

1. Historic District Commission Agenda

Documents:

[HDC JANUARY 24, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet

Documents:

[1-24-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 24, 2017
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS - **None**

B. NEW BUSINESS

1. 203 S. Huron

Front Entrance Renovation

2. 15 W. Michigan Ave.

Sign Re-facing

C. STUDY ITEMS – **None**

D. ADMINISTRATIVE APPROVALS - **None**

E. OTHER BUSINESS

3. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of January 10, 2016.

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 24, 2017
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS - **None**

B. NEW BUSINESS

1. 203 S. Huron

2. 15 W. Michigan Ave.

Front Entrance Renovation
Sign Re-facing

C. STUDY ITEMS – **None**

D. ADMINISTRATIVE APPROVALS - **None**

E. OTHER BUSINESS

3. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of January 10, 2016.

VIII. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 203 S. Huron St.

Date of Review: January 19, 2017

Date of Meeting: January 24, 2017

Proposed work: Complete renovation of the main entry to the building. Increase slope of roof gable over entry, vestibule replacement, addition of concrete curb and gutter. Removal of awnings and windows. Replacement of windows with aluminum clad units to match those on norther addition built in 2013. Remove and replace existing eave gutter and downspout system with K style gutters.

Materials: Brick veneer, clear anodized aluminum storefront, painted hardi-board siding and trim, composition roof shingles, aluminum clad replacement windows. All colors to match those on the existing building.

Staff review:

1. All work will be done to match the northern addition that was added in 2013.
2. Detailed, full-size plans and examples of colors and windows will be provided at the meeting and have been included with the packet.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #10

Recommended Motion:

Motion to include the renovation of the main entry. Work to include modifications to the existing roof form, vestibule replacement, canopy removal and replacement with a more substantial structure and the addition of concrete curb and gutter along the inner edge of the circle drive. The colors and materials are to match the brick, hardi-board siding, trim, and roof shingles installed on the norther addition built in 2013. Work to also include the removal of the small awnings over the existing windows along the west façade and replacement of windows units with aluminum clad wood units to match those used on the addition. The color will be metallic silver. Also to include the removal and replacement of existing eave gutter and downspout system to match the system on the northern addition.

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



PHDC 17.0002

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

RECEIVED

JAN 06 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Rec 21578
#6367

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

203 S. Huron St. (The Gilbert Residence)

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Robert King, Lindhout Associates

Address

10465 Citation Drive

City

Brighton

State

MI

Zip

48116

Phone / Fax

810-227-5668 / 810-227-5855

E-Mail

rjk@lindhout.com

Contractor

Contractor Name & Contact Info

TBD

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

1. Renovation of the main entry to the building including modifications to the existing roof form (increase slope of gable over entry), vestibule replacement, canopy removal and replacement with a more substantial structure, and the addition of concrete curb and gutter along the inner edge of the circle drive (see attached Sheets A1.0, A1.1, and A1.2). The colors and materials proposed for this new structure are to match the brick, hardi-board siding, trim, and roof shingles installed on the northern addition built in 2013.
2. Removal of the small awnings over the existing windows along the west facade and replacement of these window units with alum. clad wood units matching those that were installed on the northern addition built in 2013. The color of the window frames will be metallic silver, to match the existing windows on the addition. The awnings are not proposed to be replaced. See attached Sheet A1.0 for locations).
3. Remove and replace the existing eave gutter and downspout system, currently an inconsistent collection of shapes, colors, and materials (including copper), with a uniform system to match that which was installed on the northern addition built in 2013. Dark brown, K style gutters are proposed.

Materials (for paint include color chips or samples with application):

Brick veneer, clear anodized alum. storefront, painted hardi-board siding and trim, composition roof shingles, alum. clad wood replacement windows. All colors to match those on the existing building.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

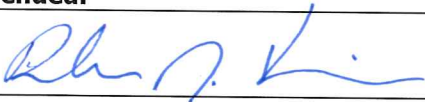
Construction Cost:	Permit fee:
\$235,000.00	\$35 + \$387.00 = \$422.00

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

January 6, 2017

Print Name:

Robert J. King

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

PHDC 17-0000

TRANSMITTAL

Lindhout Associates architects aia pc
10465 citation drive, brighton, michigan 48116

www.lindhout.com

810-227-5668 (fax) 810-227-5855



GILBERT RESIDENCE RENOVATIONS

COMM. NO. 16019

DATE: January 6, 2017

TO: City of Ypsilanti
1 South Huron St.
Ypsilanti, MI 48197

ATTN: Historic District Commission

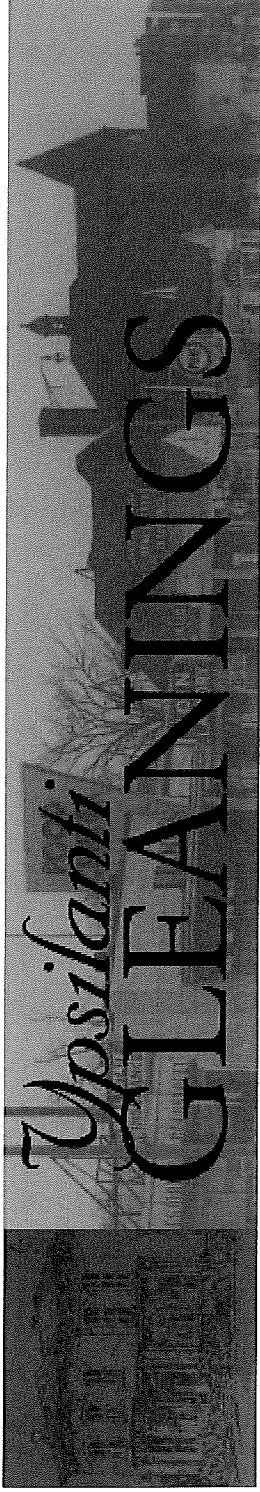
We transmit herewith the following:

QUANTITY	DESCRIPTION
1	Completed Work permit Application w/ \$422.00 fee check
4	Photos of existing building.
1	Replacement window product information
1 ea.	Drawing Sheets A1.0, A1.1, A1.2

REMARKS:

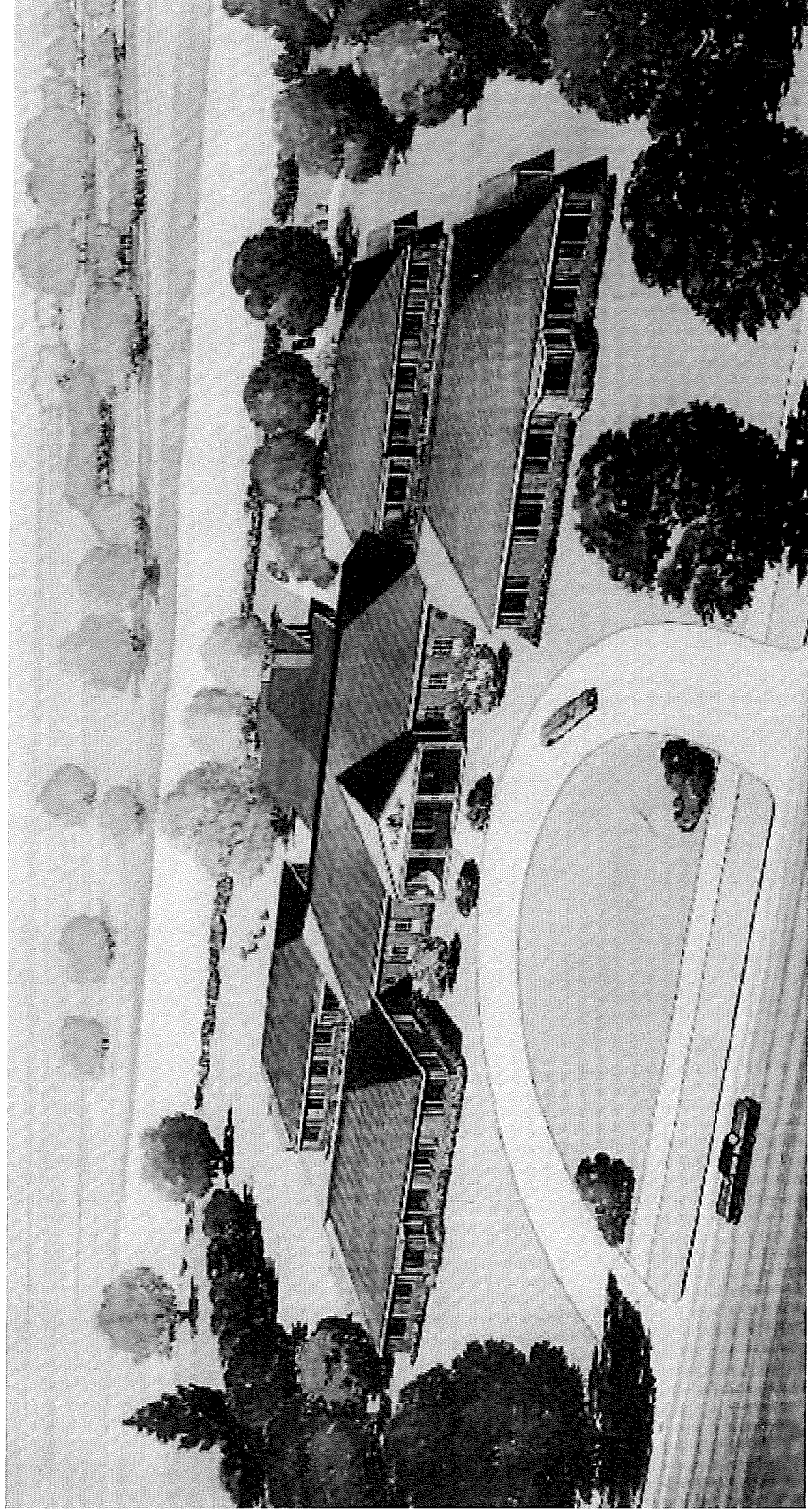
Being submitted as an action item for the Jan. 24th HDC meeting.

FROM: Robert J. King, Vice President, Senior Architect



Drawing of the Gilbert Residence by architect Ralph Gerganoff

Submitted by yhs on Wed, 10/23/2013 - 4:16pm



(http://ypsiganings.aadl.org/files/photos/Swift_House_Photo_4.jpg)

Read more about The Swift House (<http://ypsiganings.aadl.org/ypsiganings/35685>) in the Spring 2010 issue of Ypsilanti Gleanings.



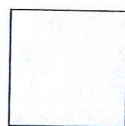






50 Exterior Colors

Our exclusive line of exterior colors offers a broad spectrum of quality, baked-on, silicone polyester enamel exteriors that meet the AAMA 2604 specification. AAMA 2605 color compliance is also available.* Our warranty covers exteriors for 10 years against chalking and color change and 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.**



COLONY WHITE



WHITE



ABALONE



BALSA WHITE



CANVAS



MAPLE SYRUP



HARVEST GOLD



PRAIRIE GRASS



FLAGSTONE



SANDTONE



PEBBLE TAN



CARMEL



TERRATONE



HOT CHOCOLATE



BOURBON



ACORN



COFFEE BEAN



COCOA BEAN



SIERRA BRONZE



DARK BRONZE



CLAY CANYON



RED ROCK



CARDINAL



BING CHERRY



FIRE ENGINE RED



CINNAMON TOAST



OLIVE



SAGE



BILLIARD GREEN



MOSS



FOREST GREEN



MALLARD GREEN



SPEARMINT



AQUAMARINE



PATINA



SKY BLUE



COUNTRY BLUE



BLUE DENIM



WATERCOLOR BLUE



CARIBBEAN BLUE



SLATE



MOODY BLUE



STORMY BLUE



DOVE GRAY



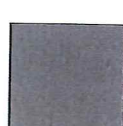
HARBOR MIST



YORKTOWN PEWTER



SMOKEY GRAY



MYSTIC GRAY



DARK ASH



BLACK

*AAMA 2605 finishes are available in any of our 50 colors, or select a custom color of your choice.

**See the limited warranty for details.

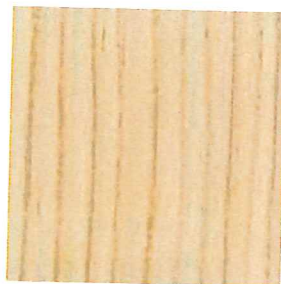
Printing limitations prevent exact color duplication. Please see your local dealer for actual samples.

Distinctive Wood Selections

Our distinctive woods add uncommon flair to any room. Each option has its own character, grain and staining capabilities, so you can select one that makes your windows stand out or one that blends seamlessly with your interior décor.

Custom Wood Interiors

If a unique wood species is required to complete your project, we will try to source any variety that meets our production standards and your needs.



PINE



MIXED GRAIN DOUGLAS FIR



OAK



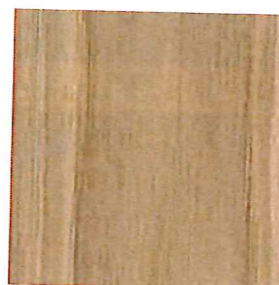
MAPLE



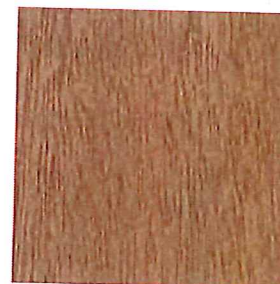
WALNUT



ALDER



HICKORY



MAHOGANY*



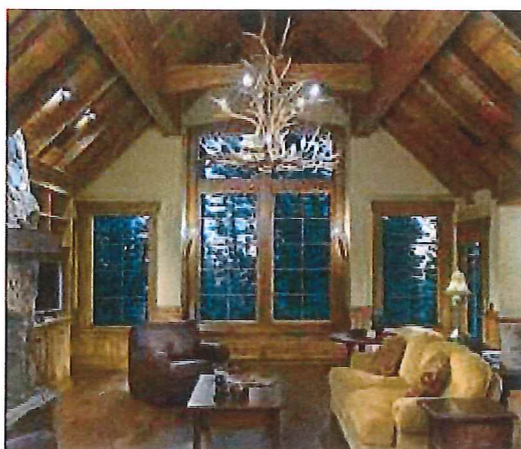
VERTICAL GRAIN DOUGLAS FIR



CHERRY

*The mahogany name is representative of non-endangered African mahoganies.

Interiors are unfinished. Part of the beauty and character of real wood are the variations each piece has in color, density, grain structure and width. We cannot guarantee consistency in wood grain and/or color within a particular species, product or project. See your local dealer for actual wood samples.



All wood components, including interior grilles, can be factory-finished to your specifications.

11 Interior Finishes

Our high-quality, factory-applied stains offer you convenience along with beauty. Before staining, each wood component is treated with a preservative and insect repellent and dried thoroughly. We apply two coats of polyurethane for a long-lasting,* durable finish and, because every exposed edge is stained before the window is assembled, you get a complete, consistent finish. Choose from eight stain colors. If you prefer a painted interior, choose one of our basecoat or primed options to get you started. Or for a natural look, select our clear coat.

Custom Stains & Matching

When only a specific tint will do, we will create one for you, matching existing woodwork, interior furnishings or other items for just the right finish to your design.

All interior finish options are shown on pine.



CLEAR COAT



WHEAT



AUTUMN OAK



GOLDEN HICKORY



HONEY



CINNAMON



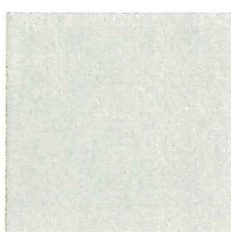
RUSSET



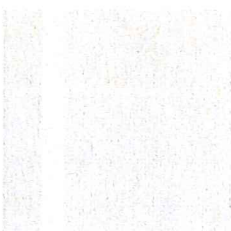
MOCHA



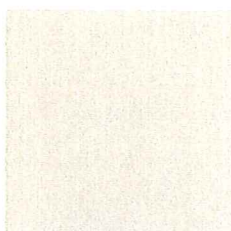
ESPRESSO



WHITE BASECOAT



BIRCH BARK BASECOAT



PRIMED

*See the limited warranty for details.

Please note that basecoat and primed options require additional finishing. Some nail and staple holes may need to be filled prior to applying the final finish.

Due to printing limitations, the wood and finishes shown may differ from actual wood grain and stain colors. See your local dealer for actual samples.



Lindhout Associates
architects aia pc
10455 Oakton Drive, Arlington, Virginia 22204
Tel: (703) 277-5555 Fax: (703) 277-5555
www.lindhout.com

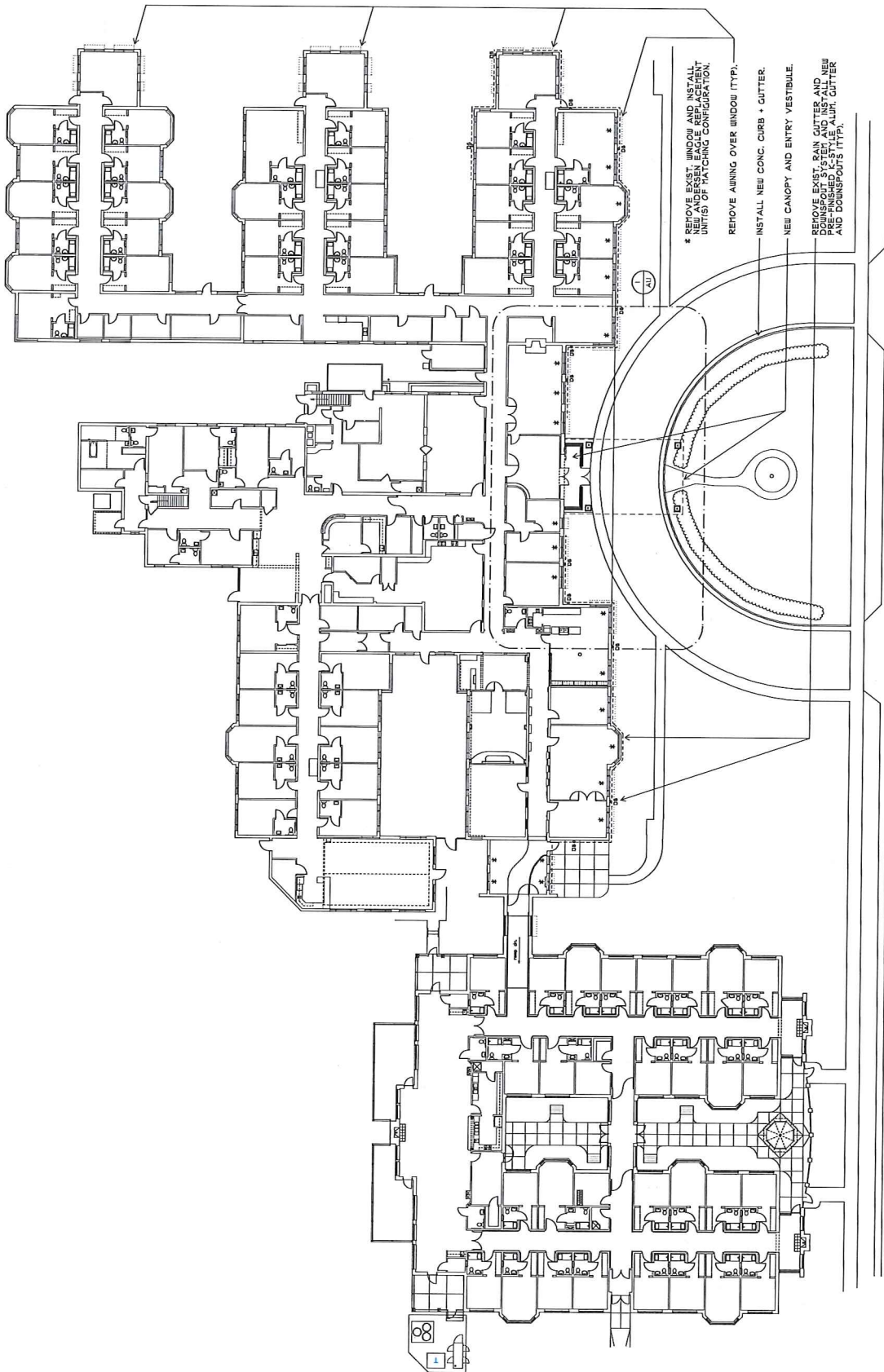
consultant

HDC APPROVAL
Issued For

date
sheet
of

THE GILBERT RESIDENCES
PLANNING, DESIGN, AND CONSTRUCTION
New Main Entry Renovations for

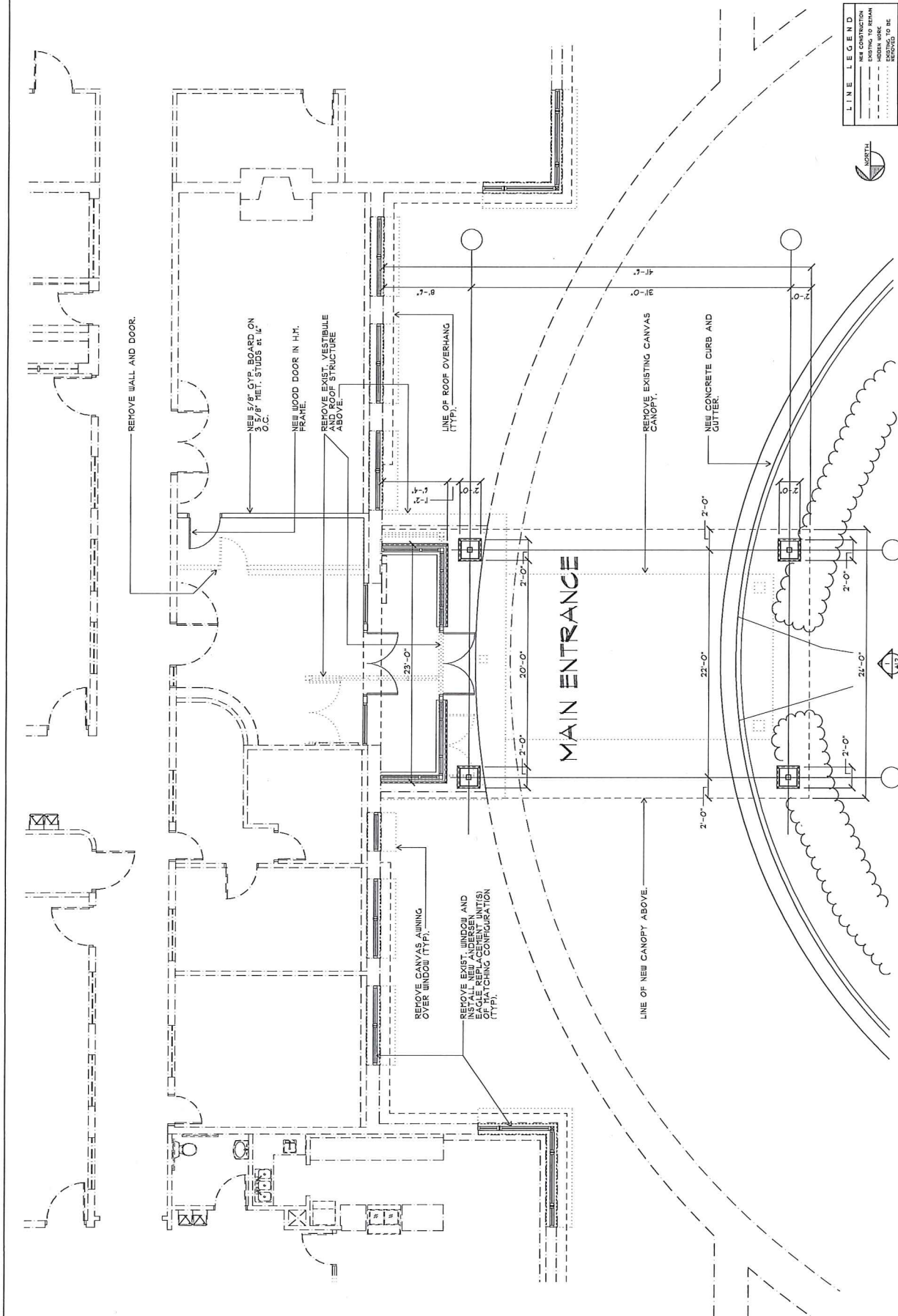
A10
10016



S. HURON STREET

SCALE: 1/4" = 1'-0"

COMPOSITE FLOOR PLAN




THE GILBERT RESIDENCE
 New Home Entry Renovations for:
 YPSILANTI, MICHIGAN
 MAIN ENTRY ELEVATION

dr: rA	cd: Full	exp'd: XXXX	1-10-11	date	HQC APPROVAL Issued for
--------	----------	-------------	---------	------	----------------------------

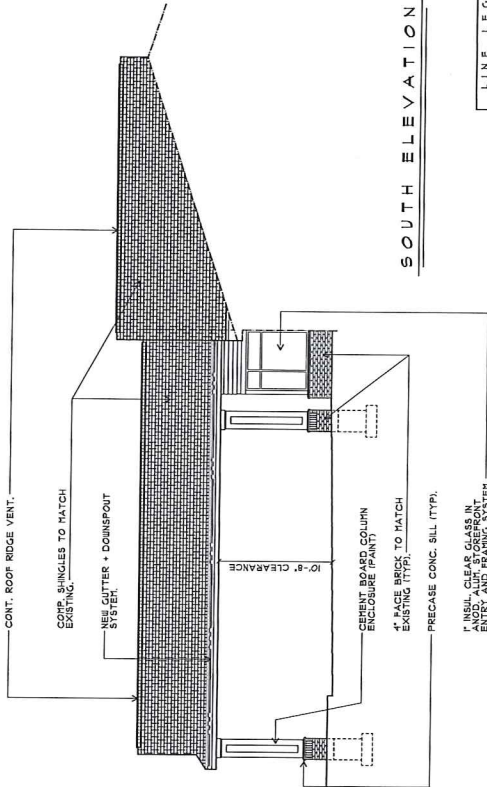
consult

Lindhout Associates
architects aia pc
10455 citation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax:(810)227-5555

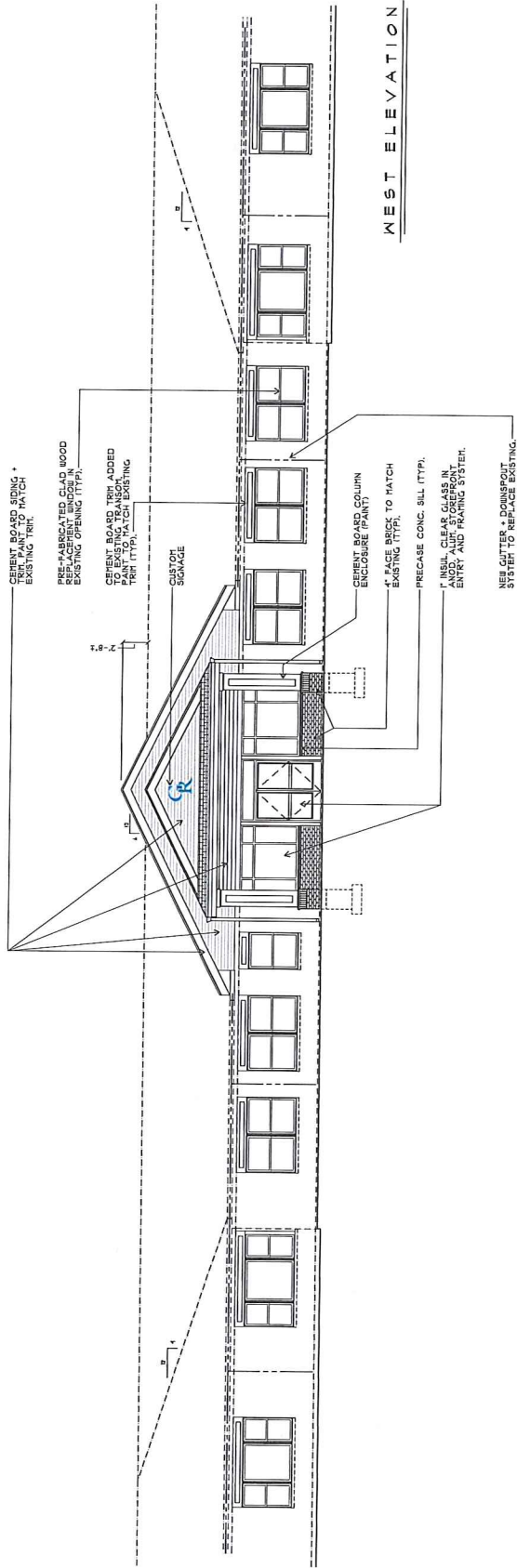


LINE LEGEND	
—	NEW CONSTRUCTION
---	EXISTING TO REMAIN
- - -	HIDDEN WORK
.....	EXISTING TO BE REMOVED

NOTATION



WEST ELEVATION





HDC Work Permit Staff Review

Property address: 15 W. Michigan Ave.

Date of Review: January 19, 2017

Date of Meeting: January 24, 2017

Proposed work: Replacement of plastic sheets on sign above awning.

Materials: Vinyl decal over plastic board.

Staff review:

1. The sign will be illuminated by the exterior and all dimensions will remain the same.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9, #10

Recommended Motion:

Motion to approve the installation of plastic sheets in the existing sign to read "Ma Lou's Fried Chicken" as shown in the illustration.

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

RECEIVED

JAN 17 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

REC# 21590

PHDC-17-0003



City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

1/24/17

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

15 W. Michigan Ave, Ypsilanti, MI, 48197

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Frank Fejeran

Address

1917 Valley Dr.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 604 7844

E-Mail

info@ma-lous.com

Contractor

Contractor Name & Contact Info

Self-contracted

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

- ☐ Porches
- ☒ Sign
- ☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replacing the plastic sheets on sign above awning. No ammendments to any structure or electrical. Sign will be luminated by exterior.

Materials (for paint include color chips or samples with application):

Vinyl decal over plastic board.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: \$1,000	Permit fee: \$35 + _____ = \$35
-------------------------------	------------------------------------

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: 	Date: 1-13-17
Print Name: Frank Ferguson	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

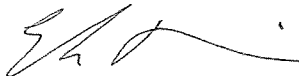
Elan Ruggill
Hidden Chicken LLC
15 W Michigan Ave
Ypsilanti, MI 48197

January 13th 2017

To whom it may concern,

As the sole owner of 15 W Michigan Avenue, I hereby authorize and support Frank Fejeran in replacing the signage on the building at 15 W Michigan Avenue within the applicable guidelines of city code and the historic commission.

Regards,

A handwritten signature in black ink, appearing to read 'Elan Ruggill', with a stylized flourish at the end.

Elan Ruggill
(734) 707-3198



Ma Lou's

FRIED CHICKEN

Hidden Dragon

Homestyle
Chinese Cooking

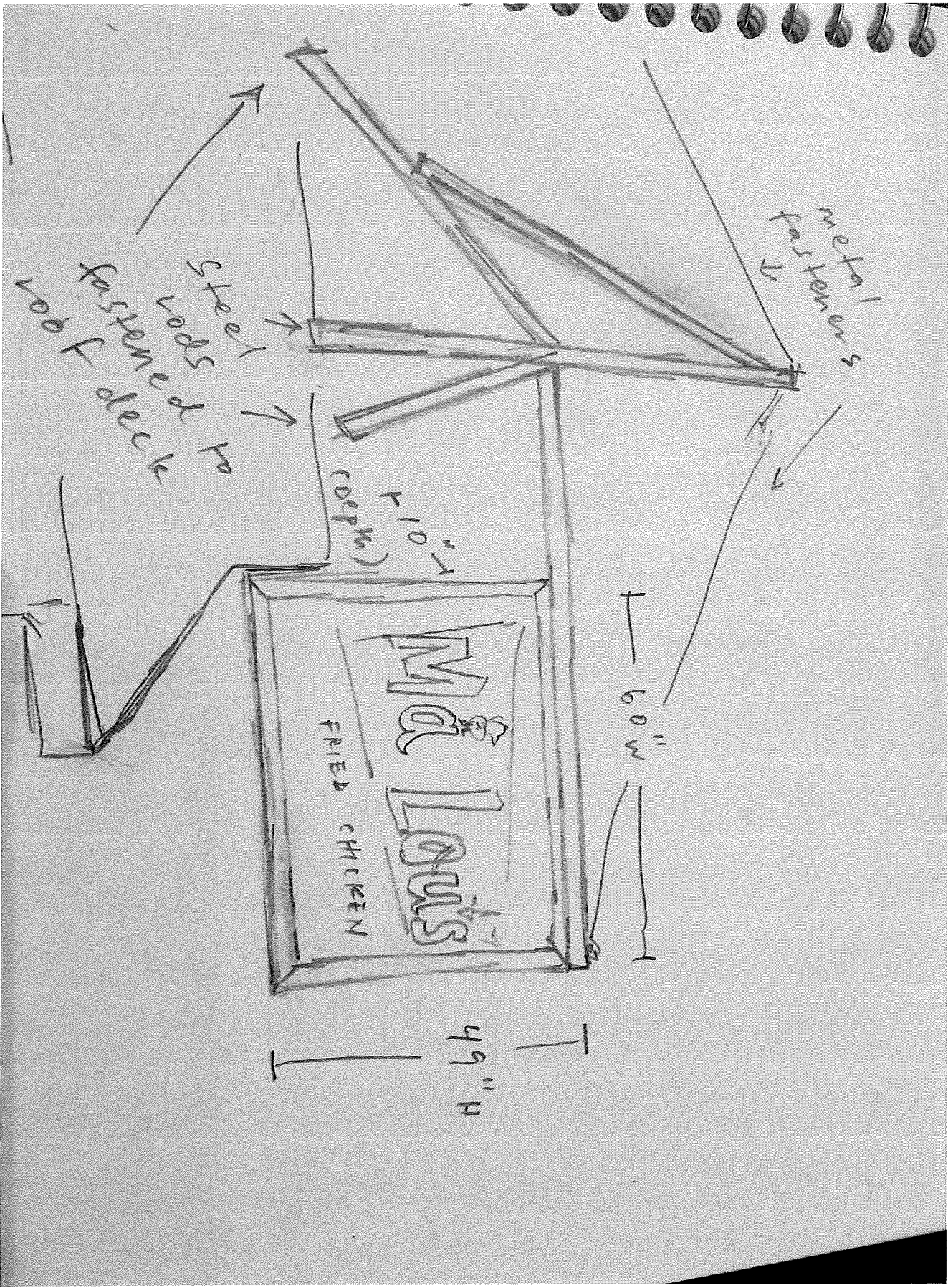
480-CHINA

Eat In • We Deliver • Take Out

SIDEWALK
CLOSED







CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES JANUARY 10, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, 1 S Huron St.

Commissioners Present: Jane Schmiedeke, Hank Prebys, Mike Davis Jr., Alex Pettit,
Erika Lindsay,

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner
Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Davis) moves approval of the agenda.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—NONE

OLD BUSINESS

39 E. Cross

**Application is for awning, window glass and sign replacement; painting.*

Applicant: Mark Shauvers – Designhaus Architecture (present)

Discussion: Prebys: States the Commission had no questions about anything but the
Aubree's sign.

Shauvers: States that based on the comments they have lowered the sign so it does not block the crown molding and have changed the way the sign is illuminated so it now used goose-necked lights to be a little more historically correct. The sign is also smaller than what was originally presented. The size of the sign is also up for discussion; we are willing to go smaller. Since the

sign is smaller we were able to pull it tighter to the building. States he can answer any questions they may have about the changes made to the sign.

Davis: Asks if now it will only be lit by the exterior lights shining down on it.

Shauvers: States that the goose-neck lighting will now illuminate the sign.

Davis: Asks how far off the building the sign will sit off.

Shauvers: States it will be about two inches off the back of the sign but the sign will have a thickness to it after it is milled out of the composite material before it is painted.

Pettit: Asks if the six-inch studs stated in the picture are incorrect.

Shauvers: States that is correct. The frame that will hold the sign will be a tube steel that will be painted black so it'll disappear behind the sign. The studs are actually gone; it will actually be a metal frame mounted to a wood structure that the sign is then mounted to.

Davis: Asks if they can discuss the size.

Prebys: States that still would not be compatible. Asks if they would be amenable to a 4x10 or 4x11 instead of a 4x12.

Shauvers: States since that is their logo if you scale it proportionately by the time you get it down to 10 feet long it's around three foot four. It would feet more in between the two windows once you get down to that size. Since the "Pizzeria and Grill" are all taken into account that square footage will have to be considered as well.

Davis: Asks if the submitted drawings are new.

Shauvers: States they are. States they pulled the sign down because in the previous version the sign covered the crown molding and they scaled it down. It was originally thirteen feet and it was lowered to 11x8.

Lindsay: Asks if this is exactly how this would look minus the goose-neck lighting.

Shauvers: States the elevations may be a bit off in the drawing but they will be in that location.

Prebys: States if the size is reduced the sign will be narrow and in between the two windows.

Shauvers: States they will reduce the sign to fit in between the windows, which will be around ten feet.

Lindsay: Asks if the sign will be shrunk in order to keep it from riding so high so it could be centered above the door.

Shauvers: States they were centering it above the two elements above the door *shows on picture* but once the sign is scaled down they will make it visually appropriate.

Davis: States in their past discussions they wanted the sign to be more contained and not to overlap in so many areas.

Schmiedeke: States that she likes the overlapping elements. It has a fresh feeling to it.

Davis: States he can live with a ten foot or eleven foot sign so he would leave it up to the applicant.

Motion: Davis (Second: Schmiedeke) motions to approve the work at 39 E Cross St to include the removal of the awnings on the upper and side of the building and replacement of existing paint on building. Paint colors to include paint in Sherwin Williams "Pewter Cast" for the body, "Zircon" for the trim, "Iron Ore" for one accent and "Ceiling Bright White" for the second accent. This will also include the installation of new thermal glass in the front and side of the building, installation of new signs in front of building and replace or restore transom glass windows with the same windows as mentioned above. The "Aubree's" sign will be a maximum of eleven feet in length and whatever corresponding proportion is correct. Historic "Pool" sign to receive glass to protect the neon sign. Work to also include new text above the door reading "Pizzeria and Grill." Motion will also include a goose-neck style lightning to provide illumination.

Secretary of the Interior's Standards:

#5 – Preserve distinctive features

#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

76 N. River

**Application is for Window Replacement*

Applicant: Rick Eubesky – contractor representing the applicant (present)

Discussion:

Eubesky: States he is here for Barry LaRue for the Riverside Arts Center. States he was asked to hand over some drawings and color swatches for the replacement window that's been proposed.

Prebys: Asks if the window is on the north side of the building.

Eubesky: States that is correct.

Prebys: Asks if the applicant knows what the replacement involves.

Eubesky: States that the window was bricked up in the 1970s after there was a fire in the building. The room that's behind it is a large dance studio that is very dark and a window will add light to the space.

Prebys: Asks to see drawings of the window and how the window configuration was arrived at.

Eubesky: States they were mimicked to match the original windows that were on that side of the building.

Prebys: Asks if that is based on photographic evidence.

Eubesky: States that none is provided here, which is what Barry (the applicant) implied.

Davis: Asks if there are any outlines of the original windows left.

Prebys: States that the entire window was taken out and concrete block was put in to fill in the space. States the work is being done in conjunction with the work at the front of the next door building and being done by the same contractor.

Eubesky: States that in terms of color schemes the applicant is open to any of the colors presented.

Motion: Davis (second: Schmiedeke) motions to approve the work at 76 N. Huron to include the removal of the concrete brick from the old window and to install a casement window to replicate the original window in whatever color the owner deems appropriate. The new window shall be wood with aluminum-clad.

Secretary of the Interior's Standards:

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

#5 – Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

25-27 N. Washington

**Application is for guard rail installation.*

Applicant: Dave Hamilton – Applicant (present)

Discussion:

Hamilton: States there is a fire escape on the second floor addition on the back of the building that has no hand rail from the short stairway to the long stairway. He just had a C.O. inspection and it was pointed out so now's the time to take care of it. He contacted a welder and asked for some ideas on how it would look like and he made this diagram to graphically show what he would add. It would be made of steel and painted in any color the HDC thought would be best.

Davis: Asks if the new railing would be a rounded top-tube since the existing ones appear to be the same.

Hamilton: States that the stairway coming up has a rounded top-tube so they could make it the same but the welder did not specify that. Believes the welder specified what he's comfortable working with.

Lindsay: Asks the applicant how he's planning to attach this to the building and to the existing staircase.

Hamilton: States the existing stair is steel so it will be welded directly to that. To the building there will be a steel plate fastened to the building and then welded to that so it would be secured substantially the building drilled into the brick.

Prebys: Asks if there will be any questions on how that stanchion will interact with the roofing material.

Hamilton: States there will be no holes in the roof and the whole thing can be removed when the roof needs replaced.

Schmiedeke: Suggests painting the whole thing the same deep red.

Hamilton: States that would be his choice as well.

Motion: Pettit (second: Lindsay) moves approval for the application for work at 25-27 N. Washington. Work to include the installation of guard rail from the apartment exit to the existing stairway at the rear of the second floor emergency stairway on 25 N. Washington. Guardrails to be made of a combination of tube steel, steel bar, and square steel as illustrated in the submitted drawings. Railing to be attached to the existing rail as well as

anchored to the brick surface of the building. It should be anchored using a non-corrosive anchor at the water joints were possible. Railing to be painted to match the existing steel work in the vicinity.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

STUDY ITEMS

400 N. River / Thompson Block

Applicant: Dick Mitchel – Mitchell & Moad Architects, Ann Arbor (present)

Discussion:

Mitchel: States the building was closed last Thursday so the new group has taken ownership, which has taken months. They are now in the part of the project where they are earnestly taking stock of things and figuring everything out but haven't gained full access yet. They have gone to the site three times with limited access because of ownership, insurance and liability issues. There are still significant unknowns but they are feeling much more comfortable. The new owners are Two Mission Design and Development from Ann Arbor.

(Discusses history of the Thompson Block)

They are considering having some signage but it will not cover the windows such as it does in the 1903 windows.

When they were discussing the condition of Thompson Block (with SHPO) it was concluded that there were no interior elements that were worth saving (post-fire). The main focus is to save the shell. They will keep parts of the masonry that are there but it will require steel frames. They were not sure if they were to need the basement and were going to have it in-filled but now they may need the space for restaurant prep but they are still developing that.

shows example on slideshow

Mitchel: For the proposed west elevation there will be a canopy but is removed here so you can see the storefronts. There is a railing system here due to the drop. The first three bays will be outdoor dining. *points to doors* This will be the primary entrance and here is where the hosts will enter. These two bays are the whiskey bar; it is the only bay that did not have the knee wall. From what we can tell this is where the big overhead door was for the city garage. We have some interest here for the big doors to open on summer nights to the terrace. Historically it had a three part system so historically this is where we have made the biggest departure. There

will be surface signs where there were historically painted our surface mounted wood signs. Staff advised that the HDC can advise on how to mount and illuminate them but in terms of size that is a zoning issue. *shows example of signs* They were also considering bi-fold doors but that was outside of their period of interpretation so they nixed that idea.

For the south elevation they are proposing to add one window. The unpainted stone foundation will remain the same. The highest element is the elevator shaft, the stair with a skylight and a rooftop terrace and the guardrail around it.

Prebys: Asks if the rectangles around it are glass.

Mitchel: States they are not but a cementitious panel and the others are metal panels. They have yet to settle on the number of panels but are a contemporary pattern. This will have all of the necessary duct work. The entryway arch will roughly be in between the windows. It will be the primary entrance but the imprint is not clearly visible on the building so more research will have to be show that the arch was originally there. In the rear this will all be new construction (the exhaust shaft and stairwell). The current infilled windows will possibly become doors. They will also need an emergency egress door.

On the north elevation the two windows will be new construction. The way they are proposing to handle the site is for it to slope at less than 5% so it doesn't require handrails.

They are quite sure the canopy had a round cast-iron columns and a metal roof by zooming in on photographs. The approach on the canopy is to keep it utilitarian so it will be metal for fire safety reasons and would need fire safety pipes. They are trying to design it to avoid bird roosts to keep it non-flammable. It is all tubular steel and they would infill it.

The entry in the back is recessed so they could have a canopy in the back or possibly a vestibule.

Schmiedeke: Asks if the window (shown on the slideshow) on the far left on the ground floor and the main entrance to the apartment exist now.

Mitchel: States you can see vestiges of the arch (the apartment entrance) and you can see the window in earlier photos.

Schmiedeke: States that her concern is that unless the top elements exist now that they should just be straight.

Mitchel: States that it was there and it is visible.

Schmiedeke: States that it was nowhere near as wide as the proposed entrance.

Mitchel: States that it has been changed. During the fire the entire section came out and it was reconstructed and he does not know what was used for the basis of that reconstruction.

Prebys: Asks how all of the divided lights would be dealt with on the storefronts.

Mitchel: States they are true divided lights.

Prebys: States that if they are not true divided lights they have generally insisted that the exterior has the divisions on it applied rather than on the inside or between the glass.

Mitchel: States that they would be called simulated divided lights. States that for the real divided lights the windows would be metal clad wood framing. They would all be true divided lights.

Prebys: Asks if any thought has been given to exterior lighting at this stage.

Mitchel: Only that the goose-necks would light the signs.

Prebys: States they would prefer something functional and does not imitate history.

Lindsay: States they are already picking up queues from the historic photos so to just keep going in that direction; something simple.

Also states that the grids in the proposed railings are a bit too busy, especially with the amounts of lights in the windows and the canopy. Suggests maybe a solid glass or other material. States that it too many linear elements.

Mitchel: States they are entertaining the idea of solar panels on the roof.

Prebys: States that is a wonderful idea.

Davis: States that he likes the design better without the canopy as it showcases the design of the building better.

Prebys: States they have waited for a long time for this and they are looking forward to seeing how the project progresses.

Davis: Asks if they have any landscape ideas yet.

Mitchel: States they are not at that point yet.

Prebys: Asks if they have thought about customer parking.

Mitchel: Not very much because the site is so limited. There will be a double lot in the back that is proposed but that will be for the apartment residents.

Davis: Asks about the impervious surfaces.

Mitchel: States that there are storm water regulations and that they are budgeting for that but they have not created the site plans yet. They have plans for solar panels on the roof as there are huge open exposures on the south side of the roof.

Lindsay: Asks about waiting room for people and for smokers.

Mitchel: States that people will be able to stand and wait in the front areas but says they have not thought about smokers yet.

Schmiedeke: Asks about the simple railing in front of the whisky bar area.

Mitchel: States that it is simply a placeholder as the area is not fully developed yet but it will have to take on the same character as the other areas.

210 N. Washington

Applicant: Greg Gavel – Applicant (Present)

Discussion:

Gavel: States his building burned. The damage to the building is extensive and he would like to improve the interior and exterior of the building during the process. The roof needs to be repaired; it's a flat roof. The brick façade needs to be cleaned but it cannot be pressure-washed. The old metal windows need to be replaced so he would like aluminum-clad wood windows painted white. He was also hoping to get a sign with the "Phoenix" on the side to re-name the building.

Davis: States that he would have to go with zoning because residential signs are a special case but they would not dismiss it straight away.

Gavel: States he would also like to fix the landscaping.

Pettit: States that they are pretty open. Their main concerns are that none of the landscaping damages the building or to grow on them.

Gavel: States he was thinking about planning some trees or bushes.

Prebys: States that anything affecting the exterior of the building needs to be run by the HDC so the landscaping, the sign, etc. needs to be approved by them.

Gavel: Also states he would like to add some floodlighting to light up the sign.

Pettit: States they would not dismiss it out of hand but they would like to see what he would propose.

Gavel: States he was thinking about two LED lights at the base of the building that would light up the entire façade.

Lindsay: States they would not allow any colored light or any LED.

Prebys: Suggests that incorporating the sign into the landscaping might be easier than putting it on the side of the building.

Gavel: States that he was looking for suggestions to incorporate the two buildings.

Prebys: Suggests about talking with an architect to discuss how to join the two buildings but urges caution about physically joining them.

Schmiedeke: States they are two separate buildings and they need to remain separate.

Gavel: Asks if the red squares must stay red.

Prebys: States that he can paint them a different color.

Lindsay: Suggests putting a pathway in the landscape plan.

Gavel: Asks if he could change the metal doors on the outside to make them less institutional.

Davis: Suggests to bring in some door ideas and to bring them in as a study item to the next meeting.

Gavel: Asks about painting the outbuildings.

Schmiedeke: States that if he wanted to paint them the same color he does not have to come before them but if he wanted to paint them a different color he would.

OTHER BUSINESS

Property Monitoring – None

2016 Annual Report

Motion: Schmiedeke: (second: Lindsay)

Approval: Unanimous. Motion carries.

2017 HDC Meeting Schedule

Motion: Prebys: (second: Schmiedeke)

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 13, 2016.

Motion: Pettit (second: Davis) Moves approval of the minutes as amended.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Davis) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:00 p.m.

DRAFT