

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 13, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:04 PM

Meeting Location: SPARK East, 215 W Michigan Ave

Commissioners Present: Hank Prebys, Alex Pettit, Jane Schmiedeke, Ron Rupert, Mike Davis, Jr. (7:50)

Commissioners Absent: Erika Lindsay, Anne Stevenson

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as amended to add 169 N Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

201 N Hamilton

**Application is for a re-roof.*

Applicant: Kelly Newberry, Applicant- Not Present

Discussion: Kochanek: Advises that the applicant emailed prior to the meeting and stated that she would not attend as she is still waiting on the samples from the contractor.

Motion: Schmiedeke (second: Rupert) moves to table the application pending the receipt of samples of the roofing.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for painting on the driveway.*

Applicant: Laura Gillis, Applicant – Present

Discussion: Prebys: Inquires as to the change in the application.

Gillis: States that she submitted an amendment of the previous application to remove the second art project of the fence slat installation and that she is looking to get approval for just the asphalt painting at this time.

Prebys: Asks for more details on the asphalt painting.

Gillis: Advises that this will be a painted walkway using the peapod image for the Ypsilanti Farmers Marketplace. She states that the image that will be painted on the ground will not have the background that is seen in the image that was submitted. She states that she submitted a photo shopped image of what it will look like. She states that it will start behind the sidewalk on 16 S Washington and run to the green doors at the back of the lot.

Prebys: Asks if there are any questions.

Kochanek: Advises that she was told that there will be other games that will be added at the back of the lot, such as hopscotch, etc. later in the summer. To Gillis, she advises that any painting cannot interfere with the existing parking lot striping, per zoning.

Motion: Rupert (second: Schmiedeke) moves to approve the painted walkway and hopscotch pattern on the parking lot at 16 S Washington as presented.

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

Approval: Unanimous. Motion Carries.

16 S Washington, 9 S Adams & 22 S Washington

**Application is for mural installation.*

Applicant: Lynne Settles, Applicant – Not Present

Discussion: Kochanek: Advises that the applicant will not be able to make it to the meeting tonight.

Motion: Schmiedeke (second: Rupert) moves to table the application due to the applicant not being present.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

NEW BUSINESS

502 N River

**Application is for a re-roof.*

Applicant: Tom Meadows, Neighborhood Roofing, Applicant- Present

Discussion: Prebys: Asks if there is a change in the color of the roof.

Meadows: States that he is planning on using a color that is as close to the existing color as he can get. He states that there is currently a three tab shingle on the house and but that they will be replacing that with an architectural shingle.

Pettit: Asks what the specific color is.

Meadows: States that it will be Oxford Grey.

Pettit: States that there is some additional roofing to be applied besides the architectural shingles. Inquires about the membrane roofing.

Meadows: States that there is a small shed roof off of the upper portion of the home that has too low of a slope for the traditional roofing.

Schmiedeke: Asks how that roof will be attached.

Meadows: States that it is fully adhered. That it is a peel and stick process.

Schmiedeke: Asks if they will use a torch.

Meadows: States that they do not do torch down roofing.

Prebys: Asks about the vents.

Meadows: States that there is box vents on the steep slope section of the roof that will be replaced and that the owner already has intake vents.

Prebys: Asks about the drip edge and color.

Meadows: States that it will be replaced in white to match the existing trim.

Rupert: Asks if there will be any gutter work involved.

Meadows: States that there will not be.

Motion: Pettit (second: Rupert) moves to approve the application for work at 502 N River to include the removal of the existing roof and the replacement with Tamko Heritage dimensional shingles in Oxford Grey. The second story entrance area is to have a GAF Liberty membrane style roof installed. Vents to match as close as possible to the shingles and in similar locations to the existing locations. The drip edge to be white to match the existing trim.

Secretary of the Interior Standards:
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

224 W Michigan Ave

**Application is for sign installation.*

Applicant: Angel Vanas, Applicant - Present

Discussion: Vanas: States that she is looking to install a sign at 224 W Michigan. She commissioned Rob Todd to do the sign. She states that she submitted a full proposal with mock-ups with the application.

Schmiedeke: Asks about a framing.

Vanas: States that there is framing already present on the building in a beige color and that the sign pieces will be placed on an MDO board that is painted to match and then placed into the existing framework.

Prebys: States that the concern that Commissioner Schmiedeke is getting at is that if water infiltrates the sides of the MDO it may deteriorate fairly quickly. The edges of the MDO should be sealed for the protection of the sign.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 224 W Michigan to include the installation of a sign as in the proposal and detailed write-up as submitted with the application. The sign will be on a MDO background and painted beige to match the existing signboard color with the attached sign elements painted black and gold.

Secretary of the Interior Standards:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

117 E Cross St

**Application is for window installation.*

Applicant: Gerry Kreiner, Applicant - Present

Discussion: Prebys: Requests that the applicant describe his plans.

Kreiner: States that they are working on restoring most of the windows on the house but the top two front ones were too far gone.

Prebys: States that the applicant provided pictures of those windows.

Kreiner: States that they are proposing to replace the windows with wood windows that are the exact same size as the ones that are there.

Prebys: Asks if there are any questions.

Kreiner: States that currently some of the windows are boarded up since those windows have been taken out for restoration. States that it will take about a month for those windows to be returned to the house. States that the two that he is requesting the replacement for would have had to have been entirely recreated.

Motion: Pettit (second: Rupert) moves to approve the application for work at 117 E Cross to include the replacement of the two second story windows at the front of the house. The new windows will be PlyGem wood double-hung windows with full screens finished in white and installed in the rough opening maintaining the original window size.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

312 N River

**Application is for sign installation.*

Applicant: Corinne Sikorski, Applicant - Present

Discussion: Prebys: Asks the applicant to describe the work planned.

Sikorski: States that they are planning on putting up a sign in the existing wrought iron hanger that would stick out perpendicular to the building for the bakery. Also, a vinyl brick wrap of their logo that will be installed on the northwest corner of the building.

Motion: Rupert (second: Schmiedeke) moves to approve the new signage at 312 N River to include the HDU foam sign and the vinyl wrap sign on the building to indicate the bakery.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Sikorski: Asks if she can inquire about the doors for the building that the HDC saw as a study item at the last meeting.

Prebys: Confirms that she can.

Sikorski: States that she understands that the HDC would prefer that the doors not be replaced with metal doors and that they would prefer wood doors for replacement. She asks if that was a hard and fast rule or if that is something that she may be able to find a better metal replacement option.

Prebys: States that the thinking behind that was that due to the historic nature of the building, it calls for something that is not a modern commercial door or a metal door.

Sikorski: Asks for suggestions since they have wood doors and in their experience they do not last long and are heavy.

Pettit: States that to add to that, it was more than just the replacement of the door but that there is a whole opening that will be replaced with metal and that created some hesitation on the part of the HDC. The examples that were included in the study item were not appropriate but that the HDC would be open to taking a look at a more appropriate options.

Sikorski: States that the study item was a bit rushed as she was under a deadline for the grant but that she will find better examples to bring back to the HDC.

15 W Michigan

**Application is for painting.*

Applicant: Frank Fejeran with Ma Lou's, Applicant - Present

Discussion: Prebys: Asks about the plans.

Fejeran: States that they are looking to paint the outside of the building and the trim.

Prebys: Asks if there are any questions.

Schmiedeke: States that she has a request that they paint the meter boxes and the ac unit.

Fejeran: Agrees.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 15 W Michigan to include the painting of the body of the building in Behr White Flour (OR-W10) and the trim in Behr Flirt Alert (P150-7). Any cleaning of the building that is required to prepare for painting is to be done in the gentlest means possible; no power washing.

Secretary of the Interior Standards:

#7 - Clean building gently—no sandblasting.

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Fejeran: States that he has one question about whether the no sandblasting statement includes no power washing.

Prebys: Confirms that power washing is not permitted. That power washing can damage the brick permanently. States that the pressure out of a garden hose can be used to successfully clean the brick for painting.

Fejeran: States that there are already some damaged bricks.

Rupert: Advises that there is a sealer for the damaged bricks that may help with them. Advises that power washing can cause the bricks to spall.

214 N Huron

**Application is for gate installation.*

Applicant: Cheryl Farmer, Applicant - Present

Discussion: Prebys: Asks about the plans for work.

Farmer: States that about a year and half ago she came to the HDC to talk about this gate as a study item. She is looking at it as an art piece and that during the study item she stated that she would place it at the front of the house. Since then she has located some other fencing for the front and the gate no longer fits in with her plans for the front of the house. So now she plans on installing the fence on the north side rear of the house. She states that she forgot that she did not have a formal approval for the gate and states that the contractor has already started installing it.

Motion: Schmiedeke (second: Pettit) moves approval of the gate.

Secretary of the Interior Standards:

#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

169 N Washington

Applicant: Ash Agarwal, Owner - Present

Discussion: Agarwal: *Provides handouts with photos of the project areas.* States that there was a fire at the house prior to his purchasing it. That he plans on installing some windows to match on the ones that were damaged in the fire. He is looking at replacement windows from Pella that have dividers.

Pettit: Asks if the dividers are inside the window or outside the glass.

Agarwal: States that they are outside the glass.

Pettit: States that would be appropriate as opposed to the dividers inside the glass which would not be appropriate.

Agarwal: Discusses options for replacement of the back window on the house. Asks if he could use a slider window or side by side double hung windows.

Prebys: States that the slider would be inappropriate. Double hung windows with dividers would be more appropriate.

Pettit: States that he should be able to do two double-hung windows in this area. It would need to be installed in the rough opening as a full frame window or sash packs in the current frame, so that the glass size is not reduced. States that a double hung window may have been what was there originally.

Rupert: States that casements may be an option as well but that an awning window would not provide enough room for egress.

Prebys: States that the awning window would not be appropriate.

Agarwal: States that on the first floor in the kitchen there is also an awning style window.

Prebys: States that if it will be replaced, the replacement needs to be appropriate, an awning window is not appropriate.

Agarwal: States that he is also looking to restore the back porch that was destroyed in the fire and to re-roof the house.

Prebys: States that the HDC would like to see what he is proposing for the porch including lights, roofing materials, steps, decking, finishing, etc.

Pettit: States that the re-roof is a pretty simple, straight forward process for the application.

NEW BUSINESS

319 S Washington

**Application is for fence installation*

Applicant: Elizabeth Bevin, Applicant – Not Present

Discussion: Kochanek: Advises that this application was not forwarded from the building department when it was turned in in April and that this application is approaching the 60 day approval timeframe therefore the application cannot be tabled at this time without owner permission.

Schmiedeke: Asks if the works has been started.

Kochanek: States that work has not begun. That the work will be entirely interior to the lot line and that the building permit has been issued but that staff advised the building department that the fence will need to be painted.

Prebys: States that the application needs to either be denied or approved.

Schmiedeke: States that the fence does need to be painted.

Kochanek: States that in her discussions with the building department, they offered to redo their permit to include the painting.

Davis: States that he does not think that the application needs to be denied.

Motion: Davis (second: Rupert) moves to approve the work at 319 S Washington for the installation of a pressure treated dog ear fence interior to the lot lines. The applicant is to apply paint or an opaque stain to the entire fence.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

100 Market Place

**Application is for light installation.*

Rupert: Asks if he can present both of the applications and then leave the meeting for deliberations.

Kochanek: States that is fine, but since there are two separate applications the motions will need to be separate.

Rupert excuses himself as a commissioner and moves from his position as a commissioner at the table to the applicant seat.

Applicant: Ron Rupert, FOYF board member and building manager, Applicant – Present

Discussion: Rupert: States that the diagram shows the sixteen exterior lights and their proposed locations on the building. The pictures of the lights show that they are non-descript aluminum light with an LED lighting system inside. These lights are down directed.

Prebys: Asks for where on the wall these lights will be located.

Rupert: Describes the symbol on the plans that indicates the light locations on the building. States that the lights will be thirteen feet up from the deck on the building. States that there are three lights on the staircase and ADA ramp that will be installed on an 8'- 6" x 6" treated post that will light that area. States that all told there will be thirteen lights on the building and three on the ADA ramp and deck.

Prebys: Asks where the thirteen feet will reach on the side of the building.

Rupert: States that thirteen feet brings it to right about where the existing gooseneck lights are on the building.

Schmiedeke: Asks what color the lights will be.

Rupert: States that the gooseneck lights are green and that the new lights will be brown.

Davis: Asks about the lighting options in regards to color. Inquires as to whether it is possible to go with a light that will match in color tone to the current gooseneck lights.

Rupert: States that this type of light is required per the photometric study that they had completed for egress requirements.

Davis: States that they will still be a different color from the light being emitted from the goosenecks.

Rupert: States that as the bulbs in the gooseneck lights burn out, he replaces them with LED lights. But that right away they will not all emit the same color.

Prebys: Asks if there is any more questions about the lights. Requests that the HDC move on to the other application for the generator.

Rupert: States that that the generator is needed for operation of the exterior and interior lighting as well as for the heating elements for the plumbing and for the alarm system if the power goes out. States that the unit that will be installed is depicted in the packet. It looks a lot like a freezer in a sand color. It will be positioned as depicted on the map on the southwest corner of the building. It will be next to the ac unit for the café. There will be three bollards to protect the generator and the ac unit from vehicles. States that this area was approved years ago as a refuse area, but that will not be installed in this area. The fencing that was previously approved will no longer be installed. The generator will be placed on a concrete pad.

Commissioner Rupert excuses himself from the meeting and leaves the room for deliberation by the rest of the commission.

Prebys: Asks if there is any discussion for the lighting application. *(After hearing none)* he requests that a motion be made.

Pettit: Asks about the removal of the mercury vapor lights listed in the staff report.

Kochanek: States that there are about four box shaped mercury vapor lights that currently exist on the building that no longer function and will be removed.

Motion: Pettit (second: Schmiedeke) moves to approve the work at 100 Market Place to include the removal of the existing exterior mercury vapor lights on the structure. Work to also include the installation of sixteen LED architectural wall scones as identified in the submitted cut sheet and located as indicated in the submitted architectural drawing. The lights not attached to the building will be mounted on an 8 ft tall 6" x 6" painted pressure treated posts in a color to match the existing decking. The lights on the building are to be mounted on the same level as the existing gooseneck lighting.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

100 Market Place

*Application is for generator installation.

Applicant: Ron Rupert, FOYF board member and building manager, Applicant – Present

Discussion: *See discussion at the end of the previous application, 100 Market Place-lighting.*

Prebys: Asks if there is any discussion for the generator application. (*After hearing none*) he requests a motion be made.

Motion: Davis (second: Pettit) moves to approve the installation of the Kohler generator on the west side of 100 Market Place with three concrete bollards to protect it. It will be sitting on a concrete pad, that concrete pad should be appropriate to the generator and the bollards.

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

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals

311 E Forest-ramp installation

Discussion: Schmiedeke: States that she has a problem with the ramp not being painted.

Kochanek: States that she indicated in the administrative approval that the ramp would need to be painted, that the ramp would need to comply with the porch fact sheet and that the decking should not be pressure-treated wood.

Rupert: Asks if the ramp is going to be temporary.

Pettit: States that it is only temporary after someone takes it down.

Davis: States that it is not temporary, it will probably be there as long as the owner has the house.

Prebys: States that he has no problem with the staff approval.

Rupert: Agrees.

Motion: Davis (second: Pettit) moves to approve the administrative approval for 311 E Forest.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Davis: states that he does not have anything prepared.

Prebys: States that this will be postponed to the next meeting.

Demo by Neglect Process

Prebys: States that since the Chair is not present that this should be postponed to the next meeting.

STUDY ITEM**215 S Washington**

Applicant: Pace Nielson, Owner - Present

Discussion: Nielson: Inquires as to whether the commission has any suggestions as to where to purchase a small amount of replacement wood siding since they noticed some the boards were missing during the removal of the aluminum siding. States that he called around and that he can only find places that will order it in large quantities.

Rupert: Suggests checking a local provider.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of May 23, 2017**

Motion: Rupert (second: Davis) moves to approve the minutes as amended to add "OTHER BUSINESS" before the lighting fact sheet item.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:27 p.m.