

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF February 9, 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, Erika Lindsay, Ron Rupert,  
Alex Pettit, Jane Schmiedeke

Commissioners Absent:                None

Staff Present:                              Cynthia Kochanek, Associate Planner

**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**

**315 Washtenaw Ave.**

*\*Amended application for installation of roof vents.*

Applicant:                      Karl Staffeld (owner)—present

Discussion:                      Staffeld: States that he has a statement from Mr. Roof \*reads from statement\* which states that they want to install thunder vents, which are low profile vents, that will be approximately 8 inches square and 4 inches tall on the roof. They would install 8 of these vents on the non-driveway side of the roof, the east pitch, which would not be visible when driving down the one-way street. States that there would be one area of the sidewalk you would be able to see the vents. States that Mr. Roof typically installs ridge venting on vaulted or cathedral ceilings, thus giving the top place the best option for expansion and contraction. States that ridge vents have a filter of baffle that clog easily over time from dust particles. States that the existing vents are louvered and homes in the area feature the same. States that Mr. Roof can install ridge vents, but that they believe the Thunder Vents are the better option for the house.

Rupert: Asks about Mr. Roof's thoughts on the soffit venting and edge vents.

Staffeld: States that Mr. Roof calls that the "Thunder Edge." He states that the roof is too steep for the Thunder Edge venting system, and that Mr. Roof advised him not to install these on the house. States that the house would require gable end vents installed or soffit vents, which would have to be installed from the outside at an extra expense.

Stevenson: States that the confusion stemmed from the possibility of using an edge vent system, which would make more sense to use with a ridge vent rather than the can vents.

Staffeld: States that the contractor stated that the Thunder Edge vents would not be possible because of the pitch of the roof.

Rupert: Asks how he intends to have a draw of air.

Staffeld: States that the low profile vents allow for the inlet of air in one section of the roof and the outlet in another.

Rupert: States that would only work on the top part of the roof, but the lower part will bake in the sun. Asks about the guarantee he will have on the roof.

Staffeld: States that Mr. Roof has assured him that it would be sufficient. States that he has a 20 year warrantee.

Lindsay: States that the last time they met, the biggest issue with the soffit vent was the expense and labor involved.

Pettit: States that it was that and the confusion about the edge venting system.

Prebys: States that he is unsure why the water would go into the edge vent.

Staffeld: States that the edge vent is not being used because of the pitch of the roof, which would not allow the water to sheet properly into the gutters. States that it would extend far enough over the gutter that it would keep the water from going into the gutter.

Stevenson: States that the can vents are not ideal, but that they will not be visible while driving down the street. States that she is not entirely opposed to the vents since you will not see them driving down the street.

Rupert: Asks if the applicant will be replacing the gutters.

Staffeld: Affirms.

Motion: Pettit (second: Lindsay) moves to approve the application for 315 Washtenaw for the removal of the existing shingles, installation of new underlayment, new OSB and shingles, Roofguard L in color Princeton slate.

The flashing to match the color of the trim in white, flashing and drip edge to match. The installation of the 8, 8 inch square low profile roof vents on the eastern pitch of the roof.

Secretary of the Interior Standard:

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

#10 - New work shall be removable.

Approval: Yays: 5, Nays: 1. Motion carries.

**306 E Cross St.**

*\*Application is for installation of new doors, storm windows and doors, gutter replacement, and paint.*

Applicant: Michael Condon, contractor (present)

Discussion: Stevenson: Recaps what was needed from the last meeting, including the garage door, window conditions, spec sheets for the aluminum and wooden storm windows. States that this information is now included in the packet. Asks the applicant to go through the application with the Commission.

Condon: States that the owner contacted the company to address some of the carpentry repair on the bay window area on the east side of the house and also on some soffits and fascia board. States that they will replace wood that is too damaged to repair with the same type of wood and or epoxy repairing the existing wood work on the bay window area, and replacing damaged pieces of the existing asbestos siding with cement siding that will look just like it. States that they will be replacing the front door to the house with an identical door, states that the existing door is cracked and needs to be replaced or disassembled and rebuilt with matching components. States that an exterior door will be made to match it. States that it will be painted to match the existing color scheme. States that the owner would like to install storm doors on both front doors. States that they will be doing re-glazing on windows that are damaged. States that the owner would like to install traditional, 1 1/8 in thick, Douglas fir wooden storm windows on the front of the house. States that she would like to install aluminum, triple track, storm windows on the sides of the house. States that there will be work done by other contractors, including the installation of k-style gutters. The existing gutters are k-style and are damaged in certain areas. States that the basement bulkhead door on the rear of the house is wooden and has been replaced twice due to moisture damage. States that she wants to install a steel bulkhead door. States that there is a new garage door that has already been installed.

Stevenson: States that the wood repair is fine. States that the front door replacement seems fine.

Lindsay: States that she is ok with the wooden storm windows on the front and the others around the house.

Rupert: States that the bulkhead is fine.

Prebys: States that the storm door is fine. Suggests a lighter color for the body of the house since that current color is really dark. States that it will be less attractive than it could be if it were grey and dark, or if the cream will darkened somewhat or the body be lightened.

Condon: States that he agrees about the color choice, but that the owner would be willing to mention the color choice with the owner.

Stevenson: States that it is a nice color scheme, but if they reversed it, it would be better. Suggests that the blue be the main color. Asks if the Commissioners have any objections.

Motion: Prebys (second: Rupert) moves approval of the application for 306 E Cross to include replacing the exposed or damaged wood work and siding, replacing the front door with a painted wood door which is built to match, the installation of two storm doors to the front of the house as submitted, and four wooden storm windows on the front of the house, the replacement of gutters with K-style gutters, installation of aluminum storm windows to all windows on the sides and rear elevation of the house, and the replacement of the basement entry with a steel bulkhead door. The installation of new garage doors. House is to be repainted with colors as submitted, although the Commission would recommend that owner consider that either the charcoal grey be lightened or the cream color be darkened to a grey, or that a new color scheme working with the blues be considered.

Secretary of the Interior Standard:

#5 - Preserve distinctive features.

#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- None**

### **STUDY ITEMS**

#### **116 Maple:**

Home owner approached the Commission to discuss potential changes to her home and asked for suggestions for contractors who are familiar with historic homes.

#### **203 N Washington:**

The owner came in to discuss his fence, garage and the application process.

### **ADMINISTRATIVE APPROVALS**

#### **6 S Washington**

*\*Application for the installation of a flat roof.*

Applicant: Neighborhood Roofing, contractor

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for 6 S Washington.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

## **HOUSEKEEPING BUSINESS**

### **Discussion of the Bylaws**

Stevenson states that she reviewed the bylaws and recommends that the Commissioners review them as well. States that there is no secretary and that the attendance policy should fall under the Staff responsibilities. Reviews the existing attendance policy.

### **Discussion of Conflict of Interest Policy**

Stevenson states that she met with Beth Ernat to discuss the policy and how to uphold the policy and remain transparent while still allowing Commissioners who work in the district to put in an application. States that if Commissioners submit an item on the agenda, that item will be moved to the end of the agenda, then the Commissioner will excuse themselves as a Commissioner and physically move to the seat for applicants, the Commissioner may remain in the room during discussion, however, when the motion is put on the floor the Commissioner will leave the room during the discussion and voting. After a decision is reached, the Commissioner can return to the room.

### **Discussion of City Council Resolution Re: House Bill 5232 and Senate Bill 720**

Stevenson recaps the resolution that was presented at City Council meeting.

### **Update on the Freighthouse**

Commissioner Rupert provided an update on the Freighthouse.

### **Approval of the minutes of January 26, 2016**

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

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

Motion: Pettit (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 8:03 pm**