

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 24, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:01 PM

Meeting Location: Council Chambers, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, Preservation Planner
 Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

214 N River
**Application is for painting*

Applicant: Andrea Shah, owner—Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Shah: Stated that the application is for painting the exterior of the house and garage with selected historic colors from the Sherwin-Williams Resilience collection.

Davis: Asked about the main body color.

Shah: Stated that it is sage [*referencing materials*].

Prebys: Reminded applicant to not do any power washing.

Shah: Confirmed.

Prebys: Asked if there would be any priming.

Shah: Stated that it would be up to her painter but there would possibly be no need for priming, as the colors are darker than the current house color.

Rupert: Asked if there were any areas of bare wood.

Shah: Confirmed no.

Rupert: Stated that primer should not be needed.

Motion: Rupert (second: Stevenson) moved to approve the application at 214 N River to include the painting of the house and garage in Sherwin Williams 2811-Rookwood Blue Green for the main color-siding, Sherwin Williams 2802-Rookwood Red for the trim and posts, Sherwin Williams 2817-Rookwood Amber for the third floor scalloped shaped siding and Sherwin Williams 2808-Rookwood Dark Brown for the deck and porch. It is suggested that the deck and porch be done in enamel paint and the rest of the surfaces in a satin or non-flat finish in order to shed water. No power-washing; gentle cleaning only.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

322 Maple

**Application is for reroofing and gutter installation*

Applicant: Sandra Marshall and Tom Robar, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Robar: Stated that the application is for installing a new roof, drip edge and gutters. Stated that Neighborhood Roofing is the contractor and that the selected color for the roof is Pacific Wave.

Marshall: Stated that the selected color for the gutters is gray.

Davis: Stated Tuxedo Gray [*referencing materials*].

Marshall: Stated that this particular type of roofing most approximated a look of slate without having the appearance of a jagged roofline.

Prebys: Asked what sort of eavestroughs and downspouts the home currently has.

Robar: Stated that most of it is falling down.

Marshall: Stated the 1980s-1990s era.

Prebys: Asked the Commission for their thoughts.

Rupert: Stated if it has round gutters, applicant would be required to have round gutters; that if they are K-style gutters, then applicant should stick with the K-style.

Motion: Prebys (second: Rupert) moved to approve the work at 322 Maple to include reroofing and gutter and downspout installation. Owens Corning Duration Shingles in Pacific Wave and EPDM roofing in black will be used for the reroofing. Drip edge and flashing will be installed in Tuxedo Grey. Ridge vents will be used for venting except on the lower eastern roof where two box vents will be installed. A Velux Fresh Air curb mount skylight will replace an existing skylight on the property. Work to also include the installation of 5k seamless aluminum gutters and downspouts in Tuxedo Grey. A condition of approval is that any box vents to be used, shall not be visible from the street and no torch is to be used on the roof installation.

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.

STUDY ITEM

322 Maple

Applicant: Sandra Marshall and Tom Robar

Discussion: Marshall: Asked the Commission for feedback regarding owners' future intention to replace the current rose pink color of the house exterior with a coral-tone color.

[*The Commission and owners had a general discussion regarding possible paint colors for the house exterior*]

Prebys: Stated that the owners can return and talk with the Commission as a study item once they have selected intended paint colors.

Davis: Stated that the Commission meets every two weeks and that the owners can come in as a study item at any time at no charge.

Riverside Park

Applicant: City of Ypsilanti

Discussion: Kochanek: Stated that the City is planning to install an accessible playscape northwest of the pavilion, in Riverside Park. Stated that these are currently just concepts [*referencing overhead*]. Stated that materials used will be metal, plastic and vinyl.

[*The Commission discussed style, colors and possible concerns*]

Pettit: Stated that the Commission should be informed about any work on the grade.

Prebys: Stated that the Commission suggests that the playscape be a bright color other than the green as shown, or bright multi-colored; and that if there is a retaining wall, the Commission would want to know what that is.

Davis: Stated that it should be a complete application when it comes to the Commission.

Pettit: Stated that there should be a return for discussion of study items as the project progresses.

218 N Washington

Applicant: Ron Rupert

Discussion: Rupert: Stated that the Ladies' Literary Club is considering replacing the front porch, which is currently tongue and groove cedar, due to rot. Stated that the Ladies' Literary Club would like the Commission's opinion on replacing the current tongue and groove cedar with a composite tongue and groove product which he previously brought to the Commission's attention.

[*The Commission discussed the proposed replacement material*]

Rupert: Stated, summarizing the discussion, that research would be needed regarding whether other districts have allowed this particular composite and the durability and longevity of the product.

Davis: Stated that the product research is assigned to Commissioner Rupert. Stated that the research should also address how the edge gets covered. Stated that the Commission would need to be specific in the updating of fact sheets when it comes to this type of material, that it has special requirements for how it's treated on its edges.

Schmiedeke: Asked about also adding specifics when wood is used.

Davis: Agreed. Stated that a blanket update could be done without being specific to the material.

ADMINISTRATIVE APPROVALS

53 E Forest

**Application is for painting.*

Motion: Schmiedeke (second: Rupert) moved acceptance of the administrative approvals for 53 E Forest.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek: Indicated that the Commission might possibly consider administrative approval for the application for gutter installation previously discussed under "New Business".

Demolition process/application discussion

Lindsay: Stated that the plan is to meet with staff later this week.

Property Monitoring

116-118 W Michigan

Prebys: Stated that he received information that the work may have come to a halt.

302 E Cross, 206 & 210 N Washington, 401 E Forest

Kochanek: Indicated that staff plans to proceed with demolition by neglect notices in the next few weeks.

400 N River

Schmiedeke: Inquired about building materials that are stacked at the railroad.

Kochanek: Indicated that staff was advised that the materials were from the construction at the Thompson Block.

6 S Washington

Rupert: Inquired about the status.

Kochanek: Indicated that staff has not received any notice from the State as to Appeal and that staff has not received an application for signage on the signboard.

LED lighting strips resolution/policy

Davis: Inquired about the status of looking at light meters.

Kochanek: Confirmed that a light meter is available but currently on loan.

Davis: Stated that research could still be done knowing that it is a viable option.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 10, 2018

Motion: Lindsay (second: Prebys) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

MEETING ADJOURNED at 7:48 p.m.