

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF October 25, 2016

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

Meeting Location: Ypsilanti City Council Chambers, 1 S Huron St.

Commissioners Present: Jane Schmiedeke, Ron Rupert, Hank Prebys, Erika Lindsay

Commissioners Absent: Anne Stevenson, Alex Pettit, Mike Davis Jr.

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

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Rupert)

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

315 Washtenaw

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

Applicant: Karl Staffeld, Owner

Discussion:

Prebys: Asks the staff members what the limit is on tabling this application before it must be denied.

Ruiz: States that tonight is the last time it can be tabled. The application was originally submitted for the September 13, 2016 meeting.

Motion: Lindsay: (second: Rupert) Moves to deny the application for work at 315 Washtenaw citing the 60 day time limit on tabling an application for insufficient information.

Secretary of the Interior's Standards:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

303 N. Huron

**Application is for brick installation and engraving.*

Applicant: John Harrington, President of the Towner House Foundation

Discussion:

Harrington: States they sold brick to raise money for the Towner House and are seeking approval to engrave the bricks and to lay them out on each side of the walkway leading up to the house. States they are using the same company as the Ypsilanti Historical Society Museum with the same engraving. The letters are about $\frac{3}{4}$ of an inch high and have a black background.
Gives pictures of engraved bricks *Also has an example of the bricks they will use.*

Prebys: Asks if the $\frac{3}{4}$ of an inch is the thickness of the bricks.

Harrington: States it is the height of the letters.

Motion: Schmiedeke (second: Lindsay): moves approval of the application as submitted.

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

Approval: Unanimous. Motion carries.

100 Marketplace

**Application is for sign replacement*

Applicant: Ron Rupert

Discussion:

Rupert: States the signs will be replacing the old signs currently standing. They will be replacing...the ones on the west side. They will be replacing the ones on the door and the window. States he went ahead and hung them the other day.

Prebys: Asks the other Commissioners if they have any questions. States that they cannot vote tonight due to a lack of quorum.

Motion: Lindsay (Schmiedeke): Application tabled for 100 Marketplace for lack of quorum due to lack of HDC members.

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.

216 N. Washington

**Application is for outbuilding demolition.*

Applicant: Jon Hommes

Discussion:

Hommes: States the plan is to demo the carriage house behind the house at 216 N. Washington St. It backs up to the alley which enters from the North off of Emmet St. The structure is adjacent to another historic shed by about eleven inches. One of the problems is the carriage house has buried the side wall and is rotting the foundation making it difficult to restore. States he has had structural engineers and historic preservationist view the structure and they state the only way to save a structure like that is to wipe the slate clean and start over because everything needs to be replaced. States his plan at this time, since he has a citation from the building department that it is unsafe, is to submit this application for demo. He currently has no plans to build a new structure on that area. He would be planting some cedar trees or bushes at the back of the lot to conceal the dumpsters in the alley.

Prebys: Asks if the Commissioners have any questions at this point. States if they were to approve the demo they would have to wait fifteen days, publish a notice of public hearing about this demolition, and send the notice to the applicant and have a special meeting. They would then hear and see all of the material the applicant had produced and see if anyone would have any objections to the demolition.

States there is another alternative. The commissioners may approve an application for demolition at this meeting by an unanimous vote of the members present. That vote would mean that the structure has minimal historic significance and would have minimal impact on the Historic District as a whole. The commission needs to determine if a public hearing is needed or if they would have an unanimous vote stating that the building is of minimal architectural and historical significance. Asks how the members wish to proceed.

Rupert: States he would go for a public hearing.

Schmiedeke: States she would also agree.

Rupert: States they have observations from the city and from historic preservationist specialists. If the application thinks that information will be adequate they will not take action today but will have a public notice for the meeting discussing the demolition of the building. States it is fair to say the building has / had uniqueness and they would be cavalier to state it does not have historic or architectural value and would need to have a full discussion in a public hearing.

Lindsay: States that another issue is the structure has been listed as historically contributing, which is one reason why they must go through this process.

Hombres: Asks how and when the public hearing is scheduled.

Prebys: States it must be at least fifteen days and does not know the date of the next meeting.

Kochanek: States it is between five and fifteen days that you must have notice. Because of the national elections we must move our meeting and later today we will decide when that meeting will be. There will be plenty of time to schedule the notice at the next meeting.

Prebys: States the applicant will get official notice.

Hombres: Asks if the public hearing will be during the next HDC meeting.

Prebys: States it will be a special section of the meeting. It will be call to order and closed before the actual HDC meeting starts.

Hombres: Asks if there is anything he has to do schedule the meeting or get any additional information.

Schmiedeke: States he does not unless he wants to gather any more information.

Motion: Schmiedeke (second: Rupert) Moves to table the application pending a public hearing.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

64 N. Huron

**Application is for window replacement.*

Applicant – Anita Phillips

Discussion:

Phillips: States they intend to replace or refinish the existing wood-frame second level windows. They are proposing to replace them with either a wood or aluminum-clad system. They would also like to paint them to match the windows below.

Prebys: Asks if the windows below are copper toned.

Phillips: States that they are.

Prebys: Asks why the applicant intends to match the metal and wood windows.

Phillips: States they believe it would look better if they painted them the same color rather than paint them a different color.

Schmiedeke: Asks if they were clad couldn't they be the same color as the ones below.

Rupert: States that cladding does not come in the orange-copper color.

Rupert: Asks if they are taking out the entire window system or just the window sashes as discussed at the last meeting.

Phillips: States they are taking out the entire window system.

Rupert: States that the sash is very unique and that anything built today will not have match and they will be losing a lot of the historical and architectural value of the windows. He would strongly oppose that. He suggests they use a window replacement sash pack. There are four pieces of molding on the window where on regular ones you will only get one. The whole structure is unique and you would not be able to duplicate them. States they can be salvaged. They appear to be sound and there is longevity in the windows. The sashes of the windows can be replaced with a metal clad.

Schmiedeke: States she agrees.

Rupert: States that the sills do not have to be replaced. They can be salvaged. States one of their challenges is to repair and not to replace. The applicant should preserve the original looks and materials.

Phillips: Asks about the sash.

Rupert: States the detail on the molding needs to be maintained as it is very unique.

Schmiedeke: States that the combination of restoration and replacement is not a good idea. Recommends that if they are replacing the windows it should only be replacement and not restoration.

Phillips: States that she meant what commissioner Rupert had mentioned at the past meeting.

Lindsay: Asks that they intend to be uniform and that they will do with one what they do to all the others.

Phillips: States that is correct.

Prebys: States he has concern about the copper colored paint on the windows. States it will look weird.

Rupert: Agrees. Mentions another structure where the windows were not painted the same color and it gave the building some prominence and character. States that a dark burgundy or port color would be appropriate.

Prebys: States that these windows could all be the same.

Phillips: Asks about any colors that the Commission would suggest.

Prebys: States any color but the copper color.

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

Schmiedeke: Asks about the boarder brick repair. Asks about the mortar and the formula.

Phillips: States she does not anticipate any brick replacement since they are still in good repair. If they must do repair they will color match with the existing.

Motion: Rupert (second: Schmiedeke) Moves to approve the work at 64 N. Huron St. to include refurbishing the second floor windows by restoring the wood frames and replacing the window sash units with a sash pack to be aluminum clad or wood to be any color but copper and painting the existing wood frames with the same color to match. Repairing the existing wood frames once they are restored to match. Sash packs should be double-paned and insulated. Any brick repair should match the mortar. Work to also include the painting of the garage door frame. Also to include maintaining the sills and the windows stops at the top of the sash. Maintain the window stops at the bottom of the exterior sash and the sills.

Secretary of the Interior Standards:

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

#5- Preserve distinctive features.

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

#10-New work shall be removable.

405 Maple

** Application is for porch roof replacement & painting.*

Applicant – Gary Turner

Discussion:

Turner: States they are seeking approval to put a metal material on the front of the porch and eventually the back of the porch, possibly the entire house. Proposed to use a standing-seam system, which is a 16-inch raised seam. They would have to verify if it would be the light grey system.

Schmiedeke: Asks if any other metal roof would work with the porch.

Turner: States that a raised seam roof was the best possibility.

Schmiedeke: Asks if a standing seam roof would be appropriate for the entire house.

Prebys: States he does not know but would also consider it. Asks the Commission if they would like to discuss the rest of the house.

Lindsay: States that they would like to know before if the roof of the porch is intended for the rest of the house.

Prebys: States that he would not have a problem with it.

Turner: States that the roof has a "shadow line." States that it can be ordered either way, with or without the "shadow line and asks the Commission for their opinion.

Prebys: States they suggest keeping it as simply as possible.

Schmiedeke: Agrees they should order it without it.

Motion: Lindsay (second: Prebys) Moves approval for the application at 405 maple for the standing Fabrale core 16 in. seam roof in the gray as discussed in the smooth panel repairing the siding as needed. Work to also include the painting of the house in SW 7007.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#7- Clean building gently – no sandblasting.

#10- New work shall be removable.

212 N. Hamilton

Rupert: Asks if anything is being done to the roof that requires the application to be presented in front of the Commission.

Ruiz: States that the application provided too little information to warrant an administrative approval. States she wanted the opinion of the Commission before proceeding.

Motion: Lindsay (second: Rupert) Moves to table the application pending further information regarding the two porches.

Administrative Approvals

517 N. Adams

*Application is for re-roof.

Motion Schmiedeke (second: Prebys): Motions to approve the administrative approval at 517 N. Adams.

OTHER BUSINESS

Re-scheduling November 8th Meeting:

Discussion:

Prebys: When there is an election we generally eliminate the meeting.

Rupert: States they could have a meeting on the ninth.

Prebys: States in favor of cancelling the meeting.

Prebys: The November 8th meeting will be cancelled due to the national elections.

Property Monitoring

Ruiz: States that she visited 520-522 N. Huron St. and 526 N. Huron St. which were mentioned in the previous. States that the fence between the two properties is still there and the steps and handrails at 526 N. Huron St. are still not painted.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 11, 2016.

Motion: Rupert (second: Lindsay) Moves to approve the minutes of the October 11, 2016 meeting as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Davis (second: Pettit)

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:04 p.m.