

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 14, 2014

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert, Alex Pettit,
Michael Condon

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

308 Maple

Applicant: David Alber, owner (present).

Discussion: Application is for the construction of a garden shed. Applicant was unable to attend the last HDC meeting so the application was tabled for more information.

Alber: States that the plan is to build a garden shed. States that he brought a drawing of where the shed will be located. States that it will be located between the house and the alley.

Rupert: Inquires as to whether there is a fence in front of the shed.

Alber: Confirms that there is a chain-link fence that has been grown over.

Prebys: Would like to know what the construction of the shed will be.

Alber: States that it will be a conventional construction with 2 x 6 decking, 12 x 8 in dimension and 2 x 4 walls and he would like to know what sheeting and roofing he can use. He was thinking that he would use board and batten siding.

Rupert: States that the T-111 is not allowed.

Alber: States that the building will have a shed roof and that he was thinking of doing a corrugated material for the roof. He was planning on an opaque polycarbonate.

Prebys: Would like to know what the HDC thinks about that material.

Rupert: States that it may not be seen from the street.

Alber: Would like to try to get some light in thru the roof.

Schmiedeke: Would like to know how the roof would be sealed.

Alber: States that the roof will be sealed with a typical sealer for the corrugated material.

Prebys: Recaps the roof options discussed and states that the only issue is with the roof. Would like to confirm that the applicant would prefer the one translucent fiberglass corrugated panel surrounded by the steel corrugated panels for the roof.

Alber: Confirms that is the case.

Rupert: Would like to confirm that the siding will be board and batten.

Alber: Confirms.

Rupert: Would like to know if the shed will be painted.

Alber: Confirms that the shed will be painted to match the house.

Motion: Rupert (second: Pettit) moves to approve the application for 308 Maple for the construction of an 8 x 12 garden shed as indicated on the drawing by the applicant on the west side of the house set back about 20' from the street. To be constructed of wood with board and batten siding. A door to match the board and batten siding. The roof to have corrugated steel roofing with an insert panel of translucent fiberglass in green or another light color. The building is to be painted to match the existing color on the house.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

6 W Michigan

Applicant: Gary Lamarand, contractor (present).

Discussion: Application is for the closing off of 2 doors at the back of the structure, the installation of 1 back door, painting reroofing and the replacement of the windows at the front of the structure.

Lamarand: States that the structure is located right across the street. The plan is to transform the interior of the structure from a restaurant to a pharmacy. The roof will be EPDM roof. The compressor and exhaust units will be removed. The front windows will be replaced with bronze windows in the same appearance as what is there currently. The two back doors will be blocked in and replaced with a single door at the rear on the alley side of the structure.

Pettit: Would like to confirm that the location of the door will be between the window and the alley on the back of the structure.

Lamarand: Confirms that this is the case.

Prebys: Would like to know what the door will be.

Lamarand: States that it would be an entrance door similar to the one that is there now. It will be an aluminum door. States that it will be the same as the front door but without the transom above it.

Rupert: Would like to know if any of the lighting will change.

Lamarand: States that they will not replace lighting at this time but may need more in the future.

Prebys: Would like to know regarding the signage.

Lamarand: States that they are proposing to use the space that is already there. States that he spoke with the building department regarding the requirements. Will use a new insert.

Pettit: Would like to know what material will be used for the sign.

Lamarand: States that they will probably use a type of Lexan.

Prebys: States that the HDC would like to see the signage before it can be approved. States that the signage will not be considered at this time.

Prebys: would like to know what will be used to fill in the doors at the back.

Lamarand: States that masonry block will be used to fill in the doors.

Motion: Condon (second: Pettit) moves approval of the application for 6 W Michigan Ave to include the closing off of the two existing doors at the rear of the building to be in filled with concrete block. The installation of a new rear entry glass commercial door with a bronze aluminum frame. The painting of the exterior in Poised Taupe by Sherwin-Williams in a satin finish. The removal and replacement of the roof with an EPDM rubber roofing. The removal of the air handler and A.C. unit on the roof. The removal and

replacement of the two existing front widows with a bronze aluminum framed commercial windows.

Secretary of the Interior Standard:

#7-Clean building gently- no sandblasting.

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

Approval: Unanimous. Motion carries.

25 E Cross

Applicant: Elizabeth Wilkinson, owner (present).

Discussion: Application is for sign and awning installation and painting of the storefront.

Wilkinson: States that she is opening a shop at this location. She is planning on having signs painted in the windows and at the front of the store. The name of the store will be on the door, two decorative borders will be painted onto the front windows and a metal sign bolted into the wood.

Pettit: Would like to know how the sign will be attached.

Wilkinson: States that she is unsure.

Pettit: inquires as to how heavy the sign will be.

Wilkinson: States that it is a sheet of metal 2' x 4'.

Condon: Suggests that a bracket system below the crown molding and advises on the place to attach the sign.

Rupert: Would like to know what type of metal that will be used on the sign.

Wilkinson: States that she is not sure.

Condon: Suggests a rigid aluminum for the sign.

Rupert: States that the sign could become a sail unless attached with a bracket. States that she will need to confirm that she is within the required percentage for signage with the building department.

Wilkinson: States that she can follow any directions that the HDC has.

Schmiedeke: States that she is concerned with the method of attachment for the sign.

Rupert: Inquires as to whether the awning will be replaced.

Wilkinson: States that there is not any plan for the awning to be replaced.

Commissioner Condon shows the applicant the best way to attach the sign with a bracket and the installation location.

Motion: Condon (second: Schmiedeke) moves to approve the installation of signage at 25 E Cross as described in the submitted application. Suggest the attachment of the metal sign to the baseboard of the cornice instead of the roof of the cornice.

Secretary of the Interior Standard:
#10- New work shall be removable.

Approval: Unanimous. Motion carries.

507 N Hamilton

Applicant: Cameron Gunther, contractor; Glen Monty, project manager; Jeff Weatherford, preservation consultant (present).

Discussion: Application is for siding repair, the replacement of deck boards, handrails, steps and gutters. Window and door replacement, landscaping and tuck pointing.

Gunther: States that the windows and siding need to be replaced as well as the trim and decking. States that there will be no appearance changes and that the plan is just to replace the damaged materials.

Prebys: States that one of the red flags is the full replacement of the windows and doors.

Weatherford: States that he can talk about the windows. States that he surveyed the property in September of this year and that the interior is heavily damaged from being a rental property. States that the windows were damaged from the inside out. Since the property has been vacant even more damage has been done to the windows by vandals, some have even been busted out. He states that the one-over-one windows are probably original or replaced in the 1920s. States that is possible on a house of this period. States that he did find a single two pane sash. The sash is typical of turn of the century with mortise and tenon joinery. States that he is recommending that the new wood windows replicate the originals. States that the interior casings and jambs will need to be replaced.

Condon: Would like to know if sash replacement kit was considered.

Weatherford: States that the exterior casings and sills are in bad shape and the interior casing and sills are in bad shape or even missing. States that he is recommending an aluminum clad wood replacement window.

Condon: Would like to know what brand of window will be used.

Gunther: States that he is planning on using Pella windows.

Condon: Gives direction on the sill replication.

Rupert: Inquires as to what will happen with the doors.

Weatherford: Will restore or replicate what is there for the front door, it is a Renaissance Revival type door. The doors on the sides are modern 20th

century doors and are not appropriate. The side door will be two panel door without glass, as that is not appropriate of the period.

Monty: Is not planning on putting a screen door over the front door.

Rupert: States that screens will be needed on the windows since this will be a rental.

Schmiedeke: States that she is concerned with the pressure treated wood for the decking.

Rupert: States that tongue and groove wood decking in pine should be used.

Gunther: States that they can do a pressure treated tongue and groove and they will stain it to match.

Rupert: Would like to know how wide it is.

Gunther: It is overall 5 ½" but the exposed portion would be 5".

Rupert: States that if pressure treated wood is not used then the decking could be primed with an oil primer.

Rupert: States that the pressure treated wood could be approved for the sub-structure of the porch but not for the top decking.

Staff: Supplied the porch fact sheet to the contractor.

Prebys: States that the back porch rail is inadequate.

Gunther: States that the building inspector has indicated that as well. States that they would like to keep the same style that is there.

Prebys: States that it is possible to add additional height to the top of the rail.

Condon: Advises on what is needed for the porch and would like cedar or white oak instead of pressure-treated wood.

Rupert: States to treat the wood with linseed oil.

Schmiedeke: Would like to know what will be done for the handrails.

Gunther: States that they will replicate what is at the front for the side porch.

Prebys: Would like to know about the gutters.

Rupert: Would like to know what is there now.

Gunther: States that standard gutters are what is there now and that they will replace them properly.

Condon: Would like to know if the downspouts will be in the same location.

Gunther: Confirms.

Prebys: Would like to know the plan for the tuck pointing.

Gunther: States that the plan is to use a traditional mortar type S mix and will clean up what is there.

Condon: States to cut the mortar mix with sand and lime.

Rupert: Inquires as to what type of finish will be used for the doors.

Weatherford: States that he will recommend paint on the doors, especially on the south facing doors. States that the front door he will recommend a varnish.

Monty: Will like varnish on the door.

Weatherford: States that he will replicate the material that was used for the front door and agrees to a dark varnish.

Prebys: Inquires about the siding.

Gunther: States that it will just be spot replacements in the same profiles.

Prebys: Inquires about the landscaping.

Monty: Is planning on pulling the large bush that is overtaking the front of the house. If it needs to be replaced then with something that is smaller.

Prebys: States that he is fine with keeping that area free of plants.

Monty: States that he is ok with that.

Condon: Would like to know about the skirting for the porches. States that the skirting would need to be framed and advises on type to be used. Would like to know what color for the paint.

Monty: States that they will be using a grey-blue with white trim, similar to what is already there.

Condon: Advises no pressure washing and to use a satin finish for the exterior painting.

Pettit: Would like to know what the stain/paint plan for the decking.

Rupert: Recommends a porch enamel or paint for the decking, like a Sherwin-Williams. He states that he believes that it is called a deck coating.

Prebys: Inquires as to what is happening with the roofing.

Monty: States that there is no plans for reroofing

Rupert: Advises that if straps are used for the gutters then they are to be installed under the shingles.

Motion: Condon (second: Pettit) moves to approve the application for 507 N Hamilton to include the replacement of miscellaneous deteriorated siding with matching wood siding. The replacement of handrails, deck boards and steps. The deck surface will be tongue and groove, non-treated wood suitable for outdoor use, the same with any other wood used on outdoor surfaces and trim. The gutters will be replaced with matching k-style gutters in white with downspouts in the same locations. The re-pointing of the brick foundation as necessary. The replacement of the existing windows with aluminum clad wood one-over-one windows in white. The existing front door will be restored or replicated in the same profile and dimension in the existing species of wood. The two additional doors will be replaced with two panel wood doors. The front bush will be removed. The exterior of the house will be scraped and repainted with an oil based primer under a satin finish paint in a gray-blue with the trim in white. The front door will be stained in a dark color.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

#7- Clean building gently –no sandblasting.

Approval: Unanimous. Motion carries.

17-21 E Cross

Applicant: Visual Compass Web design, Vincent Chmielewski and Courtney Tavernit, representatives (present).

Discussion: Application is for sign installation.

Tavernit: States that they will do a projecting sign that was mentioned at the last meeting. The corners will be rounded. The cables will be on top and bottom and wrought iron brackets will be used.

Schmiedeke: Would like to know what the bracket looks like.

Tavernit: States that the bracket will be right above the cornice and it is an L-shaped bracket. She states that the sign will be thin and printed on both sides.

Motion: Rupert (second: Condon) moves approval of the application for 17 E Cross for sign installation in an aluminum light material, framed and painted with the logo and chained or cabled to the structure. As described in the print submitted with the application.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

207 N Hamilton

Applicant: Barnes & Barnes; Robert Barnes, owner (absent).

Discussion: Application is for the roof replacement.

Staff: States that it was brought before the HDC since the pattern is distinctive at the front of the house and that is what will be replaced.

Condon: Would like to know if this type of shingle is appropriate for the pitch of the tower on the roof.

Motion: Rupert (second: Schmiedeke) moves to deny of the application for 207 N Hamilton since the shingles are architecturally significant and the replacement material is not approvable.

Secretary of the Interior Standard:
5- Preserve distinctive features.

Approval: Yay: 4, Nay: 1. Motion carries.

400 N River

Applicant: Thompson Block Partners, Stewart Beal, representative (present).

Discussion: Application is for painting, tuck pointing, window, door and storefront installation.

Beal: States that they are building lofts with commercial space on the lower two levels. States that the look will be the same with windows and storefronts. The brick will be painted to match existing and tuck pointed. The cornice is the only additional item. The parking lot will be added at 107 E Cross and will contain about 25 spaces. There will be rooftop decks accessed from the third floor apartments at the top of the 2nd floor apartments at the rear of the structure. There will be an addition to house the stair and elevator.

Prebys: Would like to know what will happen with the windows on the 2nd and 3rd floors with the arched tops.

Beal: States that they will match what is there.

Prebys: Would like to know what it happening with the storefront windows since they appear to be divided light.

Beal: States that is the proposed plan.

Condon: Confirms with Beal that they are a simulated divided light and explains what that entails.

Rupert: Inquires as to what the windows will be made of.

Beal: States that the plan is for wood.

Condon and Rupert: Recommend that aluminum clad wood windows be used for longevity.

Rupert: Suggests that Marvin will be the best option for the rounded tops.

Prebys: Inquires as to what the lighting fixtures are going to be.

Beal: Can come back with the lights for the structure since the exact lights have not been picked yet. The parking lot lights have been approved by the city and can be submitted to the HDC as a secondary lighting package at a later date.

Rupert: Would like to know what will happen with the porch walkway at the front.

Beal: Will return the front of the building to a traditional street with roadway parking on the street. With grass and then a sidewalk next to that. The sidewalk will have the raised patio immediately next to that. The steps will be on the south end and will be facing west.

Prebys: Would like to know if there will be any need for awnings.

Beal: States that all signage and awnings will be brought to the HDC as needed by the store owners and that the company has advised the tenants that the HDC will need to review and what is required. That the plan is for 3-5 retail tenants. There are six available retail spaces across the front.

Rupert: Would like to know what the basement will be used for.

Beal: He states that there is 4000 square feet of space in the basement that will be accessible for the stores that want the use of the basement as well as emergency egress. The building will be painted Sherwin Williams Historic Terra Cotta which is the same color that is there now.

Pettit: Inquires as to what the decks will be made of at the back.

Rupert: States that he read that it was Trex.

Beal: States that it is a composite lumber wood decking with a steel handrail. Believes that most of decks will not be able to be seen.

Condon: Would like to know what color the decking will be.

Beal: Inquires as to what color it should be.

Condon: States the colors that it comes in, including grey and brown.

Beal: States that brown will be ok.

Prebys: Would like to know what color the cornice will be if it is able to be done. He suggests something a little contrasting.

Beal: States that he does not know exactly what color will be used other than a contrasting color or two used in the cornice.

Rupert: Would like to know about the window sills since some are missing and they were made of sandstone.

Beal: States that the sill is specified as a concrete sill.

Rupert: States that the south side windows are currently different sizes. He inquires as to if these will be opened up to what they were historically or remain as they are now.

Beal: The windows openings on the south side will be the same as they are now.

Pettit: Inquires as to what will be done about the basement windows.

Beal: Would like to know if glass block is allowed for the basement windows.

Rupert: States that glass block is not allowed.

Beal: States that the other option is to use a window to match the other existing windows with some sort of security feature such as a metal grate on the outside.

Condon: Recommends a safety glass with a grating over it.

Beal: Would like to know if that would be approved.

Condon: Confirms.

Schmiedeke: States that her chief concern is that the windows look exactly like they did and look like what is on the print.

Motion: Rupert (second: Schmiedeke) moves to approve the print package for 400 N River excluding the parking lot lighting and façade lighting. Excluding the glass block and the final paint colors for the cornice. Allowing for wood or aluminum clad wood windows as shown on the cut sheets. Permitting the sidewalk extension, storefront divided lights and the second and third floor window treatment for the sash and muntins. The roof top decks on the annex portion of the second floor, the elevator structure on the north east corner and the parking lot site plan on the east side of the building are allowed.

Secretary of the Interior Standard:

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

#5- Preserve distinctive features.

#8- Preserve archaeological resources.

#10-New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

17-21 E Cross

Applicant: Visual Compass Web design, Vincent Chmielewski and Courtney Tavernit, representatives (present).

Discussion: Applicant is here to discuss a decal of the logo on the window. They will follow the 25% rule. The background will be clear and it will cover only one window at 19 E Cross.

Prebys advises that this would be fine.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

Terry Bakery: Sign has returned. Staff took photos.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014. Commissioner Commissioner Rupert did speak with the owner and the ramp has been painted at this time.

35 S Huron: The house is in poor condition and the commission would like to see what could be done. Inspection by the building department is addressing the exterior issues and will come back for re-inspection in December.

214 W Forest: Staff states that a letter was sent August 28, 2014 to Barnes & Barnes with no response at this time. Robert Barnes is checking into this as he was not aware of any work.

525 N Huron: Staff will continue to monitor the status.

613 N Prospect: Attended the meeting. Staff will monitor.

106 S Washington: Staff to monitor.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 23, 2014

Motion: Rupert (second: Pettit) moves to approve the minutes as amended to change the spelling of tenant.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:57 pm