

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF September 26, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

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

Commissioners Present: Anne Stevenson, Hank Prebys, Erika Lindsay, Alex Pettit, Jane Schmiedeke, Ron Rupert

Commissioners Absent: Mike Davis, Jr.

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

333 Oak

**Application is for ac installation.*

Applicant: Judy Lucchetti, Applicant –Present

Discussion: Lucchetti: States that the only place that she was able to figure out to locate the ac is at the back of the house on the alley side. States that the ac condenser needs to be located in the specific area that she indicated since they are trying avoid the dryer vent and the heat is on that same side.

Motion: Prebys (second: Schmiedeke) moves to approve the application at 333 Oak to include the installation of an AC unit and its pad towards the NE rear corner of the house.

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

53 E Forest

**Application is for painting, siding repair & porch work*

Applicant: Lauren Ahearn, Applicant –Present

Discussion: Stevenson: States that the applicant was here as a study item last time.

Rupert: Asks what type of wood will be used in the siding repair.

Ahearn: States that it will match what is there.

Rupert: States that he recommends an oil based primer and a satin finish on the paint so that the paint resists dirt.

Schmiedeke: Asks what type of wood will be used for the steps.

Ahearn: States that she will use whatever is required.

Schmiedeke: States that it cannot be treated lumber.

Ahearn: States that they are only widening the steps since there is a significant gap between the stairs and railings.

Rupert: States that the stringer can be treated lumber since it comes into contact with the ground and that the risers can be composite lumber. The treads should be untreated pine, 2 x 12 since a composite will not be strong enough to handle that.

Stevenson: Explains that the treated lumber can be used where it touches the ground and all other wood should not be treated.

Motion: Prebys (second: Schmiedeke) moves to approve the work at 53 E Forest to include the painting using Benjamin Moore Charcoal Slate- HC 178 for the body, Benjamin Moore Monterey White- HC 27 for the trim and Benjamin Moore Clinton Brown- HC 67 for the porch floor. The new wood siding and the new wood steps including an additional mid-stringer for the steps. The treads will be wood and the risers may be a composite material. All to be painted the brown color. An oil based primer is to be used with a latex finish coat in satin. No power washing.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

Ahearn: Asks if it is ok to paint the door in the brown color.

Prebys: Confirms that is fine.

172 N Washington

**Application is for reroofing.*

Applicant: Eric Maurer, Applicant – Present

Discussion: Stevenson: States that this is for the reroof that has already been completed on the house. Asks if that is correct.

Maurer: Confirms that is the case.

Stevenson: Asks if the applicant did a ridge vent with a grey drip edge and flashing. States that there was no gutter work involved.

Maurer: Confirms.

Stevenson: Asks why this was done without a permit.

Maurer: States that there were severe leaks on the roof and that this work was completed over four years due to the cost. States that it was his mistake in not pulling a permit. States that this was a complete tear down on the roof.

Motion: Rupert (second: Prebys) moves to approve the work at 172 N Washington to include the reroofing that has already been completed without a permit. The previous shingles were diamond shaped and they were replaced with shingles to match those on the roofs of the additions to the east. The ridge vent, drip edge and flashing are grey in color. The gutters were not involved in this work. A building department permit is required for this work. The Owens Corning dimensional shingles were installed in Sierra Gray.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 S Washington

**Application is for dormer removal, reroofing, porch work & lighting installation.*

Applicant: Pace Nielson, Applicant – Present

Discussion: Stevenson: States that the applicant was here as a study item at the last meeting. She asks about the dormer removal.

Nielson: States that there is a dormer on the south side of the house that was not original. He states that he would like to remove that and just reinstate the roof line in that area. States that he located a historic photo that does not show the dormer.

Stevenson: Asks about roof work.

Nielson: States that since he is already going to have to replace the roof in the area where the dormers are going to be removed, he might as well replace the entire roof. States that the roof will be the same that was approved for the carriage house. States that the gutters will be addressed at a later point.

Stevenson: Asks about the porch railing.

Nielson: States that there was not much there to work with.

Prebys: Asks about the original spindles and if they were as thin as what he is proposing.

Nielson: States that they are about the same size. He states that he will install the bottom rail in reverse so that water does not collect in the bottom rail and install the rails about 4" apart.

Schmiedeke: States that the issue with using the bottom rail upside down is that the rail is not flat where the spindle will connect with it.

Lindsay: Suggests trying to take off the small ridge with a router.

Nielson: States that he is planning to caulk the gap.

Stevenson: States that using the bottom rail in the usual way it will collect water and cause issues later.

Schmiedeke: Asks about the height of the new spindles and railing and if it is the same height as the original.

Nielson: States that it would be 30" which is similar to the height of the original.

Stevenson: Asks if any work will be done on the gutters.

Nielson: States that they will be addressed at a later time, that there is no working gutter system on the house currently.

Stevenson: Asks about the drip edge and flashing.

Nielson: States that it will be black.

Stevenson: Asks about venting.

Nielson: States that there is no venting currently on the house so he was not planning on installing any.

Rupert: States that a ridge vent would be possible. States that if there is no venting then the shingles will not last very long. States to talk to his roofer about possible venting. He states that can vents can be installed in the rear of the property to help.

Stevenson: Asks about the lighting. States that they appear to mimic historic type fixtures.

Pettit: States that the pendent light was an issue for him since it looked a bit colonial. States that the other ones are fine.

Prebys: States that to him they looked like they belonged on the house. States that there are some vaguely colonial revival elements to the house. That modern lights may not look right on this house.

Neilson: States that the pendant light is not going to be hanging down that far and that it can be shortened, if needed.

Motion: Lindsay (second: Pettit) moves to approve the work at 215 S Washington to include the removal of the dormer on the south side of the house and the restoration of the original roofline using GAF Timberline Ultra HD shingles in Pewter Grey. These shingles are to be used to reroof the entire house as well. With drip edge and flashing in black to match the carriage house. No gutter work is planned. Lights per the cut sheets included; the pendant lantern and flush mount lights on the porch and two wall mount lanterns on the carriage house. The replacement of railings on the front porch to be 30" high as original, the balusters with a 4" gap between using the S&L Spindles deluxe handrails 2 x 4 with the spindle notch, the New England handrails and the Heritage spindle 2 x 2. The bottom rail is to be turned upside down to shed rainwater.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

428 N Hamilton

**Application is for painting & porch work.*

Applicant: Jason Tallant, Applicant –Present

Discussion: Stevenson: Asks for info on the painting.

Tallant: Confirms the color locations and states that the current siding is aluminum. States that he will clean it before painting.

Rupert: States to use TSP to clean the aluminum siding.

Prebys: Asks the applicant about the color choice since it seems that it is a little more vibrant than other houses in the area.

Tallant: States that he took his cues for the color from the neighborhood and the paint scheme was something that he admired in another house. States that the orange would be for the window and door trim and the lighter color would be for the fascia board.

Lindsay: States that she likes the overall color scheme. Suggests switching the orange to be the accent and the yellow/beige be the primary trim. Suggests that the applicant may like it better that way.

Stevenson: Suggests that the color itself is fine but that the applicant may want to reverse the colors as the orange may be too bright in the larger amount.

Tallant: States that the garage is cedar lap board and he will use the oil based primer and the latex paint for painting that building.

Stevenson: States to not power wash to clean either the garage or the house. Asks about the porch decking and what will be replaced.

Tallant: States that he does not believe that the concrete steps were original and it is out of character for the porch. He also has issues with the steps degrading the rest of the porch and there has always been an issue keeping them level.

Lindsay: Asks if the porch will be replaced in the same dimensions as it is currently.

Tallant: Confirms that it will.

Pettit: Asks about the decking because it looks like its plywood.

Tallant: States that he just placed that on top as a stop gap. He is going to replace the wood decking with the appropriate 1 x 4 tongue and groove fir. He will paint the porch a dark grey color.

Stevenson: States that the lattice for skirting will need to be framed. States that it may be more appropriate to use wood railings for the new wood steps rather than the aluminum railings. Asks what the commissioners think about the railing.

Prebys: Suggests a pipe rail may be possible.

Tallant: States that would be ok.

Stevenson: States that would be fine.

Motion: Pettit (second: Prebys) moves to approve the work at 428 N Hamilton to include the painting of the house with the body color to be Behr Tropical Waterfall P460-2, Behr Taj Mahal M300-2 as trim #1 and Behr Exotic Blossom P240-6 for trim #2. Work to also include the replacement of the porch decking with 1 x 4 tongue and groove fir decking painted in dark grey color. The existing concrete stairs to be removed and to be replaced with new wood staircase to be built to the specifications of the porch fact sheet. All wood to be painted to match the decking including lattice work and all stair parts. A pipe rail to be installed and be mounted to the house and ground to replace the aluminum railing. No power washing.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for a lighting installation.*

Applicant: Laura Gillis, Applicant – Present

Discussion: Stevenson: States that this is as an application that was seen previously as a study item. States that Commissioner Davis sent an email about his concerns with the lighting indicating that the color may be too bright and that there is no shielding. States that he proposed some alternative lighting with shielding. States that this might require some more research.

Pettit: States that he thought that the proposed lights were nice and since they are drop lights he does not believe that this will be an issue since they are essentially blocked from shining upwards. States that it is not a 360 degree light.

Lindsay: States that the lights that Commissioner Davis proposed were not commercial grade.

Stevenson: States that the soft white LEDs are very bright. States that the vintage light may be a better option since it is a warm light that would be softer. States that this may be a more acceptable choice since it is at a lower temperature.

Gillis: States that they were trying to avoid the yellow lights.

Stevenson: States that the soft white LEDs are very bright. States that this may be more of a compromise between the two and that the warm lights should not be all that yellow. Asks if the commission agrees with the softer vintage lights by the same company.

Rupert: Agrees.

Motion: Rupert (second: Pettit) moves to approve the work at 16 S Washington to include the installation of three 16' square metal poles in grey in the locations indicated in the plans submitted with the application dated 9-19-17. Work to also include the installation of Warm White Vintage LED string lights with a black cord.

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.

STUDY ITEMS- None

Administrative Approvals

14 S Huron (reroof), 333 Oak (window amendment), 217 W Michigan (reroof), 211 Ferris (reroof)

Motion: Prebys (second: Pettit) moves to approval the administrative approvals for 14 S Huron, 333 Oak, 217 W Michigan and 211 Ferris.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

Staff provides updates on the property monitoring letters that were sent out for 46-54 N Huron, 406 Oak and 209 Pearl. Commissioner Schmiedeke asks staff for an update on the progress of the Thompson Block, staff provides an update on the same.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 22, 2017

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Lindsay (second: Rupert) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:31 p.m.