

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF September 12, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Hall Council Chambers, 1 S. Huron

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Lindsay (second: Schmiedeke) moves to approve the agenda as amended to add 16 S Washington, 53 E Forest, 215 S Washington as a study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

422 N Hamilton

**Application is for outbuilding rehabilitation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicants - Present

Discussion: Prebys: Asks for more information.

Staffeld: States that there is an amended application that the commission has in front of them. States that the paint, lights, door, roof and ventilation louvers are all still the same as before. He states that the hayloft door, the rolling doors and siding were addressed in the new drawings. States that the trim is simpler now and there are now no picture windows. The windows will be aluminum clad wood windows. The picture windows on the west and south elevation have been changed. The siding is changed to match what is on the building now. He states that the new modifications will be to add the

"rolling doors" that will not function on the lower level and will be inset about 6" and be made from the existing siding on the barn. The hayloft door will use the existing siding as well. The siding is really the major piece for discussion. He states that the boards that are there now were not there to cover the building as a residence but for its use as a barn. He states that many of the boards are in poor condition and previous repairs have removed a lot of the siding on the south elevation. States that in order to make this building livable the siding will need to be repaired. States that the new siding will be the lodge pole pine siding.

Davis: States that in regards to the east elevation, the applicant really took the comments of the commission into consideration.

Schmiedeke: Asks about the barn doors and hayloft doors, if the existing frames will be retained and that they are planning on just recessing the infill.

Staffeld: States that is correct.

Motion: Davis (second: Lindsay) moves to approve the outbuilding work at 422 N Hamilton to include the installation of a new lighting fixture to be the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern and the painting of the structure in Sherwin Williams Brevity Brown (door), Sherwin Williams French Roast (trim), Sherwin Williams Harvester (body). Work to also include the installation of Roofguard Architectural Shingles in Princeton Slate with all roof venting to be located on the north side of the structure and a JELD-WEN 9 lite unfished wood pre-hung door. Windows are to be JELD-WEN W-2500 double hung aluminum clad wood window double hung windows with in the locations depicted in the plans submitted with the amended application from 8-30-17. Non-functional hayloft and rolling doors will be constructed from the existing siding to fit in the existing framing, the rest of the structure will have new 1 x 6 pattern lodge pole pine siding installed. A new AC condenser unit will be installed and ventilated louvers in the existing diamond shapes on the east and west elevations.

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.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Present

Discussion: Prebys: States that this application was tabled due to the questions that the commission has about what the work will entail. Asks the applicant to describe the work that he is planning on doing.

Mullins: States that he is looking to replace and repair the porch the same as it was before. He will replace 320 square feet of the roof with that same shingles.

Davis: States that there is some concern for more than the front porch.

Mullins: States that as far as he was aware the only issue is with the front porch. That they have been redoing the inside of the house.

Prebys: States that is not correct, that there are issues beyond just the front porch, but that the issue at hand is the porch roof application.

Lindsay: Asks about the white paint and what it will be used for. She states that the application did not mention what would be painted.

Mullins: States that he will be painting the beam box.

Prebys: Asks about if the fascia will be redone.

Mullins: States that they will do all of that.

Prebys: States that the commission does not know that from the application. Asks about the ceiling of the porch.

Mullins: States that it is currently bead board. States that he has remnants of the exiting and will replace the rest with like materials. He states that he will use wood.

Prebys: Asks about the gutters.

Mullins: States that the gutters will be placed back on.

Prebys: Clarifies that they are k-style.

Mullins: Confirms.

Prebys: States that there are still issues with the rest of the house and it is still condemned. Asks how the rest of issues will be addressed.

Mullins: States that he is unaware of the issues and that the house has not been neglected. States that he cannot get inside the home currently.

Lindsay: States that part of what the historic district commission is charged with is protecting the historic buildings in the district. She lists the issues as listed on the building department letters regarding the dangerous building hearing is that there is loose and detached siding, a deteriorating porch, decking and supports, broken windows and a detached chimney. She asks about the chimney.

Mullins: States that the chimney was built like that, that it has been like that since he moved in 50 years ago. He states that the chimney was not attached.

Davis: Asks about the windows.

Mullins: States that the windows are there but some of the storms and windows may need to be repaired and they will be put back in.

Davis: Asks about when the repairs will be done on the porch and the windows.

Mullins: States that he can do it in the next 60 days.

Prebys: Asks about the siding.

Mullins: States that the siding that was an issue was taken down a few months ago.

Davis: Asks the applicant to verify that the 60 days would be enough time for this.

Mullins: Confirms that it is.

Motion: Lindsay (second: Schmiedeke) moves to approve for the application at 401 E Forest to include the replacement and repair of the porch roof. The materials to be used as noted in the application with black onyx three tab shingles. All repairs to match the existing. With a white porch roof and white fascia board. All wood to be painted. The porch ceiling to be repaired or replaced and painted. New gutters to match the existing k-style gutters with downspouts at the edge of the porch.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

401 E Forest

**Demolition by Neglect consideration*

Applicant: Curtis Mullins, Applicant –Present

Discussion: Pettit: Asks what the reasoning would be for it to be tabled.

Prebys: States that the reason is since the repairs are going to be in progress.

Davis: Explains the issues with the house and why it is being considered a demolition by neglect. States that the interior is not in the purview of the commission.

Lindsay: States that the chimney is probably the reason that the building is being condemned since that is a structural issue.

Mullins: States that the chimney has been there for 100 years. States that it has passed insurance inspections. States that it has never been connected to the building.

Davis: States that this may still be an issue and that possible that an engineer may need to sign off on that.

Motion: Davis (second: Schmiedeke) moves to table the demolition by neglect consideration for 401 E Forest in acknowledgment of the commission's approval for porch repairs at the September 12, 2017 meeting. This is to be revisited in 60 days.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

117 E Cross

**Application is for gutter installation.*

Applicant: Gerald Kreiner, Applicant – Present

Discussion: Prebys: Asks where the downspouts will be placed.

Kreiner: *Points out on the photo of the house where the downspouts will be located.*

Prebys: Asks where the gutters will be located.

Kreiner: States that there will not be any gutters on the front of the house since there is no roof there. States that the gutters will be on the entire house and garage. The gutters will be k-style and in white. Confirms that there will be downspouts on the sides. The downspouts will generally be placed on the corners on the sides of the house.

Motion: Lindsay (second: Prebys) moves to approve the application at 117 E Cross St to include the installation of 5" aluminum k-style gutters and downspouts in white on the house and garage. Downspouts to be located at the corners of the sides. The gutters to be trimmed around the entirety of the house attached using hidden screw brackets attached to fascia boards where present and under the shingle hangers where no fascia is present. Straps to be used only on the east side.

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.

106 N River

**Application is for garage installation.*

Applicant: Heide Otto, Applicant – Present

Discussion: Otto: States that she was previously approved for the garage installation however she couldn't get the work done within the 6 months. She states that since she needed to revisit this she had Crawford Door come out and see if there was any option for repair the doors. She states that she was advised that they could not be repaired due to the extensive damage that was done. States that since she was here a lot of repairs have been made on the property. She would like to replace the doors with the closest she could find to them. She would like to go with a four panel door, without windows in the green color instead of the tan. She states that the color of the tan door would not match that closely.

Motion: Davis (second: Schmiedeke) moves to approve the application at 106 N River to include the removal of the existing two garage doors and their replacement with a Clopay garage door model #4050 in hunter green with elegant short panels with no windows.

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.

333 Oak

**Application is for window and ac installation.*

Applicant: Stephen & Judy Lucchetti, Applicants – Not Present

Discussion: Kochanek: States that she was advised that they would not be able to make it to the meeting tonight.

Motion: Lindsay (second: Davis) moves to table the application at 333 Oak.

Secretary of the Interior Standards:

n/a

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for a little library installation.*

Applicant: Joe Capauano and Michael Anthony, Applicants – Present

Discussion: Capauano: States that his project for eagle scouts is to install a little free library. It would be placed on a 5' pole and placed about 2' into the bucket. It will be placed in a 5 gallon bucket with concrete so that it can be moved later.

Prebys: Asks if it would be painted.

Capauano: States that that depends on the commission. States that if it does need to be painted then then it would be painted in Growing Hope's colors.

Prebys: States that it should be painted or stained an opaque stain.

Davis: Suggests that it be painted a dark color.

Motion: Davis (second: Pettit) moves to approve the installation of the little free library at 16 S Washington. The library will be constructed as presented and will be placed on a freestanding post of concrete into the ground. The installation is not to impede or go into the public right-of-way. The library should be painted a dark color consistent with the Growing Hope branding.

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.

25 S Huron

**Application is for sign installation.*

Applicant: Jim Summers, Applicants – Present

Discussion: Prebys: Asks for information on the project.

Summers: States that he is looking to add permanent signage to the property. States that he is aware of the signage size requirements. The hanging sign will be a green silhouette that will replace the sign that is there now. It will not have a white background that is seen in the depiction. States that the other sign will be a custom made neon sign in the area provided for the signage above the door.

Davis: Asks if the neon will be a solid color with no flashing or color changes.

Summers: Confirms that the colors will be solid with no flashing but the bike and rider will be green and the wheels will be white.

Lindsay: Asks if will be traditional neon.

Summers: Confirms.

Davis: Asks if the banner is coming down.

Summers: Confirms that is the case.

Davis: Asks for approximate size of the biker sign.

Summers: States that the biker will be 40" wide and 30" high.

Lindsay: Asks if the hanging sign will be neon.

Summers: States that it would not be neon but it would be made out of appropriate materials.

Davis: Suggests that it be powder coated steel, aluminum or similar.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 25 S Huron. Work to include the installation of two signs; one neon wall sign to be installed above the doorway in the dimensions of 72" x 24" and the second sign to be a hanging sign protruding from the front face of the building to be roughly 40" x 30" tall. The hanging sign to be a powder coated steel or other similarly appropriate sign material for that location. The designs to follow the materials submitted on 9-1-17. The signs are to be attached with non-corrosive hardware and to avoid the masonry. Fasteners to comply with the HDC sign fact sheet specifications.

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.

218 N Washington

**Application is for gutter installation.*

Applicant: Daneen Zureich & Nancy Taylor, YLLHF Board, Applicants – Present

Discussion: Prebys: Asks about the work.

Zureich: States that they are putting gutters around the original portion of the house and on the newer addition of the house. States that a half round gutters and round 4" downspouts will be placed on the original section in white. On the addition the gutters and downspouts will be k-style in white.

Prebys: States that in her illustration it depicts where the downspouts will go.

Zureich: Agrees and states that those locations are where the downspouts are located now.

Motion: Davis (second: Schmiedeke) moves to approve the work to include the installation of gutters at 218 N Washington. Work will include the replacement of the existing half round gutters with 6" half round style gutters and 4" round corrugated downspouts in white on the historic portions of the building and 6" k-style gutters and downspouts in white will be installed on the rest of the building. The gutters will be attached with internal hardware and downspouts will be located as indicated on the house plans submitted with the application dated 8/30/2017.

Secretary of the Interior Standards:

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

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

207 N Hamilton

**Application is for a reroof.*

Applicant: Robert Barnes, Barnes & Barnes Properties, LLC, Applicant – Present

Discussion: Prebys: States that this was seen before and that there was some issue with the pattern and if the shingles would be good enough for the pitch of the tower. Asks for more information on the project.

Barnes: States that he would like to install the Tamko 30 year architectural style shingles on the remaining 35% of the house. States that the other 65% of the building already has this type of roof shingle on it.

Pettit: Asks about the flashing and the color.

Barnes: States that the flashing and drip edge would be to code and be black to match the shingles.

Pettit: Asks if there is any venting on this section of the house.

Barnes: States that there is not. He states that they are going to go just as is.

Prebys: Asks if there will be any gutter or downspout work.

Barnes: States that there will not be.

Schmiedeke: Asks about the box vents indicated in the proposal.

Barnes: States that there will be no venting changes beyond what exists today.

Motion: Pettit (second: Davis) moves to approve the application for work 207 N Hamilton to include the installation of Tamko Heritage architectural shingles in rustic black to replace the older shingles that are currently on the house, in those specific sections. Drip edge and flashing to be black to match the shingles. Installation not currently planned to include any roof venting outside of what may already be existing in the same locations.

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

Approval: Unanimous. Motion Carries.

STUDY ITEMS

16 S Washington

Applicant: Laura Gillis - Present

Discussion: Is looking to install additional lighting in the form of strings of lights and poles to hold them. These will be LED light bulbs in a color to match the existing. States that these are needed because it gets dark prior to the farmers market shutting down. The poles will be square metal because it is easier to work with. States that the floodlight is a manual and can be left off.

53 E Forest

Applicant: Lauren Ahearn- Present

Discussion: Is hoping to paint the house. Shows some paint chips and asks if that would be sufficient to provide with the application. The porch needs some repair and she asks about suggestions for the porch and what needs to be applied for. She asks about the address numbers and if that needs to come in front of the commission. They will be doing a gutter replacement at a later date and confirms that it would need an application.

Prebys: States that the address sign can just be replaced and that does not need to come to the commission.

215 S Washington

Applicant: Pace Neilson and Shantel Neilson- Present

Discussion: States that the contractor has found some additional issues. They would like to remove the flat roof dormer and put the roof back in that location as well. States that he would like to redo the entire roof on the house to match the carriage house. States that there are no functional gutters on the house and that they are looking to replace them. They will also need to add lights to the front porch.

Kochanek: Suggests that the applicant separate the application for the reroof on the house so that it can be administratively approved separately from the rest of the work that will be applied for.

Administrative Approvals

421 N Huron –reroof

Motion: Davis (second: Pettit) moves to approve the administrative approval for the reroof at 421 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

The commission discusses the fact sheet and Commissioner Schmiedeke provides grammar edits for the fact sheet.

Motion: Davis (second: Schmiedeke) moves to approve the lighting fact sheet with the submitted corrections.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 22, 2017

Motion: Davis (second: Pettit) moves to approve the minutes as amended for edits to Commissioner Lindsay's last name and to add a word to the motion for the dimensional 1 x lumber for 406 Oak.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:01 p.m.