

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 8, 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, Michael Condon, Alex Pettit,
Jane Schmiedeke, Erika Lindsay

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Pettit (second: Prebys) moves to approve the agenda as amended to add
217 N River as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

219 N Huron

**Application was tabled two meetings ago pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing.*

Applicant: Katherine Deyo (owner) –not present

Discussion: Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the steps. Application was turned in at the end of June and the last time that she was at the meeting was on August 11, 2015. Bonnie Wessler (City Planner) asked if it was the correct practice to table due to timeframe. Schmiedeke states that the process that the HDC has always followed was to do an automatic denial only if there was *no* contact in the last 60 days but if the applicant was in contact with the HDC then the 60 days resets. It is decided for the sake of this meeting to table one last time and provide the applicant an opportunity to come speak with the HDC or be denied. Staff will send a letter to the applicant regarding the same.

Motion: Condon (second: Schmiedeke) moves to table the application pending info from the property owner.

Approval: Unanimous. Motion carries.

NEW BUSINESS

1 S Huron

Applicant: Alfred Bommer, with All-American; contractor (present)

Discussion: Stevenson: Requests that the contractor summarize the project.

Bommer: States that the brick corbeling needs repair and he will be doing prepping and painting of the structure. States that he wanted to roll the roofing back at the parapet and remove the rubble but that it would be cost prohibitive to do this.

Stevenson: States that she will summarize the application. Demo of the NE and SW corner of parapet and rebuild. Repair brickwork at parapet as needed. Repointing and painting. Roll back roof and remove rubble, then replace. Fill joints, power wash and scrape. Advises that power washing is not allowed, soft wash only to prep for painting. Asks if the HDC has any other questions regarding the project.

Condon: Inquires as to whether new brick will be used.

Bommer: States that he will try to get century old reclaims, but that there is some common brick used on the structure.

Condon: Advises of suppliers of reclaimed bricks. Inquires as to what mortar mix will be used.

Bommer: States that he wanted to check with the HDC as to the requirements. He states that he is planning on using type N but would prefer type S.

Condon: States that S is too strong for this brick and type N is pushing it. He advises that if the contractor is mixing his own to use type N and add some lime and sand to the mix to soften it up.

Stevenson: Inquires as to the planned paint color and where the building will be painted.

Staff: States that she spoke with the city liaison, John Roe, and they plan to match the current paint color.

Bommer: States that it would be painted in the same location.

Condon: Inquires as to whether any lintels will be replaced.

Bommer: States that they are not.

Motion: Condon (second: Prebys) moves approval of the work proposed for 1 S Huron to include repairs to the brickwork, including repointing and relaying of damaged areas with suitable reclaimed replacement solid brick. Mortar mixes will be type N or softer. Cleaning and repainting of the exterior building, no power washing will be done. The paint color will match the existing color in a satin or eggshell finish.

Secretary of the Interior Standard:

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

111 N Huron

Applicant: Mike Pachecko, St Joseph Mercy Health System -owner (present)
Jim Johnson, Johnson Sign Co. –contractor (present)

Discussion: Stevenson: States that the application is to reface the existing monument sign in the current footprint.

Condon: States that it looks good to him.

Pettit: Inquires as to whether the re-facing will be taller.

Johnson: Confirms that it will be slightly taller but that it has less sign surface area and it is slightly less wide than the existing sign.

Condon: Inquires as to whether the sign will be closer to the street.

Johnson: States that the leading edge will be a little further away from the street. The sign will go on the existing steel structure. It will be about 3.5 inches further back from the road.

Prebys: Wants to know if the current sign is internally lit.

Johnson: Confirms that it is and the new one will be as well.

Lindsay: Asks to see a side view of the sign to see if the elements are all on the same plane.

Johnson: Provides plans for the sign.

Prebys: Asks as to whether the grey and maroon are opaque colors.

Johnson: Confirms and states that the only thing that will light up is the name and directionals.

Motion: Prebys (second: Pettit) moves approval of 111 N Huron for re-facing the existing monument sign. The sign footprint is maintained. The sign is made of aluminum with cut out letters and is internally lighted. The colors are the same as the current colors; maroon and grey.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

Ralph Lange (Ypsilanti City Manager) inquires as to whether there is a public comment portion. Stevenson advises that he can comment now if there was anything he needed to add. Lange states that he just wanted to voice his strong support to the previous two applications.

105 W Michigan Ave

Applicant: Jeff Kuhns – owner (present)

Discussion: Application is to remove the black and white tile that is currently located at the front entrance door and then to level the surface and paint.

Stevenson: States that it looks like the applicant made some decisions on the project.

Kuhns: States that he would like to smooth the landing out and level it. He states that he was planning an epoxy coating.

Condon: Inquires as to what color would be used.

Kuhns: States that he was planning on coming back with the color options and would like to go with the one part epoxy.

Condon: States that a one part is not as durable, that a 2 part epoxy would be more durable. States that the 2 part is more difficult to use but since it is a small area it should be ok.

**After returning later in the meeting:*

Kuhns: States that his tenet picked a color for the landing and he would like to submit that color now. The tenet picked a color called sea cave.

Motion: Prebys (second: Schmiedeke) moves approval of the application at 105 W Michigan for removal of the tile and the application of leveling concrete. Will be painted with a 2 part epoxy with the color to be determined at a later date.

Prebys (second: Pettit) moves amending the motion for 105 W Michigan Ave to include painting the concrete with a 2 part epoxy in the color sea cave PFC55.

Approval: Unanimous. Motion carries.

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

114 Woodward Ave

Applicant: Alan and Eileen Young– owners (present)

Discussion: Stevenson: Asks for clarification on the colors and their locations on the house.

Young: States that the top of the house will be dusty violet and the bottom of the house will be orchid lane. The swan white is for the porch rails and posts and the window trim. The strawberry daiquiri will be the main trim along the eaves, the inside roof of the porch and the door. The dentil molding will be the freesia.

Prebys: States that the strawberry will be awfully strong color for use in the dentil moulding and on the doors.

Lindsay: States that she may want to go with a deeper purple since that would be more in the same color family. She states that the use of the red color in the dentil and the larger areas may be more than she expects. With the dentils, it will create a pattern that is not really there. The red on the front door would look great.

Stevenson: States that she is happy that the house is being painted and suggests that the darker color at the bottom. She likes the red for the door but is not sure that it will work well for the lintels.

Prebys: States that the commission is just trying to make sure that the applicant will be happy with the end result.

Young: States that they had an issue with the insurance company and need to get the house painted. They do have a contractor. The contractor does know that he is not supposed to power wash. Offers to return with different colors.

Stevenson: States that there is no need to return unless the colors are very different from what was submitted.

Motion: Prebys (second: Condon) moves approval for painting at 114 Woodward to include the following palate; dusty violet (V40), orchid lane (O3RB), with trim colors in freesia purple (63OB) and swan white (98YY). An additional trim color being strawberry daiquiri (SG120) with the suggestion to make the strawberry daiquiri color more plum. No power washing. Suggest an oil-based primer and a latex paint in satin or eggshell finish to help shed dirt.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

217 N River

Applicant: Ken Lawshe, owner

Discussion: Lawshe: States that he has a 2 car garage behind the house with a dirt floor and he would like to replace he garage since the groundhogs have got ahold

of the floor in the garage. He also states that he is looking to replace the garage doors.

Condon: Suggests the concrete can be poured inside the current structure and suggests some options. States that the commission is not a fan of tearing down structures located in the HDC. States that the HDC is not as concerned with the interior of the structure.

Stevenson: Advised of the process for the application and that repairs with same materials do not need to come before the HDC. Anything that does change, such as the garage doors need to come before the HDC.

Lawshe: States that the house has been broken into and wants to replace the windows on the first floor. He is looking for something stronger than wood.

Condon: States that the commission will not go for something stronger than wood since there is not much that is stronger than wood. Advises that the HDC does not allow vinyl or fiberglass window but will allow wood or aluminum clad windows. Suggests a tempered glass to fit into windows or to drill a hole and try a pin system. Advises that the HDC would prefer that the windows be repaired rather than replaced but if they are in such a state that the wood is weakened then the windows could be replaced.

Schmiedeke: Offers the option of a motion light for added security.

Stevenson: Recaps and advises of what is needed for an application.

Lawshe: States that he is looking for guidance in replacing mortar in the foundation. He states the foundation is made of fieldstone. He states that he is also thinking of changing the house into apartments and that he also needs to do a roof on the house.

Condon: Advises that with fieldstone a harder mortar is allowed since stone is very hard; type N mortar for anything above the ground and type S for anything below ground.

Prebys: States that any exterior changes for the apartments would need to be considered by the HDC.

Condon: Advises of what is allowed for roofing and that imitation shingles are not allowed. Advised that an application would be needed for the roofing.

ADMINISTRATIVE APPROVALS

14 W Cross

Application is for a reroof in the same color and style as to what already exists on the structure. Ridge venting is planned. Staff did an administrative approval on the application.

Motion: Prebys (second: Schmiedeke) moves approval of the administrative approval for 14 W Cross.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Decision Sheets

The commission discusses the possible use of decision sheets or mini staff reports in the future for the HDC meetings as a way to have interns get more experience.

Property Monitoring

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. HDC advised staff to send a reminder letter to owner on 8/25/15.

525 N Huron: can be removed from the property monitoring list as the issues have been resolved.

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.

35 S Huron: 12/2/14 staff took photos of what appeared to be exterior work being done. 12/11/14 staff sent out letter reminding owner that exterior work must be approved by the HDC.

613 N Prospect: Columns were removed from the front of the house without HDC approval for repair work. In September 2014, the owner stated the repairs were taking longer than expected, but that the columns would be reinstalled. Will monitor to make sure the columns are returned.

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. 5/12/15 - Staff contacted the Building Department and was informed that there was permits 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. HDC advised staff to send a letter on 6/9/15.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Owner of property came in on the 8/11/15 meeting to discuss what needs to be done with the stairs.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff was advised to send a letter on 6/23/15.

333 E Cross: can be removed from the property monitoring list as issues have been resolved.

302 E Cross: HDC brought to staff's attention that the house has been inactive for a period of time. HDC advised staff to send letter at the 8/11/15 meeting requesting information of intentions for the home.

9 N River: The HDC noticed that there are large amounts of exposed wood on this home due to paint peeling and chipping. Advised staff to send a letter on 8/25/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2015

Motion: Prebys (second: Pettit) moves to approve the minutes as amended to correct a measurement for the rock slabs under 331 Oak St.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:22 pm