

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF September 27, 2016**

**CALL TO ORDER AND ROLL CALL**

Anne Stevenson                      Chair    7:00 PM

Meeting Location:                      Ypsilanti Historical Center Archives, 220 N Huron St.

Commissioners Present:                Anne Stevenson, Alex Pettit, Jane Schmiedeke, Mike Davis Jr.,  
Erika Lindsay, Ron Rupert

Commissioners Absent:                 Hank Prebys

Staff Present:                            Cynthia Kochanek, Associate Planner  
Yasmin Ruiz, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Davis (second: Schmiedeke)

Approval:                    Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS** - none

**PUBLIC HEARING**—none

**OLD BUSINESS**

**410 N. Huron**

*\*Application is for lighting replacement, front door repair, landscaping*

Applicant: Noah Mass, Owner

Discussion:    Rupert: States application was tabled last week because the Commission had concerns about the lighting on the front porch and wanted to see if they could talk to the owner about it. The Commission not believe there were any issues with any of the other items on the application but that lighting was the one they wanted to speak with the owners about. States that they reviewed the submitted drawings of light fixtures but was wondering if one could be given that was less historic. States the light fixture looks like one from the past, which is not necessarily what they would want. States they do not want to replicate history. They would like clean lines, simple, which does not harken back to a particular style. Asks if the owner has anything else he may be interested in.

Mass: States he brought in two different alternatives to show. States again that they tried not to find something all chrome and super modern but not harkening back super far and wanted to propose either of these alternatives or to seek guidance from the commissioners.

Stevenson: States they are beautiful but wonders if they also have the same issue. States both of them represent a very specific historic time period. Asks the opinion of the other Commissioners.

Jane: Asks if they would be single fixture in the center of the door.

Mass: States that is correct. States he currently has the track lighting that runs length of the porch.

Davis: States perhaps they are looking for something in between the chrome and modern the owner suggested and the examples with too much detail which replicate history. Suggests something simpler, more modern with less detail.

Mass: Asks if there is something that he could reference on another property that he could reference in the archive. States they were struggling to find examples that fit a historic property and not a rental property.

Davis: States the applicant could reference past minutes since they approved lightening styles with a similar property last month. They approved a document with historic good lightening. It had a recommendation of using, for example, a shielded butler light. The example had many good examples of appropriate lights to use for a historic home. States this could be found on past minutes from two meetings past. Suggests the owner reference this.

Mass: States that anything they bring in could be more appropriate to the HDC that the current track lighting that is currently in place at the property.

Lindsay: States that something more streamlined would be more appropriate.

Stevenson: Example B is the most appropriate for the property for the curvature of the lantern. Wonders if something simpler could be found. The curves and bulbs harked to something that is not Gothic Revival. Possibly something simpler; a black lantern style. Commissioner Lindsay has found some examples to show him.

Mass: States something with less decoration would be more appropriate.

Stevenson: Agrees. Something possibly with historic photos. Suggests going to the archives to do some further research so the Commission could help them find examples to match. Asks if this helps him with his search.

Mass: Apologizes for not being at the last meeting. States he had a death in the family. States he will do more research. Asks if they are alright with the other two items on the application.

Stevenson: States they are alright but they will table the application until they can meet again to discuss further research.

Motion: Rupert (second: Lindsay) Moves to table the application for 410 N. Huron St.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

### **315 Washtenaw Ave.**

*\*Application is for residing, painting, lighting & window installation*

Applicant: Karl Staffield - Absent

Discussion: Stevenson: The application was tabled due to needing more information regarding the windows and the lightening fixtures.

Davis: States Hanson and Wallside needed pre-approval to even come and do an estimate since the windows he wanted her vinyl.

Motion: Schmiedeke (second:) Moves to table the application pending the receipt of further information regarding the windows.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

## **NEW BUSINESS**

### **113 Buffalo St.**

*\*Application is for front porch replacement.*

Applicant: Stewart Beal

Discussion: Stevenson: States they have read about the work but requests the owner to talk about the details about the porch replacement.

Beal: In 2009 they purchased the home and the porch remains. The columns, which they believe to be original, remain and support the roof structure which is plywood with rolled roofing. All of the decorative trim that sits below the roofline remains, about 60 percent of it remains on the porch. Plans are to take the roof off with the plywood and the rolled

roofing and then the roof is framed with 2x4 and they will beef that up with 2x6 or 2x8's and then they will leave the columns and trim where they are and put the roof back on with new framing, plywood and shingles to match the house. Fingerling will make the forty percent trim that is missing and install that. The floor remains but they will replace 100 percent of it but with the exact same material. So they will pull up the boards, take the boards to Fingerling and have them remake them bring them back and re-install them on the existing structure that supports the floor. The existing lattice will be removed and new lattice will match the historic pictures with the diamond patterns. The boards will look like lattice with diamond patterns. The new stairs will match the historic pictures. The porch is high enough to need railing to match codes. They will match the railing to match the other porch because the railings are very weird. The intention is to next spring to build another porch on the back of the house.

Schmiedeke: Asks if he has witness marks to show where those railings were.

Beal: States he does not. Asks if she meant the ones going around the porch.

Schmiedeke: States that yes, those were the ones she meant.

Beal: States yes, they should be there.

Schmiedeke: States he should be able to get a waiver.

Beal: States he would like the railings there. States that they would be the same height as the original. States he wants to put what's on the side porch on the front.

Rupert: Asks if the pitch of the roof would change.

Beal: States it would not.

Rupert: Asks what type of shingles he would use.

Beal: States they would match the main house and the garage. Tamko 3-tab shingles. States they found the identical matching shingles.

Rupert: Asks what the ceiling of the porch will be under the roof.

Beal: States he was thinking about bead board but it could also be painted plywood.

Rupert: Suggests bead board. States the milled lines would be more appropriate.

Schmiedeke: States that the porches are not identical. Asks the owner if he is planning on making them identical to each other.

Beal: States that only the railing will be identical. The depth and the height is off. States if you go to the side porch you can see the roof line and they are different. States they will have to look at that project independently.

Schmiedeke: Asks if the railing is different.

Beal: States he is proposing to use the railing that was on the side for the front and side porches.

Rupert: States the skirting must be framed. In the picture the skirting is framed. States he must replicate the picture.

Lindsay: Asks if he has a plan to deal with the edge of the plywood.

Beal: States he does not but will come up with a plan. He has brought in the paint swatches. The colors are from the National Trust for Historic Preservation Paint Set from Valspar from Lowes. All the wood will match the three color scheme on the house. States that the porch as the five elements and one of them gets a tiny bit of blue (La Fonda Mirage). The trim around the triangle get the green and the diamonds to be painted in taupe.

Rupert: Asks where the Robin's Egg blue will go.

Beal: States if you look at the triangle, which is the main feature on the front porch one of the tiny elements gets a little bit of the blue. The trim gets the green. Another part gets the taupe and the diamonds would be painted blue. The blue is not very prominent.

Pettit: Asks if the work will be on the front porch or both porches.

Beal: States the work will only be on the front porch as the other porches no longer exist. They will be using elements from the other two porches. Found the pictures in the basement of the archives. The side and back porches may cost \$75,000 and Fingerling can charge a lot of money. It is an art project not a financial project.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work on 113 Buffalo St. Work to include the rehabilitation of the front porch. Work to include the replacement of the porch decking with new milled material to match what is already there. The ceiling material to also be bead board material. Porch to be re-roofed using Tamko 3-tab shingles to match the shingles on the main house. Replacement of lattice to match historic photos included in the submission. Stairs and porch rails to match the original side porch photos as submitted. Porch to be painted in the existing color scheme of the house as it currently is. Main color to be Valspar

Sequoia Glade. Accent color is La Fonda Mirage. Second trim color to be Cincinnati Hotel Nichols Taupe.

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.

#### **404 N. Huron**

*\*Application is for repainting.*

Applicant: Rex Riche

Discussion: Stevenson: Asks if any of the commissions have any questions regarding the application.

Motion: Davis (second: Stevenson) motion to approve the painting of the home at 404 N. Huron to include the color scheme as submitted on the application submitted 9/16/16. The brickwork and chimneys are not included in this painting. The applicant is to use oil-based primer and clean with the gentlest means possible with no power washing.

Secretary of the Interior Standards:

#7—Clean building gently-no sandblasting.

#10-- New work shall be removable.

Approval: Unanimous. Motion carries.

#### **502 N. Adams**

*\*Application is for concrete replacement*

Applicant: Courtney Geil

Discussion: Stevenson: States there are multiple parts to the application. Asks the owner to walk them through the application.

Geil: States that the concrete is a serious state of deterioration in the front and back steps and the walkway and the trash can pad so they will replace that concrete with new concrete. States that the railings in the back porch are in severe deterioration and they are seeking advice and possible approval for any replacements.

Stevenson: Asks if she has any suggestions about what she may want the back porch railings to look like.

Geil: States they will have to be similar to what they have now because they have a side railing. States she would like something plain and simple,

wrought iron. Would like simple up and down without the curly Q's in the middle, which she believes were a later addition. So whatever they can find that are of an appropriate design and material. Everything will remain the same including the layout. The front porch steps will be replaced because they are crumbling.

Rupert: Asks if she means the front porch steps.

Geil: Confirms this. The back will be the entire pad but in the front it will be just the steps.

Stevenson: On the porch where the stairs are at the edge of the porch asks what will be done there.

Geil: States all of the concrete will be new and they will re-attach the existing awning supports back in the new concrete.

Rupert: States that a curing compound is not recommended. This season curing will not be a problem.

Pettit: States that if nothing else a non-pigmented curing compound should be recommended. A pigmented compound will make the concrete bright white and the look is what they are most concerned with. They do not want to tell people how to do their work.

Geil: Asks that it be included in the motion so that it can be passed on.

Stevenson: Asks about the porch.

Pettit: Asks if what is there is a block porch. Asks if there will be poured in sections.

Rupert: States that he notices that the sidewalk was in six foot sections and some were without a break. States they should break up the cement in sections because of the freezing and thawing.

Motion: Pettit (second: Davis) moves to approve the application for work on 502 N. Adams to include the replacement of the front walkway, front steps, back porch and back steps as well as walkways on the rear of the house and the trash pad areas as indicated on the submitted drawings. Replacements to match existing in terms of detail work regarding the stairs and height of the porch. If a curing compound is to be used it will be non-pigmented. Existing awning supports to be re-used.

Secretary of the Interior Standards:

#5— Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

**11 W. Michigan Ave.**

*\*Application is for sign replacement.*

Applicant: Jennifer Stepway

Discussion: Stevenson: States that the application is for a re-facing of a projecting sign with a new logo.

Stepway: States they are replacing the slats so that their name will now appear.

Schmiedeke: Asks if the old business on 11 W. Washington is gone .

Stepway: States that it is.

Stevenson: Asks if anyone has any questions about the application.

Schmiedeke: States that the sign has a white background and is internally lit.

Stevenson: States that they would need the sign colors to be reversed. So the background would be opaque so the light would transmit through the letters and not the background. This would work better so the visual would pop when they see the sign. This way people would be able to see it better.

Rupert: So in other words the logo and the lettering would be white and the background would be black.

Stevenson: Or any other opaque color they would choose.

Pettit: States they just want to avoid a giant glowing mass but their letters should be able to glow and their logo.

Stepway: Asks if their logo and letters could be outlined in black so during the day their logo could be more visible.

Schmiedeke: States that the sign has a white backlit sign with a black logo.

Stepway: States that as long as the logo is on the sign she is alright. Asks if the logo and letters could be outlined in black to make the white logo could be more visible during the day. States there is a big tree in the front and it would make it easier for people to find them on the street.

Stevenson: States they could have a little light outline. States if you look at signs that have the white lightening that she is proposing the negative on the black background makes the logo pop.

Pettit: States it would be the negative of what the owner has proposed.

Lindsay: States you would certainly see the "Big Brother's Big Sisters" Logo.

Stepway: States that what was previously there was a beige background and asks if they went with that would it be any better if they went with the exact same scheme.

Stevenson: States that the beige shouldn't be dark enough. States they should go with a darker color. States it does not have to be black but it needs to be opaque.

Stepway: Indicates there is also a window decal for the back window.

Stevenson: States that is fine.

Motion: Lindsay (second: Rupert) moves approval for the application at 11 W. Michigan Ave. to include the re-facing of the existing wall mounted projecting sign with new Lexan faces. One amendment to the application is to reverse the color to a darker and opaque background color and the figures to be in a lighter color. It does not have to be white. Also to include the application of new window graphics on the rear windows facing the parking lot per the application.

Standards:

#5 — Preserve distinctive features.

#10 -- New work shall be removable.

Approval: Unanimous. Motion carries.

### **207 W. Michigan Ave.**

*\*Application is for repainting.*

Applicant: Shawn Cool – Absent

Discussion: Pettit: States it is only black on gold on the lower portion of the building. States that it is only paint. They do not need any additional information.

Rupert: States it is only the lower portion.

Motion: Rupert (second: Pettit) Move to approve the painting at 207 W. Michigan Ave. as presented with Lincoln Cottage Black and Olympic Gold.

Secretary of the Interior Standards:

#5— Preserve distinctive features.

#10- New work shall be removable

### **218 N. River**

*\*Application is for siding and window replacement, painting and porch removal.*

Applicant: Michael Furbacher

Discussion: Stevenson: States this is definitely an application she would like to be walked through as it has many parts.

Furbacher: States one of the first issues is to address the vertical siding on the home. We know the dormer on the south side has the type of siding that they will be using. Probably will use cedar for the siding on the entire home. Has access to a sawmill and will use rough cut boards. Not sure as to the texture. May or may not have been on the rough side on the front. Knows that was original to the building. The sides have bevels which will be there also. On the north side and south side of the shed there is probably some little ball and diamond details. He would put those in also if the Commission thought those were also there originally.

Rupert: Almost like they were on the cottage. Almost like the home by the graveyard.

Furbacher: Agrees that it does emulate the home. Perhaps not the gable as much. There is some bevel on part of the gable which you do not see with the drip edge in place. Looking at that first picture, proportionately the mid-point is where he would put the ball and diamond details.

Stevenson: Looks like some of the balls and diamonds are up higher.

Furbacher: Number 2. He would like to put another set of pump-jack scaffolding on the dormer side. The objective is to multi-task during the winter months to make things fall into place in the spring time. Hoping to encapsulate the front façade and possibly part of the north corner of the shed which would be in the north west corner. This would allow him to pull the front windows because they are behind the initial part of the scaffold. By encapsulating them, it would allow him to work in the interior of the home. Will have his equipment in the home and he will be able to walk to the scaffold outside the home.

Stevenson: States she has no issue with the framing and would like to talk about the windows.

Furbacher: States they have good bones and need a lot of attention. The lower sill is hurt but he should be able to curve something in there. He should not have to touch any of the sashes. He will pull the windows out to strip the paint and repair. The home has never been molested and deserves special attention. He's there every day and has worked very hard to keep everything preserved during the work. The hope to unveil the front of the home next year.

Stevenson: Asks if the plans are to remove the windows are to repair and then to replace them with like materials.

Furbacher: States that is correct and will fill with an epoxy filler. Wants to paint and scrape and to get the home painted. States the front brows are not original and something else used to be there. All of the details he can come back to. This will be a project in multiple phases.

Schmiedeke: Asks if the roof is in good enough condition to not address at the moment.

Furbacher: States that is correct. The roof does have issue. He will tie 2x6 in parallels at the top to have some anchoring points. He will be able to anchor thick-milled aluminum and plastic to protect the home during the winter months.

Schmiedeke: Asks about the window where something had been removed.

Furbacher: States that a window had been removed. For the moment he will fill it in and either build or buy a new window to replace. States it will be a very time intensive project. Has brought in some tentative paint colors for the Commissioner to review. States he can come back in the spring for painting. Asks how long the permit will last. The big objective is to get everything cleaned and prepped for the winter.

Stevenson: Stated the rotted siding on the north side addition will be replaced with like material.

Furbacher: States he will use either pine or cedar siding.

Stevenson: States she has questions about the "questionable" on number 4.

Furbacher: States the picture there shows witness marks of the porch being a shed. A small hip was put in place to possible facilitate a gutter. The siding on that side will need to be replaced from the corner of the structure to the hip.

Stevenson: Asks if it will be replaced with the same material as the rest of the house. Asks about the removal of the rear back porch.

Furbacher: States that is correct.

Stevenson: Asks about the removal of the rear back porch.

Furbacher: States that the back porch is very unsafe. Wants to address some of the skirting there. States there was once a bigger porch on the back of the house. Doesn't know if anything was built besides the obnoxious back structure. They had a new foundation wall installed there. For number six, the removal of the eyebrows and the corbels. He wants to encapsulate the

windows which had decoration there but he is unsure of what it was. Everything here will have to be replaced. There are witness marks of details here. Again I've used a beam and shimmed at this area and nothing will be hammered or drilled. Everything will be done from proper points.

Stevenson: States has no questions. States they are very pleased for the work on the house.

Furbacher: Is excited. When the siding was removed they discovered many other details about the house.

Stevenson: Asks the Commission is they have any other questions.

Motion: Rupert (second: Pettit) motion to approve the permit for 218 N River. Work to include the front upper story gable siding. The replacement vertical siding is to be a pine or redwood with the details to be replicated in the siding as on the south dormer. The windows in the front will be removed, rebuilt and repaired and then replaced into their openings. Repair any rotted or damaged sills. The rotten siding on the north side addition will require removal and replacement and a pine, redwood or cedar replacement lap siding will be used. Work to also include the removal of the rear porch. The eyebrows and corbels to be replaced and restored and replace them and duplicate the ones that are missing above the appropriate windows. Work also includes the building of a temporary frame to include a front scaffolding to allow the work to continue during the inclement months.

Secretary of the Interior Standards:

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

#5- Preserve distinctive features

#6- Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

## **STUDY ITEMS**

### **600 N. River**

Applicant: Amy Grittem

Discussion: Grittem: Had a plan approved by the HDC some months back for the main entry stair. The study item she is presenting is a staircase that encompasses the full breadth of the gap in between the flanks of the torrent. The new design narrows part of that down. The plans explain going from the full gap from the turrets. Where the first set of steps end is the face before the next set of steps begin. On the bottom edge of the face the architect had place marked a stone veneer to go on the drop down face next to the stairs. The

original design was fieldstone to mimic the rest of the building. They are now hoping to forego any stone veneer and have just plain concrete. They would put growing material in front to soften the look. It will save them about thirteen grand to forego the stone veneer. Where the first step of stairs end there is supposed to be a limestone cap and the wall. They would like to make this area plain.

Schmiedeke: Asks if this is the only change to the original plans they approved besides the two panels they are discussing.

Grittem: States this is correct. States the internal structure has changed a bit but not the look at all. States that her architect said this might be an approvable plan. They would like it to be plan and plant foliage to make it consistent with the rest of the landscape.

Stevenson: States she would have no problem with the approved plans.

Rupert: States that it could be an amendment to a previous application.

Grittem: Asks if the work could begin to rip out the material.

Stevenson: States that there should be no issue.

Grittem: States it is radiantly heated so it should last a long time. They hope to have the work complete by the Historic Home Tour.

## **405 Maple**

Applicant: Gary Turner

States that their client's porch roof is completely rotted. They removed the wrap around the beam. States the home is aluminum siding with aluminum wrap on the fascia and the soffit. Presently there are no gutters on the home and water is running directly on the new steps they just built. They wish to install a half-round gutter system just around the porch to resolve that problem. They wish to apply a bed molding to a new soffit and fascia using fiber cement for the soffit material and painted borrough for the fascia to mount the gutters. The box beam and venting is existing and would remain. The existing ceiling is to remain. The new amendment would be to rehabilitate the soffit and fascia as well as putting a new roof on the porch.

Rupert: Asks about the composition of the half-round gutters.

Turner: States they are six inch half rounds are would be painted white like the entire house.

Rupert: States that he is pleased they chose the half-round and not the key style.

Schmiedeke: Asks where they would but the downspout.

Turner: States it would be on the east elevation.

Stevenson: States they could amended an existing application.

### **306 N. River**

Applicant: Eric Mullen

Discussion: Mullen: Wanted to put a sign off of the back corner of the building where their unit is located. Would like a sign off the corner of the building to be visible from N. River.

Davis: Asked if it would only be visible from the back corner on river.

Mullen: States that the sign would be relatively small and would be within all of the building codes.

Stevenson: States that the signs are great and should not be an issue.

Pettit: Asks if it will be backlit.

Mullen: States that it will not be lit.

Lindsay: States that they will want to know how the sign will be attached to the building.

Mullen: Asks about on the other building they had a big 10x4 sign.

Davis: Asks if it was on top of the smaller building.

Mullen: States it was on the larger brick building. The sign still has all the supports and electrical. The owners of the building said that if they get approval they could do anything they want with it.

Lindsay: States the sign would not be visible from the street.

Stevenson: Suggests more research as roof signs are no longer allowed by the city. Since it is an existing structure you may be able to get an amendment. States he should check with the building department to see about his sign allotment.

### **14 S. Washington**

Applicant: Radford Greaves

Greaves: The problem is you cannot counter flash the windows with anything but aluminum. The owners to not have the money to put new windows back in the holes.

Rupert: Asks if the work would be visible from the front from the ground.

Owner: States that it would be, from the alley side.

Lindsay: States that it is not destroying the brick but simply covering it.

Owner: Explains it's a common issue. The aluminum would replace less practical means but is not historical.

Schmiedeke: Asks if the material could be removed.

Owner: States that yes, it would be.

Lindsay: States that she is alright with it because it would help to preserve the integrity of the building. Asks what color he would paint.

Owner: States it could be any color.

Stevenson: States to put an amendment to an application and they will approve at the next meeting.

## **ADMINISTRATIVE APPROVALS**

### **14 S. Washington**

Motion: Rupert (second: Lindsay) moves to approve the administrative approval for the reroof at 14 S. Washington.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **Vinyl Resolution**

The HDC discussed the proposed vinyl resolution.

Stevenson: States the "on historic structures" is redundant and should not be in the resolution. This could open up arguments that "my structure is not historic" and yours should not be. States it should be held on until the next meeting.

Davis: Would like a consensus for this reading. Likes the language and does not want the staff to put in any additional work.

Stevenson: Hank wanted to make sure there was a difference between policy and a resolution.

Lindsay: Asks if this is a public facing document.

Cindy: States generally they are not put out publically but the information is in the minutes.

Stevenson: States to hold until the next meeting so Commissioner Prebys to return next week.

Pettit: States he likes the language of the document now.

Stevenson: States Commissioner Prebys wanted the difference between a policy and a resolution. States he also was concerned where she had mentioned "except in extreme circumstances.

### **32 N. Huron**

Stevenson: States the sign that was approved was an animated sign which is generally not allowed by the building department. It was missed as the print was very small on the application.

Cindy: States the building department is working with the applicants and the sign should be alright as long as the animation is either less than a second between colors or moves slowly.

### **Property Monitoring**

#### **300 N. Huron**

Cindy: The owner wants to put a storage container as an outbuilding. He would like to replace the shed with a shipping container. His argument is it is completely modern and not mocking any history. Probably will encounter issues with zoning and building. They are looking for some feedback. Will be a permanent structure on the property.

Lindsay: States they would like to see what the exact plans are. It depends on the design and what he is doing.

Davis: Shipping containers are now much cheaper and they are basically being given away. It would be immensely cheaper than building a shed.

Stevenson: States they will review the plan when they receive them.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of September 13, 2016.**

Motion: Pettit (second: Schmiedeke) moves to approve the minutes from September 13, 2016.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

Motion: Stevenson (second: Lindsay) moves to adjourn.

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED AT 9:02pm**