

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 14, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Ron Rupert, Alex Pettit, Jane Schmiedeke, Michael Condon, Erika Lindsay
Commissioners Absent:	Anne Stevenson
Staff Present:	Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

309 W Cross St

Applicant is requesting the approval of semi-private wooden fencing to close in their front and side yard. The owner would like to connect the existing fence with their new fence.

Applicant: Emily Moore – owner(present).

Discussion:

Prebys: States that the Commission tabled her application last meeting, because they needed more information, but with the additional document the project has become clear. Asks if any of the other Commissioners have questions?

Schmiedeke: Inquires if there is a gate?

Moore: States that there is a gate and points on the diagram; there is a fenced door in the back.

Prebys: States there will be a gate at the front and at the rear.

Moore: Confirms.

Motion: Condon (second: Pettit) moves to approve the application to install a wooden fence in French gothic style as shown with the paperwork submitted with the application and it will be painted white, there will be two gates one in front and one in the back.

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

Approval: Unanimous. Motion carries.

201 N Washington

Applicant is looking to move the west front door to the south/east side of the space and to fill in the side door with wood siding to match what is already present. The applicant is also looking for approval of the rebuilding of fake garage doors so that the doors look like wood garage doors with glass to create an apartment. Furthermore, applicant is looking to install two new wood windows on the east side and a skylight in the center of the ceiling.

Applicant: Eric Mauer – owner(present).

Discussion:

Mauer: States that the house was built in the 1880s and there was a garage addition in the 1920s, with a stucco finish. It was made into an illegal apartment before he owned the property and they had used it as a workshop. His goal is to turn it into an apartment after speaking with the Planning Department. States that the current doors that are there are non-functioning and he would like to replace them with a metal door as seen in the application.

Prebys: Inquires if any of the Commissioners object to removing the current doors and building a fake one to act as a wall?

Condon: States that the building will look like a garage no matter what is put in the current door opening.

Mauer: Agrees.

Lindsay: Inquires if there is any benefit to adding more windows for a potential tenant?

Mauer: States that he would like to install two windows and a skylight that would not be observable from the street.

Pettit: Inquires about the replacement windows.

Mauer: States that he plans on replacing the current windows with a double hung window.

Prebys: Asks what the windows would look like.

Mauer: States he just wanted to install two windows, double hung to bring in light.

- Condon: Recommends a one over one, stating it would be more appropriate, because of the year the garage was built.
- Mauer: States the door/entryway would be moved to the side the windows are on.
- Prebys: Inquires about the stucco look if the doorway was filled in.
- Mauer: States that cars were shorter in length in the 1920s so the stucco does not extend all the way as there was an addition to the garage in a later year. There is existing trim there now.
- Prebys: Inquires as to what kind of door the applicant would be installing?
- Mauer: States he would like some feedback. He was thinking something wooden.
- Rupert: States a single large top frame with 3 panels below would work.
- Mauer: Inquires about security and the location of the glass on the door.
- Pettit: States there would be options if security was an issue.
- Rupert: States a third glass door would be appropriate.
- Prebys: States that the glass should be tempered and would be difficult to break.
- Schmiedeke: Asks where the skylight is going to be located?
- Mauer: States it will be on the roof and it will not be viewable from the façade.

Motion: Schmiedeke (second: Condon) moves to approve the application to include moving the old rear/west door to the south east side of the space and filling in the side door and replacing garage doors to match the original garage doors to appear as doors with glass at the top and installing two one over one double hung windows on the east side and installation of a skylight in the center of ceiling, not to be visible from the street.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

217 W Michigan Ave.

The applicant is looking to repair and repaint 16 original windows. Requesting approval of the installation of aluminum(3-track) green storm/screen and storm door, repairs to the second floor deck and trim, painting the deck and the staircase, painting of brick to match.

Applicant: Ron Rupert, Contractor(present).

Discussion:

Rupert: States that the project is a repair on the back end on the building on the porch structure. The floor decking is deteriorated and rotted out so it needs to be replaced. Some of the fascia boards need to be replaced; the fascia

along the roof needs to be replaced, as well as repainting the back deck and wall. 16 windows, 3 in front, several on the back and more on the west side, all of them are original. Proposes that the windows would be re-glazed, outside would be repainted as the Torrey Pine. Aluminum 3 track windows and a storm window.

Prebys: Inquires if any of the Commissioners have questions or objections to the project?

Rupert: States he will be abstaining

Motion: Condon (second: Pettit) moves to approve the application carpentry repair of the existing rear deck and structure, carpentry repair to the existing 16 original windows, repainting of the rear wall of the building in Brick Red, painting of the deck and trim in Torrey Pine, and the installation of 16 triple track aluminum storm windows to be painted in Torrey Pine.

Secretary of the Interior Standard:

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

#7- Clean building gently—no sandblasting.

Approval: **Rupert abstains.** Unanimous. Motion carries.

219 N River St

The owners are seeking approval to paint the exterior of their house slate blue, with a trim color of white(classic buff) and the porch floor will be gray.

Applicant: Amy Jordan – owner(present).

Discussion:

Jordan: States that they plan on painting the exterior of the home a slatish-blue color and painting the trim white and the porch white. States that they are finishing up the project they started a few years ago.

Lindsay: Inquires about the color for the porch floor that is present on the application.

Jordan: States that it is called peppercorn.

Rupert: Inquires about the type of finish on the paint.

Jordan: States they were going to use a matte.

Prebys: States that the Commission would prefer to see a satin finish with an oil based primer and no power washing.

Jordan: States they were planning on using the Duration by Sherwin Williams.

Rupert: States that that would be acceptable, but recommends using a satin finish with an oil based primer on bare wood.

Motion: Rupert(second: Condon) moves to approve application for painting at 219 N River to be the completion of a project for the body of the house using a

bracing blue Sherwin Williams(Bracing Blue 6242)satin finish and porch floors Peppercorn. The trim is white. Priming to be done with an oil based primer on bare wood, no power washing.

Secretary of the Interior Standard:
#10- New work shall be removable.
#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

9 S Adams St

This property will be the future location of the indoor Ypsilanti Farmers Marketplace. Applicant is seeking the approval of two additional entry installations.

Applicant: Laura Gillis – representative for Growing Hope, Jason Bigg – architect(present).

Discussion:

Gillis: States that the property is an old warehouse from the 1930s, but has been unused for several years. Barnes and Barnes owns the property, but Growing Hope will be the long-term lessee. Their proposed project is a long-term farmers market, indoor/outdoor, which Growing Hope will manage.

Prebys: Inquires about how the project involves the warehouse building.

Gillis: States that there are only two entrances. One is an electronic garage door between two homes and a driveway leads to the warehouse. States they need public entrances and a fire egress door, additionally. The double door to face S Washington Street as seen in the application would be the main entrance, S Adams street would receive an additional door that would be located next to the current garage door.

Prebys: Inquires about the details of the proposed doors.

Gillis: States they have been corresponding with a couple of door suppliers, and they were looking at Washtenaw Door and Trim, and found a door they liked as seen in the application and the architect felt like it fit.

Prebys: Inquires if it is a steel door.

Gillis: Confirms.

Condon: Inquires if they are set on this door?

Condon: States that the proposed door type in the application, is made by Thermatru; Thermatru usually only makes residential doors and this may be a commercial door, but the door could dent easily.

Gillis: States that they were looking at a fiberglass door

Condon: States that Thermatru doors can dent without much effort.

- Rupert: States that he has also had a similar experience with Thermatru doors denting. The doors are residential, but can be used in a commercial building.
- Schmiedeke: States that with vendors going in and out this door could be an issue.
- Gillis: States that they have tried to find a door that would match the historical presentation of the building.
- Prebys: States that it is a commendable effort, but the Commission is also concerned they are spending money on something that will not hold up for their purpose.
- Pettit: States that the Commission would like to recommend things that are compatible with their uses.
- Condon: States that maybe a half light, steel door could work; suggests looking at the company Detroit Steel.
- Prebys: Inquires about when the work will be completed?
- Gillis: States it is dependent on funding, but Growing Hope would like to start work by May and complete the project by June.
- Prebys: Inquires about how the applicant feels about tabling the application until they can determine their door type.
- Gillis: States that they are comfortable with the feedback, but concerned about the timing. Applicant agrees to table the current application.
- Motion:** Rupert (second: Schmiedeke) moves to table the application upon needing more information about the type of doors to be installed.

Approval: Unanimous. Motion carries.

16 S Washington St

Applicant is seeking approval of sign installation at this property for the future Ypsilanti Farmers Marketplace.

Applicant: Laura Gillis – representative for Growing Hope(present).

Discussion:

- Gillis: States that they would like feedback from the Commission and their current proposed materials for their sign, which would be plastic or aluminum powder coated letters.
- Lindsay: States that the aluminum powder coated letters would be much more durable and increase longevity.
- Prebys: States that the way in which the letters are installed should meet the elemental structure of the roof.

Schmiedeke: Asks about the color.

Gillis: States that they like white for the letters. Shares the mockup that was created.

Gillis: States that they are considering putting a donor recognition wall on the north side of the building and wanted the Commission's feedback.

Lindsay: Inquires about the type of materials they would use.

Gillis: States that they were thinking signs with names, or bricks with people's names written on them could be metal or wood. Wants it to be an artistic, visual representation to thank the donors. Requests any guidelines the Commissioners' might have.

Motion: Lindsay (second: Condon) moves to approve the application for the sign to powder coated aluminum and white for the paint color and green along the fascia.

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

Approval: Unanimous. Motion carries.

*Further discussion about the donor board: Commission offers suggestions on location and material types for their donor wall. Applicant discusses lighting options for approved sign looking for feedback from the Commissioners.

36-38 E Cross

Seeking approval for the painting of the façade of the two remaining store fronts in the building, awning removal from the first floor.

Applicant: Jason Branham – owner and tenant - Maiz Mexican Cantina(present).

Discussion:

Branum: States that with their high sales over the past year, they are looking for an expansion for Maiz Mexican Cantina. States that when he came to see the Commission last year they discussed the sign and the painting color scheme. They would like to extend color scheme down the building to have a unified color. States that the painter has suggested that at 38 Cross, the Sherwin Williams paint color can color match the brick next door and make it look more unified. States that they would like to remove the awnings from the first floor, and states he does not have any rights to the second floor. States that he does not think the awnings fit aesthetically with the colors on the façade of the building.

Schmiedeke: Inquires if they want to remove awnings, and paint 36 Cross.

Branham: Confirms. States that they want to paint the wood work on 34 Cross, and states there were some tuck pointing issues last year.

Schmiedeke: Inquires if it is yellow.

- Branham: Confirms and states it is a small band of yellow, or if the Commission would prefer to see the colors that were already approved he is open for suggestions.
- Prebys: Inquires if the last door will be an entrance
- Branham: States that it will only be a patio entrance.
- Prebys: Inquires as to why the color has to match? States that the colors do not have to match each other as they are three different buildings.
- Branham: States that he could go for a gray, but doesn't know what the neighboring building will be.
- Schmiedeke: States that using the yellow on the business and using the small yellow stripes as unifying colors for the business would work well.
- Branham: States that he would just like yellow on the band above where Woodruff's sign used to be, with the painted brick façade and the arches at the same height of yellow.
- Prebys: Inquires about the cornice on 36 Cross.
- Branham: States that the other people are already painting them. States that on 36 Cross, yellow would appear in the two boxes below the plate glass windows and in the band that goes above the sign board area, door would be gray/black. The arches on 38 Cross above the window would also be yellow.
- Prebys: States that they should not highlight the apartment entrance and keep it a plain color, gray or black so it is not inviting.
- Branham: States that he could do that.
- Motion:** Lindsay (second: Rupert) moves to approve the application for 36-38 E Cross, to paint the façade and continue the existing color scheme, gray, black, yellow and white, across the façade with the yellow not going any higher than the existing sign board and the existing yellow going into the sign board at 36 E cross and the existing light green sections, the lower 3 panels with a very small amount of white trim with the gray and black. The doors to be painted gray, removal of the awnings, 3 awnings total at street level. The body of the building to painted at 38 E Cross, the existing brick color next door, no power washing and the arches over the doorway and window will be gray, the windows and arches above to also be gray and the gray scheme above the dental with some version of gray and black. Three doors total and all would be painted gray.
- Secretary of the Interior Standard:
 #7- Clean building gently—no sandblasting.
 #10- New work shall be removable.
- Approval: Unanimous. Motion carries.

STUDY ITEMS

200 W Michigan Ave

Applicant looking to install new signage at Bona Sera Café.

Applicant: W.A.P. John, contractor(present).

Discussion:

- John: States that since he submitted the application, that the committee he is working with may have changed their minds completely. States that the sign is fairly straightforward. Sign would be cutouts from a large plank of pine using hydro carving. The cutouts would be used on the exterior and the leftover negative form of the letters would be used on the interior. States that the wood would be stained, but would like the texture to be able to be visible.
- Condon: States that he is concerned about Pine durability and having the edges of the letter degrade, split, and break over time due to weathering. The wood grain direction is a concern too.
- John: States that they could reinforce the letter with a metal like aluminum. They also want to light the sign. States that they want the sign to look organic and hand-made and the applicant could live with some splits in the wood, but do not want it to fall apart. States that they would like to light the sign as well. Option one would be to light with an LED edge glow or option two being a goose neck light.
- Prebys: The Commission would have no problem with an LED edge glow.
- John: States that he is concerned about the exactness of the colors and inquires if the Commission will need to see the exact colors again.
- Rupert: States that the color scheme as is should work fine.
- Prebys: States that he is concerned about the weathering of the Pine and the stability.
- Rupert: States that he thinks the aluminum backing would hold it together, but the weathering would still show.
- John: States that that would be the nature of the sign, hand-made. The sign letters are carved out with a water jet.

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 and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC

approval. No response as of 3/24/15; HDC advised staff to send another letter. Staff sent letter on 3/31/15. No response as of 4/14/15.

525 N Huron: Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Staff will contact and try to get more details as well as take photos.

214 W Forest: Second notice sent 12/11/14. No update.

314 E Cross: No update.

35 S Huron: No update.

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 sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids.

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 sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15, no response as of 3/10/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff took photos on 3/25/15.

202 N River: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 24, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:51 pm