

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 22, 2016

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

Meeting Location: Ypsilanti City Council Chambers, 1 S Huron St.

Commissioners Present: Jane Schmiedeke, Hank Prebys, Mike Davis Jr., Alex Pettit

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner
Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys)

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—

216 N. Washington

Discussion:

Ruiz: States the applicant has withdrawn the demo application for the carriage house on 216 N. Washington. States that she has received in writing notice from the applicant that he will pursue rehabilitation of the carriage house.

OLD BUSINESS

100 Marketplace

**Application is for new sign replacements.*

Discussion:

Prebys: State they were unable to vote on the sign replacement at the last meeting due to there not being a quorum after Commissioner Rupert had to leave the room.

Asks the Commission if they can now vote on the sign replacement at 100 Marketplace and if they remember enough about the application.

Motion: Davis (Second: Schmiedeke) Moves to approve the application as submitted.

Secretary of the Interior's Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

309 N. Adams

**Application is for new walkways, vents, screens, gutters and trash can enclosure screen additions.*

Applicant: Barry Levin , Representing the owners, 309 N. Adams, LLC.

Discussion:

Prebys: Asks applicant what he wants to accomplish.

Levin: The building currently has 4 apartments but it originally had five. In order to return the building to 5 apartment units he had submitted a Special Use Permit that was approved by the Planning Commission in order to restore the fifth unit. The Planning Commission approved that petition with certain conditions. Most of the application is to comply with the conditions by the Planning Commission.

Paved walkways are required to at each of the building entrances and for some type of paved walkway to connect the entrances to the back gravel parking lot. Other things that were required were to increase the width of the driveway to accommodate an ADA compliant parking space. They waived the requirement of requiring an on-site covered bike rack. The Planning Commission approved putting it on the side of the building. Applicant states he figured it would be better to have it on the paved area. Applicant is also required to have an area where the trash cans are screened and away from view. States the areas where the tenants have public access must be paved then the trash can area must also be paved.

In the existing gravel parking lot the he is required to have six additional parking stops. In adding the fifth unit the applicant is seeking approval to add a kitchen exhaust vent to the north elevation and one bathroom exhaust vent to the back of the house. These are similar to what the HDC had already approved. Applicant understands the concerns that the

Commission has and has agreed to paint the screens and vents to be less noticeable. Everything can be removable as they are attached with screws. In item 7 regarding the addition of gutters and downspouts, the gutters have been replaced in a previous approval. There were no other gutters on the house as it is now except for the porch gutters. In the past the house did have gutters as the applicant still has downspouts that connect to nothing. The applicant still has half-round gutters he found in the basement so he knows the exact profile that they were. The applicant proposes to add a gutter and downspout on the North Elevation where the bike rack will end up being so the bikes will not be covered in rain and ice. The planning commission had instructed him to put the bike rack where it is not currently covered. On the same north elevation he will add a water division plane there because the paint is peeling away. The area will drip down to the door which is the entrance to the fifth unit.

The applicant is proposing to add a metal division plate so it will hit the lower roof to the gutter where it will not drip on other people or ice anywhere up. The applicant can paint in any color the Commission would like. For the screening for the trash enclosure the planning commission would only like a lattice, four feet high and painted the same color as the house and attached to wood post sunk into the ground.

The last point is to restore the fifth water heater that used to be in the basement. Because of the code, the applicant is not confident the inspector would allow him to put it in the original chimney. The applicant requests to put a vent in the side of the house on the back elevation for a power vent. This would be similar to the previously approved power vents. Does not believe he would need to put it through the glass block as there is room to get it through the sill plate. Applicant would also add additional gravel to the back parking lot.

Pettit: Asks about Option A and Option B.

Levin: Asks if there is any restriction on the material he could use for paving. Per the building department as long as it will not create a trip hazard and can be salted and shoveled then they have no restrictions on the material he uses for paving. As long as it's entirely on the property and not on the right-of-way or city sidewalk he could use any material. The building department wanted to wait and see what the HDC would approve.

Schmiedeke: States they have no restrictions.

Prebys: Asks if there is a concrete driveway.

Levin: States there is a concrete driveway so that may have some restriction. Asks about restrictions for the other driveways.

Pettit: States there is no restriction and that asphalt is much easier to replace than concrete.

Levin: States that asphalt would cause less damage to the tree roots in that location than the concrete would.

Prebys: Asks if it would not make sense to frame the lattice so it would have stability on the front, sides and bottom.

Levin: States the upright would give more stability on the sides. States he could add a member on the top and lower sections to give the lattice more stability. He will consult with his carpenter to achieve the best design.

Davis: Asks if were the existing concrete driveway is would he extend with concrete or with asphalt.

Levin: States it would depend on what the Commission requires. It would be less expensive to use entirely asphalt. States he would have to think about what it would look like because functionally both would work.

Schmiedeke: Asks if they would like to leave that to the applicant's discretion.

Pettit: States it does not matter to him one way or the other if that piece is asphalt or concrete.

Davis: States he prefers that the smaller area would be concrete but the rest can be up to the applicant's discretion due to the proximity to the existing sidewalk.

Levin: States that he called and was advised not to add any coloring to the concrete.

Prebys: States there are ways to have a concrete contractor use any leftover concrete on small areas.

Levin: States that since the previous meeting was cancelled he ran out of good weather. States he does not have the time concern. He had spoken with the planning commission and they were ok with him waiting until next year. If the concrete was poured now and salt was used it would be very poor concrete. If salt was put on the concrete it would destroy the concrete.

Motion: Pettit (second: Davis): Moves approval for the work at 309 N. Adams. Work to include the addition of paved walkways. These paved walkways can be asphalt or concrete to be laid out as shown in the submitted paperwork, Option A or B. Work to also include the widening of the existing driveway. The driveway expansion piece to be concrete as shown. Work to also include the addition of six parking spots in the gravel parking lot in the back alley. The same parking lot also to receive additional gravel sufficient to grade the parking area but not to change the dimensions. Work to also include the addition of the kitchen exhaust and screen to the North elevation to be painted to match the body of the house. Additionally there will be the addition of a metal water diversion plate painted to match the roof or fascia at the applicant's discretion and to match the photos of the North elevation. Work to also include the addition of lattice work to be attached to wood posts as shown in the marked-up photo as well. Lattice work is to be framed on the top and bottom. Work to also include a water power vent exhaust and screen to the West elevation at the rear of the house to be painted to match the house. Also to include the addition of the bathroom exhaust vent and screen at the West elevation at the back of the house. Work to also include the addition of half-round gutter and downspout at the North elevation lower roof. Also include a screened trash enclosure.

Secretary of the Interior Standards:

#2 – Do not destroy original character. Do not remove or alter historic material or features.

5 – Preserve distinctive features.

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

10 – New work shall be removable.

Approval: Unanimous. Motion carries.

39 E. Cross

**Application is for awning, window glass and sign replacement and re-painting.*

Applicant: Not Present.

Discussion:

Davis: States that there is not enough information on the sign. States he needs more information on how it is backlit and how the sign is mounted.

Pettit: States that many of the signs that we have are a field that is backlit and that is the issue. But his one has just the letters which is unusual. Asks if the sign is too big to use and if there is anything similar they have approved.

Davis: States the closest approximation to this sign is on Maize across the street.

Kochanek: States that the applicant has been informed that they will need a special use permit or a variance if they wish to pursue the sign as submitted.

Prebys: States that he is concerned on how bright the sign will be.

Davis: States they need more information on the sign. Asks if there are questions about anything else on the application.

Pettit: Asks that the only part of the brick that will be painted is the brick that is already painted. States he is fine with every other part of the application.

Prebys: States his two questions are how the sign is mounted and how bright it is.

Schmiedeke: Asks if the sign needs to be smaller.

Kochanek: States if the applicants want to get this pushed through without a variance or Planning Commission approval the sign will need to be much smaller. Their allotment is 60ft and that includes all of the signage besides the "Stick's" sign. The total must be under 60ft. If the HDC approves the sign then the applicant will have an avenue to pursue approval from the Planning Commission.

Davis: States he believes the sign is too big and that it would be the largest sign in all of Depot Town. It would probably be bigger than the building signs. States he also has concerns about how the sign will be mounted and how bright it will be.

Pettit: States the signs he likes to approve would have more information.

Motion: Davis (second: Schmiedeke): moves to table the application for 39 E. Cross due to the lack of information regarding the free-standing "Aubrys" sign regarding the size, due to it being too large, questions about brightness and also how it will be mounted to the building.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS

309 N. Adams

Applicant: Barry Levin

Discussion:

Levin: This building had already been approved to be re-painted in lead encasement paint. The work has yet to be done. The board had approved cement-board siding on certain properties. The idea is to replace the existing wood with cement-board siding instead of lead encasement paint. Asks if the board would consider approving this or if he should not even continue. He is aware that any board must be smooth so it would look like regular wood. He has bought some of the materials he would consider using. Hardy-Brand sells the color exactly that the HDC had previously approved. The applicant is proposing if he replaced the siding of the house that he would be replacing the siding and the boards that go around the windows. He is not planning to remove the window sills because it would cause too much damage to the existing windows. He is not planning to do any work on the porch.

Pettit: States he included a picture for the front of the house. Asks if the proposal was for the entire house and if the Hardy Wood would be used for the entire house.

Levin: States the replacement would be for every elevation. All of the original windows would remain.

Prebys: Asks about the condition of the siding.

Levin: States some parts are rotten and would have to be replaced but most appears to be fine. The paint is not in great shape. States he would like to know what it would be best for the building long-term. States he would like to consider the cost of residing the entire house verses the painting and maintenance of the original proposal.

Prebys: States one of the concerns we operate other is to preserve not replace and that all work should match the original.

Schmiedeke: States it is appropriate for the Commission to approve Hardy Plank in the case of new construction or to use on parts of the building that have rotten but questions the use for an entire building.

Pettit: States what is historic is the structure and the materials that make the building. If there is a problem with the material that is when you start to consider replacing like with like and what it is that needs replacing. This situation is we have siding that is functioning well as siding. When there has been enough damage we have allowed it as new material.

Schmiedeke: Asks if there is already a solution for the lead.

Levin: States there is a solution that has already been approved. It is not the prettiest of solutions but it will work and it will look better than it does.

46 N. Huron

Applicant: Alexander Monroe

Discussion:

Monroe: States he understands that windows would have to be a full-frame, all wood or metal-clad window for the second story. Understands the windows need to be a full-frame replacement as opposed to a frame-within-frame. States he is looking for options because he cannot find a new sash because they have rotted away. The only person he found was 40% more expensive than replacing them and booked for a year. He would like to get the work completed sooner and hopefully cheaper. The applicant had a quote done for Anderson A-series and brought in some examples. Was also curious about some other options he had. Applicant was hoping to get some guidance would like to know what colors he could use. Would like to use white on the exterior and keep the exact same type of grill and appearance of the window.

Prebys: States they would like; to repair and replace with white.

Monroe: States the example he has is cheaper to use and is all wood. Anderson also has a mix with PVC and wood.

Prebys: States they have looked at the composite windows and they do not match the size of the original window.

Pettit: States there is an issue with the massing of the structural materials that did not match the original window.

Prebys: States like in terms of muttons and materials is preferred.

Monroe: States there is no divider as the windows are one-over-one.

Prebys: States that white would not have been originally used. States any darker color would be preferred to the white but that is up to the applicant.

Monroe: States he is open to any color but it will complement the first floor. States he would like to take the paneling down from the first floor. States maybe a battleship grey would work.

Prebys: States when he decides on the window he will need to bring it in and that a whole replacement of the windows is possible.

Monroe: States the stone frames will remain the same.

Prebys: States that any changes to the exterior must be brought before them.

Monroe: States that the fiber-composite material is not appropriate per the Commission. He will submit the application with one of the other options.

Administrative Approvals

212 N. Hamilton, 306 N. River and 46 N. Huron

*Applications are all for re-roofing.

Motion: Schmiedeke (second: Davis): Motions acceptance of the three administrative approvals of 212 N. Hamilton, 306 N. River and 46 N. Huron.

OTHER BUSINESS

Property Monitoring

530 N. Huron:

Ruiz: States the owners will be repairing the awning of the building. The awning will be removed and sent out to be repaired so in the meantime there will be no awning on the building but it will be replaced once repairs are complete.

26 N. Washington:

Ruiz: States the chimney-area is in very poor condition and is falling apart. The former intern had sent out a letter regarding the same property for the same reason. States it could be a grain elevator or another similar structure.

28 N. Washington:

Ruiz: States they received a notice from "See-Click-Fix" The window is cracked and there is a wire going into the window through that crack.

169 N. Washington:

Ruiz: States the gutter is collapsing of the roof of the building.

Kochanek: States this building had caught on fire and had sent them a letter stating they are in the HDC and all work would have to be approved before work is done.

315 N. Washington:

Ruiz: States that it had been brought to her attention by the City Planner that work was being done on the windows. It was observed that the owner is winterizing the property and has not replaced the window, which he had not been approved for.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of October 22, 2016.**

Motion: Davis (second: Schmiedeke) Moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Davis)

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:18pm