

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 22, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: Erika Lindsay

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as amended to include 100 Market Place as an action item, 16 S Washington/9 S Adams and 46 N Huron as study items, and HDC postcard review under housekeeping.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

224 N River St

**Application is for the installation of a 6' dog-eared privacy fence and a 12' gate at the driveway.*

Applicant: Judy Weinburger, owner—present

Discussion: Stevenson: States that they had previously tabled the application pending information about the stain color and the chain link fence, and their concerns about it remaining. States that there was information submitted by staff including the stain color, Sea Foam, which will match the existing deck at the back of the house. States that their concern was if there was an 18" gap between the chain link fence and the new fence there would be a lot of debris that could collect there and become an unsightly issue. States that with maintenance she could keep it clean, but that they would like to see that the chains themselves are removed even if the poles remain.

Weinburger: States that she has tried to contact her neighbors about the fence. States that the car repair parking lot directly behind her is the main concern—when she looks out her back window, she looks at their 10' tall chain link fence and aluminum siding all the way up. States that she has spoken with the owner and he has asked her not to remove his chain link fence, as it is there to protect his property and retain his dogs. States that the owner said she could push her fence right up against his existing chain link fence. States that she plans to ask her neighbors on either side if she will be able to remove the chain link fence, but that she wanted to get approval from the Commission first.

Prebys: States they do not have a problem with the fence, but that their main concern was with the 16-18" space because it will collect weeds, leaves, and trash.

Weinburger: States that she can have the chain link fence removed and leave the posts. States that the contractor wrote the bid including the 18" gap because he would need that much space to install the new fence if they were going to keep the chain link fence. States that she can have the new fence go right along the property line on the sides. States that on the back, the new fence can go right up against the chain link fence and face inward. States that she could stain the fence a cedar color if they would like, but that the proposed color would match the deck at the rear of her house.

Prebys: States that the main point is that the stain needs to be opaque.

Weinburger: States that the proposed stain comes in opaque.

Motion: Prebys (second: Schmiedeke) moves approval for the application for the proposed fence at 224 N River, except that the fence will follow the property line as opposed to being 18" in front of the current chain link fence. The side fences will be removed, and the rear fence will abut the new fence. The fence will be a 6', dog-eared, wooden fence with an opaque stain in the color Sea Foam.

Secretary of the Interior Standards:
#10—New work shall be removable

Approval: Unanimous. Motion carries.

NEW BUSINESS

119 N Adams St.

**Application is for the installation of a 5' picket fence around the parking area, and a 4' picket fence around most of the property perimeter.*

Applicant: C. Hedger Breed, owner—present

Discussion: Breed: States that he has a problem with people cutting through his yard often.

Stevenson: States that he wants to build a 5' fence around the parking lot, per the drawing. States that the application is for a picket fence to be painted Dover White. Asks if the applicant has anything to add.

Breed: States that the only issue is with the spacing between the pickets.

Stevenson: Asks about the picket fence and how much space will be between each picket.

Breed: *shows sample of proposed picket* States that this is the type of fence he will use and that he believes around the parking area he could have the pickets closed. States that he would like to have $\frac{3}{4}$ " in between each and that he will be reusing old Spruce. States that the 4' fence around the public part in front will start behind the motif pillar in the front of the house so that the pillar is still visible. States that the pickets will be $3\frac{1}{2}$ " and that he would like to have 2" in between each picket on this portion of the fence.

Prebys: Asks about the top of the fencing, if it will be shaped.

Breed: States that they will be flat.

Prebys: Asks if that will absorb more water than if they are conical or shaped.

Breed: States that it would depend on how he finishes it.

Rupert: States that there would still be porous areas and that he would really have to seal it a couple of times, and the fact that it's not treated wood means it will deteriorate faster.

Breed: States that he generally gets about 15 years out of the fence.

Rupert: Asks if it will go all the way around the property, along the yellow line on the drawing from the application, and if it will go all the way back to the barn. Asks if there will be a gate at the road entry.

Breed: Affirms. States there will be no gate.

Prebys: Asks if it is 4' at the front and 5' for the rest.

Breed: States it is only 4' at the northwest corner. States that the neighbors have a parking lot and that where the property line comes to the back of the church is where he will break it. *shows on drawing*

Rupert: Clarifies that the rest of it will be 4'.

Breed: Affirms.

Motion: Prebys (second: Rupert) moves to approve the application for a fence at 119 N Adams, to include a 4' fence at the southwest front on the south side,

and a 5' fence at the northwest corner running to the end of the parking lot, and continuation of the 4' fence to the front of the property. The fence is to be a picket fence with 3" pickets, with the spaces between each picket to be ¾" to 1". The fence will be painted Dover White, which is an opaque paint.

Secretary of the Interior Standards:

#3—Do not imitate earlier styles.

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

#10—New work shall be removable

Approval: Unanimous. Motion carries.

526 N Huron St.

**Application is for the removal of the existing concrete steps and deck and the installation of a new deck and steps made of Wolmanized wood.*

Applicant: Rex Richie, contractor—present

Discussion: Stevenson: Asks Richie to walk them through the project.

Richie: States that they have been hired to replace the back porch. States that he did a drawing of what he would like to do, but that he is flexible. States that it needs to be a continuous porch for both doors, but it won't have a step down off the back. States that you would enter up front the front. States he is flexible with railing. States that he suggested a 2x2 top rail, but that the construction of it was what he was concerned with.

Prebys: Asks if the balusters will be in between the top and bottom rail, or are they affixed to the side.

Richie: Stats that they are in between the top and bottom rail.

Stevenson: States that they have a fact sheet about the Wolmanized wood. Asks how he will finish the wood.

Richie: States that with the Wolmanized wood, he usually waits for a while to let the chemicals to leech out. States he didn't have a plan after that, but that he is open to their suggestions.

Prebys: States that the Wolmanized wood shouldn't be a problem for a porch like this, as opposed to a front porch.

Pettit: States that it is fine.

Schmiedeke: States that she is questioning if it needs hand rails.

Richie: States he thinks he would need it for 3 steps.

Rupert: States that they will need the handrail, the cut off is 19". States that it will need handrails that are graspable.

Prebys: States that a 2x4 won't work for that.

Richie: States that he has done hand rails different ways, by modifying a 2x4 with a half graspable rail. States that the owner is flexible.

Rupert: States that both ends must be returned.

Schmiedeke: Asks that, given the height of the decking, does he have to have the upright balusters or spindles. Could he use pipe rail the full length and bring the pipe rail down.

Prebys: States that it would be tall enough that you could fall off.

Schmiedeke: Asks if he has to have the balusters.

Prebys: Affirms, he must have them due to the height of the porch.

Stevenson: Asks about skirting.

Richie: States that he could use lattice.

Stevenson: Asks if the skirting could be framed in. States that they have a fact sheet detailing what they would like to see for the skirting.

Richie: States that they are flexible, that the lattice shouldn't be a problem.

Stevenson: States that when it is time to paint the wood, they would like to see it painted or stained with an opaque stain.

Richie: States that the owner may want to go with white.

Rupert: States that the owner may not want to use white for the steps.

Richie: States that they plan on matching the white to the white window trim. Asks if the steps and deck painted.

Stevenson: Affirms, states they will have to be painted or stained, preferably a darker color.

Rupert: States that the skirting has to be framed.

Schmiedeke: Asks about the design of the rail going down the steps.

Richie: States that he would match the style of the railings on the deck, and would come down with a 2x2 with a hand rail inside.

Rupert: Asks if they will be able to get down from both ends.

Richie: Clarifies that there will only be the one stair.

Prebys: Asks the applicant to describe the decking.

Richie: States that it is the typical five quarters by 6 decking boards that you can buy.

Rupert: States that they are not tongue in groove.

Richie: States that they butt them up tight against each other and then let them shrink.

Prebys: States that from what he knows about Wolmanized wood, it can only be painted if it is dry. States that it may be able to be painted soon, if it is dry.

Richie: States that he typically waits a season to paint.

Prebys: States that they worry that some people who plan to wait a season will forget to paint.

Motion: Rupert (second: Prebys) moves to approve the demolition of existing steps and installation of new steps at 526 N Huron street as presented in the application. Work is to include a top and bottom rail, and the decking is to extend to both door areas and to be open at the west end with a three-step stairway coming down. There is to be a graspable hand rail and railing on the south side of the stairs. Also, the decking is to be five quarters treated, and it is to be painted with white paint or an opaque stain, and the decking and steps are to be grey or brown. The skirting is to be a framed lattice, all the way around the exterior and down the steps. The existing cement is to be removed.

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.

539 Maple Court

**Application is for installation of solar panels on the South side of the roof.*

Applicant: Dave Strenski, owner—present

Discussion: Stevenson: States that the application is pretty straight forward.

Strenski: States that Gary and Marie Urick want to put solar panels on their house and he is there to present the application.

Strenski: *shows photo of the house and the neighboring outbuilding with solar panels* States that the proposed panel installation will be nearly identical to that of the neighbors. States that the panels will be in 8" from the sides of the roof, and they will be installed as high up on the roof as possible. States that this will leave roughly 2' of exposed roofing at the bottom.

Rupert: Asks if they will be attached to the roof through the shingles.

Strenski: Affirms, states that they will be using the standard PV quick mount piece of flashing.

Rupert: Inquires about the condition of the existing shingles. Asks if they will have to remove the panels in the later years.

Strenski: States that the roof is in good shape, and once the panels are installed, the shingles will last forever.

Pettit: Asks if the panels will be the exact same as those on the neighbors outbuilding.

Strenski: States that the panels are the same shape as the neighbors, but that they are a different manufacturer. States that these panels will be SolarWorld Sun Modules, 285 watts a piece. States that they are the same size and shape as the neighbors, but the new panels have more wattage than the previous panels.

Rupert: Asks if the panels will be a black color?

Strenski: States that they will be a dark blue. *shows on photo where the utility meter is* States that there will be an inverter box on the south side of the house where the existing meter is.

Motion: Pettit (second: Rupert) moves approval for the application for work at 539 Maple Court to include the installation of the photo opaque panel array as described in the application. The panels are to be mounted as described in the application, there is also to be a conduit and panel installed on the south side of the house near the existing utility meter.

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.

108 Buffalo St.

**Application is for the removal of existing shingles and installation of new architectural shingles in Rustic Black.*

Applicant: Joe Aylward, contractor—present

Discussion: Stevenson: Asks if they are planning on installing shingles that will match those on the front porch.

Aylward: States that the color will actually be different than the one in the application. States that the color will be Virginia Slate.

Stevenson: States that they are concerned with roof venting. Asks if they had explored their venting options.

Aylward: States that they will probably do a ridge vent.

Stevenson: Asks about drip edge.

Aylward: States that he had figured they would do a 1" white drip edge. States that there is not a drip edge existing, but that they could install a low profile, 1" white, drip edge.

Prebys: States that he could match the color of the shingles or the paint for the drip edge. States that matching the shingles allows you to change the color of the house without having to paint the drip edge.

Aylward: Asks if he could leave that decision to the home owner.

Prebys: Affirms.

Rupert: States that he noticed sagging gutters on the east side of the house and that on the main part of the house the gutter is in bad shape, and is missing in sections between the first and second floor transition strip.

Aylward: States they had no plan to touch the gutters.

Schmiedeke: States that they should consider it.

Aylward: Asks about covering the open valleys. States that they could do whatever works best to seal the house. States that it is exposed, and that there are not shingles covering it.

Rupert: States that they typically approve the closed valley.

Aylward: States that is what they would prefer to do.

Motion: Prebys (second: Pettit) moves approval for the application for 108 Buffalo St. to include the replacement of the shingles on the main body of the house. The new shingles are to be the color Virginia Slate. The venting is to be provided by a ridge vent. If other methods of venting are required, they must be approved by the Historic District Commission. The ice guard, weather shield and flashings are to be installed. The drip edge is to be painted to match either the shingles or the paint color of the trim.

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.

405 Maple St.

**Application is for the demolition of the existing front deck and steps, and the installation of a new deck and steps with the retention of the original support column.*

Applicant: Gary Turner, contractor— not present

Discussion: Staff: Informs Commission that the applicant cannot attend the meeting, but that he spoke with Staff and gave more details about the proposed work. Staff included a factsheet on Boral TruExterior Trim for the Commissioners.

Pettit: States that he was unfamiliar with the Boral trim, but that he knows it is a composite and some have compared it to Hardy Board. States that it can shatter like the Hardy Board, but it is lighter and it is weatherproof. States that he understands why you would want to use it near the ground. States that the applicant plans to keep the interesting elements, like the column, which is important. States that the lattice and trim going to down to the ground would be something he is OK with.

Stevenson: Clarifies where the trim will be. States that she doesn't have a problem with it.

Rupert: States that it is like the Azek product that they have approved before.

Pettit: States that it has ash in it too, that it is like hardy plank meets plastic.

Prebys: States he does not have a problem, but the lattice needs to be trimmed.

Schmiedeke: States that they are removing the railing and the newel post, but that they are not providing any stair railing.

Staff: States that the applicant believed he wouldn't need the railing at the 24" height of the stairs and decking.

Schmiedeke: States that he is proposing three steps.

Stevenson: States that it would be 21" and they will need a railing if it is taller than 19".

Prebys: States that the applicant needs to review the need for a railing; if the porch is higher than 19" then a railing would be required. States that the Commission must know what the railing will look like. The lattice trim under the porch needs to be framed all the way around. States that the rest of it seems fine, and that it would be a wonderful addition.

Pettit: Asks if it will be tongue-in-grove.

Staff: States that the applicant stated it would be tongue-in-grove.

Rupert: Asks about the applicants plan for painting.

Staff: States that the applicant stated he planned to paint everything white, including the decking.

Prebys: Recommends that the decking be painted a darker color.

Stevenson: States that she believes they can go ahead and approve the application and include a consideration that if a railing is required that he would have to return and have it approved.

Schmiedeke: States that if he is approved for the work then there will be no motivation for him to return to have the railing approved.

Stevenson: States that the building department will still have to inspect it and see if he needs a railing.

Pettit: States that they are just approving the work submitted in the application.

Rupert: States that he would like to table it depending on the need for a railing.

Stevenson: States that she thinks they can go ahead and approve the application as is and include the consideration that if they need a railing, it must be approved.

Prebys: States that he will also have to frame the lattice.

Motion: Prebys (second: Pettit) moves approval for 405 Maple for the removal of the existing concrete steps and the porch and railing, and the restoration of the existing column. Work is also to include the reframing of the porch, and the replacement of the steps with wooden steps as proposed. The lattice under the porch must be framed, and if a porch railing is required then approval must be given from the Historic District Commission as an amendment to this application. The color of the deck is to be a darker color, like grey or brown.

Secretary of the Interior Standards:

#5—Preserve distinctive features.

#8—Preserve archaeological resources.

Approval: Unanimous. Motion carries.

304 N Hamilton St.

**Application is for the removal of existing shingles and installation of new shingles.*

Applicant: Raymond Scherer, owner—present

Discussion: Stevenson: Asks the applicant to talk to them about the can vents and their location.

Scherer: States that the can vents will be at the rear of the house.

Schmiedeke: States that the application states that there are soffit and ridge vents already in place.

Scherer: States that there are no soffit vents. States that Stan at Diversified Roofing said he will be installing can vents at the rear of the house instead.

Prebys: Clarifies that if the ridge vents remain, then the roofer must believe that the can vents will be required in addition to the ridge vent.

Scherer: Affirms.

Prebys: Asks how many can vents will be required.

Scherer: States that they will be 8", but is unsure of how many they will need. States that he believes it will be four can vents, installed on the back side of the roof.

Rupert: Clarifies that the front has ridge venting.

Scherer: Affirms.

Motion: Prebys (second: Pettit) moves approval for the application for roofing at 304 N Hamilton, to include replacing the existing shingles with dimensional black shingles in the color Charcoal. The drip edge is to be white, and the soffit and ridge vents are to remain. If can vents need to be added, they must be added to the back slope of the roof.

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.

100 Marketplace

Discussion: Stevenson: Commissioner Rupert removes himself from his role as Commissioner and takes the seat of the applicant.

Rupert: States that he would like to add to the current application for the work at 100 Market Place. States that the fire marshal has informed them that the building does not have an address. States that he would like to propose a simple address sign to be placed at four locations on the Freight House. *shows map* States there will be one facing each direction.

Prebys: Asks how large they will be and what color they will be.

Rupert: States that they will be 22" wide and the numbers will be 6" tall. White metal aluminum sign board with dark green text. *shows sample* The color will be like this, which is Sherwin Williams 7750, Olympic Range.

Schmiedeke: Asks if they can reverse the color.

Rupert: States that City Staff wants it to contrast with the brick.

Stevenson: Asks if they will be screwed into the mortar. Asks if there will be lighting.

Rupert: Affirms that the signs will be screwed into the mortar, states they will not be installing lighting. States that they have four green metal park benches. States that Friends of the Freighthouse would like to locate them at the north end on the canopy deck, one on west, north, and east, and will be bolted to the deck.

Stevenson: Notes that at this time Rupert recuses himself from the room for determination. *Rupert leaves the room for the determination.*

Motion: Pettit (second: Prebys) moves to approve the application for work at 100 Market Place to include the installation of four address signs, to be composed of aluminum side board material, and to be attached with screws and anchors (two per sign), finding the mortar joints in the masonry. These signs are 22" long and the numbers on the sign are to be 6" tall. The signs are to be placed on four sides of the building: on the northwest corner on the north and west face, on the southwest corner on the south face, and on the southeast corner on the east face. Four dark green metal benches are to be located on the deck area on the north end of the building, at the locations specified in the site drawing submitted.

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

116 Maple St.

**Applicant wants to discuss a potential porch repair.*

Applicant: Rex Richie, contractor—present; Katherine Bessemer, owner—present

Discussion: The applicant and her contractor were present to discuss porch repairs to her property. They want to replace the spindles at the front porch and the replace the concrete steps with new wooden steps. The Commission stated that the existing spindles were quite out of line with those original to the house, and that the new spindles should match the small spindles in the fret work over the porch. The Commission recommended having a newel post made to match the new spindles, as opposed to finding a reclaimed newel post and trying to match it.

120 N Huron St.

**Applicant wants to discuss plans to build a new elevator tower.*

Applicant: Tresna Taylor, architect—present

Discussion: Applicant was present to discuss the addition of a modern elevator tower to the church at 120 N Huron. Applicant presented detailed plans to the Commission, stating that they plan to be as minimally invasive as possible and touch the existing building lightly. Applicant states that they want the addition to be stylistically different and distinctive of its time. The Commission inquired about the removal of the existing windows during the installation of the new tower. Applicant stated that these windows would have to be removed in order to gain access to the upper floors and that they align with the existing stairwell. Commissioner Prebys was concerned with the recessed squares in the tower, and that they may look monolithic compared to the church buildings. Applicant inquired about the color or pattern of the masonry the Commission would most like to see on the new addition.

16 S Washington/ 9 S Adams (Growing Hope):

**Applicant present to discuss fencing, green house addition, and repurposing of historic door.*

Applicant: MaryAnn Nisley, Economic Development Manager for Growing Hope

Discussion: Applicant was present to discuss potential changes at the Growing Hope location. One item of discussion was about potential fencing installed at the area at 16 S Washington next to the Beer Cooler, where trash accumulates and people tend to loiter. Applicant proposed a simple, aluminum fence to which the Commission's response was positive. The second item of discussion was the small, wooden frame greenhouse to be installed directly behind YpsiPlanty. The third item of discussion was concerning the large, historic blue door at 9 S Adams. The Applicant was unsure of their options for repurposing the door or shifting it so that they can seal up the building.

46 N Huron

Applicant: Alex Monroe, potential property owner for 46 N Huron

Discussion: Applicant is considering purchasing 46 N Huron and wanted to touch base with the Commission about his options for altering the exterior. States that he would like to get rid of the existing awning to make it look more like the building next door. Applicant also stated that the windows on the second floor seemed beyond repair. The Commission recommended storm windows or using replacement windows of wood or metal clad wood, or even using sash replacement kits. The Commission informed the applicant that they do not allow vinyl windows, nor do they allow the glazing area of the existing windows to be reduced. The applicant asks about the potential of removing the rear portion of the building. The Commission advises that it may be possible, but the rear addition may be older than it appears. Applicant inquired about painting the brick, to which the Commission informed him that they do not allow masonry that has not been painted to be painted.

ADMINISTRATIVE APPROVALS

1 S Huron

**Application was for the installation of a new flat roof on one portion of the roof at City Hall.*

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for the flat roof at 1 S Huron St.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

HDC Realtor Outreach Postcard: Commission gave their comments and critiques regarding the postcard for realtor outreach. Staff will have a second iteration of the postcard to present at the next meeting.

Addition to Staff Reviews:

Commission discussed the new addition to the Staff Reviews that includes suggested items to include in motions.

Property Monitoring

16 N Washington: Staff was advised by the City to check on progress of work that was previously approved by HDC at this address. Staff photographed the newly repaired concrete brick "cap" at the front façade and provided the HDC with photos. It appears that the aluminum cap mandated in the initial HDC approval to be installed on three sides of the concrete block has not been installed. Staff did not notice any work being done at the rear of the structure. The Commission asked that letter be sent to the property owner.

Approval of the minutes of March 8, 2016

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:14pm