

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 27, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:01 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI 48197

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

Commissioners Absent: Erika Lindsay, Ron Rupert

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 carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

305 Maple
**Application is for fence installation.*

Applicant: Tom & Suzanne McLinden, owners –Present

Discussion: Davis: Stated that the application was tabled at the November 13th meeting for more information regarding the finishing color/stain for the fence and for questions as to the exact location.

 Tom McLinden: Stated that there is a garage on the back of the property and that the fence stretches along the alleyway, all the way back to the house, where it joins in. Stated that the house is on an angle and it takes a

similar 45-degree angle to attach to the one side of the house. Stated that there is a cedar gate that was constructed. Stated that the post side of the fence was set in a reversed order *[referencing materials]* to match the other side of the alley, which is set the same way.

Davis: Asked about the section of the application which notes that the fence will not be painted or stained.

Tom McLinden: Stated that that was the original plan, as applicant expects the Wolmanized wood to grey out to match the neighbor's on that side. Stated that on the other side of the driveway, there is a similar Wolmanized grey fence.

Davis: Stated that there is an HDC standard for wood fences in the District to be painted or opaque stained.

Tom McLinden: Stated that applicants would propose a grey stain for the fence. Stated that the gate is cedar and has been treated to keep it from greying. Stated that the expectation is to keep it in its cedar form.

[Discussion re: paint/stain appropriateness/disposition for cedar gate]

Stevenson: Asked if applicant would again explain why the fence was installed inside/out.

[Discussion re: outward-facing installation of fence postings/rails]

Schmiedeke: Stated that the fence is inside/out. Stated that the support structure should have been facing inward. Stated that since it is on an alley, that possibly the Commission could make an exception. *[Commission consensus]*

Davis: Asked if applicants preferred paint or opaque stain.

Tom McLinden: Stated grey opaque stain as the preference.

Davis: Asked if applicants preferred the gate in the same color or in the cedar color.

Tom McLinden: Stated that applicants would prefer to leave it cedar, but indicated flexibility.

Prebys: Stated cedar with a finish.

Tom McLinden: Acknowledged.

Kochanek: Advised applicants to contact staff and request an extension if the work runs into the 6-month time frame for the approval.

Motion: Pettit (second: Prebys) moved to approve and issue a notice to proceed for work at 305 Maple to include the already installed fence on the condition that the fence is to be finished in an opaque stain in the color grey with an option to paint the gate in a color closer to the original cedar color of the wood. Also noted that the currently installed condition of the fence be allowed to remain as constructed.

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 Carried.

Davis: Stated that applicants are free to come in to discuss the appropriateness of any proposed ideas as a study item, without charge, prior to beginning any exterior work.

NEW BUSINESS

222 N River

**Application is for siding & gutter/downspout replacement and painting.*

Applicant: Holli Andrews, owner– Present

Discussion: Davis: Stated that the application is for siding and gutter work. Referencing review notes, asked if there was verification with staff that the siding will be in the same profile in cedar.

Andrews: Confirmed.

Davis: Referencing review notes, asked if the siding will be salvaged.

Andrews: Confirmed. Stated that the front façade will be done uniformly with cedar and that as much as possible what is removed will be saved to repair the rear.

Davis: Asked if there are paint samples.

Kochanek: Confirmed.

[Paint samples were reviewed and color ideas discussed]

Davis: Asked if the original windows are still in place.

Andrews: Confirmed that most are.

Davis: Asked about the location of downspouts.

Andrews: Stated that downspouts will be kept towards the back, on the corners and as invisible as possible, so as to not interrupt the façade.

Prebys: Stated that the application reads that the existing would be matched.

Andrews: Indicated that that was a mistake. Stated that there are no existing gutters on the house.

Davis: Asked about the style of the gutters.

Kochanek: Referencing an email from the contractor, stated that the gutters are listed as K style, aluminum and white in color.

Andrews: Indicated flexibility.

Schmiedeke: Stated that half rounds are recommended.

Andrews: Acknowledged.

Pettit: Stated that regarding the front façade, that there is a visual divider here *[referencing materials]* between this added on section here *[referencing materials]*. Stated that in the process of removing and replacing the siding, that it is important to make sure that that remains in order to keep that line there *[referencing materials]* because that reads as the edge of the original structure.

Andrews: Acknowledged.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for work at 222 N River for the replacement of the front siding with cedar clapboards and the reuse of the salvaged siding to repair the sides and rear of the structure. Work to also include the installation of the gutters and downspouts in aluminum half-rounds in white on the corners or in the back. Work to also include painting with the colors Sherwin Williams SW 9164 Illusive Green for porch decking, Sherwin Williams SW 7008 Alabaster for main body, and Sherwin Williams SW 7750 Olympic Range for shutters. Recommending that the window sash be painted black. No power washing for paint preparation and eggshell will be the paint finish.

Secretary of the Interior Standards:

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

#7 – Clean building gently – no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion Carried.

15 E Cross

**Application is for sign and lighting installation.*

Applicant: Patrick Echlin, business rep/owner– Present

Discussion: Davis: Stated that the application is for lighting and signage.

Echlin: Stated that applicant would like to install a sign and lighting on the other side of the building [*referencing materials*]. Stated that the light is a shielded style and would be similar in color to the building.

Davis: Stated that per HDC guidelines, the bulb temperature should be 3000k or less.

Echlin: Acknowledged.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for work at 15 E Cross to include the installation of a 6' x 6' Lexan sign on the Rice St side as depicted in the materials submitted with the application on 11-20-2018. Work to also include the installation of two RAS10-ABR architectural bronze gooseneck lights over the new sign and the addition of two of the same lights over the existing sign on the front of the building. Signage is subject to zoning ordinance requirements. Light bulbs to be no greater than 3000k (temp).

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 Carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Rules & Regulations rewrite discussion

Kochanek: Staff and Commission discussed suggested edits to update the HDC rules & regulations. Review and input to continue.

CLG compliance discussion

Kochanek: Discussion regarding CLG language, goals and staff work needed to achieve compliance.

Property Monitoring

Signs

Pettit: Discussion regarding lighted, animated signs in the District.

Temporary Ramps

Pettit: Discussion regarding temporary metal access ramps in the District.

Kochanek: Staff will monitor.

206-210 N Washington-update

Kochanek: Indicated that owner contacted staff and stated plans to meet with the Commission in January 2019 to establish a timeline for repairs.

302 E Cross-update

Kochanek: Discussed Building Department status.

401 E Forest-update

Kochanek: Indicated that staff will Notice the Demolition by Neglect need to appear to work on a timeline.

400 N River-update

Pettit: Inquired about the status of construction.

Kochanek: Updated commission on status.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 13, 2018

Motion: Schmiedeke (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 further items to discuss.

MEETING ADJOURNED at 8:18 p.m.

Cynthia Kochanek

From: Scott <mirenovations@yahoo.com>
Sent: Tuesday, November 27, 2018 6:24 AM
To: Cynthia Kochanek; Holli Andrews
Subject: Re: Fwd: 222 N River

Good Morning,
We will be using a traditional K style gutter around the perimeter of the home with appropriate downspouts and a 3 ft extension to divert water away from the foundation. The color will be white to match the home color.
Scott

On Monday, November 26, 2018 3:29 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Will you be using k-style or half-round gutters?

Thanks,
Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com

From: Scott [mailto:mirenovations@yahoo.com]
Sent: Thursday, November 22, 2018 4:41 AM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>; Holli Andrews <holli.andrews@gmail.com>
Subject: Re: Fwd: 222 N River

Good morning Cynthia,
There are no existing gutters on the home, we will be installing aluminum gutters to allow the water from the roof to be directed from hitting the exterior of the home to prevent future decay of siding and foundation. The paint will be a washable exterior eggshell which will allow for a smooth look and not show all the imperfections of the existing siding as the sheen of a full semi gloss would. The exterior of the home will be painted white with green shutters. The existing shutters are very close to the same color green.
Wishing you a great holiday and if you have any questions or concerns regarding the home renovations please feel free to contact me,
Scott Tanas
Michigan Renovations
734-635-8780

On Wednesday, November 21, 2018 5:16 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

I have placed the application on the HDC agenda for November 27th at the **Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI 48197**. The entrance to the archives is on the north side of the building. We recommend that the applicant, owner or someone familiar with the project attend the meeting.

Just to confirm, will the gutters be aluminum? And were you able to confirm what the existing style (k-style or half round) the gutters were? There were two grey paint chips, there was one that had green in the name, Illusive Green, so I assume that is the one that you plan to use for the porch, let me know if that is correct. To my knowledge, there is no white tone that the HDC advises against, the only recommendation is that you use a semi-gloss or similar on the exterior so it's easier to clean and maintain, unlike flat paint.

The meeting packet including the staff review is located here: <http://cityofypsilanti.com/AgendaCenter/ViewFile/Item/1638?fileID=2993>

Let me know if you have any questions or concerns.

Thanks,
Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com

From: Scott [<mailto:mirenovations@yahoo.com>]
Sent: Tuesday, November 20, 2018 6:43 AM
To: Holli Andrews <holli.andrews@gmail.com>
Cc: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Subject: Re: Fwd: 222 N River

Good Morning Cindy,
I can be contacted via email or cell at 734-635-8780 for any questions regarding 222 N River rd.

Scott Tanas
Michigan Renovations

On Monday, November 19, 2018 4:40 PM, Holli Andrews <holli.andrews@gmail.com> wrote:

Hi Scott and Cindy --

I want to connect you both here since real communication and questions will ultimately be answered by each of you. Cindy is the Ypsi Historic District Commissioner. Scott is the contractor for 222 N River.

Scott, please see Cindy's email below for details on the status of the permit.

I would be grateful to be copied on any correspondence.

Thank you for clarifying this morning's conversation, Cindy. As for the paint colors, I have chosen Alabaster (white) for the siding, and Olympic Range (green) for the shutters. The others were included in case you found those to be unacceptable. I did take the chips and held them next to the original colors -- someone said you had certain white tones that you might advise against. And, you are right -- the greenish grey is for the porch.

Thank you both for your guidance! I am very excited to become part of the Historic District's preservation community.

Holli

Holli R. Andrews
Community Planning and Design

[web](#)
[linked in](#)
[email](#)
[media](#)

Cities have the capability of providing something for everybody, only because - and only when - they are created *by everybody*.

Jane Jacobs, The Death and Life of Great American Cities

Word.

----- Forwarded message -----

From: **Cynthia Kochanek** <CKochanek@cityofypsilanti.com>
Date: Mon, Nov 19, 2018 at 4:13 PM
Subject: 222 N River
To: holli.andrews@gmail.com <holli.andrews@gmail.com>

Hello,

I wanted to follow up on our phone conversation from this morning. I also wanted to let you know that if you haven't received it in the mail yet, I did send a letter about there being no HDC permit at the end of last week. I have advised the building department that work on the siding can continue as the house is currently somewhat open to the elements, and you stated that you are using cedar siding in the same profile as the existing. The gutter/downspout work will need to be reviewed prior to work starting on them and the HDC will have questions about the placement, color, style, etc.

As for the paint colors, I took a look at the application and it looks like there might be a two different versions of the colors that you submitted, is that correct? Is there a preferred color that you wish to go with? Or does one match closer to the existing colors than another? I assume that the grey is for the porch decking, white for siding/main color and green for the shutters.

I have placed the application on the HDC agenda for November 27th at the **Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI 48197.** The entrance to the archives is on the north side of the building. We recommend that the applicant, owner or someone familiar with the project attend the meeting.

Welcome to the Historic District and I apologize for any mix-up on our end regarding the permits.

Thanks,
Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com