

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 8, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:02 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron.

Commissioners Present: Hank Prebys, Mike Davis, Jr., Erika Lindsay, Alex Pettit, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to move 301 N River from an action item to an administrative approval.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

422 N Hamilton

**Application is for painting, driveway, window & porch installation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicants – Present

Discussion: Prebys: States that there are now two applications. States that the first application is for painting, the gravel driveway, window & porch installation and that the second one is for outbuilding. Asks for info on the first application.

Staffeld: States that they split off the application and states that these items on the first application were okay with the commission previously. States that the parking lot will be graveled, states that there is a photo of what that will be included in the application and that he knows that he may need a soil erosion permit. The light fixture is the one that was selected last time. The

painting is a repair as they have matched the existing paint colors. The doors will be painted in a dark brown. There is also a repair to the existing window, this repair will use the same materials. The plan is to do repairs many of the existing windows salvaging as many materials as they can. There are two locations that need a new basement window, the cut sheet is included in the application for that window and it was suggested that they may want to install a screen.

Pettit: States that he has no questions.

Rupert: States that this all looks the same as what was agreed to last time.

Motion: Rupert (second: Pettit) moves to approve the work at 422 N Hamilton to include the installation of a gravel driveway at the back of the lot, the installation of the new lighting fixture as provided in the cut sheet, the painting of all the entrance doors in SW-6068 Sherwin Williams Brevity Brown. Work to also include the installation of a painted pipe rail on the west porch, which could also be painted in the brown and the front entrance wood step replacement. Also to include the window repair and the replacement of two basement windows with JELD-WEN W-2500 awning aluminum clad wood windows. Work to include the painting of the entire house in Sherwin Williams French Roast for the trim and stairs and Sherwin Williams Harvester for the body of the house.

Secretary of the Interior Standards:

- #6 - Repair, don't replace. Replacements shall match original.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

422 N Hamilton

**Application is for outbuilding rehabilitation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Prebys: States that the second application is for the outbuilding rehabilitation. Asks the applicant to talk the commission through the project.

Staffeld: States that he believes that this was once a barn. States that the intent is to make it into an additional unit. They plan to lighten up the structure and that there is an existing second floor. He states that it is currently on a brick foundation and that they plan to pour a new foundation under it and connect it to water and sanitary sewer. States that they are aware that they would need a special use permit. There are three different types of siding on the house and that they are looking to match the siding on the outbuilding to the house. The existing siding would remain, they would add OSB over the siding and do cedar beveled siding over top of that. The new windows will mimic those on the house. States that most of the

windows will be tall, narrow windows with one larger window. They will add an AC condenser for the unit. Roof venting will need to be added. The siding is a beveled wood siding. The light will be the same that was just approved for the house. He is proposing a door that is not a 6 panel door. He submitted four elevations to depict what the structure would look like. The south elevation is seen from the driveway, the east elevation is what is seen from the alley. There are two elevations that are partially blocked from view. The roof will be re-shingled to match that of the main house in the Princeton Slate color. The plan is to paint it to match the main house. The door will be a stained mahogany craftsman door that would be painted to match that on the main house.

Lindsay: Asks about the footprint and if it would be 2 floors.

Staffeld: States that that it is 15' x 24'. States that there are 2 floors and that the top floor would have cathedral ceilings. They will need to build scissor trusses inside to support the second floor.

Davis: Asks for clarification on the locations of the elevations.

Staffeld: States that the alley runs adjacent to the east elevation, that you would see the west elevation as you exit the main house.

Lindsay: Asks about the lot size and coverage and if there is space for a garden and paths.

Staffeld: States that there would be room for a garden and that a pathway would be through the driveway. He is not proposing any new paths.

Kochanek: States that the planning commission would still need to approve the proposed use and if anything new is required then the applicant would need to return to the commission for approval for those new items.

Prebys: Asks if this proposal is essentially dressing up a barn to make it into something that it is not.

Schmiedeke: Agrees and states that she does not have a problem with the concept of converting this building to a residential unit but that this is an outbuilding that lends unique character to the district. That this proposal essentially encapsulates the building and that unique character will be lost with this proposal. States that she would not be able to vote for this.

Davis: Asks what is character defining on this structure. Suggests that maybe there is a better way to do this.

Schmiedeke: States that the original siding is character defining. The barn doors are as well, but she understands that retaining them may be a problem.

Lindsay: States that this is changing the outbuilding into something that is more like a vernacular house. She states that the structure has so much more character now.

Prebys: States that there appears to be a door on the side of the building. Asks if it would be feasible as a man door.

Staffeld: States that the man door is only 5'9", states that door would not be up to code for access. States that the building was hit on the alley side and there are panels there now, that these were not original doors. States that there needs to be windows in the outbuilding if it is to be used as a residential unit.

Prebys: Asks about the diamond shapes in the eaves and what they were originally.

Staffeld: States that they were either windows or vents.

Davis: States to go back to the siding.

Staffeld: States that there are three different sidings and that the ship lapped siding has large air gaps.

Sadeghi: States that the City Planner stated that it would be okay to add an additional unit but that right now this is a dangerous building.

Davis: States that they would like to see some of the character defining features saved for this building and those be incorporated in the new plan.

Pettit: Asks about the proposed foundation.

Staffeld: States that right now the outside walls sit on a stepped brick foundation and that has completely failed. The building has settled in one of the corners. States that the plan is to run a ridge board and cross brace the building, then pour a rat wall and slab on grade foundation.

Pettit: States that the commission needs to determine what is character defining on this structure. Asks the commission what they would consider character defining. States that the diamond shapes on the gable ends and hay loft door are defining but that the siding is not so important to him.

Rupert: States that the hay loft door could be preserved.

Davis: Agrees and suggests that the hay loft door could be saved and have the two windows surround it or possibly just have one large window replace the hay loft door in the same frame.

Lindsay: Explains that the commission is trying to retain a trace of the original building.

Prebys: States that there were probably double doors on the outbuilding. States to try and suggest the previous use in the new one. States that he hears that the commission is saying that turning this into a residential unit is fine but that some adjustments need to be made in the design. States that this was a pretty basic building but that it should not be too fancy or a cute house.

Pettit: States that they should try to find historic photos to verify what openings were where on the structure.

Sadeghi: Clarifies as to what is of concern to the commission. Asks if there is any dispute with fixing the foundation as planned.

Prebys: States that no there is no issue with that.

Sadeghi: Asks if there is an issue with the reroof, the lighting or the color scheme.

Schmiedeke: States that there are no issues with those items.

Prebys: Agrees.

Rupert: States that the commission wants to preserve the unique features like the hayloft door and to try and keep as much of the original siding as possible.

Davis: Suggests that if new siding is needed, to keep the siding in the same profile as what is currently on the outbuilding.

Staffeld: Asks the commission to go to the site and take a look at the structure.

Schmiedeke: Asks if they have his permission to go onto his property to take a look.

Staffeld: Confirms.

Schmiedeke: States that the barn doors would have been there in the past since the hayloft is there.

Pettit: Asks about the can vents proposed.

Staffeld: States that the thinking is to match the house.

Pettit: States that that is a feature that the HDC may not been keen on him replicating.

Rupert: States that there would be a need for a soffit vent no matter what.

Pettit: States that the soffit changes the look of the structure.

Prebys: States that the commission cannot design it but would like to see it as a domestic building but that they would prefer to see some of the original elements saved.

Pettit: Suggest that the door proposed should be less craftsman.

Motion: Rupert (second: Davis) moves to table the carriage house at 422 N Hamilton for more information and further discussion.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

47 N Huron

**Application is for the installation a little library.*

Applicant: Max Doyle, Applicant – Not Present

Discussion: Kochanek: States that the applicant has advised her that they will not be able to make it to the meeting tonight.

Prebys: States that the concern was in how the Little Library would be attached to the building.

Kochanek: States that she spoke with another employee at Corner Health yesterday and that they were not sure on how it would be attached. States that that same person was aware that the application would need to be denied on procedural grounds.

Motion: Davis (second: Pettit) moves to deny the work at 47 N Huron due to a lack of information on the attachment within the 60 day timeframe.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

301 S Washington

**Application is to reopen the east porch.*

Applicant: David Fischhaber, Applicant - Present

Discussion: Prebys: States that the application was tabled at the last meeting because the commission was looking for more information on the interior of the porch. States that staff received an email from the applicant that was provided to the commission stating that he would like to amend the application to cover the painting of the house only.

Schmiedeke: Asks if the email can be accepted as an amendment to the application.

Kochanek: States that the usual process is for the applicant to submit a full amended application however if the applicant signs and dates the email memo then that would be sufficient to amend the original application.

Davis: Asks about the paint color.

Prebys: States that it is there on the original application.

Motion: Davis (second: Rupert) moves to amend the application at 301 S Washington for the painting of the house in the color Behr Parador Stone, PPU24-08. The trim will remain white.

Secretary of the Interior 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

401 E Forest and 302 S Washington

**Applicants for these applications were not in attendance at the meeting therefore these items were moved to the end of the meeting.*

409 Oak

**Application is for painting.*

Applicant: David and Donna Schwartz, Applicants - Present

Discussion: Prebys: Recaps the colors that were proposed for the painting the house. States that the dark green, Terrarium, will be the main color and the beige and red used for accents. Asks if the commission has any questions.

Schmiedeke: States that she likes them.

Motion: Davis (second: Rupert) moves to approve the work at 409 Oak to include the priming and painting of the entire house in dark green (Terrarium), beige (Craft Juggler) and red (Rumors) in Behr paint.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Prebys: Advises that power washing is not permitted.

401 E Forest

**Demolition by Neglect consideration.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Kochanek: States that she was advised by the person who answered the number listed on the application that the applicant was out of town. Since the applicant is not in attendance the commission cannot discuss the project and that staff would need to send a second notice. Advised that the applicant will need another 15 day notice, therefore the application may not be heard again until the first meeting in September.

Motion: Davis (second: Rupert) moves to table the 401 E forest due to lack of applicant attendance.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Prebys: States that this is for roof work and that there is not enough information.

Motion: Davis (second: Lindsay) moves to table the application for reroofing at 401 E Forest due to the applicant not attending and more information needed.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

302 S Washington

**Application is for reroof.*

Applicant: Victor Smolyanov, Contractor & Applicant – Not Present

Discussion: Kochanek: States that the applicant is not going to make it in to the meeting. States that this is a color change on the roof. That the roof is currently red but the color change will be to black. States that she spoke with the roofing company and advised that the box vents need to be in the same locations as they are currently and if any new ones are installed, then they need to be installed at the rear of the property so as not to be seen from the street.

Lindsay: Asks if the applicant has been in before. Asks if the roofing company is familiar with the HDC.

Kochanek: Confirms that is the case.

Prebys: States that the drip edge is black to match the roof.

Davis: Asks about the color of the box vents.

Prebys: States that the application states that they will be black.

Pettit: States that there is a note at the bottom that states that there will be gutter and downspout work in one corner of the house.

Kochanek: States that she can contact the company to confirm that it is just a repair.

Motion: Pettit (second: Schmiedeke) moves to approve the work at 302 S Washington. Work to include the re-shingling of the house only in Atlas Pinnacle Pristine in black with a black drip edge and nine black roof box vents. The vents are to be placed either in the same locations as the current ones or on the non-street facing plane of the roof so as not to be seen from the street. No torches or heat is to be used in the application of the flat roof.

Secretary of the Interior Standards:
#5 – Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS -None

Administrative Approvals

301 N River-reroof

Motion: Pettit (second: Rupert) moves to approve the administrative approval for 301 N River.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Commissioner Davis discusses changes that were made to the fact sheet including those previously suggested by the commission. States that he was not able to get the fact sheet printed in time for the meeting. He will email it to the commissioners for their review.

LED Sign Memo

The commission discusses the back-lit signs memo.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 25, 2017

Motion: Davis (second: Schmiedeke) moves to approve the minutes as written.

Approval: Yays: 5, Nays: 0, Abstention: 1, Lindsay. Motion carries.

ADJOURNMENT

Motion: Davis (second: Pettit) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:34 p.m.