

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 8, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:02 PM

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

Commissioners Present: Mike Davis, Jr., Hank Prebys, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Anne Stevenson, Erika Lindsay, Alex Pettit

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Kochanek: Removed 201 S Washington from administrative approvals and added 422 N Hamilton as a study item.

Audience: Added 13 N Washington, 107-109 W Michigan Ave and 215 S Washington, 418 N Hamilton as study items.

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS

Larry Yapp, 32-42 N Huron- *[provided pictures for the commission of the building damage and pictures of property that he took today]* Stated that he is following up from the last meeting. Stated that he likes to document what he made comments on and that it is not the snow piling up that is causing the issue with the building *[in the rear lot]* but the dirt that is piled up against it. Stated that as far as he knows that there has never been anything done to repair the building. Stated that nothing in the photos that he supplied was ever permitted/approved by the HDC. Stated that his hope is that the HDC can request that permits from this be pulled. That there are issues in these photos that are also ordinance issues.

Davis: Stated that the commission will have staff look into this.

PUBLIC HEARING—none

OLD BUSINESS

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- not present

Discussion: Kochanek: Advised that she was told that they would not be attending the meeting.

Motion: Schmiedeke (second: Prebys) moved to table the application for 116-118 W Michigan pending further information.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion carries.

412 N Washington

**Application is for the installation of an egress window*

Applicant: Robert Barnes, applicant –Present

Discussion: Barnes: Stated that he was unable to attend the last meeting. Stated that there were a few questions that were asked that he believes that he answered [*with the new submittal*]. Stated that he will wrap the window with a primed 1 x 6 wood that will be painted to match the house. Stated that he would like to make the point that the window in this location is not the focal point of the house.

Prebys: Stated that originally the confusion was with the width of the window. Stated that he appreciated what was provided by the applicant since that made it clear as to what would happen with this window.

Rupert: Asked for clarity as to how the window will be fit into the opening.

Barnes: Stated that the 1 x 6 should fit in there perfectly but the 1 x 6 can be easily trimmed as needed.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 412 N Washington to include the installation of one Pella 450 series aluminum clad wood 29" (horizontal) x 47" (vertical) casement window on the front of the house to replace the existing basement window. Work to also include the installation of a treated 6 x 6 stacked wood egress well to measure 48" wide x 36" deep. The new window, treated wood egress well and trim will be painted to match the existing trim color on the structure. The trim on the window will be 1 x 6 primed cedar.

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 carried.

NEW BUSINESS

117 Pearl

**Application is for storefront and door installation*

Applicant: William Sloan, owner – Present

Discussion: Davis: Stated that we talked a little about this as a study item and asked for the applicant to describe the work.

Sloan: Stated that he is looking to take the knee wall down to about 18" and he wants to add an aluminum storefront system in black. Stated that he is looking to make it appear similar to the neighbor's property as well as the photo from the 1900s.

Prebys: Asked if the door to the apartment was affected.

Sloan: Stated that it was not. Stated that he just wanted to move the doorway back and angle the other door.

Rupert: Asked what will be used for the knee wall.

Sloan: Stated that it will be the existing brick.

Rupert: Asked what color the framing will be.

Davis and Sloan: Stated it would be black.

Schmiedeke: Asked what will happen above the storefront windows.

Sloan: Stated that it will be the brick that already exists there, that it will stay the same.

Schmiedeke: Asked about what will be used as the infill above the residential door.

Sloan: Stated that it will be wood.

Rupert: Asked if the commission would prefer beadboard.

Schmiedeke: Stated that you wouldn't want beadboard there.

Prebys: Asked what was on the other side.

Sloan: Stated that he believed that the neighbor just has a smooth surface wood, such as MDF, that is painted.

Davis: Stated that the smooth finish will be fine. Asked for clarification of the door style, and confirmed that it would be black now. Asked if everything will be black instead of the stainless steel color.

Sloan: Confirmed. [*Referred to pages on the brochure that he submitted*] Stated that the door style was on page 5 and the color is on page 8.

Davis: Stated that he does not have any problem with the color choice.

Motion: Prebys (second: Rupert) moved to approve the work at 117 Pearl to include the storefront installation as depicted in the drawings submitted with the application dated April 21, 2018. Work to include the reduction of the existing brick knee wall to 18" height, the installation of a new aluminum storefront system in black with the existing entry door recessed by 4' for residential access and the installation of a new entry door to match the existing door at a 45 degree angle for access to the main floor commercial area.

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.

216 W Michigan

**Application was moved to the end of the meeting since the applicant was not present at the meeting.*

513 N Adams

**Application is for stair and handrail replacement*

Applicant: Eric Farrell, owner –Present

Discussion: Davis: Asked for the applicant to talk them through the application.

Farrell: Stated that he has some decaying steps between the sidewalk and the landing of the house and that he is looking to replace them as they are built for safety reasons.

Davis: Asked for clarification about the location of the stairs that would be replaced. Asked if the ones leading up to the house would be replaced.

Farrell: Stated that those would stay the same; that the longer set of stairs at the bottom of the picture submitted with the application are the ones that will be replaced.

Davis: Asked what will happen with the handrail, if it will just be replaced with wood.

Farrell: Stated that he was advised that the HDC was open to the wood rail being replaced with a metal pipe rail painted black. Stated that he believed that would be a better replacement for the pressure treated handrails since they are falling apart.

Prebys: Confirmed.

Schmiedeke: Agreed she is in favor of the pipe rail. Asked about a curing compound.

Davis: Explained that sometimes contractors like to put in a curing compound that keeps the concrete a bright white; stated that the commission asks that it not be applied to concrete.

Schmiedeke: Asked if the side walls will be replaced as is.

Farrell: Confirmed.

Davis: Asked if the steps will be rounded off as they are now.

Farrell: Stated that he likes how they look now and he was planning on replacing them as is, but he is open to changing that.

Davis: Stated that he fine with how it appears now.

Motion: Rupert (second: Prebys) moved to approve the work at 513 N Adams to include the replacement of the existing concrete steps and handrail, to be a pipe rail painted black. The steps will be replaced in their existing configuration with rounded nosing and the same style cheek walls. The new handrail will be a black pipe rail in the same location as the current wood handrail. A condition of this approval is that if a curing compound is used on the concrete it will not be bright white in color; it will be a natural cement color.

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.

315 Washtenaw

**Application is for painting, door and light fixture installation*

Applicant: Karl Staffeld, owner –Present

Discussion: Davis: Asked the applicant to walk the commission through the planned work.

Staffeld: Stated that he is looking to renew the permit that was approved previously. Stated that the work that remains is to install the three exterior doors and to paint them in a dark blue called "in the navy". Stated that the light fixtures still need to be installed at each door. He stated that this is the same light fixture that was approved previously.

Davis: Asked for clarification that the light fixture will be installed at each door not just one fixture total.

Staffeld: Confirmed.

Davis: Asked about trim color.

Staffeld: Stated that the trim is white.

Davis: Asked if the wood stairs will be painted white.

Kochanek: Stated that it was unclear if the stairs were included in this new application since it was not included in the narrative but that they were listed in Exhibit A attached to the application. Stated that they were on the original application and discussed at that time.

Staffeld: Stated that he should have included the stairs in the narrative since he is looking for a renewal of the previous permit and they were included originally.

Davis: Asked if he is just looking for the HDC to re-approve the original approval.

Kochanek: Advised that since the original approvals are now expired, that these should be treated as new applications, not renewals.

Davis: Asked the commission if they were ok with including the stairs and trim work.

Prebys: Confirmed.

Motion: Prebys (second: Rupert) moved to approve the work at 315 Washtenaw for the installation of two 6-panel wood doors and one metal exterior door at the locations indicated on exhibit A included with the application submitted May 1, 2018. All doors to be painted Sherwin Williams 9178-In the Navy. An

oil-rubbed bronze outdoor wall lantern as depicted in the materials will be installed at each of the doors in the locations indicated on exhibit A included with the application. Trim areas are to be painted white and the installation of stairs on the south of the building with 2 steps, no platform or railing, to be painted a dark color, such as brown are also indicated in the planned work.

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.

422 N Hamilton

**Application is for painting, light fixture installation, window and door repair*

Applicant: Karl Staffeld, owner –Present

Discussion: Staffeld: Stated that they are working on the main building. Stated that the previous application included the outbuilding but that they are not in the position to do any work on the outbuilding at this time. They plan to repair/rebuild all the windows but that some of them may be required to have replacement sashes and frames. The replacements would be wood. Stated that they are repairing and painting the 4 exterior doors in the colors submitted. Work will include the installation of a light fixture at each door, the same one that was approved for 315 Washtenaw.

Prebys: Stated that there is nothing in the application about the replacement of windows.

Davis: Advised that if any of the windows do need to be replaced that the applicant will need to return with an application for that. Asked if the gravel driveway and the other work that was previously approved needed to be included.

Staffeld: Stated no.

Motion: Prebys (second: Rupert) moved to approve the work at 422 N Hamilton to include the installation of a 1-light oil-rubbed bronze outdoor wall lantern at each door on the main building; the lantern as depicted in the submitted materials. The painting of all the entrance doors in Sherwin Williams-6068 Brevity Brown. Work to also include the repair of windows and doors on the home with like materials. Work to include the painting of the entire house in Sherwin Williams-6069 French Roast for the trim and Sherwin Williams-6373 Harvester for the body of the house. No high pressure washing is permitted.

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.

STUDY ITEMS

13 N Washington

Applicant: John Newman, General Manager for Back Office Studio

Discussion: Newman: Stated that they were already aware that there would need to be a lot of repair/replacement of bricks on the rear wall but now that they have started work it appears that the damage is more extensive and that they may end up needing to replace an entire wythe on the back wall. He would like to know that if that is the case and they are able to match the brick, if the back wall would need to be painted. Stated that the advice from the historic mason is to replace the outer wythe or if the interior wythes are in such poor shape from all the wall penetrations to rebuild the wall with cinder block on the interior with a layer of brick on the exterior.

Schmiedeke and Prebys: Stated to not paint the brick if the entire wall is replaced.

Newman: Asked if reclaimed brick to match the alley needs to be used.

Schmiedeke: Stated that she does not see the value of that but that the brick that is taken down needs to be salvaged.

Newman: Confirmed that the plan is to reuse the salvaged brick on the alley.

Rupert: States that the new brick can be hard fire brick in red. Stated that it probably won't match the alley since that is an orange brick.

Newman: Stated that they would still like to put in the larger window in the middle at the top of the rear wall as a place holder for a door to a future balcony. Stated that since the wall may need to be rebuilt and they are looking at possibly moving the back door by 6"-8" to help with egress from the 2nd floor and he wanted to know if that would be ok.

Prebys: Stated that would be fine.

Davis: Recapped that the rear brick wall would be ok to be replaced, that it is ok for it to remain unpainted if replaced and that the moving of the door would be alright as well.

107-109 W Michigan

Applicant: Sahba La'al, architect

Discussion: La'al: [*Provided plans and photos of the properties*] Stated that 107 W Michigan previously had windows that were similar to what is at 109 W Michigan. Stated that the idea is to remove the blue/modern storefront.

Schmiedeke: Stated that 107 is not necessarily the sister building of 109.

Davis: Recapped that the plan is to remove the storefront and leave whatever brick that may exist behind that and to restore the windows.

Rupert: Stated that a lot of the cornices on the commercial storefronts had to be removed in the past because they became dangerous and many of the buildings in the downtown used composite cornices from replacements.

Davis: Stated that the existing door to the stairs at 107 will be inappropriate once the modern storefront is removed. Stated that a storefront door would be ok for replacement.

La'al: Stated that it should be frosted for privacy on the apartment entry. Asked if it would be ok to do a decorative cornice in the area just above the storefront where the sign area is.

Davis: Stated that is ok. Explained that any interior work does not need to come to the HDC but exterior work requires an HDC application. Asked what will happen to the knee wall.

La'al: Asked if it would be ok to lower the knee wall and use brick instead of wood like the other storefronts.

Davis: Stated that is ok.

La'al: Asked if they can take the façade off of the building without an application.

Davis: Stated no, that a regular application will need to be pulled to remove the façade and then another work permit application will be needed for the work once they have that plan.

215 S Washington

Applicant: Pace Nielson, owner

Discussion: Nielson: Stated that he is looking to start on the HVAC and that the only thing that will be on the exterior is the AC condensers. That he is planning on installing them in the same location that was previously discussed; that location is really the only location where they would not be visible from the street. Asked if staff can do an approval so that he does not have to wait the two weeks or if the contractor can start work on the interior before then.

Davis: Stated that he has no problem with giving staff permission to do an administrative approval on this but that the applicant would just need to

provide a plan/print that shows where the AC condensers will be located so that staff has that direction. That he remembers this was discussed previously.

Motion: Rupert (second: Prebys) moved to provide staff with the authority to administratively approve the A.C. compressors at 215 S Washington as indicated on the print dated 5-8-18.

Approval: Unanimous. Motion Carries.

418 N Hamilton

Applicant: David Center, owner

Discussion: Center: Stated that he is looking to paint the house. Discussed colors with the commission. Stated that he is looking to paint it grey, white and navy. The navy will be used for the doors.

Prebys: Stated that the white trim does not quite go with the grey color that was picked. Suggested to go with the main color but 3-4 shades lighter for the trim, nothing quite so stark.

Center: Asked about wood porch repairs.

Davis: Stated that as long as it is the same material, style, shape and finish then it is considered a repair. That like-for-like is a repair but that if there are more serious issues, it may require a permit.

Rupert: Advised no power washing or sandblasting.

422 N Hamilton

Applicant: Ron Rupert, contractor

Discussion: Rupert: Advised that the plan is to repair all the windows possible but that there are six that may need sash pack replacements. Stated that there are some metal storms that can be repaired but some will need to be replaced. That they are white.

Kochanek: Advised that a permit needs to be pulled for the work.

NEW BUSINESS

**Returned to new business after all applications were addressed for those present.*

216 W Michigan

**Application is for sign installation*

Applicant: Michael Ploof, owner— Not Present

Discussion: Prebys: Stated that the sign has been installed.

Kochanek: Advised that she was told by the applicant that he will do the light installation at a later time. Stated that the owner has also painted the façade as well and that he needs to pull a permit for that. She advised that the applicant was not aware of the deadline for the work permit application and missed the deadline for the previous meeting. She advised that work should not be done without a permit however the applicant went ahead with the installation since he opened this past weekend.

Motion: Schmiedeke (second: Rupert) moved to table the application for more information on 216 W Michigan.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

210 W Cross

**Application is for reroofing*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 210 W Cross for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Demolition Process/application discussion

Kochanek: Stated that Commissioner Lindsay was planning on helping with this and that staff has forwarded information to her.

Property Monitoring

6 S Washington

Kochanek: Stated that a final notice has been sent on this property.

206 N Washington

Kochanek: Stated that she has not heard anything from the property owner recently but that she does not believe that there have been any exterior changes on the property.

LED lighting strips resolution/policy

Kochanek: Stated that she has no updates at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2018

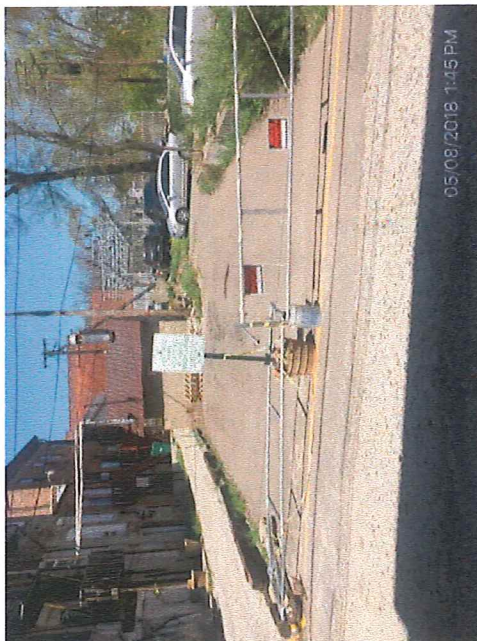
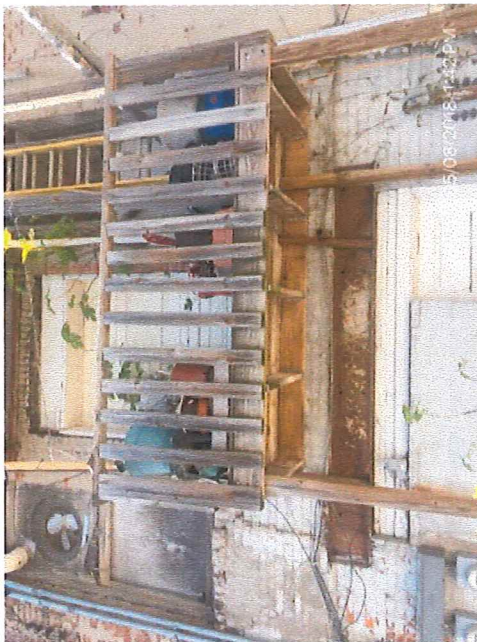
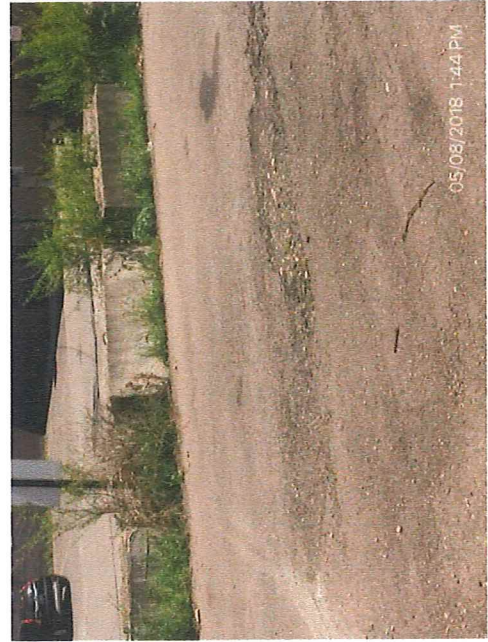
Motion: Prebys (second: Rupert) moved to approve the minutes from April 24, 2018.

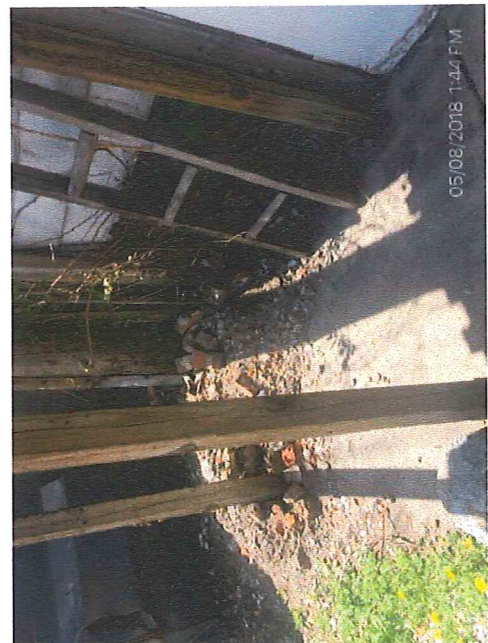
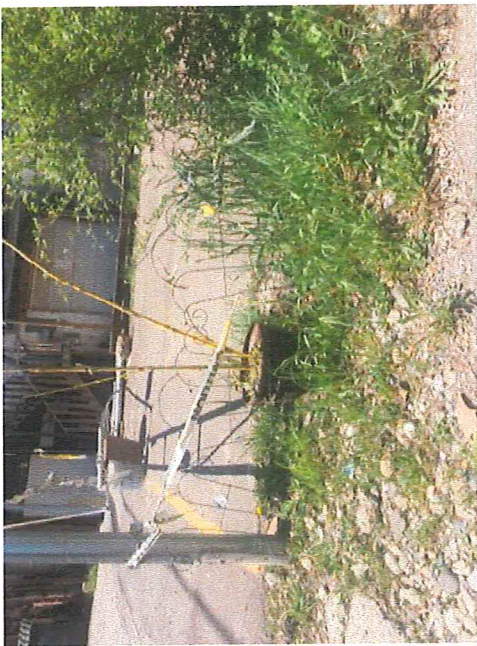
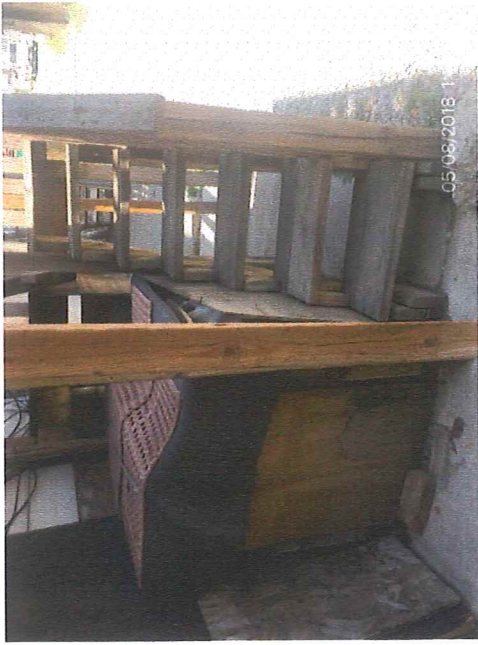
Approval: Unanimous. Motion carries.

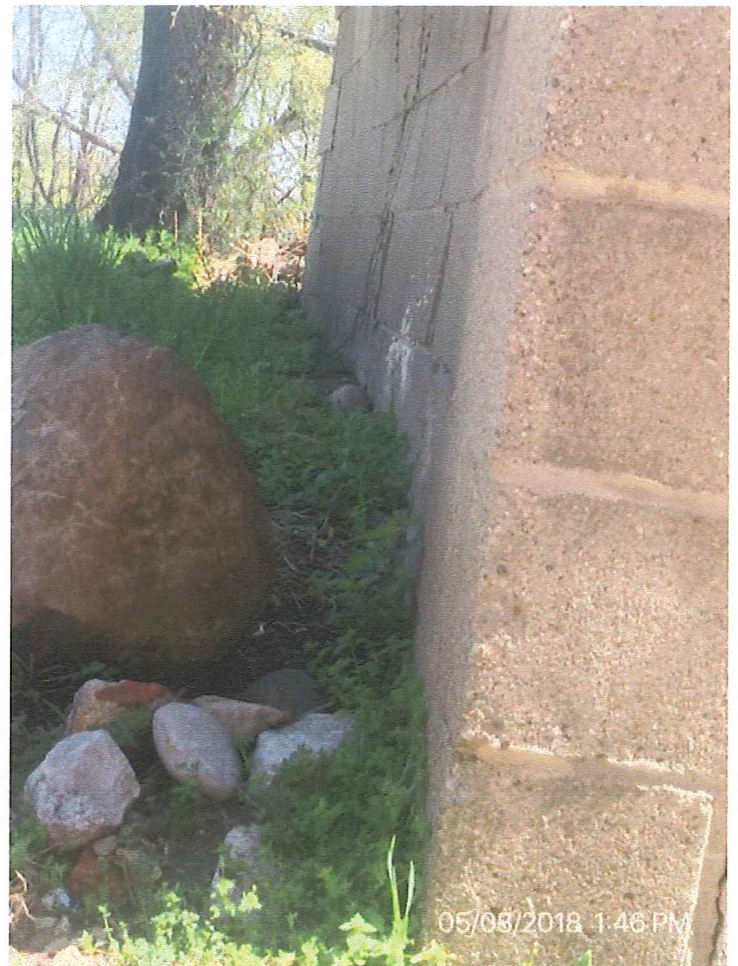
ADJOURNMENT

Vice-Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items presented for discussion.

MEETING ADJOURNED at 8:28 p.m.







24 N Huron - submitted by Larry Yapp
@ 5-8-18 HDC meeting