

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 10, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Anne Stevenson, Jane Schmiedeke, Erika Lindsay, Ron Rupert
Commissioners Absent:	Michael Condon, Alex Petit
Staff Present:	Cynthia Kochanek, Associate Planner Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to agenda as amended to include a discussion about workshops under Housekeeping Business.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS -none

NEW BUSINESS

320 N Washington

**Application is for garage door installation.*

Applicant: Chris Janowick, owner—present

Discussion: Stevenson: States that the applicant was here previously as a study item regarding the garage doors. Asks if there is anything different from what was previously seen by the HDC anything additional he would like to talk about

Janowick: States that they have selected the garage door and the company they want to work with, and asks if the HDC would prefer to see the recessed long panel, recessed short panel, b-groove, or flush. States that they were looking at the recessed long panel at the last meeting.

Prebys: States that the recessed long panel should not be a problem.

Janowick: States that the garage door will include the standard glass. States that they have repaired existing garage doors several times and is worried someone may get hurt. Asks which glass they would like to see.

Stevenson: States that they want to see the plain, standard glass.

Motion: Prebys (second: Rupert) moves for approval of the application for the installation of new garage doors at 320 N Washington which would include the garage doors with the recessed long panel and windows without dividers.

Secretary of the Interior Standard:
#3— Do not imitate earlier styles.

Approval: Unanimous. Motion carries.

203 S Huron

**Application is for sign installation.*

Applicant: Derek McGill, owner—present

Discussion: Stevenson: States that they spoke with applicant previously about the sign and they did not see a problem with it.

Motion: Prebys (second: Rupert) moves for the approval of the application for 203 S Huron for the installation of the remembrance sign, a 42"wide by 38.5" high single installation sign on a post on the west side of property between the flag pole and the area of the sidewalk, the sign text and image as submitted in the application. The sign is cast aluminum.

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

Approval: Unanimous. Motion carries.

216 S Washington

**Application is for reroof.*

Applicant: Dustin Santini and Sarah Santini, owners—present

Discussion: Stevenson: States that the applicants have sunroom they want to reroof. States that there are currently diamond shaped shingles on the sunroom and that they plan to match the shingle style from the rest of the roofing.

Santini: States that this is correct.

Stevenson: Asks the applicant to talk about the stucco and their plans for it.

Santini: States that they have experienced leaking in the sunroom, and that previous work to the roof was done improperly and they did not install proper flashing against the stucco. The plan would be to make the job better by adding flashing along the stucco—to take a saw and cut an inch or two above the roof to install some flashing and ice and water shielding there, and then re-stucco it. Stucco to match the existing brown molding and stucco.

Prebys: Asks why they need to cut into the stucco.

Schmiedeke: States that they would need to cut into the stucco to install the flashing underneath it.

Rupert: States that they cannot place the flashing up against the stucco—that the water would go down in between the stucco and the flashing.

Prebys: States that shingle style is fine.

Schmiedeke: States that the new stucco must match exactly the existing stucco in both color and texture.

Motion: Rupert (second: Prebys) moves to approve the application for 216 S Washington for replacing the shingles on the sunroom to match the existing roof shingles on the main part of the house, and improving the flashing on the roof and stucco area.

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.

13 N Washington

**Application is for installation of a new storefront and awning.*

Applicant: John Newman and Sun Cho—owner

Discussion: Stevenson: States they have seen property previously, but not this exact iteration of the plans. Asks applicants to walk them through the plans.

Newman: States that they had similar plans previously, but then walked away from it. They have come into grants and now have enough money to do the full project. They have replaced the roof, work on windows which was approved will start next week, and now they would like to redo the storefront. States that they will remove the OSB ply-wood and put in an aluminum glazing system, and move the entrance toward the corner on the south side as shown in the rendering.

Rupert: Asks if that was in the original plan.

Newman: States that it was part of the original plan, but the material in the original plan for the vestibule was called Lamboo—a wooden bamboo type look. They have moved away from that and want to go with aluminum in green color, as shown in the color chips in the application.

Prebys: How do sun blocks work? Where are they installed?

Newman: They tie into the mullions. The mullions system is the strength behind it; it will come out from there.

Prebys: Asks about if that will be the same color as the aluminum.

Newman: States that everything is darker green, the Hartford green, except right at the door and vestibule which drops to a lighter shade to help people find the door.

Prebys: Asks if applicant has found the brick.

Schmiedeke: States that they are reusing brick.

Newman: States that they have peeled back some of the wooden face and there is brick under there. States that they think the stone band is in there and intact, and that they will repair if necessary. The vertical column in the center does not exist—we have not searched for that brick yet. It is their intention to have that match the existing brick.

Rupert: States that there is a brick yard called Colonial Brick toward Whitmore Lake that the applicant could try.

Lindsay: Asks the applicants plan for signage.

Newman: States that they are thinking they may put in an application to install a vertical blade sign along the south east corner, but that they have not yet engaged a sign contractor. Possibly an aluminum sign, 18"-24" deep and around 4' high, not illuminated but visible from sidewalk. They are also considering some vinyl decals along the storefront.

Stevenson: Asks if they are proposing any lighting.

Newman: States that they have not yet considered lighting.

Rupert: States that they will need a light by the door to comply with code. Suggests, that because the door is at an angle and creates a 'pocket', to put a down light directly above the door so that is not offensive to sidewalk or others.

Lindsay: Asks if there is any plan for lighting along the side of the building.

Newman: States that they had not discussed it yet, but asks if they had any recommendations. States that there is existing lighting in the alley.

Motion: Lindsay (second: Prebys) moves to approve the application for 13 N Washington to include the demolition the existing wood and OSB awning, as well as the construction of a new masonry column in the middle with brick to match existing, as well as the max block sunlight shades by Tube Light to fit into the storefront window system by Tube Light Inc. T-14650 framing system in series deep flush glaze in color patina green at the doorway for accent and Hartford green for the rest of the storefront as described in the elevation drawings in the application. Also, the addition of a down light in vestibule area.

Secretary of the Interior Standard:

#3-- Do not imitate earlier styles. # 10-- New work shall be removable.

Approval: Unanimous. Motion carries.

9 S Adams

**Amendment to previous application to correct the elevation difference between the parking lot and 9 S Adams.*

Applicant: Laura Gillis

Discussion: Stevenson: States that this is an amendment to previous application, and that the applicant discovered a difference in grading for parking lot.

Gillis: States that new plan is very similar to previous plan approved by HDC, this plan has greater specificity and it shows a new brick retaining wall on either side of the path to hold dirt. They will be using salvaged brick from where the entry was cut. They have also added handrail per building department's recommendation, just inside the brick wall and it extends 1' beyond wall into parking lot for greater safety. The new plans show the railing a different way from previous plans, and it is now paralleling the path. States that this is less expensive than previous plan and it will be easier for vendors with carts to enter.

Schmiedeke: States that the handrail could be a safety hazard, as coat sleeves could catch on it. States that it should be turned.

Rupert: States that the handrail should be painted black gloss instead of natural finished galvanized steel.

Schmiedeke: Asks if there was a question about the door.

Stevenson: Clarifies that the door was mentioned in original application which has already been approved. The walkway and the railing are the only amendments to the application, these are what need approval.

Rupert: Asks if the handrail will be on both sides of the ramp.

Gillis: States that the handrail will be on both sides of the ramp and about 4" inside of the brick retaining wall.

Rupert and Prebys: Agree that this plan is good modification for existing conditions.

Motion: Rupert (second: Schmiedeke) moves to approve the amended application for the hand railing and ramp at 9 S Adams street farmers market, with the metal hand rail on both sides of the concrete ramp with the ends to be turned down as to avoid some kind of injury, using a brick retaining wall and concrete ramp as shown in the submitted drawings dated October 28.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS
105 N Huron

Discussion: Staff administratively approved the reroof at this address.

Motion: Schmiedeke (second: Prebys) moves acceptance of the administrative approval for the reroof at 105 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

302 E Cross—Property was brought to the attention of Staff as being in disrepair, Staff has forwarded the request to the building department for action.

217 N River—Staff took photos of the property and noticed that the concrete porch steps are in disrepair. Staff has notified building department.

111 Maple—Staff advised that building department has been notified of a hole in the accessory structure roof.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none

HOUSEKEEPING BUSINESS

Staff discussed potential workshops that could be offered by the HDC in the coming year. There was a consensus to include 3-4 workshops per year, on a quarterly basis. Workshops on weatherization, windows, and renewable energies should be offered every year. It would be best to pair workshops with appropriate seasons, like a workshop on weatherization prior to the winter months.

Approval of the minutes of October 27, 2015

Motion: Prebys (second: Rupert) moves to approve the minutes from the October 27, 2015 meeting.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 pm