CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JANUARY 12, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Anne Stevenson, Jane Schmiedeke, Michael Condon, Erika Lindsay, Ron Rupert, Alex Pettit
Commissioners Absent:	none
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

114 River St.

**Application is for replacement of the front entry door.*

Applicant: Keith Gipfert, contractor (not present)

Discussion: Schmiedeke: States that it is the octagon house on River St. and that it is a commercial building.

Condon: States that the existing door is wood, and that the applicants want to replace it with a smooth fiberglass door.

Lindsay: Asks if they can do metal.

Stevenson: States that she would like to see them replace it with wood. Cites Secretary of Interior Standard #6, to replace with like materials.

Prebys: States that they are replacing the door and the side lights with a door that appears to be identical in shape. States that he objects to the smooth fiberglass and the internal grills.

Rupert: States that the applicant could install storm windows on the exterior or interior of the sidelights to give more insulation, rather than replacing them. States that he would not like to see the original sidelights destroyed.

Pettit: Asks if they could just replace the slab, and not the sidelights.

Rupert: States that they could repair the door by replacing the slab.

Motion: Prebys (second: Rupert) moves to deny the application for 114 River St. due to the material being inappropriate for replacement, and because it does not take into consideration repair instead of replacement. The HDC would recommend repair where possible. The sidelights could potentially be retained with an application of interior or exterior storm windows, and a door of wood would be appropriate. The new door does not necessarily have to replicate the existing door, which is not original to the building.

Secretary of the Interior Standard:

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

#4—Preserve significant changes acquired over time.

#5—Preserve distinctive features.

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.

**Application is for rebuilding of basement foundation wall.*

Applicant: Karl Staffeld, owner

Discussion: Stevenson: Asks the applicant to address the first application or the rebuild of the basement wall. Asks if he will be replacing damaged block with what is existing right now.

Staffeld: States that the house has a brick foundation that goes down to a Michigan basement. States that the bricks in one section of the wall at the center of the house *points to on photo* have failed, and have collapsed into the basement. States that they will be digging that out and replacing that with concrete block all the way to the floor joists. The concrete block will then be skim coated to match the rest of the house, which has a skim coat over the existing brick foundation. Once repaired, it will look similar to the rest of the foundation visible on the outside of the house. It's being repaired with concrete block, not brick. States that this will happen in two places: one that is already collapsed, and another section of wall where there is a broken window where water entered and deteriorated the Michigan basement foundation. States that this wall is about to go, and

needs to be repaired. States that there is a third item, at the front corner of the house, is a cosmetic repair where the existing skim coat on the foundation has cracked off in spots. States that they would like to patch this area.

Condon: Asks about the window in the wall that hasn't collapsed. Asks if there was a window on the wall that collapsed.

Staffeld: States that they do not know if there had been a window on the collapsed wall, but that they were planning to get rid of the window on the damaged wall. States that there is no reason to have the window there, that there are other existing windows in the basement foundation for ventilation. States that he thinks the wall would be more stable without putting the window back in and that he would rather not put the window back in.

Condon: Asks if he will be keeping the Michigan basement, or if he will go full depth in the areas where he's replacing the wall.

Staffeld: States that he will be going full depth in the areas where they are replacing the wall, the rest of the house will have the Michigan basement. States that it is in fair shape, except in areas where it is spalling.

Condon: Asks if they will be repairing the wall underneath the doorway near the front steps.

Staffeld: States they will not be repairing that wall, that it is in fairly good shape.

Condon: States that concrete block walls are much stronger when they turn a corner and go another direction.

Staffeld: States that the blocks will be turned back along the back wall.

Codon: Asks if they will be core-filling the blocks, or if they will have rebar.

Staffeld: States that the contract has called for verticals every four feet. States that the contract calls for 6 vertical #5 rods, approximately four feet on center. Those rods will be through the concrete brick wall and filled with concrete. For each wall, there will be three verticals.

Condon: States that he has no further questions.

Motion: Prebys (second: Condon) moves for approval of the application for 315 Washtenaw to remove and rebuild two separate sections of the existing basement foundation wall: the first section of approximately 13 lineal feet is presently collapsed, and the second section will be approximately 14 lineal feet located at the south wall at the back of the house. The walls will be built with concrete block and skim coated to match the existing foundation. Repairs will also be made to the north-east corner of the structure, which will be patched.

Secretary of Interior Standard: #5—Preserve distinctive features.

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.
**Application is for reroofing.*

Applicant: Karl Staffeld, owner

Discussion: Stevenson: Asks about the location and style of the venting they were looking at installing.

Staffeld: States that the Mr.Roof contract included in the application states that they will be installing 8 "Thunder Vents" which are small rectangular vents, approximately 10" by 10" by 3" that will be installed on the non-driveway side of the house. States that if you look at the house, the driveway is on the right hand side which is the west wall. These 8 vents would be located on the east side of the roof. *Shows Commissioners photo of the vents*

Condon: States that it looks like a can vent.

Prebys: States that the gable is to the front of the house, so both sides of the roof are visible.

Condon: States that it wouldn't be visible from many areas, states that you would have to be 30' down Washtenaw and look back to see them.

Schmiedeke: States that there would be eight of them, stretching all the way to the front of the house.

Staffeld: States he believes they will be spaced evenly front the front to the back of the house.

Condon: Asks if this venting could be accomplished with ridge venting as opposed to the Thunder Vents.

Staffed: Affirms.

Condon: Asks if there is an option to do the ridge vents in the estimate from Mr. Roof.

Staffeld: States that they have not estimated the cost, but that he believes it would be possible to use the ridge venting.

Condon: States that they would prefer to see the ridge venting. States that he's not sure what the intake is like with these particular vents.

Staffed: States that they use an edge-vent system, so they are installed on the bottom edge of the bottom row of shingles, and then shingle over it.

Condon: States that they would like to see ridge vents in conjunction with that, as opposed to the Thunder Vents.

Schmiedeke: Asks if the drip edge will be white.

Staffeld: Affirms, the drip edge will be white to match the trim.

Schmiedeke: States that if they repaint the house, the drip edge will still be white. States that the drip edge should be painted to match the roofing, not the color of the house. States that black would be better.

Staffeld: States that if he repaints, he plans to keep the trim white.

Schmiedeke: States that drip edge will last much longer than the paint job.

Condon: States that the drip edge can be painted as well.

Schmiedeke: States that it can be installed to match the roof, and then there would be no need to paint it.

Staffeld: If drip edge were installed to match the roof, there would be a 1-1.5 in strip of black around where there is presently white. It would change the appearance of the house.

Condon: States that he is ok with the drip edge matching the trim.

Motion: Prebys (second: Rupert) moves for approval of the application for 315 Washtenaw to remove existing roof shingles and replace with Roofguard L standard fiberglass shingles in color Princeton Slate, the drip edge is to be white to match the trim. There are to be no Thunder Vents, but a ridge vent is approved.

Secretary of Interior Standard: #10—New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

309 N Grove St.

**Application is here to discuss replacing doors and windows.*

Applicant: Mary Ellen Hagenauer

Discussion: Stevenson: Asks the applicant to discuss her plans.

Mary Ellen: States that the house is a 1956 ranch style house with some of the original windows on back of the house that they would like to replace. States that two of the windows are on the main floor of the house. *Shows photos and describes location.* States that the windows are aluminum. Asks

what her options for replacing the windows are. States that windows were never wooden to begin with. States that most of the windows that have been replaced with what appears to be vinyl or vinyl-clad. States that frames are very narrow, less than an inch. State that she cannot see a way to replace them without decreasing the glass area, and that they do not want to replace them with aluminum. As they are now, the windows leak cold air.

Condon: States that because the house has existing aluminum windows, that she can replace them with modern aluminum windows. States that modern aluminum windows are thermally broken. States that old, solid frame, aluminum windows leak cold air. Modern, thermally broken aluminum would be an option, or wood or aluminum clad would other options.

Mary Ellen: Asks if "Renewal" by Anderson would be an option for replacing the windows.

Condon: States that the "Renewal" by Anderson are fiberglass, and currently the Historic District does not allow vinyl or fiberglass windows.

Mary Ellen: Asks if that applies to her house, even though it was built in 1956.

Condon: States that vinyl windows don't have longevity, and would drastically reduce the opening size.

Mary Ellen: States that "Renewal" by Anderson has a narrow frame that would match the existing frame on the back door. States that she does not think the windows by the door are original to the house.

Prebys: States he thinks it is possible there was no rear door to being with, but that it may have been installed when they installed the deck.

Mary Ellen: Asks if she would be allowed to use "Renewal" by Anderson, as they are wood composite.

Condon: States that it may have some wood fibers incorporated in it, but it is mostly plastic.

Mary Ellen: Asks for clarification on options.

Condon: Thermally broken aluminum windows, or aluminum clad wooden windows.

Pettit: States that wood or aluminum would change the amount of glass in the window.

Condon: States that they do have narrow line aluminum frame windows, States that these would be sympathetic to what exists on the house.

Mary Ellen: States that most of the windows have been replaced.

Mary Ellen: States that at some point there was an apartment in the basement and someone built an egress window. States that there is a timber frame that holds the dirt back from the window, and that the window is leaking air. States that the timber frame is bowing in and is likely to collapse. They would like to remove the window and regrade the ground to correct the water flow. Their idea for replacing the window is a combination of concrete block and glass block. The existing foundation is concrete block, so it would match the existing. Above the grade, they would use glass block and possibly an aluminum vent if it is possible. States that the other windows have been replaced with glass blocks and the little vents. …replace the window with concrete block and glass block (house has existing concrete block foundation)…states that other windows have been replaced with glass block and small aluminum vents..

Prebys: States that this should not be a problem. *Other Commissioners agree*

Condon: States that he knows that Modern Building Supply has the thermally broken aluminum windows. It is off of Morgan Road in Ypsilanti. They do not do installation, but they give referrals.

315 Washtenaw Ave

Applicant: Karl Staffeld

Discussion: Staffeld: States that he has a list of items he would like to address with the Commission. States that the two entrance doors are in extremely bad shape. Asks if he should repair or replace.

Condon: Suggests replacing them with wooden doors.

Staffeld: Asks for options for replacing windows.

Condon: States that he can replace them with wood or aluminum clad wood.

Rupert: States that he would have to maintain the same configuration.

Pettit: States that cannot reduce the glass area.

Staffled: States that he would like to change two of the windows on the first floor, where there used to be two separate apartments. States that the window configuration wouldn't allow him to run a kitchen counter through the space. Asks if it would be possible to reduce the height of the window. States that these windows are on the side of the house.

Condon: States that it is possible, that they have approved something like that before.

Staffeld: Asks about paint colors, states that he is thinking he would like to go with a slightly darker blue color for the house.

Prebys: States that that would be fine.

Staffeld: States that the existing shingles are asbestos shingles. States that he expects to replace the broken shingles with a fiber, cement board. States that the asbestos shingles can be pulled of and replaced. States that there are only gutters on one side of the house and not the other. Asks if it would possible to install gutters.

Pettit: States that this is not a problem, but they are concerned with the placement of downspouts.

Staffeld: States that the existing downspout needs to be moved.

Prebys: States that they tend to approve downspouts at corners of buildings.

Staffled: States he wants to install AC units at back of house on the alley side.

Prebys: States that this is not a problem. States that they would like to know about light fixtures for the front entrance.

Condon: Asks if they will be installing an awning over the door.

Staffeld: States that he could. Asks if they will need an architectural rendering of the awning in order to approve it.

Condon: States that it does not have to be an architectural rendering, that he could do the drawing himself as long as it shows what he intends to install.

Rupert: Asks if there is any need to repair the porch steps or the railings.

Staffeld: States that there is some spalling, but nothing major. States that he could patch it, and that the handrails are in good shape.

Prebys: States that they are anxious to see something happen with this house. They are looking forward to it.

Stevenson: States that when he comes back to come with spec sheets for the doors, photos, drawings with location of downspout or porch. States that any info he can bring makes the process easier.

14 S Washington

**Applicant is here to discuss student mural project*

Applicant: Jeff Bush

Discussion: Bush: States that he is there to represent the students working on art murals around town. States that he has been given approval by the Thrift store advisory board to put a mural on the wall that faces south. States that there is the original brick wall and a block addition on the back. Asks for guidelines.

Condon: Asks if the brick wall is currently painted.

Bush: States that the concrete block addition is painted a chocolate brown.

Condon: States that he believes that the brick is also already painted. States that he may be able to paint it directly on the brick or the block.

Bush: States that the front section is original, with smaller, clay brick. States that it is painted a cream color on the street side, but is not painted at all on the alley side.

Prebys: Asks what part of the wall are they planning to use.

Bush: Asks what choices they have. States that visually it would be better closer to the street, but the block is better as a canvas.

Prebys: States that the brick is very soft.

Rupert: States that historically the Commission does not allow that.

Prebys: States that the brick should not be painted.

Condon: States that there is a mural on the side of the Corner Health Center that is set off from the wall on panels.

Bush: States that the community has been very responsive and encouraging of the project.

Rupert: States that he feels that any building that is already painted could be painted on again. However, if they come across a section that is not painted then they should use the panels.

Bush: Asks if they are anchored into mortar joints.

Prebys: Affirms. Asks if there is a seal behind the panel to keep moisture and birds out. States that there is a frame on the panel.

Condon: States that there is a mural on the Corner Health Building, suggests contacting them about their mural.

Prebys: States that they will need to know what the mural will depict before it is started.

Lindsay: Asks if they will need to know about how they are planning to mount it to the wall.

Rupert: States that it has to be hard board or the type of material they use of sign board. MDO would work.

Bush: Asks about potentially covering the mural in some type of Plexiglas or protective material to keep the integrity of the mural. Asks if there is a superior type of plastic material to cover the mural.

Prebys: States that there are plastic materials that are scratch proof.

Condon: States that an anti-graffiti coating may be the way to go.

Prospective Property Buyer in Historic District

Applicant: Trey Bailey

Discussion:

The applicant, Mr. Bailey, asks the Commission for clarification on what they look to regulate. He asked about the standards by which the Commission reviews work applications. He is interested in the house at 313 E Cross St. and is curious about the process for possibly replacing a gas fireplace with a wood burning fireplace. He also asks about the possibility of screening in the back porch and extending the length of the front porch.

The Commission responded to Mr. Bailey's inquires, stating that they look to review any work being done to the exterior of the house, or work that is visible from the exterior of the house. They state that they use the U.S. Secretary of the Interior's standards for rehabilitation. They stated that they are most concerned with maintaining the distinctive, historic features of the homes in the District. They advise Mr. Bailey that he may have to rebuild a chimney for the fireplace and may have issues installing the proper lining required for a wood burning fireplace in the historically small or narrow chimneys. They also advise Mr. Bailey that if a back porch were to be screened in, it would be best to do so with wooden framed screens that can be removed. They also state that extending the front porch may be an issue, as it would be an attempt to create something that was never there.

ADMINISTRATIVE APPROVALS –none

OTHER BUSINESS

Property Monitoring

Staff has no updates at this time. Properties will be reviewed in the spring.

306 E Cross: The Commission noticed that a new garage door has been installed at this property. States that they are unsure if they would've approved that type of garage door. States that Staff may want to send a letter to the owner to remind her that she is in the Historic District and that she will need approval for any exterior work done at the property.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 8 , 2015

Motion: Rupert (second: Prebys) moves to approve the minutes
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:10 pm