

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 9, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: 4th Floor Conference Room, City Hall

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

Commissioners Absent: Michael Condon

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS
400 N River

Applicant: Thompson Block Partners, LLC; owner (absent).

Discussion: Application is for an amendment to an application that was previously approved on October 14, 2014. This amendment includes the lighting package and paint colors to be used on the storefront, doors, windows, railings and cornice.

Stevenson: Inquires of the commission as to whether the proposed color, dark bronze, is too dark. States that the plan is for this color to be used for the windows, metal portions of the storefronts, doors, railings and cornice.

Schmiedeke: States that she is fine with the color but her concern is for the cornice. She states that a second color needs to be used on the cornice.

Pettit: Agrees that you might lose some detail of the cornice without another color to accent it.

Schmiedeke: States that we could suggest that a rich cream would be acceptable as an accent color for the cornice.

Prebys: States that we can approve the application with the color suggestion.

Rupert: Agrees that if a second color is used it will make the brackets on the cornice more noticeable.

Schmiedeke: Inquires as to which light fixtures are going to be used and whether the Granville fixtures will have caps.

Rupert: States that they will have caps.

Staff: Advises that the plan is to match what is already existing in Depot Town and that it has already been confirmed with DTE what type of lights are existing.

Pettit: States that a modern light will also be used in the parking lot.

Stevenson: Inquires as to whether anything is glaringly incorrect with the application.

Pettit: No.

Motion: Prebys (second: Rupert) moves approval for the application amendment for 400 N River to include exterior lighting as noted in drawing #13-17495-V4 dated September 13, 2013. Clarify stone infill in the south façade. The installation of Baselight gooseneck fixtures in black on the west elevation, the Bega 2330 downlights for sidewalk illumination on the north elevation, the Lumark PL-IP Wallpack in black for the east elevation, the street lights in Granville historic lights to match the city fixtures and internal parking lot lights in Lithonia DSXO in black. Approve the dark bronze color for the storefront, doors, windows, railings and cornice with a strong recommendation to include a highlight color in the cornice, for example a rich cream to highlight the brackets.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

301 W Michigan

Applicant: Allied Signs; Dominic Palazzollo, representative for contractor (present).

Discussion: Application is for ATM signage and the installation of a clearance bar.

Stevenson: States that she does not see any issue with the plan since it is a modern structure.

Rupert: Inquires as to whether the ATM is a stand-alone structure in the parking lot.

Palazzollo: Confirms that the ATM is a stand-alone structure and that it was previously an ATM at one time but that it was closed down. States that the plan is for the addition of directional signs and ATM light boxes. States that this is the same stuff that was there before.

Pettit: Inquires as to whether the signage is backlit.

Palazzollo: Confirms that the signs on the ATM will be.

Pettit: States that this is not something that the HDC usually approves. That the HDC would prefer the colors be reversed.

Palazzollo: States that most of the ATM faces inward and it is in the parking lot. States that the directional signs are not illuminated. The clearance bar is not illuminated and it is a replacement.

Rupert: States that the one on the machine needs to be illuminated since it will be an advantage when using the machine at night.

Stevenson: States that she understands that this is the way that the sign needs to look since that is the design that the company uses. Would like to know what the HDC thinks about having the one sign over the ATM backlit but to have the two on the sides installed with gooseneck lights above them for illumination.

Prebys: Would like to know what the possibility is of the colors on the signs be reversed. States that this is a corporate branding that they are trying to be streamlined throughout the entire organization.

Palazzollo: States that this is a corporate sign and that it would probably not be possible.

Prebys: States that there might be some concern with external illumination and vandalism. States that this is a unique situation since the signs are not on the main building.

Palazzollo: States that the ATM machine is pretty far interior to the lot and that he is hoping that there would be some leniency for this plan.

Lindsay: States that these signs are part of a corporate branding and may not be able to be changed easily.

Pettit: States that he is fine if the signs are illuminated by lights above.

Palazzollo: States that most people would prefer that the ATM would be more illuminated at night. States that since this is a stand-alone structure that it may have its own separate identity.

Stevenson: Advises that while it may be a different type of structure, this is a sign application and that HDC has to be careful to not set a precedent.

Prebys: Inquires as to whether it is possible for the sign over the ATM to be lighted but the ones on the sides are not. Suggests to rely on the parking lot lights for illumination.

Palazzollo: Inquires as to whether the HDC would approve the signs at the sides of the ATM with some external illumination instead.

Stevenson: Confirms that she would be fine with the signs on the sides of the ATM being illuminated from above.

Motion: Rupert (second: Prebys) moves to approve the application for 301 W Michigan to include the installation of the directional signage and the ATM surround signage. Two of the three kiosk signs, those on the north and south, are to be externally illuminated. The ATM surround will be internally backlit. The installation of the clearance bar is also approved.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

417 Oak

Applicant: Ben Grabill, contractor and Randy Carr (present).

Discussion: Application is for stair and reinforcement of the deck.

Prebys: Requests that the applicant go over the work proposed in the application.

Grabill: States that it is all listed and that it will use the existing deck.

Carr: States that this was an addition for it to work for the HDC and the building department.

Prebys: States that they are replacing 4 x 4s with 6 x 6s on the supports.

Carr: Confirms.

Prebys: States that the railings will be captured and that the plan is to use cedar.

Schmiedeke: States that treated lumber is proposed for some visible members and that is generally not something that the HDC would approve.

Prebys: Inquires as to how the HDC feels about the treated lumber.

Rupert: States that the treated lumber could be clad in another type of lumber. States that treated lumber may have more longevity.

Grabill: States that they went with the treated lumber to help support the structure.

Prebys: Inquires about the paint to be used.

Grabill: States that he is ok with painting.

Rupert: States that it needs to be painted or he can use an opaque stain.

Prebys: States that there would be fewer issues with the stain.

Stevenson: States that she is fine with the treated lumber for the main posts as long as they are encased in a non-treated lumber for finishing however the stringers could be done in another wood.

Rupert: States that he would not have a problem with it being encased with pine.

Prebys: Inquires as to whether the handrail is graspable.

Carr: States that while the drawing does not show it, it will be a graspable handrail.

Prebys: Is it ok with the application as submitted but when it comes back to the commission for approval the paint color needs to be addressed.

Stevenson: Agrees and advises of the next meeting date and the application process.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the property. Staff is advised to send a letter reminding the owner that any exterior work needs to be brought before the HDC.

525 N Huron: Staff will continue to monitor. Photos taken on 12/2/14. Staff advised to send the owner a letter regarding the vinyl windows on the sides, back and front and the metal door on the side.

214 W Forest: Photos taken 11/6/14, the window on the back has been sided over. Letter was sent 11/13, no response at this time. Staff will send a second notice.

314 E Cross: Per commissioner Schmiedeke the porch is in process.

35 S Huron: Staff took photos on 12/2/14, appears that work is being done. Staff advised to send a letter reminding the owner that any exterior work needs to be brought before the HDC.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff advised to send a letter advising the owner that the structure needs to be stabilized and recommend immediate action.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff will send a letter requesting an application for the additional structure.

Porch fact sheet: Edits that are needed to the fact sheet are discussed and staff will get a better picture of the example at 109 N River.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 25, 2014

Motion: Rupert (second: Prebys) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm