

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF October 11, 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, Mike Davis Jr., Ron Rupert, Hank Prebys

Commissioners Absent: Jane Schmiedeke, Erika Lindsay

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

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys)

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: Mass: States he has done more research based on previous feedback. Has brought five different proposals that are simpler that follow with what they agreed with last time and align with what they would like to do with the house. Hoping that one or two of them would meet their requirements.

Prebys: Asks for a review of the items from last week.

Stevenson: States they had some discussion about the light fixtures. States that the examples originally brought in were too specific to particular time periods. The Commission asked for something simpler with less

ornamentation but still harkened to the singular light on the top of the porch.

Mass: The feedback from last week was option B but simpler. He took that back and picked items with less ornamentation and detail. This will replace the track lighting and be just one light centered on the front door.

Stevenson: States that D certainly has less detail. Asks the Commission for their opinions.

Davis: States that all but C are acceptable. They are reminiscent of each other.

Stevenson: States that only C is inappropriate. States that the owner may pick from any of the other four.

Motion: Davis: (second: Prebys) Moves to approve the work at 410 N. Huron to include the replacement of the track lighting with a new light fixture. The new light fixture should be from the sheet the applicant dropped off. Either options A, B, D, or E with the exception of C. Repair and re-staining of existing front door with either Yankee Barn or Redwood color. Also to include replacing the existing Yews in the front lawn with Green Mountain Boxwood Headrow.

Secretary of the Interior's Standards:

#3 – Do not imitate earlier styles.

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

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.

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

Applicant: Karl Staffield - Absent

Discussion:

Rupert: States he spoke to him regarding where to get windows to fit the HDC policies. He gave him some commercial window companies and information about sash packs. He did not specify any particular company. Suggested strictly commercial companies.

Davis: Inquires how long an application can be tabled for.

Stevenson: States the applicant has 60 days.

Ruiz: States the applicant has until the next meeting until the application is denied.

Kochanek: States the applicant has been receiving letters every time the application has been tabled.

Motion: Pettit (Second: Prebys:) Moves to table the application at 315 Washtenaw pending the receipt of further information regarding the windows and light fixture information.

Secretary of the Interior's Standards:

N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

405 Maple

**Application is for adding gutters, rehab of fascia & soffit*

Applicant: Gary Turner

Discussion: Stevenson: Came in as a study item and is an amendment to a previous application for a porch replacement. Asks what the other change was besides the half-round gutters.

Turner: States the half-round gutter with the fluted downspout. Re-conditioned the beam at the top with the original box beam and re-furbished the soffit and fascia.

Prebys: Asks if the lattice is framed below the porch.

Turner: States that it is. States the porch also needs to be re-roofed. Wanted to know if they had the option to use a metal roof, first for the porch, and ultimately for the entire house.

Rupert: Asks what type of metal the owners were considering.

Turner: States the owners really would like corrugated, galvanized metal.

Rupert: States that a tin or copper roof may be possible. The corrugated metal roof would be too inappropriate.

Turner: States the owner had seen a home that is brightly colored and has a corrugated metal roof in the district. Asks if they would be open to a standing seam solution. Asks if there is a certain direction with the colors they would like.

Pettit: States they would be open to a standing seam solution. Also states they avoid bright white for the possible color.

Stevenson: States really anything very bright would not be appropriate.

Turner: Asks that as long as it's not a bright neon color would they find it acceptable? Asks if he needs to come back and get approval with the color scheme.

Rupert: States they would not approve any bright neon colors. The color would have to be something subtle like brown, black or dark green.

Turner: Asks if the owner could just do the porch right now as he does not believe they have the money to do the entire house at the moment.

Rupert: States they could start with just the porch roof.

Turner: Asks if he would have to come back with the colors and if he would have to come back with a separate application for that work.

Stevenson: States that he would. Asks him to bring in color samples and a spec sheet of the proposed work.

Motion: Pettit (second: Davis): moves to amend the application for 405 Maple to include the addition of half-round gutters, fascia and soffit. All work to be painted white.

Secretary of the Interior Standards:

#5 — Preserve distinctive features.

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

314 E. Cross

**Application is for repainting.*

Applicant: Mike Overdier

Discussion: Stevenson: Verifies that no power washing will be used and that everything will be hand washed.

Overdier: States it is aluminum siding. States they will use a sponge and a mild detergent to clean the home before painting. States that the blue will be for the body of the house but the trim will be white.

Motion: Prebys (second: Davis) motion to approve the painting of the home at 314 E. Cross. Body to be blue per the sample that was given which is

Valspar 4008 3C Silver Fox with white trim. No power-washing to be used only hand washing with appropriate cleaning materials.

Secretary of the Interior Standards:

- #5 – Preserve distinctive features.
- #7—Clean building gently-no sandblasting.
- #10 -New work shall be removable.

Approval: Unanimous. Motion carries.

315 E. Cross

**Application is for glass block replacement basement windows.*

Applicant: Valerie Kempen - absent.

Prebys: States that the home does not appear to be a 1943 home. It appears to be an 1860's home with an attached garage and breezeway that was re-decked and a front porch added.

Stevenson: Agrees that the home does not appear to be a 1943.

Rupert: States that the added exterior chimney on the side makes it appear to be not from 1943.

Pettit: States he has seen things with glass blocks in the HDC but they require the blocks to be set back like the historic windows. We allow people to black out windows.

Stevenson: States she has no issue with glass blocks. States that these are so small that they should not even be visible. States they have been allowed in the past as long as they are not on the front façade.

Rupert: States that in the past they were not allowed on the corner of High and Park street because they were on the street side.

Stevenson: Asks if the home was on the corner.

Pettit: States it is not.

Stevenson: States they should say this is acceptable on the side elevations but on the front elevations other options will be needed.

Prebys: States that if a neighbor wants to do it and they have a 19th century house what will they tell them? Asks if that will destroy the integrity of a historic house.

Stevenson: States the home is early 20th century. They could state it is not for 19th century homes. Asks the Commission if they want to go any further with this issue.

Rupert: Asks if there are any windows in the front. States if they start mixing styles it could open the door for other people. States he votes no.

Prebys: States he also votes no.

Pettit: States that simply what they are proposing he says no. States there are other ways to downplay the style.

Motion: Prebys (second : Pettit) Moves to deny the application for 315 E. Cross for replacement of basement windows with glass block due to the inappropriate quality for the building.

Stevenson: Opposes.

Secretary of the Interior Standards:

#5— Preserve distinctive features.

#10- New work shall be removable.

Approval: 4 Yay. 1 Nay. Motion carries.

STUDY ITEMS

64 N. Huron

Applicant – Anita Phillips

Phillips: States she is representing NTH consultants who is the engineer who is representing the building owner which is DTE. States the current second floor windows, which are wood-framed, are deteriorating and they would like to replace them. The first floor store-front windows were recently replaced with a copper-colored aluminum windows. They were wondering if they would be able to replace the second story windows to match the first-floor windows.

Rupert: States it would be totally inappropriate to replace the wood windows with aluminum windows.

Stevenson: States they could be aluminum-clad windows but they want to maintain wood windows.

Phillips: Asks if they can't replace them to match the bottom floor.

Prebys: States that the first floor windows were metal windows intended to be show windows and the second floor windows were intended to be wood. Asks if DTE was intending to replace the sash or to replace the entire window.

Phillips: States it depends on the condition of the window frame.

Stevenson: States that if they were salvageable it would be better to repair them than replace them.

Phillips: Asks if they wanted the windows to match they could paint them to match the top windows copper.

Stevenson: States they could be painted any color.

Phillips: Asks if they could replace the single-pane windows with double-pane.

Rupert: States most assuredly.

Ron: States they would necessarily not need screens but to check with the building department.

Phillips: Asks if they would need screens if the top floor is not used as a residence but as a dance studio.

Rupert: Suggests a sash pack unit in order to preserve a lot of the original building.

Davis: States their major concern is to preserve as much of the original building as possible.

Rupert: States there is a unique detail on the sill that will not be included in the sash pack. They will have to add that detail in later with another material. Preferably a composite material.

Prebys: Asks them to consider any range of colors for the windows. They do not necessarily have to match the windows on the bottom.

46 N. Huron

Applicant – Jeff Greaves and Alex Monroe

Prebys: Asks what they are thinking about.

Greaves: States they are putting beams in and reconfiguring the post and beam on the interior. They will also deck the room.

Prebys: States they are essentially replacing the roof.

Greaves: States it would essentially be the same without the massive hole. They would like to deck the roof and put in the different materials. It's a battleship grey roof and it will be the same.

Stevenson: Seems fine and should be an administrative approval.

Rupert: States that they do not allow any torching on the roof at all.

108 N. Adams

Applicant: Devin 'O Rourke

'O Rourke: They are currently using the home as a community center. Above the porch is an awkward flat porch that used to be a balcony. They would like to build a greenhouse there. He was also wondering about the policies of solar panels. They would also like to put an ornamental barrier on the bus station side of the property.

Prebys: States they should bring in a sketch showing the fence before he submits an application.

Stevenson: States that the solar panels would not be allowed on the primary side of the house. They would not want them to be visible.

'O Rourke: Asks again about any possible signage.

Stevenson: States for him to bring in some more fleshed out information to the next meeting.

Hank: States they would like to see the work before massive amounts of time and money have been invested.

Davis: States they would like more information regarding the greenhouse. It would have to be removable.

100 Marketplace:

Prebys: The signs on the freight house are in very bad condition. Would like to replace the sign with aluminum. They would like something very simple composite fiber board which will not deteriorate to fit the original posts. There would be five signs in different locations.

Davis: States he has no problem with the signs but they might be pushing the sign ordinances due to the amount of square footage.

Stevenson: Asks what the size would be.

Prebys: Three feet by four feet. They are using the Michigan Central Railroad colors.

Kochanek: States that they may be pushing the sign ordinance.

ADMINISTRATIVE APPROVALS – None.

OTHER BUSINESS

Property Monitoring

108 N. Adams –

Ruiz: States that the property owner is repainting their home with the original colors and did not require an application. States she spoke with Bonnie about the decision.

Prebys: Asks if he indicated how the accent colors were to be used.

Ruiz: States it is indicated on the application he turned in. The base will be green with gold doors with gold and purple trim. States that the house was painted white but it appears that now that it was a primer coat.

Mexican Restaurant on Washtenaw Street.

Rupert - Two signboards were put up and the owner took down the Art Deco Canopy.

Stevenson: They came to us with application to change the dimension of the canopy. The canopy would have the eight inches plus whatever the addition of the molding would be, making it about twelve inches. They had approval of the work being done.

Ypsi Brewery

Rupert - The malt corral that is behind is still not painted. The wooden pressure-treated fence is still not painted.

526 N. Huron St.

Rupert - Rex was in about putting in steps and handrails. It is not painted yet. It is still raw wood.

520-522 N. Huron St.

Rupert - A fence has been put in between the two homes. One is owned by Linda French and the other is a rental.

HDC Vinyl Resolution –

Stevenson: Mentions the changes that were put into the resolution last week. States they did not want to make any decisions when Commissioner Prebys was not present. States that the "except under extreme circumstances was added at the last meeting."

Prebys: States he is fine with that.

Stevenson: States the other issue was the "will not issue a certificate of appropriateness."

Prebys: States he does not have a good idea of what that means.

Stevenson: States it differentiates the Commission. It is not a public facing document.

Kochanek: States it will go in their fact sheet.

Stevenson: States that it helps them by issuing them they do follow the Secretary of the Interior Standards. States that there have been instances where they have given property owner's permission to proceed without it necessarily being appropriate. States that differentiating the language could be beneficial.

Pettit: States that some of the language could change extreme from extraordinary.

Prebys: States that it gets the point across.

Motion: Prebys (Rupert): Moves approval of this resolution for the vinyl resolution.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 27, 2016.

Motion: Hank (second: Pettit) moves to approve the minutes as amended from September 27, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:25 pm