

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 11, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: Council Chambers, 1 S. Huron St.

Commissioners Present: Jane Schmiedeke, Hank Prebys, Alex Pettit, Ron Rupert, Mike Davis Jr.

Commissioners Absent: Anne Stevenson, Erika Lindsay

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as amended to remove 16 S Washington and 9 S Adams item #7 for the murals.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

301 W Cross

**Application is for LED light installation.*

Applicant: Tariq Hamad, Applicant - Present

Discussion: Prebys: States let's talk about the lights that were installed around the windows and on the roof parapet without a permit.

Hamad: States that he was not aware that he needed to pull a permit to change the lights since he already had existing lights.

Davis: Asks what type of lights were out there originally.

Hamad: States that there were canned recessed lights there. He states that he did not install any at the rear of the side where there are houses. States that he purchased the least bright LED lights that he could. He also has since installed a shield/screen over the lights.

Rupert: States that there are 4 sets of the LED lights on the roof area.

Schmiedeke: States that these are inappropriate for the district, She states that these lights are inappropriate not just for this building but for the district as a whole.

Davis: States that he agrees and that these are not complaint with the Good Lights for Good nights/dark sky complaint guidelines that the HDC adopted and that the City as a whole has adopted.

Rupert: States that they were also installed around the windows on W Cross.

Davis: States that there is no problem with replacing the lights but this particular lights, the LED lights strips, are not appropriate.

Motion: Schmiedeke (second: Davis) moves to deny the installation of LED light strips on the roof parapet and windows at 301 W Cross due to it being inappropriate for the district.

Secretary of the Interior's Standards:

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

Approval: Unanimous. Motion carries.

301 W Cross

**Application is for patio installation.*

Applicant: Tariq Hamad, Applicant - Present

Discussion: Prebys: Asks if the applicant would like to talk about it at all.

Hamad: States that he would not.

Davis: States that this is similar to what the applicant brought to the HDC before.

Prebys: Asks if the commission took a look at the rails.
(hands the applicant the porch fact sheet)

He states that there needs to be a bottom rail on the balusters and that the bottom rail needs to be separate, not attached to the deck.

Rupert: States that the bottom of the balusters need to be covered and not exposed. The baluster cannot be attached directly to the deck.

Rupert: States that there needs to be the bottom rail similar to what exists at the Freighthouse and suggests that the applicant take a look at the deck there.

Schmiedeke: States that the motion needs to include the info for the bottom rail.

Rupert: Inquires as to where the deck will be located.

Hamad: States that he included a site plan for it.

Schmiedeke: States that it would be in the parking lot.

Rupert: Inquires as to whether this was reviewed by building and planning.

Hamad: States that he has tentative approvals for it.

Rupert: States that the treated lumber if it is dry it can be painted immediately. Asks about the color.

Hamad: States that it would be a wood color. Inquires as to when he can paint the treated wood.

Prebys: States that it can be painted as soon as the wood has dried.

Rupert: Suggests that an opaque stain may hold up better than paint on this surface.

Motion: Rupert (second: Davis) moves to approve the proposed deck at 301 W Cross St to be installed as a patio in the parking area as denoted on the plan. The deck will need to be painted or stained with a paint or opaque stain immediately in a wood color, brown. To be built as described on the submitted plans with the exception that the railing needs a top and bottom rail on all four sides as referenced in the HDC porch fact sheet.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Unanimous. Motion Carries.

17 E Cross

**Application is for painting.*

Applicant: Chelsae Lane, Applicant - Present

Discussion: Prebys: Requests more information on the project.

Lane: States that this is for the Babo location on the corner unit. She states that they are planning on painting where the blue color already exists. They would like to paint the blue areas in Sherwin-Williams, Jade Dragon, SW-9129.

Motion: Rupert (second: Schmiedeke) moves to approve the proposal at 17 E Cross St. for the painting of the blue panels on the exterior of the building to SW-9129, Jade Dragon. Recommending the use of a semi-gloss paint.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Unanimous. Motion Carries.

26 N Washington

**Application is for re-siding.*

Applicant: Radford Greaves, Applicant - Present

Discussion: Prebys: Asks for more info on the project for re-siding.

Greaves: States that he wanted to know what options he has for the installation.

Rupert: States that he can use a composite board, Azek, or real wood or metal.

Greaves: States that it would be vertical metal and painted/finished brown. Would like to use what sticks out the least.

Prebys: Inquires as to what the applicant would like to use.

Greaves: States that he would like to use a brown pole barn material. Also, he will rebuild the underlying structure as needed since he believes that it was not built correctly to begin with.

Schmiedeke: Suggests that a grey would be preferred to match or be compatible with the color of the building and blend in more.

Prebys: States that grey would be preferred, rather than a big, dark block above the roof.

Pettit: Confirms that the applicant will leave the roof and just shore up the structure.

Greaves: Confirms that he will button it up and replace what is needed in the structure of the tower.

Motion: Pettit (second: Rupert) moves to approve the application for work at 26 N Washington to include the removal of the existing siding and replacement of the substructure as required and the installation of a vertically oriented steel siding in a grey color compatible with the existing color on the building.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Unanimous. Motion Carries.

101 S Washington

**Application is for windows installation.*

Applicant: Ed Oshelak, Stark Funeral Home, Applicant - Present

Discussion: Oshelak: States that they are in the middle of a rental inspection. States that there was no permit pulled for the windows installed in the living room part of the funeral home. States that the windows were there prior his owning the funeral home. States that he is not sure on why the permits were not pulled.

Davis: Inquires as to if there are vinyl windows currently there.

Oshelak: Confirms.

Prebys: States that the HDC does not approve vinyl windows but he is not sure on what that will mean for the applicant.

Pettit: Asks what the HDC is expected to do. Inquires as to any work is being done at this time.

Oshelak: Confirms that the windows have already been installed and that there is no work being done at this time.

Davis: Clarifies that the applicant is looking for a retroactive approval in order to do the rental.

Rupert: States that this is similar to the situation that was seen on S. Huron.

Davis: Suggests that maybe the HDC could approve the application on the condition that the HDC will not approve a vinyl replacement. That when it's time for the applicant to repair or replace the windows that they be returned to wood windows.

Pettit: Suggests a notice to proceed as these windows are inappropriate.

Schmiedeke: States that it makes sense to her.

Motion: Davis (second: Rupert) moves to issue a notice to proceed for the application for 101 S Washington. The HDC finds that the vinyl windows that were installed previously without a permit do not conform to Historic District standards however the commission is issuing the notice to proceed to allow the current condition to continue.

Secretary of the Interior Standards:
n/a

Unanimous. Motion Carries.

21 E Cross

**Application is for painting and signage.*

Applicant: Zachary & Sherri Schultz, Applicants - Present

Discussion: Prebys: Asks for the plans for work.

Schultz: *(provides photos to the commission)* States that they are proposing the colors of turquoise and grey for the exterior of the building in the front and the rear door and half-moon shape above the door.

Prebys: States that the grey will be the main color. The main grey color is called Monument, NT-583. States that the doors and accents will be in Coastline Turquoise, NT-457.

Davis: Asks if they have tested the color for brightness.

Schultz: States that the blue colors would return to grey.

Prebys: States that there is very little of the teal.

Motion: Rupert: Suggests a semi-gloss paint for durability.
Davis (second: Schmiedeke) moves to approve the painting at 21 E Cross St with Nautica at Home in Monument, NT-583 and Coastline Turquoise, NT-

457. Applicant is to use the gentlest means possible to clean surfaces. The application is for the front and rear painting in same color scheme.

Secretary of the Interior Standards:

#7 - Clean building gently—no sandblasting.

#10- New work shall be removable.

Unanimous. Motion Carries.

STUDY ITEMS

16 S Washington & 9 S Adams

Applicant: Laura Gillis – Absent

Discussion: None

206 N Huron

Applicant: Ian Greenly, Owner - Present

Discussion: Discussed options for fencing for the structure with the commission. Applicant was advised about the HDC application process as well as the need for a fence permit from the building department. Applicant asks about the barn at the rear of the property. States that it is currently condemned but that he would make it safe. Applicant was advised regarding repairs and that there is no need for an application for repairs and standard maintenance.

202 S Huron

Applicant: New Owner - Present

Discussion: Wants to know what the options are for painting and landscaping. Was advised that painting would be considered maintenance if the same colors are used and that leveling the ground at the side of the house is also considered maintenance. Inquires as to options for venting for the dryer and was advised that the building department would need to be contacted and that the commission is really just concerned with the visual impact.

315 N Adams

Applicant: Robert Burmeister, Owner - Present

Discussion: Submitted photos taken at night of 301 W Cross. He states that he can see the lights from his home and that they would have had to install black-out curtains if the lights were permitted to continue.

215 S Washington

Applicant: Robert, Owner - Present

Discussion: Inquires as to where he can find more info on the sash packs for the windows on the home.

OTHER BUSINESS

Administrative Approvals

6 S Washington

Motion: Schmiedeke (second: Davis) moves to accept the administrative approval for 6 S Washington St.

Approval: Unanimous. Motion carries.

Property Monitoring

Commissioner Pettit states that there is something being installed in the Sidetrack overflow lot and would like staff to check into it.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the amended minutes of March 14, 2017

Motion: Davis (second: Rupert) moves to approve the March 14, 2017 amended minutes as submitted.

Approval: Unanimous. Motion carries.

Approval of the minutes of March 28, 2017

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:05 p.m.