

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 27, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Michael Condon, Jane Schmiedeke, Erika Lindsay, Alex Pettit
Commissioners Absent:	Anne Stevenson, Ron Rupert
Staff Present:	Cynthia Kochanek, Associate Planner Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

214 S Washington

**Application is for storm window installation. Application was tabled at the last meeting due to uncertainty about which windows were going to be replaced and their locations.*

Applicant: Nancy Heine - Owner (present)

Discussion: Heine: There are existing storms on the house. She is just putting storms in the windows that do not currently have existing storms.

Prebys: States that there was some concern as to whether they would match the originals that are present on the house.

Heine: States that she could not find someone to do the wood storms and that her current contractor does not offer wood storms. She is looking for all in one storms. She is concerned with efficiency and aesthetics.

Prebys: States that the thickness of the storms would be an issue.
Schmiedeke: Requests verification that the old storms currently on the house will remain.

Heine: Confirms. She states that she is very concerned with keeping things as close as possible to the current look and she has expressed this to the contractor. She is only doing the lower level at this time and the storms still exist on the lower level at the front. She is concerned with keeping things as historic as possible.

Condon: Inquires as to whether the applicant is interested in doing wood storms and suggests some places she can contact regarding the wood storms. States that he prefers wood storms but that

Heine: States that she called 10 different contractors and cost is an issue since the wood storms cost much more than the aluminum storms. She also states that the wood storms are too heavy for her.

Motion: Condon (second: Schmiedeke) moves to approve the application for 214 S Washington to include the installation of 10 aluminum storm windows in the color café cream. The storm windows will be Weatherbeater storm windows.

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

Approval: Unanimous. Motion carries.

58 E Forest

**Application is for fence, driveway, shutters and flowerbox installation and porch replacement. The application was tabled at the last meeting, the HDC is looking for more information and a scaled drawing of the plans. Also, the HDC wanted to make a site visit.*

Applicant: Pamela Herzog - owner (present)

Discussion: Pettit: States that last time he was looking for more detail on the gate.

Herzog: States that she would like to remove the gate from the application at this time. She states that next year she will be doing more landscaping.

Prebys: Asks if there were any problems with the concrete steps and the removal of the porch.

Pettit: States that he was looking for more clarity on the steps.

Herzog: States that the submitted drawing calls for the length of the driveway to be 32' but that the length of the driveway will be what was the listed in the original application at 27 ½ feet. She states that the driveway is staked at 27 1/2 feet and that is true to what will be there.

Pettit: States that drawing that she submitted is does not show the proposed steps but it shows the old porch.

Herzog: She will be using the three step preformed precast bullnose concrete steps. They will be turned in the opposite direction of the current porch.

Pettit: Asks if a rail is required for the stair.

Herzog: Confirms that is the case.

Pettit: Asks the applicant to describe the proposed driveway since there seem to be a couple of different proposals.

Herzog: States that it is basically a move east for the existing cut in but making it a driveway approach with the standard 6" concrete thickness and the driveway would be 4" as per the stated requirements. She states that the driveway proposal is currently being considered with DPS (Department of Public Services).

Prebys: Inquires as to whether DPS has approved the proposal.

Herzog: States that she does not have their approval but that she believes that they are waiting on everybody's blessing.

Pettit: Asks if she is doing option 1 and option 2 that are listed in the submitted documents.

Herzog: Confirms that this is the case. She is not sure why the contractor has options on the plans.

Prebys: Asks about the fence, flowerboxes and shutters.

Herzog: She states that at first she wanted a higher fence in the back since there is already a 15' wall. States that she will be doing a 42" picket fence in the north-south and east-west directions on the property.

Pettit: Requests more info on the fence and if it will follow the grade.

Herzog: States that it will follow the grade. She will step it down on the grade. She hopes that she will be able to bind the fence without using too many posts.

Prebys: Inquires as to what color the fence will be.

Herzog: States that she would paint the fence in the color of the house, which is a grey.

Pettit: States that there is a concern about the grade when paving something and that there is nothing in the application regarding pitch. He requests that the applicant describe what will happen in regards to this.
Herzog: States that she has talked with the contractor about it and that there will not be any runoff that is not controlled, that it will be channeled onto her property. The contractor called it vaulting.

Lindsay: States that she is concerned about the driveway since it will be so close to the property next door.

Prebys: States that the proximity to the building next door is a building department concern.

Pettit: States that there is some concern on the HDC's part to protect the building next door.

Condon: States that the applicant may have a hard time seeing as she backs out of the driveway.

Lindsay: States that she is concerned with the aesthetics and scale of things and wonders if the driveway would be placed better off of River St. States that she is worried about the precedent it sets to install all the concrete.

Herzog: States that she did consider putting the drive in that location but that the other lot is a buildable lot and it is an investment for her.

Pettit: States that he is concerned with the proximity of everything.

Schmiedeke: Is concerned that the driveway drainage will not be dealt with properly.

Herzog: States that the contractor is a professional and certified installer and it will be installed properly. She states that the driveway will meet City standards.

Condon: Asks about how the HDC feels about replacing a wood porch with concrete.

Herzog: States that the top of the porch is plastic or Trex placed on top of concrete piers and it is not in good shape.

Condon: Inquires as to where she parks now.

Herzog: States that she parks in the alley and that there are clearance issues with that.

Condon: States that he does not have a problem with the driveway as long as it does not shed water on the neighbor's property.

Pettit: Inquires as to how everyone feels about the other things on the application.

Condon: Suggests that the applicant install flower pots inside the flower boxes instead of placing the dirt directly in them.

Vice-Chair Prebys allowed for public comment at this time due to a misunderstanding of when someone was supposed to speak up and advise the HDC that they wanted to speak on a property other than their own.

Kathi Tally, 56 E Forest Ave.

States that she owns the property was a store previously and was occupied as a commercial building until she bought it. She states that she is the first person to live in the building as a non-commercial structure. She states that

there is an easement on the front of the property for about 50 years. If she parks her car on the property line then she is not sure how the applicant would not be able to see in order to back out. She is also concerned about the intersection being so busy in that area. She is concerned with her safety in entering and exiting her property at the front since she already walks out right onto the City sidewalk. She states that cars do enter her easement area. She states that now she will have to worry about someone pulling out next to her house. She planted and gentrified the property. The new drive will be 2 feet from her property. She states that there is already a drainage issue on the property and that there is already a problem with drainage. The aesthetics of it is not pleasing.

Schmiedeke: Asks for clarification on the easement.

Tally: States that her City easement is at the front of the building and that it is all asphalt and that it was previously parking for the store. She states that the driveway apron cut will need to be straight out on her side of the property since there is no room for the traditional angled apron cut. She is also concerned with the proximity to the light and the intersection.

Condon: States that the Historic District Commission is in charge of whether an improvement, alteration or new construction is appropriate aesthetically. The logistics of building code and traffic control are not in the purview of the HDC.

Motion: Condon (second: Pettit) moves approval of the application for 58 E Forest St to include the installation of painted wooden flowerboxes and painted wooden shutters around the windows. The installation of a wood picket fence as described in the application and as indicated on the drawings included with the application. The paint will be a dark grey to match the trim on the house or white for the fence and a dark grey for the flower boxes and shutters to match the exiting trim on the house. The removal of the side porch and the installation of precast concrete steps on the porch as indicated in the application. And the installation of a driveway as described on the application. Special care must be taken with the installation of the driveway so that all water runoff will be contained within 58 E Forest.

Secretary of the Interior Standard:

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

Approval: yay: 4, nay: 1. Motion passes.

Motion: Condon (second: Pettit) moves to amend the previous motion to specify that the curing compound used in the concrete be transparent and not white.

Approval: Unanimous. Motion carries.

NEW BUSINESS

605 N River

**Application is for roof installation.*

Applicant: Judy Flanders -owner (present)

Discussion: Flanders: States that she has a sunroom on the side of the house and a small kitchen extension that both have leaking roofs. Both of the roofs are flat.

Prebys: States that the proposed roofing material is EPDM roofing.

Flanders: Confirms that is the case. She states that she has a sample of it if needed.

Condon: Seeks clarification on where these roofs are and that it is not the front porch roof.

Flanders: States that it is not the front one but the side and the back of the house.

Prebys: States that it is the two porches at the rear of the building.

Flanders: States that neither one is visible from the street.

Prebys: Asks if a torch is needed for the application of the roof.

Condon: States that it is not needed that they use glue for this material.

Motion: Condon (second: Schmiedeke) moves approval of the application for 605 N River to include the replacement of the roofing material of the side and rear porch of the house with EPDM rubber roofing. No torch is to be used in the roof application.

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

Approval: Unanimous. Motion carries.

6-12 S Washington

**Application is for a storefront installation.*

Applicant: Andrew Epstien- owner (present)

Discussion: Epstein: States that he is now interested in building out the storefront with windows in the middle. The storefront will be wood and there will not be a door.

Schmiedeke: Questions why the application is using casement windows.

Epstein: States that the windows will not open and it looked similar to other stores on Michigan Ave.

Condon: States that it is a fixed casement window and that it makes more sense to use these types of windows.

Pettit: Asks what material is going to be utilized below the windows.

Epstein: States that he was told by the contractor that it would be wood. That it is just about two feet of space below the window.

Prebys: Asks about the particular kind of wood. States that the material used should not be plywood. That it should be something that is durable since it will be affected by the snow and salt on the sidewalk area.

Condon: States that nothing in that area will last forever. That as long as it is a wood product and is painted it would be fine.

Epstein: States that he is ok with not using plywood for that area.

Pettit: Inquires as to the trim/cornice detail near the lights in the drawing.

Epstein: States that it is just something that was added by his wife when she was doing this drawing since it looked better. He does not know what specifically the plan is.

Condon: Asks if this is an action item and whether the HDC can approve the application when there is some uncertainty about the product.

Epstein: States that it is an action item and that he is looking to close up the building so that he can heat it and work through the winter. He states that he can pull the cornice item off the application if it is an issue but that he does not know what it will be made out of at this time.

Prebys: States that the cornice/trim detail needs to have a metal flashing at the top so that there is no water pooling at the top.

Epstein: Asks about whether the brick at the lower level should be painted to match the upper level or leave the brick alone.

Prebys: States to paint it to match the upper level.

Motion: Condon (second: Schmiedeke) moves approval for the application for 6-12 S Washington to include the construction of a new storefront within the existing opening, to be filled with a lower wood bulkhead wall and to be painted as shown in the submitted drawing. The installation of 5 fixed casement windows in the storefront. The windows will have a new signboard above trimmed with wood around the perimeter and the installation of a cornice above the signboard with three gooseneck LED light fixtures as shown in the drawing. The top of the cornice will have a metal roof that is filter flashed into the masonry above.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

116 Maple

**Application is for reroof.*

Applicant: Mark Field – owner (present)
Brimar Exterior, LLC; Brian Benn - contractor (present)

Discussion: Prebys: States that this is for roofing of the house with the diamond shaped shingles.

Field: States that the work will be done in stages due to the weather getting cold. He states that there was a tree growing in the back roof. There is a problem with leaking at the back section of the house and the tower. He plans to continue this roof over the entire house but for now he will at least get the back of the house done.

Prebys: Inquires as to how the contractor will deal with the roofing on the tower roof.

Benn: States that it is a thicker shingle and it will be glued around the corner. They will follow the manufacturer's instructions for the tower and seal each shingle.

Field: States that they will place shingle edge vents on the lower rear addition and use ridge vents for the rest. Some of the gutters have fallen apart; they will attach and repair the existing gutters. There is not any plan to change the gutters at this time. Some will need to be replaced and they will match what exists. He will be back in the spring for more to do on the house. He did temporarily stabilize the tower. The porch will need to be replaced.

Schmiedeke: Asks about the color of the drip edge to be used. States to match the shingles since the shingles will last longer than the trim color.

Field: States that they plan to paint and will come back to the HDC for that.

Motion: Pettit (second: Schmiedeke) moves to approve the application for 116 Maple to include reroofing using GAF sienna luxury shingles in shadow grey. The drip edge will match the shingle color. Ridge venting will be used as well as edge vents. Gutters to be repaired and reinstalled as needed. Flashing for the chimney will match the roof color. The installation of an EPDM roof on the flat roof garage.

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

Approval: Unanimous. Motion carries.

100 Market Place

**Application is for the addition of bollard, adding egress stair and door installation.*

Applicant: City of Ypsilanti, Cynthia Kochanek – City Staff (present)

Discussion: Prebys: States that the door, bollard and egress stairs are all that concerns the HDC.

Staff: Advised that she believes that this is almost the same as the prior application that was approved in 2013 by the HDC for the Freighthouse and that the bollard installation is really the only difference between the applications. She advises that the egress stairs will be pressure-treated wood and will be painted to match the existing deck.

Motion: Pettit (second: Condon) moves to approve the application for 100 Market Place to include the installation of one bollard to be located on the edge of the southwest ramp as indicated in the drawings. And the installation of a 44" wood egress stair on the west side. Stairs to match the existing deck in dimension and finish as depicted in the drawings. The addition of the egress door on the west side of the building as specified in the drawing set.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

302 N Hamilton

**Application is for painting.*

Applicant: William Godfey – owner (not present)

Discussion: Staff: Advised the commission that the applicant was not going to attend the meeting. That staff was advised that the owner was planning on painting the house to match the color scheme at 316-318 Washtenaw but without the interior window framing in the maroon color. That the applicant was only planning on the cream color for the windows and the front door will not be painted.

Motion: Lindsay (second: Schmiedeke) moves to approve the application at 302 N Hamilton to include scrapping and paint as noted in the application to match 316-318 Washtenaw using oil based primer and no power washing. Just the cream color on the windows, no maroon color on the window framing.

Secretary of the Interior Standard:

7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

STUDY ITEMS

720 Norris

Applicants: Matthew & Rene Greff - owners (present)

Discussion: The owners came in to discuss two options for placement of a grain silo and a Co2 tank at the Corner Brewery. The plan is to install a 25 ft. silo and 6 ft. Co2 tank. The applicant states that with the silo he will place bollards around it since it will be in the front parking lot and he wants to make sure that it is

damaged by vehicles in the parking lot. He states that there are no semi-trucks in the front lot. The grain silo would be filled every 3 months.

Prebys: Advises that either option presented could be submitted with the application for an action item.

ADMINISTRATIVE APPROVALS

314 S Huron

Discussion: Staff administratively approved the reroof at this address.

Motion: Schmiedeke (second: Pettit) moves acceptance of the administrative approval for the reroof at 314 S Huron.

Approval: Unanimous. Motion carries.

211 E Forest Ave

Discussion: Staff administratively approved the reroof for this address.

Motion: Schmiedeke (second: Pettit) moves acceptance of the administrative approval for the reroof at 211 E Forest.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

Staff advises that there are no updates on property monitoring at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 13, 2015

Motion: Pettit (second: Lindsay) moves to approve the minutes as amended to change the applicants for 306 N River to tenants not owners.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:36 pm