pattern glass in the transom window might be something the applicant could consider; it would allow sunlight from the east to be cut down.

ADMINISTRATIVE APPROVALS-

301 S Huron – Reroof on northeast section of home; shingles will be the same as existing. There will be no color or style changes. There will be no additional vents installed or any work done to gutters, trim, flashings, or any other areas surrounding the roof.

Motion: Prebys (second: Rupert) move approval for the administrative approval at 301 S Huron.

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. Commission advised staff to send additional letter on 5/26/15.

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

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 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.

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.

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 coop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 12, 2015

Motion: Rupert (second: Condon) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:57 pm