

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 9, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N. Huron St.

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Erika Lindsay, Ron Rupert, Mike Davis, Jr.

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves approval of the agenda as amended to move 316 E Forest to administrative approvals.

Approval: Unanimous. Motion carries.

Stevenson: Inquired as to whether anyone in the audience needed to be added to the agenda as a study item. 333 E Cross requested to be added to the agenda.

Motion: Prebys (second: Pettit) moves to amend the agenda to add 333 E Cross as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

316 N Lincoln

**Item was moved to the end of the agenda as the applicant was not present at the meeting.*

306 N River, Suite D

**Application is for sign installation.*

Applicant: Eric Mullins, Applicant - Present

Discussion: Stevenson: States that this is for the Saturn logo sign. States that the applicant was previously seen as a study item about this sign. Advised the applicant to check in with the building department about the total signage allotment.

Mullins: States that he is aware of the need to check in with the building department and when he inquired he was told that he should be within the signage allotment.

Stevenson: Inquires about the spec sheets on the bracket options.

Mullins: States that he avoided the ornate scroll like bracket, as was suggested in the previous meeting as a study item. He states that he is looking for a more industrial looking bracket. States that the spec sheet is for a 50" bracket but the actual bracket will be 40".

Pettit: Asks if it is used in conjunction with the corner brackets.

Mullins: Confirms that is the case.

Motion: Prebys (second: Schmiedeke) moves approval of the application for work at 306 N River, Suite D for the sign installation with the Saturn logo with the bracket at 40" to be installed at the southeast corner of the building. The sign is to be installed in the mortar joints with non-corrosive hardware.

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

Approval: Unanimous. Motion Carries.

8 N River

**Application is for painting, door & window installation, trim and siding repair.*

Applicant: Robert Hopps, general manager of The Equity Build Company- Applicant & Phil Meyers, Owner- present

Discussion: *Hopps provides photos of the house showing the changes to the windows.*

Hopps: Discusses the window changes, states that the replacement windows will be supplied from Marvin. He will be replacing four windows and restoring one window. States that the small window on the house that was not supposed to be there will be removed and sided over. The window on the top will be moved down from under the gable to the bottom to match the window below.

Stevenson: Clarifies the window removals and replacements. The four new windows will be white aluminum clad windows. Clarifies that these will be double-hung windows like the others.

Prebys: Asks about the window in the stairwell that has divided lights.

Meyers: States that the stairwell was an addition that is about 70- 80 years old. States that the transoms that exist on the structure now are fixed and will remain on the structure.

Stevenson: Asks the commission if there are any more questions about the windows.

Received no more inquiries.

States to proceed on to the doors.

Hopps: States that they are looking to replace both the side doors and the back door on the house.

Stevenson: Asks what type of doors are there now.

Meyers: States that they are flat slab steel entrance doors.

Pettit: Asks about the finish on the new door.

Hopps: States that it is smooth finish door.

Stevenson: States that there is a grain like finish that makes it appear to imitate wood. States that she is fine with the doors if they can be painted since right now the doors are one material but appears to imitate another material. States that the applicant can paint the door to match the front door or another color if they prefer. Inquires about the color that the house will be painted.

Hopps: States that he will want to come back to the commission with a different paint color as he has not proposed the new color to the owners yet.

Stevenson: States that the commission cannot approve a partial application, that they would need to table the application and come back with the color.

Hopps: Asks if the commission can approve it for the same color that is on the house currently and then he can return with an amendment for the house color.

Stevenson: Advises that would be possible.

Motion: Pettit (second: Prebys) moves to approve the application for work at 8 N River to include the moving of several windows on the north side of the

house. On the second story center section, the centermost window will be moved to the main floor where the siding pattern shows a previous window once existed. The smaller window next to the one window on the second story will be eliminated entirely. The front 2nd story window will be moved back to where the current window will be removed from under the center gable section but will fit below the cornice board. Where the westernmost 2nd story window is to be removed a new egress window will be installed as depicted in the submitted photos. The new window will be a Marvin Next Generation double-hung aluminum-clad wood in snow white with a one-over one pattern. Repairs will be completed as necessary to the remaining windows. The installation to include three new doors on the north, south and east faces, the door to be Feather River Craftsman style fiberglass door to be painted in a color similar to the front door. The one remaining window on the second story east corner of the building will be sided over. The house to be painted in a color similar to the existing color on the house.

Secretary of the Interior Standards:

- # 6- Repair, don't replace. Replacements shall match original.
- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 S Washington

**Application is for painting, the removal of third story entrance door and dormer, the removal of an above ground cellar entrance, restoration of the original cellar doors and roofing installation on the carriage house.*

Applicant: Pace Nielson, Applicant - Present

Discussion: Prebys: States that they have previously spoke with the applicant about this project as a study item several times. States that this all seems to be what was previously discussed with the applicant.

Stevenson: Asks if there is anything else that the applicant would like to discuss.

Nielson: States that the older photo that was included in the packet shows a different staircase that was no longer there when he purchased the property and it appears that the dormer that he has proposed for removal was not there in that photo. States that he would like to make like the dormer was never there. Asks if there is a different shingle color that the commission would prefer since that was not discussed before.

Prebys: States that there no issue with the shingle color.

Motion: Prebys (second: Schmiedeke) moves to approve the application for work at 215 S Washington to include the removal of the third story entrance door

and dormer at the rear of the building, restoring it to original roofline with materials to match the existing. The removal of the above ground cellar entrance and the restoration to the original cellar doors. The repair and painting of the carriage house consistent with the color plan of the house. The main floor is Sherwin Williams 0024-Curio Gray, window sashes in Sherwin Williams 6992-Inkwell, window trim in Sherwin Williams 2802-Rookwood Red, the 2nd Floor in Sherwin Williams 0032-Needlepoint Navy, and the railings and accents in Sherwin Williams 2829-Classical White. The shingling of carriage house with GAF Timberline HD Pewter Gray shingles.

Secretary of the Interior Standards:

7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEM

333 E Cross

Applicant: Darlene Moran & Vivian Phillips, owner

Discussion: Moran: States that she is looking for the rules on the roofing and windows for the historic district since they are just getting started looking into repairs for the house.

Stevenson: Advises that there is information about that online.

Moran: Asks regarding what colors are allowed.

Stevenson: States that there is no specifics provided for color online since color selection is particular to each individual property. States that the commission needs to adhere to the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures whenever they approve a project. Inquires about the windows that are there now.

Phillips: States that what exists no longer works.

Moran: States that new wood windows are about \$1,000.

Prebys: States that they do not have to spend that kind of money, that many wood windows could be repaired for a lot less. States that the historic windows are made from better and stronger wood and just need to be maintained. States that if replacements are pursued, the replacement windows will need to be wood and will need to match the light patterns of what exist on the house.

Pettit: States that the metal clad is also an option.

Prebys: States that screens can be added as storms or can come with the new windows.

Moran: Inquires as to what to do for egress windows when the current ones do not open.

Pettit: States that repairs can make them functional again. States that the applicant needs to identify which windows need to be used for egress and to come back with a proposal for repair or replacement for them for the commission to consider. States that regarding roofing the HDC just wants to know what color, type of shingles, venting and gutters.

Moran: States that they want it pretty much the same.

Pettit: States that if it does not change the look of the exterior then it is a fairly simple process for roof approval.

Moran: Inquires as to what colors that the commission would approve.

Pettit: States that the commission is flexible on the colors but that there is no specific color list.

Prebys: States that the same is true for the colors in which to paint the house. Also, that for roof colors the applicant can look to what the roof colors are on the houses surrounding theirs.

Stevenson: Advises that if the applicant is looking for contractor info, to possibly do a Google search or use the MPHN resource guide.

Prebys: States that the commission cannot recommend a contractor.

Stevenson: States that there may be some windows that can still be repaired.

Moran: Asks if it is ok to have some windows replaced and some that are just repaired, as they may look different.

Prebys: Confirms that would be fine. As for screens, original ones may still exist on site.

Moran: Asks about the approval process and if the roof and windows need to be done on the same application.

Prebys: States that both items do not need to be on the same application. Recommends that the applicant comes back to discuss the major projects prior to finalizing any details.

NEW BUSINESS

316 N Lincoln

**Application is for sign installation.*

Applicant: Kent Greniewicki, Applicant - Absent

Discussion: Prebys: States that he does not see any problems with the application.

Stevenson: States that she does not see any problems. States that the attachment methods can be addressed in the motion.

Prebys: States that the building is concrete block.

Motion: Prebys (second: Schmiedeke) moves approval of the application for the sign installation at 316 N Lincoln as proposed, to include an 8'x4' Dibond sign with an acrylic logo. The sign mounts are to be installed in the mortar joints of the block structure or where it will cause the least amount of damage to the structure.

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

OTHER BUSINESS

Administrative Approvals

316 N Lincoln & 430 N Washington-re-roof 316 E Forest-repairs from storm damage

Motion: Schmiedeke (second: Prebys) moves acceptance of the administrative approvals for 316 N Lincoln, 430 N Washington and 316 E Forest.

Approval: Unanimous. Motion carries.

Masonry & Mortar Fact Sheet Update

Staff advised of the changes made to the fact sheet so that it corresponds to the policy document that was approved last fall.

Motion: Prebys (second: Pettit) moves approval of the edits to the masonry repair and cleaning fact sheet which was last updated in November 2015, as submitted.

Approval: Unanimous. Motion carries.

Property Monitoring

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

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: a the letter has been written and will go out to the owner for the W Cross gas station with LED lights, this property is actually addressed to N Washington. Staff will verify if there are LEDs in H & R Block in Downtown and then send a letter.

Elbow Room: the commission requests that staff send a letter the owner regarding the re-installation of the awning on the building as the current façade looks to be completed but does not have the awning re-installed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 25, 2017

Motion: Pettit (second: Schmiedeke) moves to accept the minutes as submitted.

Approval: Unanimous. Motion carries.

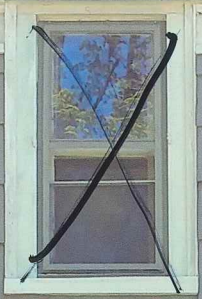
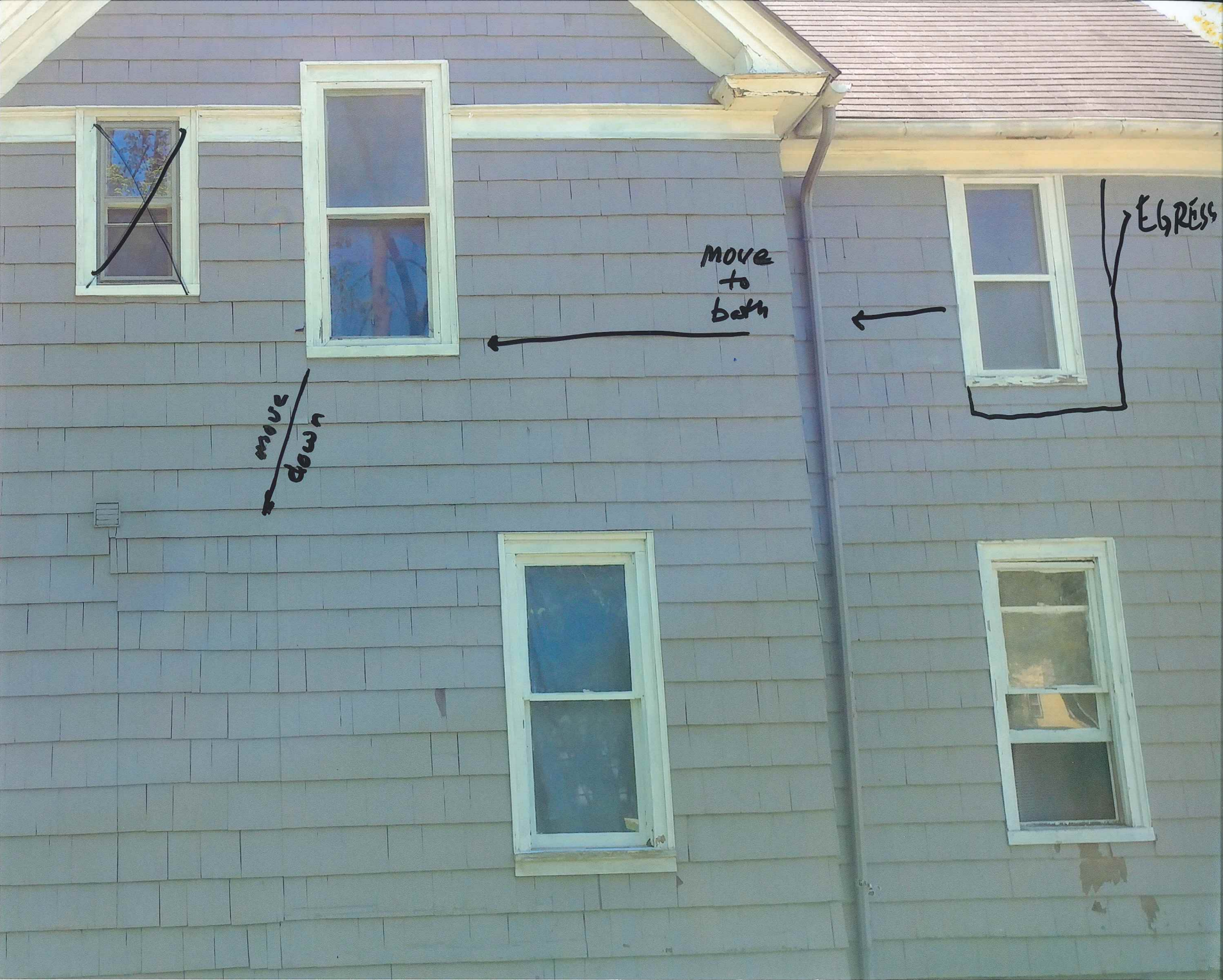
ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 7:59 p.m.

8 N River-photos submitted at 5-9-17 meeting



move
down



move
to
bath



Egress





BELFOR (o)
1800-421-4141





move

EGRESS