

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF AUGUST 14, 2018**

**CALL TO ORDER AND ROLL CALL**

Alex Pettit Vice-Chair 7:04 PM

Meeting Location: Freighthouse, 100 Market Place, Ypsilanti, MI 48198

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

Commissioners Absent: Mike Davis, Jr.

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

**APPROVAL OF AGENDA**

Rupert: Added a discussion on alternative/composite materials to "Other Business".

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to add under other business a discussion on alternative/composite materials.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

**NEW BUSINESS**

**501 N Adams**

*\*Application is for door and railing installation*

Applicant: Patricia Harroun, owner—Present

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

Harroun: Stated that the application is for front door replacement.

Prebys: Asked which is the door to unit #2. Stated that there are two doors on the porch.

Harroun: Stated that the door to be replaced is the one on the right side.

*[Applicant referred the Commission to the reference material, which they reviewed and discussed]*

Harroun: Stated that the knee wall is a hazard as is and the plan is to install a railing and balusters.

Pettit: Asked if it is 36-inches from the top of the existing knee wall to the top of the rail.

Harroun: Stated that it will be from the actual balcony floor.

Pettit: Asked if that would be about 18-inches above the existing height.

Harroun: Confirmed.

Rupert: Asked if the balcony on that wall *[referencing material]* – that panel, is being removed.

Harroun: Stated that she is adding, not removing.

Rupert: Asked if there is any railing there at all.

Harroun: Confirmed that there is no railing that was ever there. Stated that there is a knee wall *[referencing material]*; a wall that sticks up off of the floor.

Rupert: Asked if that is being removed.

Harroun: Stated that the knee wall is not being removed. Stated that the plan is to install the railing on top of it.

Rupert: Asked what the total height would then be.

Harroun: Stated that the height would be 36-inches from the floor of the balcony, up, and made out of wood.

Rupert: Asked if that is going to be close.

Kochanek: Stated that staff checked with the Building Department who indicated approval of 36-inches.

Pettit: Asked if applicant has seen the HDC Porch Fact Sheet regarding rail construction.

Harroun: Stated that she has not seen it in the last year.

Kochanek: [*Provided applicant with a copy of the Commission Porch Fact Sheet*]

Pettit: Asked about the specification for what is being used for the top rail.

Harroun: Stated that 2x4 is what is planned, roughly that width across.

Rupert: Stated that instead of using a plain standard generic 2x4, that there are top rails that are manufactured that have a sloped top which allows water to run off.

Prebys: Asked if any materials had been looked at other than wood. Stated that it is going to be a fairly large architectural visual addition to the balcony and wondered if it would be less obtrusive to install an 18-inch iron railing as opposed to a wood structure.

Harroun: Stated that having it painted a different color other than white needs to be considered because white stands out; that if it were painted gray or some other color, it would help it disappear into the background.

Schmiedeke: Stated that the wood is more appropriate, and painted to match the other trim.

Rupert: Stated that it should not be painted gray but should match the trim.

Motion: Stevenson (second: Schmiedeke) moved to approve the work at 501 N Adams to include the replacement of the front door of unit #2 with a similar door as per the spec sheet included and painted to match the existing; material to be Douglas Fir. Work to also include the installation of a wood railing on the second floor as proposed in the documents submitted on August 13, 2018.

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.

#### **422 N Hamilton**

*\*Application is for roof vent installation*

Applicant: Karl Staffeld, owner – Present

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

Staffeld: Stated that the two sanitary vents on the north side of the roof leak *[referencing materials]*, as they do not have the pipe boot that goes around and flashes into the shingles. Stated that the plan is to add that pipe boot into the roof and underneath the shingles; that the vents are not being moved. Stated that also on the north side, there is a small leak in the valley between two roof planes which need repair; that some shingles may have to be removed to do that, but they would be replaced in kind.

Stated that on the north side, which is the side that you see when you are driving down Hamilton, there is one existing roof vent *[referencing materials]*. Stated that there are no ridge vents on the roofs; that they are the can type vents that are roughly a foot square. Stated that more ventilation needs to be added. Stated that on the south side, the plan is to add four new cans similar to the one that is already there *[referencing materials]*. Stated that to actually see these roofs, you would have to be up next to the neighbor's house, as there is a large tree in front that blocks the whole south side exposure. Stated that that is the reason all the vents are being put in line with the existing roof can that is on the roof.

Stated that on the east side, which is the back of the house and the side that faces the alley, there are three existing roof vents similar to the other ones and that the plan is to add two more; again, in line with the other ones drawn into the picture *[referencing materials]*. Stated that the east side picture *[referencing materials]* also shows that you would have to be very close to the house and look up to see it because there are quite a few trees in the back yard.

Stated that added ventilation is needed for the new HVAC units *[referencing materials]* at the back of the house. Stated that they are standard 4-inch aluminum b-vents and would project approximately two feet above the roof. Stated that they are not above the roof line and would not be seen from the front; that they would be in line with each other and equal in height. Stated that it is a four-inch stack that has a small weather cap at the top of it and that would be maybe six-inches in diameter. Stated that those would also be flashed. Stated that they would be aluminum, so they would not be painted.

Pettit: Asked if they are natural aluminum, without color.

Staffeld: Confirmed.

Pettit: Stated the roof can vents are going to be brown to match the similar roof. Asked if the same could be done with the vents.

Staffeld: Stated that the vents are not double walled and would be hot at times when the furnace is firing. Stated that there is probably a paint that would take heat. Stated that if the Commission required it to be painted, he would comply.

Rupert: Confirmed that there is paint that would take heat; i.e., for barbecue grills, but that it only comes in black.

Staffeld: Stated that the roof is a dark gray and the cans are actually black. Stated that the cut sheets were marked up for brown cans but that is not the existing color. Asked to change the application for black vents rather than brown.

Rupert: Asked if the roofer considered any ridge venting to eliminate some of the cans.

Staffeld: Stated that cans were just being added to match the existing.

Motion: Lindsay (second: Rupert) moved to approve the work at 422 N Hamilton to include the installation of two Oatey Thermoplastic vent and pipe flashings, two furnace 4" b-vents and six slant aluminum roof vents in black as depicted, with the color change, in the submitted materials dated August 7, 2018. One contingency is to ensure that the b-vents be painted black with a high heat paint.

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.

### **169 N Washington**

*\*Application is for reroofing and siding replacement on the rear extension*

Applicant: Mark Reyst, contractor – Present

Discussion: Reyst: Stated that the area of work is a 14.5' x 5.5' area on the back of the house that was partially destroyed by fire *[reference picture on applicant's cell phone]*. Stated that the owner proposes to replace the roof, rafters, sheathing and replace the siding, which will be matched to the old siding.

Rupert: Asked what kind of siding it is.

Reyst: Stated that the original siding is the old asbestos tiles but they have new siding type that matched it.

Rupert: Stated that, to clarify, this is a cement composite and not asbestos siding that is planned; that what is in the picture was the actual old one.

Reyst: Confirmed.

Pettit: Asked, so it has got some dimensionality in the reveal that is similar to what the asbestos shingle is right now.

Reyst: Confirmed.

Motion: Prebys (second: Stevenson) moved to approve the work at 169 N Washington for work on the back extension that measures 14.5' x 5.5'. Work to include reroofing in GAF Royal Sovereign Nickel Gray 3 tab shingles, siding installation using GAF Weatherside Profile 9 fiber cement shingle siding to match the rest of the house and painted in Behr Sienna Dust paint #PPU3-08.

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.

Reyst: Asked if he would receive something.

Stevenson: Indicated that applicant will receive a letter from staff which will essentially outline the motion and state that the application was approved.

## **APPROVAL OF AGENDA**

Kochanek: Advised that 15 E Cross would like to be added to the agenda as a study item.

Motion: Prebys (second: Stevenson) moved to add as a study item to the agenda 15 E Cross.

Approval: Unanimous. Motion carries.

## **STUDY ITEM**

### **15 E Cross**

Applicant: Patrick Echlin and Brian Jones Chance, owners of 734 Brewing Co.

Discussion: Echlin: Stated that the Commission previously approved their patio set up and they would like to ask about lighting for the exterior of the building, some sort of sound and some sort of covering for the area if they were to use it in the colder months.

Pettit: Asked if they are talking about the same footprint as the existing.

Echlin/Chance: Confirmed.

Echlin: Stated that they have a walkway type area that is between the building and the patio that they hope to attempt to incorporate into a patio.

*[Discussion ensued re: the logistics of adding a structure, sound, and lighting in relation to HDC requirements]*

Prebys: Stated that if a roof was going to be added over this, that that might be able to contain some lighting but the Commission would want to first see the plan.

Kochanek: *[Provided applicants with a copy of the Commission Lighting Fact Sheet]*

The discussion continued and the applicants were advised that lighting should be downward facing. The applicants also discussed with the commission the types of covering for the outdoor patio, the type of events proposed for the planned structure, exposure, design, and structure longevity. The commission advised that they would prefer not to see an event type tent set-up there permanently.

## **ADMINISTRATIVE APPROVALS**

### **16 N Washington**

*\*Application is for lighting.*

### **54-56 E Cross**

*\*Application is for reroofing.*

Motion: Lindsay (second: Prebys) moved to approve the administrative approvals at 16 N Washington for lighting and 54-56 E Cross for reroofing.

Approval: Unanimous. Motion Carries.

## **NEW BUSINESS**

### **Riverside Park**

*\*Application is for playscape installation.*

Applicant: Cynthia Kochanek, representative for City of Ypsilanti –Present

Discussion: Kochanek: Stated that the concept renderings are not exact to the City's situation but that everything on the wood chips should be. Stated that the last two photos at the end *[referencing materials]* are meant to show the Commission what the concrete barrier for the wood chips would look like.

Schmiedeke: Stated that the wood chips are being held in place by a concrete curb.

Kochanek: Confirmed.

Schmiedeke: Asked about the fall radius, in relation to children who may fall off equipment and that curbing.

Kochanek: Stated that fall radius will be considered for everything, the equipment as well as the barrier.

Rupert: Suggested that a fence be installed around the playscape area.

*[Discussion re: concerns and pros and cons of fencing/gating the play area]*

Kochanek: Stated that staff will relay the fence/gate suggestion and concerns. Stated that work is being done with EMU to possibly install benches, which would be brought to the Commission when that phase is reached.

*[Discussion re: color aesthetics and grading, referencing materials]*

Kochanek: Stated that staff received feedback that leveling would be done at and under the playscape. Indicated that the Commission would receive a separate application for any fencing and/or benches that may be planned for installation.

Motion: Prebys (second: Rupert) moved to approve the proposal for the Riverside Park play area to include the installation of an accessible playscape to the northwest of the existing park pavilion. The playscape will be installed as depicted in the documents submitted with the application dated August 7, 2018 with engineered wood chips as the base under the playscape and a concrete mow strip and access ramp.

Secretary of the Interior Standards:

- #1- Use property for original purpose or provide compatible use with minimal alteration.
- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #10- New work shall be removable.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **Administrative approvals discussion**

Kochanek indicated having nothing new to discuss.

## **Demolition process/application discussion**

Lindsay: Stated that she and staff are working to simplify the demolition application in language and length.

Kochanek: Stated that they are thinking about taking the application off line and, rather, asking applicants to contact a staff member for an application for demolition, so that there can be conversation and clarification of the applicant's plans before they begin moving forward.

*[A copy of the proposed revised demolition application was given to commissioners to review and present feedback at the next meeting]*

## **Property Monitoring**

### **314 E Cross**

Schmiedeke: Indicated that a roof was installed without a permit.

Kochanek: Indicated that staff will send a letter to advise the applicant to not start any work without an HDC permit being issued in the future.

### **56 E Cross**

Pettit: Inquired about the awning installation.

Kochanek: Indicated that more work is being done and that a permit is being pulled which should include the awning, if it does not, then a letter will be sent.

### **302 E Cross**

Prebys: Inquired about the status of the building.

Kochanek: Indicated that staff plans to post a demolition by neglect notice this week.

### **401 E Forest**

Kochanek: Indicated that staff plans to post a demolition by neglect notice this week.

### **206-210 N Washington**

Kochanek: Indicated that it has been added to the dangerous building list and that she plans to post a demolition by neglect notice.

### **422 N Hamilton barn**

Schmiedeke: Discussed the appearance of the building.

### **400 N River**

Rupert: Inquired about the status.

Kochanek: Indicated that her understanding is that work is still continuing.

**LED lighting strips resolution/policy**

Commissioner Davis was not present to report on this item.

**Roofing fact sheet updates**

Kochanek: Indicated that staff updated the roofing fact sheet for better clarification.

*[Commission reviewed the language, discussed revisions and will advise of any further needed edits]*

**Alternative/Composite Materials**

Rupert: Indicated that he did a thorough internet search of different companies and found four that are excellent. He had also ordered samples to show the commission.

*[Commission viewed the samples of the composite materials and discussed product accessibility and cost, versatility, comparables and product longevity]*

Lindsay: Suggested that samples could possibly be requested from several different manufacturers to aid in the Commission’s consideration.

Rupert: Indicated that he will pursue additional samples and marketing materials.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of July 24, 2018**

Motion: Schmiedeke (second: Rupert) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

Vice-Chair Pettit 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 8:45 p.m.**

Supplemental Materials for 501 N Adams



**CARDEA CONSTRUCTION COMPANY**

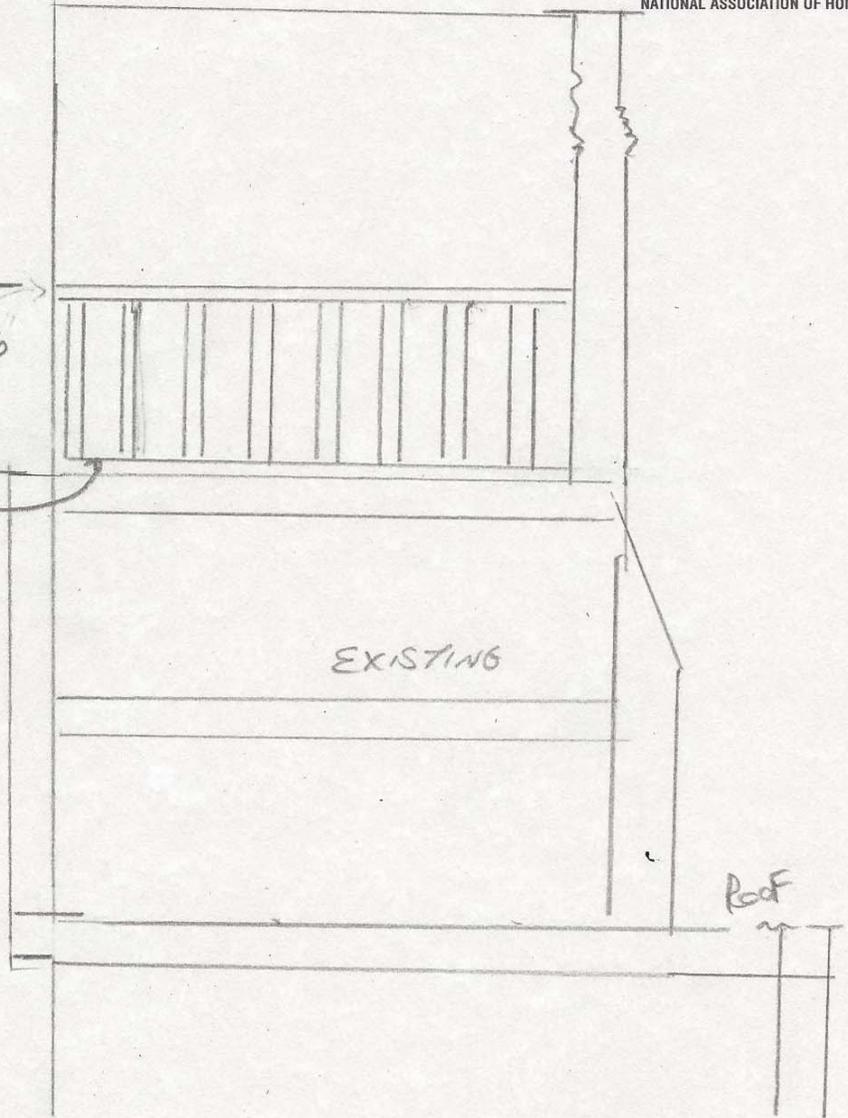
2700 SOUTH WAGNER ROAD  
ANN ARBOR, MI 48103  
PHONE # 734-665-0234  
FAX # 734-665-1515  
BUILDERS LICENSE #2102130681



501 NORTH ADAMS #2

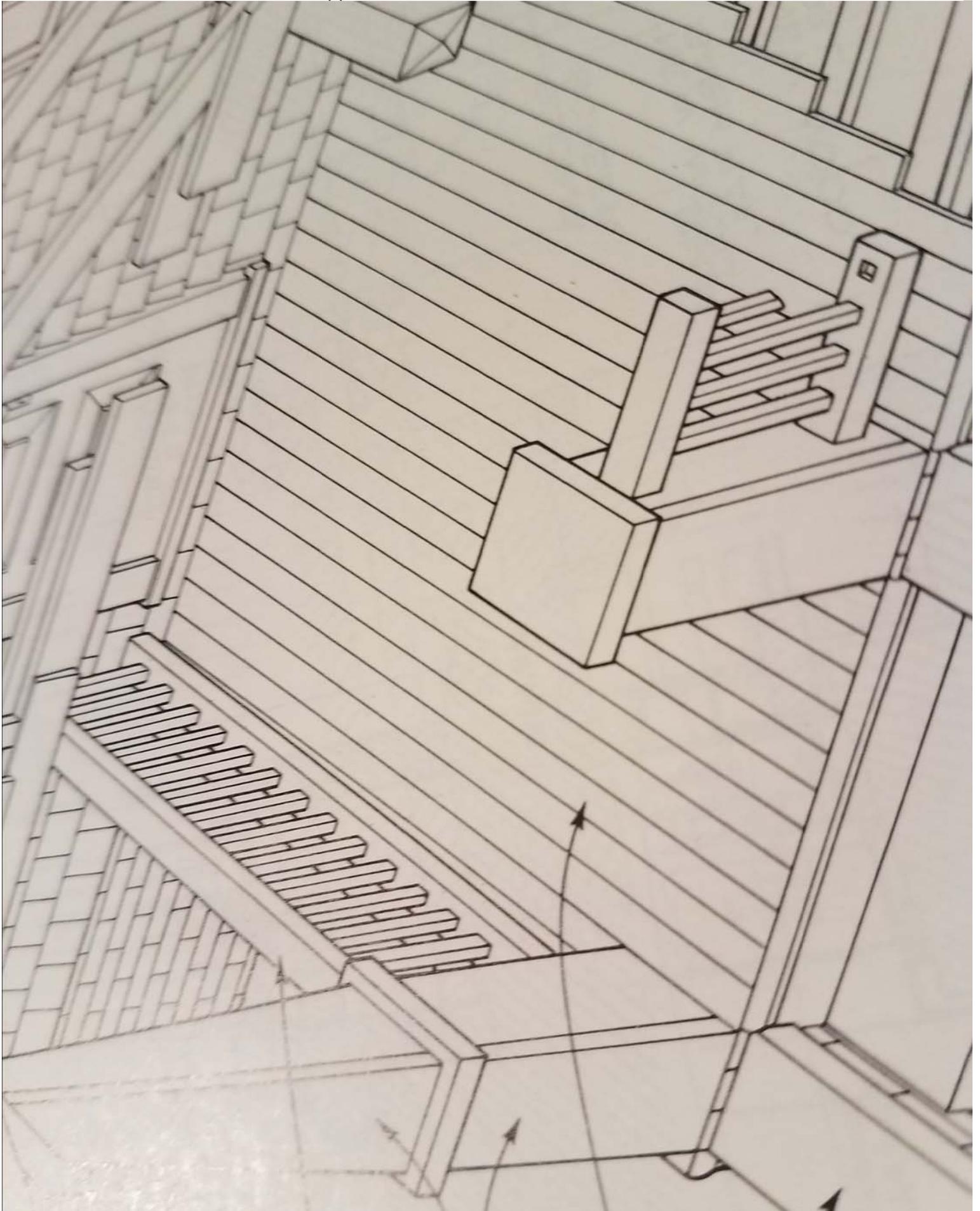
ADD BALCONY  
RAILING FOR SAFETY  
AT FRONT + OPEN  
SIDE

WOOD RAILING → 36  
2x2 WOOD BALUSTERS  
4" O.C.



NATIONAL ASSOCIATION OF HOME BUILDERS

Supplemental Materials for 501 N Adams



Supplemental Materials for 501 N Adams

