

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 25, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:08 PM

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

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

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

320 E Cross

**Application is for painting.*

Applicant: William & Lindsay Clark, Applicants - Present

Discussion: Prebys: Asks the applicant to provide detail on the plans.

W. Clark: States that right now there is a four color scheme on the house.
They are planning on painting using three colors.

Applicant provides photos to the Commission for review.

L. Clark: States that it is really time to paint and that the paint is chipping.
States that they painted a test patch and that can be seen in the photos.

W. Clark: States that these are the swatches if the commission would like to see them.

Applicant provides swatches to the Commission.

Prebys: Asks for clarification on where the black, grey and white colors will be applied.

W. Clark: States that on the right side of the chimney is the exact color scheme.

Prebys: Inquires as to whether anyone on the commission has any additional questions.

Motion: Davis (second: Schmiedeke) moves to approve the painting at 320 E Cross St. The painting is to be Sherwin Williams Colonial Revival Grey for the main body of the house with two accent colors of Sherwin Williams Pure White and Sherwin Williams Peppercorn. The applicant is to clean using the gentlest means possible. No power washing.

Secretary of the Interior's Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

Prebys: Welcomes them to the historic district and advises of the option to be seen as a study item prior to committing to any future work for the structure.

15 E Cross

**Application is for awning removal and the amendment of a previous application for door installation.*

Applicant: Patrick Echlin, representative for 734 Brewing, Applicant - Present

Discussion: Echlin: States that they came in two months ago with another permit and that they are hoping to change that permit a little bit and to also remove the awning from the building.

Davis: Inquires as to where the door is going.

Echlin: States that it is going in where the formerly green door area was.

Davis: Asks for clarification on what the new installation will be.

Echlin: States that it will be glass and aluminum.

Pettit: Asks if the glass window is the full height of the door.

Echlin: Confirms and states that the entire panel needed to be removed to get some larger equipment in the space.

Pettit: States that there is no problem with the removal of the green panel and that he is not particularly stuck on what was there.

Echlin: States that the other portion of this project is the awning removal for the entire building.

Prebys: Clarifies that it will be removed on the entire building.

Echlin: Confirms that the whole awning will be removed.

Prebys: States that there appears to be some pre-existing old painted signs on the building. States that they may have been from the plumbing company.

Echlin: States that they hope that those will be a nice feature once uncovered.

Motion: Pettit (second: Davis) moves to approve the application for work at 15 E Cross. Work to include the installation of a dark bronze anodized aluminum door and glass panel with a regal bronze double faced embossed insulated aluminum transom, dimensions as shown in submitted drawings. Work will also include the removal of the awning on the entire building and repair with similar mortar as needed.

Secretary of the Interior 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.

STUDY ITEMS

16 S Washington & 9 S Adams

Applicant: Laura Gillis – Present

Discussion: Gillis: Advises that she has two study items, one for the donor wall at 16 S Washington and another for the signage at 9 S Adams. States that there are two options for the sign materials, either acrylic or PVC. The colors will be the same as in the drawings, in the marketplace colors. These would be installed on the north side of the structure.

Pettit: States that either option for materials would be acceptable.

Gillis: States that the second item is for 9 S Adams she states that the old warehouse will be renamed for Robert C. Barnes and they wish to acknowledge that with a sign. States that the sign will be installed between the existing lights. States that the peapod sculpture will be a slightly different design than what was originally submitted.

Applicant shows the commission the different design for the peapod sculpture.

16 S Washington & 9 S Adams

Applicant: Lynne Settles – Present

Discussion: Settles: States that she is the art teacher at the high school. Advised that they are planning on doing two murals, one on food & agriculture and one on the Underground Railroad. She states that the plan is to install the Underground Railroad mural behind the library on the Adams St building and the food & agriculture mural will be placed on the side of the Beer Cooler. She states that the mural will be placed on panels and then will be installed on the structures. The murals will be 10' x 5'.

Schmiedeke: States that the murals will need to be installed so that there is a gap between the building and the framing for the mural so that moisture will not collect between the mural and the structure.

406 Oak

Applicant: Anne Hunter, Owner - Present

Discussion: Hunter: Discusses the porch repair that is needed. She states that she is looking to add a roof to the one landing and to replace the railings. The lattice framing is discussed as well as options for the railings.

Applicant is provided with the porch fact sheet.

Pettit: Requests that the new porch roof line be in harmony with what already exists on the house.

Prebys: Advises to come back with some options as proposals for another study item and the requirements for the action item application.

215 S Washington

Applicant: Pace Nielson, Owner - Present

Discussion: Nielson: Discusses the porch repair/replacement that is needed. Discusses paint colors and windows. States that the colors that they picked are as

close to the original house colors as they could get. States that the carriage house needs to be repaired and the carriage house will be the same color scheme as the main house.

202 S Huron

Applicant: Kathy Johnson, Owner - Present

Discussion: Johnson: Discusses the possibility of power washing the brick and the specifics of that option.

Prebys: Advises of options for cleaning and the issue with the power washing is mainly that water can get trapped behind the surface and cause issues.

Johnson: Discusses venting options for the bathroom and laundry venting.

OTHER BUSINESS

Administrative Approvals

533 N Huron & 616 Norris

Motion: Schmiedeke (second: Davis) moves to accept the administrative approvals for re-roofing at 533 N Huron and 616 Norris.

Approval: Unanimous. Motion carries.

Property Monitoring

219 N Huron: scaffolding has been put up on the property, this work appears to be a repair. Staff to monitor.

402 S Huron: scaffolding has appeared on the side of the house, it appears that there is some painting prep on site. Staff to monitor.

LED light strips: the commission requests that staff contact the gas station on W Cross and the H & R Block in Downtown regarding the installation of these types of lights.

Elbow Room: the commission requests that staff send a letter the owner regarding the re-installation of the awning on the building.

Lighting Fact Sheet

The commission requests that staff explore the option for a lighting fact sheet. That this include the LED light strips that do not conform to the HDC's adopted policy for lights that conform to the "Good Lights for Good Nights" fact sheet.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 11, 2017

Motion: Pettit (second: Davis) moves to accept the minutes as amended for corrections.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:07 p.m.