

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 23, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: SPARK East Business Incubator, 215 W Michigan Ave

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

Commissioners Absent: Anne Stevenson, Erika Lindsay

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

111 Maple St.

**Application is for demolition of the existing garage.*

Applicant: Donald Ure, owner—present

Discussion: Prebys: States that the applicant was on the agenda for the previous week and that the Commission had questions about what was happening there. States that they needed more information before they decided if this demolition required a public hearing. Asks the applicant to explain what will be happening for the demolition and afterwards.

 Schmiedeke: States that they had questions about the design of the new building.

 Ure: States that he has provided pictures of the garage showing that there is no part of it that is salvageable. States that every part of it requires repair or replacement. States that he wants to demolish it and build an exact replica with a few modifications and changes. States that from the street he would like it to look exactly the same.

 Schmiedeke: Asks what changes or modifications there would be.

Ure: States that his contractor is having a hard time finding someone to do a poured wall foundation and asks if the HDC would allow a concrete block foundation wall instead. States that the garage has a u-shaped foundation wall with the garage doors on the front. States that it is a small, one-car garage. States that it is 5 1/2' tall garage with the poured concrete foundation with the siding going up another 3' or so to make it a total of 8 1/2' or so.

Prebys: Asks if the foundation that is 5' is on the back side.

Ure: States that it goes all the way around. States that it is a u-shaped foundation. States that he has drawings and photos of the garage. States that the photos show how bad the interior is and the walls caving in. States that he had come before them before when Mike Condon was on the Commission and saw that it was a dangerous situation.

Schmiedeke: States that they don't have any concern about the condition of the garage.

Ure: States that they support the goals of the commission, that he wants to rebuild it exactly as is using the same materials. States that his contractor wants to know if they can use the block wall foundation rather than the poured wall. States that in looking at the guidelines there is some wiggle room for change. States that if that is the case, that he would like to move the garage forward 6' to cut off the view to the neighbors, giving him more privacy and moving the garage away from the hill to give him more room for landscaping and drainage.

Schmiedeke: Asks how he will deal with the land behind the garage if he moves it forward. Asks how he will keep it from caving in.

Ure: States that he will terrace it somehow.

Rupert: Asks if he would use a brick foundation. States that with the block wall foundation the freezing and thawing will push the blocks off of each other. States that this is probably why they poured the wall foundations.

Ure: States that the drawing shows the walls are 6' thick and they have lasted 100 years. States that he would propose that on that part of the wall, he would use a thicker block. States that the blocks would be rebared up the center and filled. States that he would take the hill away from the garage. States that he went to school for landscape architecture so he is very comfortable in handling the runoff. States that he would remove the garage first and then deal with the large tree and the root system that will be pulled out during demolition. States he would then look at what he could do with the land after he demolished the garage. States that he thinks he will have to do the terracing for his neighbors because there is only 4 1/2" feet between the garage and the property line. States that the neighbor is in agreement that they need a mutual soil along the property line to handle the run off from both properties. States that one drawing shows the directions of the drainage. States that both backyards are grass covered, so the runoff

is not severe. States that now it goes off to the side or to the gravel driveway. States that he likes handling water and making sure it is handled effectively. States that if he needs to use straw or to berm it up to keep the water runoff in control, he will do it. States that he will be hands-on with the contractor and guiding the process.

Davis: Asks if the applicant has checked with the planning and building departments to see if he is allowed to move the garage forward. Suggests that he check with them.

Ure: States that he wants to get started with the demolition and then he will follow the steps. States that he will check with them. States he has questions for them about the footings. Asks if it is standard to do the 42" footings.

Rupert: Affirms.

Prebys: States what they are considering today is the demolition. States that they need to know what he is planning to take the place of this structure once it is removed, or how the space is to be used.

Davis: States that at the last meeting they discussed whether he would replicate the old garage roof line.

Ure: Affirms. States that it is his intention to make it identical.

Rupert: Asks about the siding. States that the drawing lists wood siding. States that he may want to look at composite siding, states that they would allow it.

Ure: States that he will make a note of it. States that he wants to get an idea of what they would allow and what they would not allow. States that he is going to take the garage apart and see what is salvageable. States that if the boards aren't salvageable he will look into other materials. States that he doesn't have a complete plan showing what everything will look like, but that he wants to get started with it. States that he would like to assure the commission to rebuild it and follow the steps completely.

Rupert: Asks if there is electrical going to the garage. Asks if there will be any lighting or anything.

Ure: States that there will not be any electrical. States that there is electricity that runs out to the garage but that he has it capped off right now.

Rupert: Asks if he will use an electric garage door.

Ure: States that he will not. States that he will use the same barn garage doors.

Pettit: States that Commissioner Prebys noted it was for demolition. States that it was his understanding that they wanted to see the details of what is proposed for the rebuild.

Prebys: Asks Commissioner Schmiedeke if they need the finished proposal for the rebuild before they approve the demolition.

Pettit: Asks at what point they would require it if not now.

Prebys: States that they would need it at some point in the future.

Schmiedeke: Asks when the applicant will provide them with additional plans.

Ure: States that he provided several photos and drawings that shows what is there now and he will use those to guide him. States that he will have to tweak it along the way. States that for example the drawings don't include the 42" footings that will be required for the building department so he will have to go back and add those. States that while he does the demolition and landscaping, he will work on making his drawings acceptable to the building department and the HDC. States that he would like to get started on the demolition for the fall. States that he would like to get the footings and the slab in before the winter so he can finish up in the spring.

Prebys: States that if they approved the demolition as is now, they would be approving it on the grounds that the building has no historical significance. Asks the Commissioners if they are willing to proceed that way.

Ure: States that it is also a safety hazard.

Prebys: Asks for a motion from the Commissioners.

Rupert: States that when he brings the sketches to him for any other tweaking, if the he is going to put a light on the building they will want to see a cut-sheet. States that they would prefer to see something simple. States that they will want to see paint colors, materials, gutters, and drip edge when he comes back.

Prebys: States that they need to approve moving the garage forward after he gets the go ahead from the Building Department.

Ure: Ask about the concrete block.

Prebys: States that they are not concerned with it as long as the building department is OK with it.

Motion: Rupert (second: Davis) moves to approve the demolition of the garage at 111 Maple St because of the safety hazard it poses and because the garage is not a significantly historic structure in the district.

Approval: Unanimous. Motion carries.

NEW BUSINESS

64 N Huron St.

**Application is for the painting of a mural on the rear wall in the alley way.*

Applicant: Allida Warn, applicant—present

Discussion: Prebys: Asks the applicant to explain the application and the project.

Warn: States that they are making a mural on the back of the DTE retaining wall. States that she has photos of the progress. *passes I-Pads to the Commissioners for review of the photos* States that they painted the bright colored designs and now they are in the process of painting black words over it. States that it is the DTE retaining wall. States that they had the nasty words on them and now they look better. States that it says "Thank you for supporting the arts, for the love of Ypsi." States that second item is a mural on the RAC wall.

Prebys: States that they will consider that separately because it is on a separate application.

Warn: States that they are putting the words over the top of the background.

Rupert: States that he saw little kids out there painting.

Warn: States that it is a background and that they are putting the words over top. States that the mural camp has 2nd through 7th grade. States that they painted the designs and the teachers discussed with them supporting the arts in Ypsilanti. States that the idea is that there was ugly graffiti there and they wanted to make it look better.

Davis: States that when she was in as a Study Item she mentioned they would have a white background.

Warn: States that they put down a primer and the colors and words on top. States that if they would like them to paint a frame around it they will.

Davis: States that he doesn't have an opinion about it either way but wanted to follow up on the discussion from the last meeting.

Warn: States that there was a coat of sealer on there and it was in good condition.

Rupert: Asks what type of paint they are using.

Warn: States that it is a latex paint and they will use an exterior varnish over top.

Rupert: Asks if there is a place of signatures of the mural camp kids.

Warn: States that there is an area where they signed their names. States that they were only there for a week. States that she is going to taper off the black and maybe add some silver. States that in the future they may put up another mural when this one starts to look sad.

Motion: Davis (second: Schmiedeke) moves to approve the work to include the painting of the mural at the rear wall of the DTE transformer bin with varnish to be applied after the painting is complete.

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.

64-76 N Huron St.

**Application is for the painting of a mural on the rear wall in the alley way.*

Applicant: Allida Warn

Discussion: Warn: States that this is something they want to do in the fall with older kids using more figural work. States that the photos they put on the application are the same kind of bright colors. States that in the fall they are doing an artist social service project in collaboration with other arts organizations. States that they want to do a more figural message. States that it will be more natural tones with people or people doing some work. States that the idea is to look at 1930s social realistic murals like the Diego Rivera murals at the DIA. States that it could be of kids making art or the work their parents do. States that they want to show what Ypsilanti is about.

Motion: Pettit (second: Rupert) moves to approve the application for work at 64-76 N Huron to include the painting of a mural in the alley between the RAC and DTE buildings, on the RAC side of the building near the door. Varnish to be applied after the painting is completed and a sealant is to be applied before the mural is painted.

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.

213 N Hamilton St.

**Application is for the removal of the original siding and its replacement with Hari Plank siding.*

Applicant: Robert Barnes, owner—present

Discussion: Prebys: Asks him to tell them what is happening here.

Barnes: States that they wanted to replace some rotted cedar boards at 213 N Hamilton. States that they were scheduled to have it painted and they were planning on doing a limited amount of wood replacement. States that they found a great deal of it was rotted and the contractor got aggressive and moved forward.

Prebys: States that he must have an aggressive contractor.

Barnes: States that it appears that way.

Prebys: Asks for questions.

Schmiedeke: States that the work is already done.

Davis: Asks if the work is already done or if it is in progress.

Barnes: States that it is done.

Prebys: States that he has a question about the Hardie Plank. Asks if it has a smooth surface.

Barnes: Affirms.

Pettit: Asks about the reveal.

Barnes: States that it is identical, that it is the 4 $\frac{3}{4}$ ".

Rupert: Asks if the paint color is the same.

Barnes: Affirms.

Rupert: Asks if he is just doing the south side.

Barnes: States that he is doing part of the front as well.

Rupert: Asks how he replaced the siding, if it is the same Hardie Plank.

Barnes: Affirms. States it is the Hardie Plank.

Prebys: Asks how they integrated the Hardie Plank with the wood.

Barnes: States that there was little wood left.

Prebys: States that the whole front is wood.

Barnes: States that it was just the top part, the front section, below the roof line. States that he believes that it was all replaced. States that the other side is rotting out but that they were able to save most of that.

Rupert: Asks if there are photos of the front. Asks Staff to pull up an image of the front of the property.

Barnes: States that he though they may be concerned with the wooden trim piece that goes up above the windows.

Rupert: Asks if he only replaced the siding above the porch roof.

Barnes: Affirms. States that they didn't replace anything below the porch line. States that it is not lapsiding, but that it is flat. States that it isn't catching the elements that like the south and the east sides.

Davis: Asks if the application includes replacing the roof.

Barnes: Affirms. States that the whole roof needs to be replaced. States that they are using the architectural shingles.

Schmiedeke: Asks if they are planning on applying for a permit for the reroof.

Barnes: Affirms.

Schmiedeke: Asks who in his firm is responsible for applying for permits.

Barnes: States that it would be his brother.

Schmiedeke: States that he does not do a good job.

Barnes: States that they do a good job of maintaining the properties.

Pettit: Asks if during the siding work they did any work to the window trim molding.

Barnes: States that they replaced a couple pieces with some 5/4" cedar board. States that on the south east corner they replaced some pieces and some on the window on the south side. States that they have it replaced with a cedar 5/4 board. States that before you could only buy a 3/4 board but now they can get the 5/4 board.

Prebys: Asks for other questions.

Davis: Clarifies that the application is only for the siding.

Barnes: States that it also includes the reroof.

Davis: States that earlier another commissioner asked if he would be applying separately so he wanted to clarify.

Schmiedeke: Apologizes for misunderstanding the application.

Prebys: States that it has black drip edge and ridge cap vents, states that it will also be repainted the same color. Asks for other questions.

Pettit: Asks if the siding will be painted to match.

Prebys: Affirms.

Pettit: Asks if they will be doing any gutter work.

Barnes: States that the gutters are already up. States that they will be painting them.

Prebys: States that they would really appreciate him approaching them before he starts work in the future.

Barnes: States that he is working on an appeal for the 303 and there is a part of the appeal of the program that requires that every effort must be made to solve the historic preservation dispute at the local level. Asks if there is anything else he should do with this board prior to taking it to the state board.

Rupert: States that they made their decisions.

Barnes: States that there is information on the internet of other local historic groups and societies that are approving the Azek tongue-in-groove decking.

Prebys: States that they are not willing to approve it for the decking is because it has an artificial, fake texture. States that it is a comic version of wood. States that they are trying to preserve the quality of these 19th century buildings rather than plasticize them. States that they are often cautious about the Hardie Plank siding. States that in this instance, they are willing to let that go. States that they would prefer to see replacing like with like.

Barnes: States that in researching and reading a lot about the historic district stuff it focuses on how it looks from street view.

Prebys: States that they are concerned with maintaining the quality of the building.

Barnes: States that he has exhausted his options at the local level.

Prebys: States that he is afraid so.

Motion: Pettit (second: Rupert) moves to approve the application for work at 213 N Hamilton. Work to include the replacement of the rotted siding and trim with Hardie Plank cement board siding with a 4 ¾" reveal. The siding is to be painted to match the original house color. Work to also include the replacement of the existing roof shingles with new Tamko architectural shingles in black. Drip edge and flashings are to also be black. A ridge cap vent is to be installed.

Standards:

#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.

607 N River St.

**Application is for reroofing.*

Applicant: Diversified Roofing, contractor—Stan Tupacz

Discussion: Tupacz: States that he is present to propose a roofing project at a small rental property at 607 N River. States that there are two changes they proposed. States that one is ventilation. States that currently there are no soffit vents on the home. States that the fascia/soffit aluminum that is a green metal aluminum had been put over the angled fascia where it is completely blocked at the eaves with no way to support a soffit vent. States that currently the roof has a ridge vent on it with an open gable vent through the slits of the siding to support the gable vent. States that the shingles are cooked because it is not proper cross ventilation with equal intake and exhaust. States that to rectify that with the ventilation they propose to put roof can vents colored to match the roof. States that the color prefers the green shingles because the trim is currently green. States that they gave them the second option of the light gray shingle if the board did not approve the green shingle. States that it currently has a gray roof on it.

Rupert: Asks if he has looked into the possibility of having the vent on the edge or bottom of the roof line, state that there is a vent that they make now that allows the vent to be there.

Tupacz: States that they use a smart vent and an edge vent but it will at the bottom of the roof look like a hood scoop and it would definitely affect the look of the historic building. States that they wouldn't be able to use it end to end, as they have to keep it away from the valleys, so it would make the whole detail at the bottom of the roof kick out. States that they would be willing to do that, but that it would definitely affect the historic look of the building. States that they have used it before on the Country Creek shopping center on Michigan Ave. States that he loves it. States that historically they have to keep it away from the edge of the roof and the valleys and it will stand up about an inch and a half. States that if you were to look up you would see it. States that he would be willing to go back with the ridge vent but it would affect the warranty with the manufacturer. States that it would affect the balance of the ventilation. States that they have to have an equal 2 to 1 ratio ventilation with equal intake on each side to exhaust. States that if they have a gable vent open, then they would have to block it. States that it would short circuit out the ventilation. States that he is proposing this as the most economical action for a small rental property that is only a \$5,000 job.

Prebys: Asks how many can vents he would install.

Tupacz: States that they call for one can vent per every 300 square feet of roofing. States that they would need 4 vents to meet code, but he would want to have 6 vents to exceed code.

Prebys: Asks if the can vents could be installed on the back gable.

Tupacz: States that the roof design, as shown on the eagle view of the roof, shows that there are four roof planes. States that most of them could happen on the back but he would probably have to have one on either side of the gable to get the cross ventilation.

Rupert: Asks if they would be putting in two gable vents.

Tupacz: States that there is just slit siding now. States that they are not doing anything with the siding. States that they are just replacing the bad shingles. States that it is a rental property and that the owner isn't looking to invest very much.

Prebys: Asks if they were to install four on the rear alone, would that be partially adequate.

Tupacz: Affirms.

Schmiedeke: Asks if the two gables are cut off from each other on the inside of the house.

Tupacz: States that they are not. States that they should cross ventilate through there.

Schmiedeke: Asks if he thinks that just putting the can vents on the back would be enough.

Tupacz: States that there is not actually a gable vent there, just the slits in the siding.

Prebys: States that he believes he said the vents on the back of the roof will work.

Schmiedeke: States that if they were all on the back, then six vents would be okay.

Tupacz: States that they could space out the six vents along the back. States that he has a question about the color of the shingles. States that he emailed both color options. States that the owner wants the green. States that there is also a light gray option.

Prebys: States that the green is fine. Asks about the drip edge.

Tupacz: States that the trim is green so they could go with a green drip edge, or they could go with black. States that it is currently white with a green trim so it sticks out.

Prebys: Asks for other questions. States that they have talked about the GAF shingles in green, green drip edge and flashings, and up to six vents on the back of the roof.

Rupert: States that there are no gutters.

Tupacz: Affirms. States that there were gutters on the roof at one point and that the straps are left. States that they don't do gutter work.

Motion: Pettit (second: Rupert) moves approval for work at 607 N river to include the removal of existing roof shingles and replacement with GAF Lifetime shingles in color Hunter Green. Drip edge and flashings are to also be green. Venting is to be accomplished by using an array of can vents on the rear slope of the roof. Four to six can vents as appropriate to be installed.

Secretary of the Interior Standards:

#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.

323 Oak St.

**Application is for window replacement.*

Applicant: Dave Strenski, owner—present

Discussion: Prebys: Asks the applicant to tell them what they would like to do and which windows.

Strenski: States that the house is drafty, and that his wife struggles with the windows. States that the sashes are rotted and the triple hung aluminum storm windows don't work anymore. States that they want to replace seven of them on the first floor. States that they will be keeping one window in original condition with the original wooden storm window on the porch. States that they never use it so they will keep it closed and caulked shut. States that it will be three windows on the west side and four on the east side that will be replaced.

Prebys: Asks if there will be any on the south side replaced.

Strenski: States that it is just the one large picture window on the south side.

Prebys: States that that is what he was concerned about. Asks if there will be any windows replaced on the second story.

Strenski: States that they will only be replacing windows on the first floor.

Rupert: Asks if he has looked into sash packs.

Strenski: States that Mike Condon is doing the work and that he found that the windows are too out of square to do the sash pack replacements. States that the contractor said it can be done but it would be more expensive.

Rupert: States that they would have to square them up and fix the sills.

Strenski: States that many of the sills are gone.

Schmiedeke: Asks what kind of replacement windows.

Strenski: States that they are Jeld-Wen Starlite EX series with Clearview mesh screen. States that they are aluminum clad on the outside, wood windows. States that they will be painted to match whatever is there.

Motion: Rupert (second: Schmiedeke) moves to approve the window replacement as described in the application for 323 Oak St. Work to include the replacement of seven windows on the first floor with Jeld-Wen aluminum-clad wood windows. The color of the exterior trim is to match the existing.

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.

106 N River St.

**Application is for garage door replacement.*

Applicant: Heide Otto Basinger, owner--present

Discussion: Prebys: States that she is here to talk about her garage door.

Basinger: States that it is multiple doors. States that there are two doors on the garage and that her husband ripped off and threw away 25% of the north door. States that it is in the landfill. States that the bottom of the door is missing. States that she called Crawford doors because they do doors for her husband's construction company and that they said they cannot fix it because the hardware is gone. States that they told her she would have to replace the door. States that she has to replace both doors because if she replaces one door it will look like crap. States that he gave her quotes on premium doors and that she asked designs that have already been approved in the District. States that the first color choice is the closest color to the current color of the house. States that she chose a second color in case they didn't like her first choice. States that she did chose the premium door that has the insulation between the doors. States that there will be no windows. States that the current door has five panels and the proposed door has four panels. States that it would be ridiculous to replace one of the doors and not the other.

Prebys: Asks if they are steel.

Basinger: Affirms. States that the existing doors are wood.

Pettit: States that the cut-sheet lists a natural embossed wood grain texture. States that this is not an option they care for.

Basinger: States that as long as it is in the brochure she can do it. States that she submitted a brochure with her application. States that she selected the color part.

Prebys: States that this style lists the deep panel edging natural embossed wood grain texture.

Basinger: States that the contractor told her that they approved this door standard for 226 N River within the last six months. States that this is why she selected this because it is something they already approved.

Prebys: States that they missed the idea of a natural embossed wood grained texture. States that there is no such thing as a natural embossed wood texture on steel. Asks the Commissioners if they have a problem with the steel door. States that they approve of no windows. States that they can live with the panels. States that the color is not a problem. States that the one question they have about the grained surface.

Basinger: Asks if they would like her to bring in a sample of a wood grained surface. Asks if they would like her to talk to the contractor about not having a wood grained surface.

Prebys: Affirms that they would like to see a non-grained option. States that he would be willing to bet that they would be willing to approve this with the understanding that there would be no grain on the door.

Pettit: States that they have approved non-grained steel doors before.

Basinger: Asks if they came from Crawford.

Pettit: States that he is unsure. States that the funeral home had a large garage door that they approved.

Rupert: States that they know there are steel smooth surface doors.

Basinger: States that she had asked them to give her what they had already approved before.

Prebys: Asks for other questions. Asks if they are willing to approve this application with the understanding that there will be no grain.

Rupert: Affirms.

Pettit: Affirms. Asks the color.

Schmiedeke: States that it is Desert Tan.

Basinger: States that it is the closest color to the house color.

Prebys: Asks the applicant if she would like to address her other questions now.

Basinger: States that she was to replace her roof.

Staff: States that she will have to fill out an HDC application whether it is an admin approval or not. States that if it is a like-for-like replacement then staff can administratively approve the work at city hall. States that once staff processes the admin approval, then the building department will be able to issue her building permit.

Davis: States that she will not have to come back before them.

Staff: States that she will still have to fill out and submit the application even if it is admin approved. States that she can fill out both the HDC permit application and the building permit application at the same time. States that once the HDC approval is processed then she can get her building permit.

Basinger: States that she just wants to replace the roof.

Staff: States that this should not be a problem.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 106 N River St to include the removal of the existing two garage doors and their replacement with a Clopay Premium Series garage door in style Elegant Short. Color is to be Desert Tan. The approval includes the emphasized requirement that the finish on the doors be smooth, not including a wood grain, and the doors will not include any windows.

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.

32 N Huron St.

**Application is for sign installation.*

Applicant: Reed Fannin, owner—not present

Discussion: Staff: States that the building department informed her that the sign does not meet the sign ordinance. States that they are only allowed 14 square feet of signage for a wall-mounted sign. States that they appear to have calculated the sign size allotment for building-mounted sign requirements. States that she attempted to contact the owners and have not heard back from them.

Schmiedeke: Asks if the sign is already up.

Staff: States that she does not think so.

Davis: States that he had questions about the LED lighting and what it would look like. States that it was unclear in the application.

Rupert: Asks what the problem was.

Prebys: States that it was the square footage, the length times the height. Asks if they have a problem with it. States that they may have a problem with the lighting and if it doesn't meet code how do we deal with that.

Staff: States that they can approve it with a stipulation that it meets building department and sign ordinance requirements. States that they could approve the design, mounting, and lighting with the stipulation that it meets the size requirements.

Davis: States that they could also table it.

Schmiedeke: Asks if the proposal includes information on lighting.

Rupert: States that it is listed in the cut-sheets.

Prebys: States that it is a black lit with color changing in LED lights.

Pettit: States that it is the type of thing they approve. States that the letters themselves are lit.

Rupert: States that it doesn't meet the requirements.

Prebys: States that the suggestion is that they could approve it with the proviso that the sign meet the sign ordinance and building department requirements. States that there is also an A-frame sign on the street that he would think the city wouldn't approve it.

Staff: States that she checked with Bonnie Wessler, City Planner, and that they are within the ordinance for the A-frame sign.

Davis: Asks if the building department told her how large the sign can be.

Staff: States that it can be a maximum of 14 square feet. States that it could be a 1 foot by 14 foot sign.

Davis: States that he is concerned with how much smaller the new sign will be. States that he wonders what the design will look like with that small of a sign. States that he is concerned with the design changes that may occur.

Motion: Rupert (second: Schmiedeke) moves to table the sign application for 32 N Huron St pending more information regarding its size.

Approval: Unanimous. Motion carries.

307 N Hamilton St.

**Application is for various projects.*

Applicant: Barry Levin, owner—present

Discussion: Levin: States that the best way to go through it is to go down the line item numbers on the application. States that item number one is to replace the existing front porch roof and the damaged fascia boards. States that there is currently a dimensional shingle asphalt roof on there now. States that there are soft spots. States that the roofing company told him he needs to tear it off, re-deck it, and replace the shingles with the same that is already there. States that the some of the fascia boards along the front face are rotten and out of place. States that he will go in and replace those rotten boards with the same boards that were there. States that they will be painted the same color. States that the shingles will be GAF architectural shingles in color Hickory Brown to match what is on there now. States that item number two is to add the gutter and downspout to the front porch roof. States that he was out there in a rain storm he noticed that there is no gutter there, and that as he was standing on the front steps he was being rained on. States that this will be a problem in the winter with the ice. States that he is proposing to add a gutter and downspout to the front surface there to make it safer and people will be less likely to slip.

Prebys: Asks where the downspout will be.

Levin: States that he would probably have it follow the angle brace on the north side, the right side, so that it is the least conspicuous as possible. States that he doesn't have those types of braces on the left side. States that as far as the gutter and the downspout, it would be easier and cheaper to use a K-style gutter. States that if they don't want the k-style, his contractor can do the half-round aluminum gutters with the star shaped downspout if that is what they prefer.

Rupert: Asks if there are any other gutters on the building.

Levin: States there are not now. States that there were gutters on the building at one point, but there are not now. States that there are old downspouts that don't connect to anything anymore. States that he would paint it to match the fascia boards.

Prebys: Asks what the Commission thinks of K-style vs round gutters.

Levin: States that the yellow house just to the north has the k-style gutters.

Rupert: Affirms, states that the owner put those on recently.

Pettit: States that he is OK with k-style.

Rupert: States that the house used to have a front porch that ran along the front and a previous owner ripped it out and put in the stoop and took the posts out. States that this is why the angle bracket on the one side.

Levin: States that he knows it has to be supported somehow. States that on the south side he could try to truss it and tie it back to the house. States that the owner had the house for over 30 years. States that there are many things in the file from the city that he has to go and correct. States that he would like to go with the k-style. States that he will paint them so that they disappear as much as possible.

Rupert: States that the ornamental porch holds up much of the roof.

Levin: States that the post and railings would not have been approved had they actually applied for it. States that at his other property, 309 N Adams, the HDC had asked that he specifically not use things like that or that he rip them out and replace them with more appropriate materials. States that the house just passed its Certificate of Occupancy recertification. States that they did not make them add another railing on the other side of the stairway. States that at some point he has to add something there he knows the procedure and what they are looking for because he did it with 309 N Adams. States that item number three is the addition of the legal towing signs on posts. States that they are required to be at least 18" wide by 24" tall. States that he wants to add one on the north side, sunk into the ground next to the driveway. States that he will add one to the backside of the property. States that he has a chain link fence that separates the grass area from the parking area. States that he only needs one on that side so he will put it in the center. States that the parking lot backs up to a city parking lot, so a lot of people don't realize that the city parking lot ends at the alley. States that this one is free with no parking meter or city parking only signs. States that he will add two signs at the corners of the property to make it clear. States that they will be on posts so they will be removable. States that item number five, he would like to add an exhaust fan for one of the bathrooms with a bird screen cage around it. States that it was similar to what he had approved at 309 N Adams. States that he can paint it to match the existing color of the house. States that like the exhaust vent on the south side, he would like to add a dryer vent because the previous owner had a dryer vent that was not in a legal location that is plugged up. States that he needs a vent. States that the photo shows that he plans on putting it in the board down there so he has separation from the operable window to meet the code. Asks if they have any issues with the location. States that when it is painted to match it will disappear. States that item number seven is to replace the porch light with a non-motion sensor type of light. States that if they open the front door, it is still dark outside. States that he is having issues with the light that is currently there. States that if you open the door, it is still dark outside and you cannot see who is out there. States that he cannot set it so that it is on at night for his tenants to see through the peephole. States that he chose a basic looking light. States that item eight, if they look at the main roof section on the front elevation there are areas where the shingles have blown away. States that the roofer said he doesn't need to reroof the entire house and that he can piece in new shingles to replace areas where the shingles have gone missing. States that will be with the GAF shingles.

Pettit: Asks if it is just a spot repair.

Levin: Affirms. States that he doesn't think he has to do anything with the drip edge. States that he assumes they will want him to match the color of the shingles, but he doesn't think he will have to. States that he may have to re-flash the vent. States that he will have to lift up the shingles. States that item number nine is to add security lighting and security cameras. States that it will be a similar set up as approved at 309 N Adams with the PVC conduits that are screwed into the walls and painted to match the walls or the trim. States that everything will be easily removable. States that there is a liquor store behind the property he has people camping out in his backyard. States that he would prefer them not smoking near the house. States that he wants to add lights and cameras as a deterrent.

Prebys: Asks for questions.

Davis: Asks if the lights will match the color of the siding.

Levin: Affirms. States that they come in a factory white. States that the bulbs are not exposed, that there is a shield. States that he will paint them gray if they are near the trim.

Schmiedeke: Asks if they are motion-sensor lights.

Levin: Affirms.

Schmiedeke: Asks if they will be on all the time.

Levin: States that they have a timer so they will be on a dim light at dusk and become brighter when motion is detected. States they will go back down to being dim. States that by having basic lighting makes it safe around there and the motion sensor should scare away the people who should not be there.

Motion: Davis (second: Pettit) moves to approve all of the work as listed in the application. Work to include the replacement of the existing front porch roof and damaged fascia boards. Work includes the tear off and replacement of shingles with GAF dimensional asphalt shingles in brown color to match existing. Also, the installation of gutters and one downspout, K-style gutters are acceptable. Also, the installation of Towing signs on posts—one is to be 18"x24" on the east side of the property near the driveway. An additional sign will be added to the middle of the fence in the back yard. Work also to include the installation of two "No Parking" signs at the corners of the property. One bath fan exhaust, on the back west elevation, and one dryer vent exhaust, on the side south elevation, is to be installed with screened cages. Work also to include the replacement of the front porch light with a light of similar design with non-motion sensor type light. Also, the replacement of missing shingles with GAF dimensional asphalt shingles in brown color to match existing where needed. Work also to include the installation of motion-activated security lights and cameras around the property using a PVC conduit mounting system painted to match the mounting surface.

Secretary of the Interior Standards:

- #6—Repair, don't replace. Replacements shall match original.
- #9—Contemporary designs shall be compatible and shall not destroy significant original material.
- #10—New work shall be removable.

Approval: Unanimous. Motion carries.

401 S Huron St.

**Application is for the roof replacement over the second floor entry and for painting.*

Applicant: Amy Grettum, owner—present

Discussion: Prebys: Asks the applicant to explain her project.

Grettum: States that she recently purchased 401 S Huron and their intent is to basically make it the way it was but better. States that the trim paint needs some scraping and repainting. States that their intent is to replicate what is there. States that she has no idea what the colors are other than blue, light blue, and white. States that she will take in a paint chip and have it matched. States that in regards to the porch roof over the second floor entrance, it is a flat roof that has been shingled and now it has holes and leaks onto the porch surface.

Prebys: Asks if it is only the flat roof she is replacing and not the roof over the stairs.

Grettum: Affirms. States that the roofing on the stairs appears to be in good condition. States that it is a pretty steep angle. States that because the porch roof itself was shingled it is useless.

Prebys: Asks her to describe the roofing material on the flat roof.

Grettum: States that she will replace the sheathing and use a glue-down roll down surface flat roof, probably in white. States that she has a general that is overseeing the roofing stuff. States that on top as a protective layer is the corrugated metal as a protective surface. States that she doesn't want water or snow sitting on the roof ever again. States that the final surface of the metal will be doing the lion share of water and snow shedding.

Davis: Asks if she will be painting the metal or using the galvanized finish.

Grettum: States that it is up to them. States that she would prefer the galvanized for reflectivity, but that if they needed brown or black she could do it. States that the surface is about 8' deep by 14' wide. States that it is not a big surface, that you can't see it from the road surface. States that there will be white trim, which is what is there now. States that it is kind of hit and miss. States that she hopes it won't leak.

Prebys: Asks how the under layer is applied.

Grettum: States that it is self-adhesive and it bonds to the sheathing surface. States that she does not want to use heat.

Rupert: Asks if it is like an ice barrier.

Grettum: Affirms. States that they are a peel-and-stick.

Pettit: Asks if there is a pitch to the roof at all.

Grettum: States that it is very slight, maybe a 2-12.

Schmiedeke: Asks if it goes around to the rear of the building.

Grettum: States that it is just the second floor landing. States that it doesn't tie into.

Schmiedeke: States that she is worried about water getting beneath the corrugated metal.

Grettum: States that she will tie it in with the shingles and that she will seal it. States that she is not interested in having water penetration as well.

Rupert: States that there is a foam strip they can get to fill in that gap as well.

Grettum: Affirms. States that she wanted to clear the foundation work. States that there are two, double brick walls and they need to be replaced. States that she has a foundation contractor that will be excavating and replacing. States that they are expecting concrete block. States that it can be parged.

Prebys: Asks if replaced like with like.

Grettum: States that he was not planning on re-bricking.

Prebys: Asks where the cement block starts and ends.

Grettum: States that length-wise from the front corner back to basically where one of the interior walls. States that it is about 16' from the front corner backward. States that from the front corner of the house inward on the south side where it hits the block structure for the staircase. States that that the side approach to the stairway is on that side. States that it mirrors the north side from the front corner back. States that it is almost completely below grade. States that right now it has a weird skirting stuff on it, like siding panels you would put on your garage. States that it looks like T1-11 siding. States that this covers the whole foundation work. States that she would be removing that. States that her thought was that if they would like to have the brick replicated above grade, she could block up and then from grade up have the brick look. States that it was parged anyway. States that after you peel off the cruddy layers it is hard to tell what was there.

Davis: Asks how much would be above grade.

Grettum: States that it would be about a foot or a foot and a half.

Prebys: States that there would still be some brick foundation at the rear half of the building.

Grettum: States that the rear part of the building has been redone in block. States that it is all cement block with the funky T1-11 stuff over top of it and painted blue. States that it is all blue. States that she would clean that up or put the T1-11 all the way around to make it uniform. States that it is a bit of a mystery.

Prebys: States that the T1-11 doesn't make much sense at ground level.

Rupert: States that it may be treated.

Grettum: States that some of the newer stuff isn't so bad, states that some of the older stuff is. States that the parts of it at the rear that come in contact with grade are degrading. States that the stuff on the sides is just covering the fact that the foundation needs help. States that the T1-11 is covering up the block in the back and the stuff on the sides are just covering the fact that the foundation needs help.

Prebys: Asks how they want to proceed.

Rupert: States that he would approve of the removal of the T1-11 and cement block on the foundations. States that they don't need the brick reveal at the top.

Grettum: Asks if he wants the blocks parged.

Rupert: Asks if the block in the rear of the building parged.

Grettum: States that it is not.

Rupert: States that he would not parge it then.

Motion: Davis (second: Pettit) moves to approve the work to include the removal of the existing roof above the second floor and replacement with a corrugated metal roof surface with an approximately 1" profile. The aluminum drip edge and gutters are to be white. Work also to include the scraping of any peeling paint and repainting with paint to match existing color scheme. Work also to include the replacement or repair of 16' of concrete on both the north and south sides of the property, as shown in the submitted site plan, as well as the replacement of the concrete approach to the second floor stairway.

Secretary of the Interior Standards:

#5—Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

HDC Policy Document, second draft

The HDC had a few minor changes to the policy document and asked that a third iteration be presented at the next meeting on September 13, 2016. The HDC was in favor of the addition of the newly proposed lighting policy that would encourage applicants to use light fixtures that are Dark Sky compliant.

Motion: Schmiedeke: (second: Davis) Moves approval of the newly proposed lighting policy in the District.

Property Monitoring

212 N Woodward: Staff informed the HDC that fence posts were being installed without a permit. The HDC asked the staff send a letter requesting an application from the property owner.

106 N Adams: Staff informed the HDC that the property was being painted without a permit. The HDC was unsure if the paint is a primer coat or if the white is the final color. The HDC asked that staff send a letter to the property owner requesting an application.

Intern Comments

The HDC thanked the current intern, Haley McAlpine, for her work for the HDC during her time as the intern. McAlpine thanked the HDC for their unwavering support of preservation in Ypsilanti. McAlpine noted that they should all be proud of the time they have dedicated as volunteers for the city.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 9, 2016

Motion: Rupert (second: Schmiedeke) moves to approve the minutes from August 9, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:44pm