

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF July 28, 2015

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Add 101 E Michigan Ave and 520 N Huron as action items. Add 206 W Michigan Ave as a study item. Add 219 N Huron to old business.

Motion: Pettit (second: Lindsay) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

105 W Michigan Ave.

The applicant is looking to remove black and white tiling from the front entry of their store front and replace with a similar material. The replacement material would be tile or colored concrete. Application was tabled pending more information on the replacement material, but approved removal of the existing tile to help determine the future action.

Applicant: Jeff Kuhns, (not present).

Discussion:

Motion: Rupert (second: Pettit) moves to deny application due to the time lapse on the application.

Approval: Unanimous. Motion carries.

**Application was originally submitted May 26th, removal work has not been started.*

219 N Huron

Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the

steps. The materials used would be 2x10" stringers, 5/4 x 6" treads, 1x6"risers, 2x4" & 5/4 x 6" handrail.

**Application was tabled last meeting pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing.*

Applicant: David Deyo (owner) – not present

Discussion:

Motion: Schmiedeke (second: Rupert) moves to table the application.

Approval: Unanimous. Motion carries.

NEW BUSINESS

329 Oak St

Applicant is looking to paint their home with "Dark Eucalyptus Leaf", GLG30 as the body color and white as the trim.

Applicant: Charlie Achutz (owner) – not present

Discussion:

Prebys: Asks if any of the Commissioners object, and if not if someone would like to make a motion?

Motion: Schmiedeke (second: Rupert) moves to approve application as presented.

Secretary of the Interior Standard:

#10- New work shall be removable.

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

13 N Washington

The applicant is proposing the installation of new double-hung windows to replace existing and missing windows, removing a chimney at back of building, removing exterior stairs at the back, installing new roofing plus a new gutter and downspouts at back, painting the existing wood storefront and front awning, painting the existing back wall, installing new aluminum storefront entry doors and canvas awning at back entry, installing new signage and a new canvas barrier. The windows would be Eagle "Talon" Aluminum-clad double-hung windows, color olive. The roofing will be TPO (thermoplastic polyolefin) single-ply membrane, color white. The street-level signage will be clear anodized aluminum letters. The paints will be Benjamin Moore Exterior. Body will be 2137-60 Grey Owl; trim will be 2137-40 Twilight; accent 1 will be 2047-20 Manor Green; accent 2 will be 2132-20 Ebony King (street-level signage).

Applicant: Damian Farrell Design Group PLLC, Tresna Taylor - (present)

Discussion:

Taylor: States that the photos included in the application represent existing conditions at the Pub 13 building. The diagrams show where they are planning to do some alterations such as removing the stairs and chimney. States that the owner does want to do the more extensive store front as shared with the Commission before, but they need to get the building up and running first due to financial constraints. States that on the back view the back awning design has changed from what was shared with the Commission before. States that the stairs are a safety hazard, but will need to be reinstalled if there is to be a future tenant.

Prebys: Are there any questions?

Pettit: Inquires about the alley windows on the application. Are there three lower windows that you plan on opening up that were previous openings?

Taylor: Confirms.

Pettit: Inquires about the existing limestone cornice and those plans.

Taylor: States that there is a detail band at the top and it is in poor condition so they would like to refurbish and complete some restoration work. States that the contractor has yet to do a thorough survey of what can be salvaged.

Rupert: Inquires about the banner that is to be installed on the south east side of the building.

Taylor: States that the actual graphic has not been designed yet, but the purpose is to give them a presence that is viewable from down the street. The budget may not allow for this to be installed.

Rupert: States that if they do move forward they would need to know how it would be attached.

Motion: Rupert (second: Schmiedeke) motion to approve the application to include installation of the aluminum-clad, double hung, wood windows on the east, south, and west side, installing of the awning and the roofing thermoplastic polyolefin membrane. Change of colors and the accent to the colors listed on the application. Remove the existing chimney at the back and the existing staircase. New signage and possible banner as for the attachment of the banner the Commission will need to know the details. The body colors are 2137-60 Grey Owl, 2137-40 Twilight, 2047-20 Manor Green, and be 2132-20 Ebony King for the street level signage.

Secretary of the Interior Standard:

- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #8- Preserve archaeological resources.
- #7- Clean building gently—no sandblasting.
- #5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

16 S Washington

The applicant is applying for the approval of solar panels similar to those seen on the Corner Health Center. They will be using 250 watt panels, with 10kW on the roof. The installation would include 40 panels or 10kW using 250-watt panels.

Applicant: Growing Hope - Laura Gillis, Dave Strenski – (present).

Discussion:

Strenski: States that Growing Hope is moving into that parking lot where the bank building is. The awning runs north and south and is roughly 50 ft. by 25 ft. and they want to cover it in solar panels. States that the covering would be similar to what they did at the Corner Health Center. States that the panels would be tilted up 10 degrees and will be in portrait mode. States that the panels will not be noticeable from the street and if you do see them it will be low visibility.

Rupert: Asks what side the panels will face?

Strenski: States that the panels will face south. If the panels are in portrait mode, they will sit side by side. States that there will be four across the width with 10 rows, so 40 panels. States that this would be tied into the electrical grid and would also like to install a car charger so people could charge electrical cars.

Schmiedeke: Asks how far back the panels are from the sign?

Strenski: States that he does not have the exact measurements.

Gillis: States that the roof has a slight dip.

Prebys: States that they might want to consider further the possible interference between the sign and the panels.

Motion: Pettit (second: Rupert) moves to approve application to include the installation of a 10kW solar array on the roof.
The racks as identified in the proposal as well as the panels. Inverter and other equipment as needed on the building will be installed on the west face, including the option for some sort of piece to help readability of the sign to be installed along the panels or a sign-backer to help readability of the sign and down play the visibility of the panels.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

#10- New work shall be removable.

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

124 Pearl St

The applicant, Mishigama Craft Brewing, is seeking approval for three projects they are proposing. The first is the installation of new coverings on the existing awnings on the outside of the building facing Washington and Pearl. The second project is the installation of a blade sign on the corner of the building. The sign would be lighted from the top and

the size would be about 4ft x 4ft. The third project is the installation of a new storage area for the spent grain produced by the brewery. The storage area would be fenced in and located in the parking lot. The storage area would measure about 8 ft. x 8 ft.

Applicant: David Roberts – (present).

Discussion:

Roberts: States that there are three items he was looking for approval of. First, are the awnings that he would like recover and that already exist. States that they will be a striped awning and the front panel has not been finalized yet, but it will be one of the colors that is in the stripes and along that will be the Ypsi Ale House name. States that the second item is the installation of a blade sign. There are existing remnants of a prior sign. States that they want to install the sign with their logo; it would be a wooden panel about 4 ft. x 4 ft. States that the signage will fit that exterior place and it will be lit from above.

Pettit: States that the Commission will be interested in how the sign attaches to the building.

Roberts: States that currently there is a bar that comes out from the building and the sign would attach to that vertically, but the current one will most likely have to be replaced. The lights above where the sign would go currently exist, but the sign is not there. The wiring and the hardware is partially there. Replacement will most likely be necessary.

Prebys: States that they could approve using that light and that device, but the Commission does not know what the applicant might replace things with. So if there was a change they would have to get approved and inform the commission what they would be installing.

Roberts: Inquires if he could replace what's there with the exact same thing. States he has no problem coming back in and talking to the Commission about what it would be replaced with.

Prebys: States that there is a concern of stabilizing the sign so that it does not swing. The Commission would like to see information on that, as well as information if something else was going to be installed.

Schmiedeke: States that they need to know what size, what color, and what it is made of, the lighting, and how it attaches to the building.

Pettit: States that the drawings usually are sufficient as long as that data is included.

Roberts: States that number three proposal on the application is the request for an enclosure for their spent grain from their beer making process. It will be 8 ft. by 8ft. and will go up to the corner of the building. States that they are not planning on fixing it or attaching it to the building; it would be self-standing and in a no parking zone. States that there is an image in the application that shows where it would be located.

Prebys: Inquires as to how one would access the structure.

Roberts: States that it would be 4' x 4's with a latch system.

Rupert: Recommends that for the fence they use a shadowbox. The wind will not directly force the fence and reduce resistance to the structure. States that it will have to be painted or use an opaque stain.

Lindsay: Inquires as to how many sides the structure will have.

Roberts: States that it would be 3-sided and not 4-sided.

Pettit: States that if the Commission cannot approve the whole application, they cannot approve any of it. States that the plans for the fence/structure are vague and the Commission would need more details.

Prebys: States that they need more specific details.

Motion: Pettit (second: Rupert) moves to table application pending further information as noted.

Approval: Unanimous. Motion carries.

224 N River

The proposed project includes the installation of a window for egress and foundational repairs.

Applicant: Kent Companies – (not present).

Discussion:

**Staff states that it was made clear to the applicant that someone needs to be at the meeting to explain the application, because the work is unclear.*

Motion: Rupert (second: Schmiedeke) moves to table application pending further information.

Approval: Unanimous. Motion carries.

101 E Michigan Ave.

The applicant is proposing the installation of a shed that would be 8' x 10' located in the right side rear of the property for storage of dry goods used by Dairy Queen. There would be no electrical installed, and this would be not a permanent structure.

Applicant: Janet Stricklen, owner – (present).

Discussion:

Stricklen: States that they want to build an 8 ft. x 8 ft. shed.

Prebys: Asks how the shed is painted or colored?

Schmiedeke: States that in the application it states it would be painted with water based acrylic.

Schmiedeke: States that the shed is backing up to a residence and wonders if the neighbors would want the shed to be a bright red that close to their home. Suggests maybe painting it gray to draw less attention.

Stricklen: States that it would be next to the fence and dumpster and using a different color such as gray would not be a problem.

Motion: Rupert(second: Schmiedeke) moves to approve application to include building a shed from a kit, 8 x 10' on the northeast corner of the property and the structure will be painted a quiet color of gray.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

#10- New work shall be removable.

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

520 N Huron

The applicant is proposing a paint color change on the exterior of the home.

Applicant: John McMillan– (present).

Discussion:

McMillan: States that they had a paint designer design the colors and brought a picture of the house and removed shrubs so now the house is more viewable and would like to paint it the colors as presented.

Rupert: Recommends using oil based primer on any bare wood that may be exposed when doing prep work for painting.

Motion: Lindsay (second: Schmiedeke) moves to approve application to include the list of Sherwin Williams paint colors as follows: 7012 Creamy White, 6213 Halcyon Green, 6215 Rocky River, 6212 Quietude, 6341 Red Cent, body of house will be Halcyon Green; roof edge, trim boards, eaves and joists, and undereaves to be Creamy White; window and door trim to be Creamy White; front porch will be Creamy White with Quietude on the ceiling; Rocky River on floor, foundation, and lattice; the back porch will have Creamy White on the ceiling, joists, roof trim, columns and railings; Rocky River on floor, foundation and lattice; the front and back doors will be Red Cent.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

#7- Clean building gently—no sandblasting.

STUDY ITEMS

206 Michigan Ave

Applicant is looking for feedback on a project to install signage for his new business Lamp Shade.

Applicant: Ricky Herbert, - owner (present).

Discussion:

Herbert: States that they will be occupying the old green room building. States that they are looking to open their store Lamp Shade in the next couple of months. States it will be a community fusion; part art gallery, part book store, part local product, part café. States that it will be an incubator of activity on all walks. States that the front windows and doors need replacement. Looking to install some small light fixtures above the awning. States that the main thing he wanted to discuss is the signage. States that since the name is Lamp Shade he would like to have a sign playing off the name.

**The applicant continued to discuss further ideas and receive feedback on ideas for signage, materials, lighting, and taking into consideration zoning and sign size constrictions. Also, HDC recommends considering how large of a project of painting enamel on a building is; also explained the application process for the HDC to make it more clear for applicant. The Commission suggests coming back again to discuss the sign once his plans become clearer.*

ADMINISTRATIVE APPROVALS-

625 Norris St – Reroof of the home; shingles will be of same color and style. If vents are installed they will be ridge vents only. There will be no additional work done to gutters, trim, flashings, or any other areas surrounding the roof. All roof work will meet the requirements stated in the Roof Work Fact Sheet.

Motion: Lindsay (second: Rupert) move approval for the administrative approval at 625 Norris St.

Approval: Unanimous. Motion carries.

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

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. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs. Staff sent letter on 6/10/15. Staff spoke with owner and they explained there is no work going on; they are waiting to find a contractor to work with as of 7/28/15. Staff also explained the HDC permit process for when they are ready to start work.

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. Commission advised staff to send additional letter on 5/26/15.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting. Staff sent a letter on 6/10/15.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding. Staff took photos and shared with Commission on 6/23/15. Gutters were returned, however crown molding is still missing. It was determined at the 7-28-15 meeting that there was not adequate proof that the crown molding existed and this matter is officially considered resolved and will be removed from the Property Monitoring List.

35 S Huron: 12/2/14 staff took photos of what appeared to be exterior work being done. 12/11/14 staff sent out letter reminding owner that exterior work must be approved by the HDC.

613 N Prospect: Columns were removed from the front of the house without HDC approval. Was supposed to just be a repair. In September 2014, the owner stated the repairs were taking longer than expected, but that the columns would be reinstalled. Will monitor to make sure the columns are returned.

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. Staff took photos on 6/23/15, fence is still unpainted. HDC advised staff to send out letter 6/23/15. On 7/28/15 the Commission reported that the fence was painted solid. This matter is considered resolved and will be removed from Property Monitoring List.

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. Commission advised staff to send additional letter on 5/26/15.

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. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit

issued for "removal of decking and roof (demo work only)", and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be send 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. HDC advised staff to send a letter on 6/9/15.

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. Staff received a response from the owner on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps. Staff sent a second notice on 6/10/15.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff was advised to send a letter on 6/23/15.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 14, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:45 pm