

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF July 26, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, 1 S Huron St.

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

Commissioners Absent: none

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as amended to add 46 N Huron as a Study Item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

310 E Cross St.

**Application is for reroofing of the garage.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Prebys: States that he didn't see a problem with it.

Motion: Prebys (second: Pettit) moves approval for the application for 310 E Cross for reroofing of the garage with Certainteed Landmark dimensional shingles in Cottage Red, with dormer apron flashings to be red to match as close as possible to match the shingles. The drip edge is to be white and ridge venting is to be used.

Secretary of the Interior Standards:
#9. Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

410 N Huron St.

**Application is for painting of the entire house and the replacement of an existing gravel driveway with poured concrete.*

Applicant: Noah and Kimberly Mass, owners—present

Discussion: Stevenson: States that the application is for painting of the property. Asks the Commissioners for questions.

Prebys: States that he has no questions. States that the application is also for the driveway.

Stevenson: Asks if, since there are no questions, someone would like to make a motion.

Mass: States that there was a question from one contractor asking if they can use a low pressure wash.

Schmiedeke: States that they will not allow it.

Stevenson: States that they can use things like a garden hose and scrub brush.

Prebys: States that this is to protect the house, states that anything stronger may do damage to some of the material and may penetrate and absorb into the wood. States that when the paint goes on, they will have problems with maintenance.

Mass: States that when they were in as a study item they had mentioned something about the whitening agent added to the concrete. Asks if they have any additional information.

Prebys: States that it is a waterproofing agent they spray on top of the concrete.

Rupert: States that they usually do it in the winter.

Pettit: States that he is unsure of when they would use it, but it makes such a stark contrast.

Schmiedeke: States that they would prefer that they not use it.

Mass: Asks if they can have some ideas of who to talk to about the specifications.

Prebys: Suggests talking to his contractor.

Motion: Prebys (second: Schmiedeke) moves approval of the application for 410 N Huron to include painting of the house as demonstrated in the attached material. The body to be Sherwin Williams color Dutch Tile (SW0031), trim to be Extra White (SW7006), accent to be Plum Brown (SW6272), and accent number two, Needlepoint Navy (SW0032), and Polished Mahogany (SW 2838) used mostly for stairs. All colors are to be Sherwin Williams. The concrete driveway is to be as illustrated in the submitted site plan, to approximate the gravel drive in size and shape, and is to be concrete with wire mesh reinforcement. No power washing is to be done when painting 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.

303 N Hamilton St.

**Application is for replacement of porch spindles and lattice.*

Applicant: Bob Barnes, owner—not present

Discussion: Stevenson: States that they have the application for the porch that was done without a permit.

Prebys: Asks if the applicant was contacted to let them know that they had changed their mind about the composite decking.

Stevenson: States that staff encouraged them to come to the meeting but staff did not tell them that they had changed their mind about approving it. States that the applicant is not present.

Prebys: States that they left them with the impression that they would approve it.

Stevenson: States that this is correct, but that she does not feel badly that they will not approve it.

Pettit: States that it is up to everyone voting. States that maybe not all of them were there last time.

Lindsay: States that they had a conversation and had a minute to think about that. States that they had a follow up conversation which is well documented in the notes and that many of them had changed their minds.

Schmiedeke: Asks if anyone noticed that he is proposing 2x2 instead of turned spindles.

Prebys: States that it matches the top and that is what they asked for.

Schmiedeke: Asks if those are 2x2.

Stevenson: States that they are definitely flat and not turned.

Schmiedeke: States that she doesn't see how you could tell from the picture.

Rupert: States that they are turned at the fret work at the top. States that he has been there.

Schmiedeke: States that they are square.

Rupert: States that there is some detail there.

Motion: Prebys (second: Pettit) moves denial of the application for 303 N Hamilton because of the previously installed Azek tongue-in-groove composite decking because the previously installed Azek tongue-in-groove decking is not appropriate material and texture for the 19th century building.

Approval: Unanimous. Motion carries.

13 N Washington St.

**Application is for the installation of a balcony and door at the rear elevation and for a change in the previously approved paint scheme.*

Applicant: Tresna Taylor, architect, and John Newman—present

Discussion: Stevenson: Asks the applicant to walk them through the proposal.

Taylor: States that they have come before the HDC with this property before in the past. States that there have been some changes with the colors. *shows the first page* States that the storefront design is the same but that they changed the colors. *shows samples* States that the aluminum storefront will be the Patina Green color with the part by the entrance being a light color, the anodized aluminum. States that the major requests regard the back of the building. States that the most notable thing is the back balcony. States that there is an outrigger beam that they used as a hoist at some point. States that there was an opening in the brick at some point. States that they want to extend that beam to carry the new balcony essentially. States that they will be opening up the doorway that had been infilled. States that it is a small deck but that it will provide a great amenity for the office space. States that the paint color has changed and that she has brought color samples. States that the awning and painting had been previously approved but that they are just shifting colors.

Prebys: States that the signage is changing.

Taylor: States that the signage is still under development and that they will come back with another application. States that they are proposing the

painted graphics on the brick in the green color, but not any other signage at the moment.

Stevenson: Asks for questions. States that she doesn't have a problem with it. States that she can't find the info on the door in the application.

Taylor: States that it is the Tubelight door, that she provided the specs in the application. States that it is a pretty standard aluminum, storefront door.

Rupert: States that he was looking at the balcony structure for supporting the decking. States that the Treks itself is not very sturdy. Asks what they are using beneath the decking.

Taylor: States that Treks has a system called Elevations beneath the decking. States that it is like a standard residential deck. States that that structure is supported by the hanging structure.

Motion: Pettit (second: Rupert) moves approval of the application for work at 13 N Washington St. to include the addition of a balcony at the second story rear of the building where the existing hoist support beam is currently located, as show in the proposed drawings and design. The balcony dimensions and materials as shown in submitted materials. The balcony is to be a steel structure with an aluminum guardrail and perforated panels, the Hollaender Interna-Rail system. The decking is to be Trex Transcend composite wood decking in color Spiced Rum. Also, work includes the addition of a door at the location of the porch, as specified in the submitted materials. Door to be a Tubelight brand storefront entry door with sidelight in a clear anodized aluminum finish. Work at the rear of the building also includes a Sunbrella canvas awning in color Basil. Work to also include the installation of a storefront entry door at the front façade, it is also to be Tubelight in the clear class anodized finish. The lower panels of the façade are to be in Patina Green as shown in the submitted drawings. The building is to be painted in the colors shown in the submitted drawings, Benjamin Moore colors Trout Gray (2124-20), Deep Silver (2124-30), with a bright green accent, Dark Lime (2027-10). The new balcony door is to be located within the infill area from a previous wall penetration.

Secretary of the Interior Standards:

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

#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.

15 W Michigan Ave.

**Application is for reroofing.*

Applicant: Humdae Wange and Mark Kimsel, —present

Discussion: Stevenson: States that there was open flame being used to adhere the roof and that the building department got involved asking them to cease work. States that had they pulled a building permit, they would have flagged the HDC. States that they don't allow torch down because of fire. States that there have been properties that have been burnt because of this type of process. States that they have to figure out where to go from there. States that the application lists the use of asphalt paper to fix the leaking roof. Asks if this material requires a torch to put it down.

Kimsel: Affirms.

Stevenson: States that if this material has to be adhered with a torch, this material cannot be used. States that there are other alternatives but this is too much of a danger to be used with open flames.

Rupert: Suggests a rubber membrane or a metal roof.

Prebys: Asks if that makes sense to them.

Kimsel: States that he thinks it will.

Prebys: States that within the City there have been examples of major fires, states that in that whole block it could be a disaster.

Kimsel: States that he is pretty sure that what is there now was torched down so he thinks that the owner did it to match what is there already.

Stevenson: States that that may be the case, that sometimes people get lucky and don't burn it down. States that they have to deny this application because they cannot accept this material. States that they want to see him at the next meeting with an alternative material.

Kimsel: Asks when the next meeting is.

Stevenson: States that it is the second and fourth Tuesdays of the month. States that the next meeting is August 9.

The applicant returned after deliberating with the owner.

Kimsel: States that they can apply the same materials with a glue, a cold application. States that if the technique is the only thing standing in the way, he wonders if they could avoid the two week turn around. States that they could use a cement or adhesive.

Stevenson: States that she has no problem with it as long as it is a cold application.

Schmiedeke: States that the torch was not mentioned in the application.

Pettit: States that it is just the material listed.

Schmiedeke: States that they have already denied it, but that they could make a motion to approve it with the stipulation that no torch be used.

Motion: Rupert (second: Prebys) moves to deny the application at 15 W Michigan Ave because of improper material application.

Rupert (second: Prebys) moves to retract the denial of 15 W Michigan Ave.

Rupert (second: Pettit) moves to approve the installation of asphalt paper for repair of the leaking roof to be attached with an adhesive and not torched.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

46 N Huron St.

Applicant: Alex Monroe

Discussion: The applicant was preset to discuss his plans to remove the enamel paneling from the façade and expose the brick behind it. The applicant wanted to include nickel or aluminum finished panels below the window and have the same color reflected in the awning. The applicant wants to replace some of the windows with safety glass. The HDC liked the prospect of removing the paneling to show the brick. The applicant also asked about placing subtle up-lighting along the cornice. The HDC stated that the applicant may find something other than brick, like limestone, beneath the paneling. The applicant asked about replacement windows, and the HDC suggested he look into sash pack replacements rather than total replacements. The applicant asked about refurbishing the marquee sign out front of the building. The HDC suggested looking into the building department requirements for signage. The HDC also suggested that he come up with what he wants it to look like and then come back to them and check with building to see what kind of sign he can do.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Proposed Ordinance Amendment

Motion: Prebys (second: Pettit) moves that the Historic District Commission recommends approval of the proposed Historic District ordinance amendment to City Council with the finding that this will facilitate future enforcement through the Building Department.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 12, 2016 Special Meeting

Motion: Prebys (second: Rupert) moves to approve the minutes from the July 12, 2016 special meeting with the edit to remove Lindsay's name from being listed as present during this meeting.

Approval: Unanimous. Motion carries.

Approval of the minutes of July 12, 2016

Motion: Rupert (second: Prebys) moves to approve the minutes from July 12, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:02pm