

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 13, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair, 7:00 pm
Meeting Location:	Ypsilanti Freighthouse, 100 Market Place
Commissioners Present:	Anne Stevenson, Mike Davis, Jr., Erika Lindsay, Alex Pettit, Hank Prebys
Commissioners Absent:	Ron Rupert, Jane Schmiedeke
Staff Present:	Cynthia Kochanek, Preservation Planner Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Removed 516 N River and added 209 Pearl and 109 Maple as study items.

Motion: Prebys (second: Davis) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS

15 S Washington

**Application is for painting and an amendment to the approved lighting*

Applicant: David Esau, architect- Present

Discussion: Davis: Stated he has no problems with the proposed change.

Esau: Stated they are painting the exposed steel posts on the building. They would like to paint it in the color Bohemian Black by Sherwin Williams.

Motion: Prebys (second: Davis) moved to approve the amended application for work at 15 S Washington to include new Contech Lighting CYL6 six inch integrated LED indoor-outdoor cylinder light in a bronze finish above the service door on the east façade. Work to also include the painting of the

exposed beams on the building in Sherwin Williams #6988 Bohemian Black or similar.

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.

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect- Not present

Discussion: Kochanek: Stated that she has been in contact with the applicant and they will not be able to make it to this meeting.

Motion: Davis (second: Pettit) moved to table the application at 116-118 W Michigan Ave for further details on the project.

Approval: Unanimous. Motion carries.

NEW BUSINESS

215 W Michigan

**Application is for signage installation*

Applicant: Joe Licavoli, representative for SPARK East- Present

Discussion: Licavoli: Stated they are putting decals on the glass windows. These will be able to be easily removed.

Lindsay: Asked if there is a max number of tenants and what happens if they end up with more.

Licavoli: Responded there is only a finite amount of space at SPARK. Eventually their tenants will graduate from the incubator and when they move on, a new (*replacement*) sign can be put on.

Davis: Stated that staff has indicated in their review of the application that perhaps the commission can pre-approve a set sign area so that the applicant does not need to return every time a new decal is added. Stated that the commission can put in the approval that it is for two windows total.

Licavoli: Responded that it is actually for four of the 10 windows.

Motion: Davis (second: Prebys) moved to approve the application for work at 215 W Michigan for tenant window signage as depicted in the application dated February 22, 2018. The signage will be installed as proposed in the application with a maximum of four of the ten windows on the property allowing for future tenants to be added without revisiting the Historic District Commission. The window signage can only cover up to 25% of any window as per zoning ordinance. The material will also be vinyl decals.

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.

7 S Washington

**Item moved to later in the agenda since the applicant was not in attendance when the item was called.*

114 W Michigan

**Application is for painting, lighting & signage installation*

Applicant: Jennifer Eastridge, owner – Present

Discussion: Stevenson: Recapped the project and asked about the location of the paint colors.

Eastridge: Stated that the aloe color will be the dominant color with the mink color as the trim on the building.

Davis: Stated he is uneasy about the decorative design on the sign and he wonders if the colors are compatible with the rest of the district.

Pettit: Responded that he thinks of it as almost part of their logo or sign.

Lindsay: Stated her concern is that these flourishes are larger in size than what was seen previously.

Davis: Stated he thinks the commission offered conflicting ideas have for the study item.

Pettit: States that the commission previously stated a concern that the projecting sign would not be visible from across the street. This decorative work helps with that.

Eastridge: Stated they also covered the idea of having a door decal.

Pettit: Stated that to him it seems that most of the commissions' comments on this issue are more or less opinions and are out of the jurisdiction of this commission.

Prebys and Stevenson: Agreed with Pettit.

Davis: Responded that it is in the commission's jurisdiction to prescribe details and he doesn't think this is different.

Stevenson: Reviewed that they are fine with the sign, the colors, and the lights.

Davis: Added that they do have color temperature requirements for the lights to be less than 3000k bulbs.

Motion: Pettit (second: Prebys) moved to approve the application for work at 114 W Michigan. Work to include the painting of the storefront in Sherwin Williams Aloe for the main color and Sherwin Williams Mink for the trim as depicted in the submitted touched up photo. That pattern will be reversed in the lower part of the storefront. A new 42 inch by 25 inch PVC hanging sign will be installed with a powder coated black steel sign bracket at the center of the existing sign board with the rest of the signboard being painted with scroll work. A decal logo sign will be installed on the doors as depicted in the application dated March 6, 2018. All signage is subject to zoning ordinance requirements. Lighting will be installed using two First Avenue Allenby outdoor downlights in oil rubbed bronze finish surrounding the entrance and two Cambria 920 dimmable down spotlights with 24 inch arms in black for the sign in the locations depicted in the submitted marked up drawing. Light bulbs used in the spotlights to be compliant with the HDC's lighting fact sheet and should be 3000k or warmer.

Secretary of the Interior Standards:

#7- Clean building gently; no sand blasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

7 S Washington

**Application is for signage installation- returned to application after the arrival of the applicant.*

Applicant: Emily Weir, co-owner of Massage Mechanics – Present

Discussion: Stevenson: Recapped the application.

Weir: States that she brought in a graphic of the window signage.

Prebys: Asked if she has checked the sign ordinance for the amount of space allowed.

Weir: Stated that she has and the proposed signage will fit within the specifications.

Motion: Davis (second: Pettit) moved to approve the application for signage at 7 S Washington. Work to include the installation of a PVC and vinyl blade sign on a steel bracket above the awning and vinyl window decals of the business name and logo. The bracket is to be attached to the building in the mortar joints. All signage is subject to zoning ordinance requirements.

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.

516 N River

**Application is for a garage addition--application was removed from the agenda as the applicant submitted a written request to withdraw the application on March 12, 2018.*

STUDY ITEMS

620 Norris

Applicant: Ryan McCarthy and Angela Peat

Discussion: Stevenson: Asked how the commission feels about the fake wood grain.

Prebys: Responded that decking material is less offensive because it is not gaping wood. The stair needs some kind of tread or texture to keep people from slipping. It wouldn't bother him.

Davis: Added that the texture wouldn't be seen from the street.

Pettit: Stated they have approved some PVC type or Boral materials in the past.

Peat: Asked if the commission is opposed to the trim on the house having a texture.

Stevenson: Responded that generally they avoid materials that imitate other materials. However, it is case by case.

Peat: Added that the goal is to have some textured trim next to a lot of smooth siding.

Stevenson: Stated she wants to focus on the standards. In her opinion, most of the standards refer to replacements on historic properties, except number three which focuses on imitating earlier styles.

Lindsay: Stated she thinks the job of the commission is to think about the durability of the structure, rather than simply old structures. She is concerned about longevity of the styles and materials.

Davis: Asked that if there is not a consistent style on the street, does this open up the options for materials and styles to be used on a new structure. Added that this brings into question the columns. If the case is that there isn't a style to preserve, then maybe we have to not imitate the Craftsmen style of columns.

McCarthy: Responded that he thinks there is a lot of variety of style in that area.

Lindsay: Stated she thinks standard three is more about avoiding adding styles and materials that don't belong.

Stevenson: Stated that it is important that that someone could distinguish between the older properties and new construction.

McCarthy: Added that all columns will be built not pre-fab.

Davis: Affirmed Lindsay's point.

McCarthy: Asked if using cedar texture for trim is okay.

Davis and Stevenson: Stated they'd be okay with that.

McCarthy: Asked about door options--steel or fiberglass. Stated they like the grate in the top part of the door.

Davis: Asked if it is safe to use fiberglass on an entry door. Suggested a steel door with a shaker square.

Prebys: Suggested that they look at the best shingles they can afford to promote longevity.

Stevenson: Suggested they get spec sheets for the garage door, lighting, windows and railings, when they apply.

McCarthy: Stated they most likely will do a white garage door. Asked if they can do stamped concrete near the deck, with a nice design.

Prebys: Suggested squares, but not fake stone pattern.

109 Maple

Applicants: April Olgra & Matthew Peters

Discussion: Peters: Asked whether it would be possible to tear the addition down and rebuild it.

Lindsay: Asked what he proposes in place of the addition.

Peters: Responded they may add a two car garage so that the doors would not be seen by the street view. It would be attached.

Davis: Asked what the alternative would be if not a garage.

Peters: Responded he would rebuild it more or less for the same function, but with a better design and a better roof.

Davis: Asked if the rest of house is in as bad of condition.

Peters: Responded that the front and middle portions of the house are good.

Stevenson: Stated they will need a demo application. They need to signify the reason for the demo and how they will replace it. Her personal feeling is that the addition has no historical significance, so she thinks they won't have an issue with the demo, but they will have to have more discussion what will replace it.

Lindsay: Suggested they bring in two options: one with and one without a garage.

Prebys: The proposal for the replacement should be fairly precise. They need to know exactly what they want to do with a dimension plan and main elevation.

Matthews: States that at some point he may want to take off the aluminum siding.

Prebys: Added that they'd love to see the aluminum siding gone because sometimes it covers up issues such as leaks.

Stevenson: Stated that if the wood siding under the aluminum is okay, he may just be able to reuse what is there. States that repairs can be made to the current wood siding without returning to the HDC.

209 Pearl

Applicant: Mark Maynard

Discussion: Maynard: Stated they bought the building two years ago. They want to do a restaurant and sandwich shop there. Stated that the doors aren't to code, so they want new entrances, one in the front and one in the back. The new doors will be commercial steel doors with glass, matching or improving the current doors and fitting into the existing openings that are there for the windows. The alley/drive will require new paving and they plan to put a fence up so that the restaurant patio area is closed in. He inquired as to what the next step in the process is.

Kochanek: Advised him to return to the HDC with a formal application when he gets spec sheets for the doors and any other changes he wants on the application.

Maynard: Stated that outdoor lighting will happen in the future.

Lindsay: Asked if there would be green space.

Maynard: Added that there would plants, making it greener than it is now.

119 S Washington

Applicants: David & Annie Turner

Discussion: Turner: Stated they want to have a downstairs bedroom on the north side of the building, behind the attached garage.

Davis: Stated he is not sure if there is room for an addition. Suggested they call the Planning and Zoning Department. Asked about the dimensions of the addition.

Turner: Responded that the plan is for 15' by 15'.

Prebys: Stated it seems possible from the commission's point of view to do the addition but that they will need to see a plan.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

400 N River

Kochanek: Stated there will be an amended application for the Thompson block in April, that some minor changes have been made to the plans since they were seen last.

6 S Washington

Kochanek: Stated that she is in the process of sending a letter to the old Elbow Room. If there is no response in 15 days, she will send another letter.

302 E Cross

Lindsay: Stated the white house at the corner of Cross and Park appears to have broken windows.

Kochanek: States that she will check into it and send a letter.

LED lighting strips policy/resolution

Kochanek: Encouraged commissioners to study the provided photos before they discuss this item in the future.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**HOUSEKEEPING BUSINESS****Approval of previous minutes for February 27, 2018**

Motion: Davis (second: Prebys) moved to approve the minutes for February 27, 2018 as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no one remaining in the audience.

MEETING ADJOURNED at 8:53 p.m.

