

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 22, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:01 PM

Meeting Location: SPARK East, 215 W Michigan Ave, Ypsilanti, MI

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner
Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Added 114 W Michigan Ave as a study item.

Audience: Added 215 S Washington as a study item.

Motion: Schmiedeke (second: Prebys) moved to approve the agenda as modified.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

216 W Michigan

**Application is for sign installation & painting*

Applicant: Michael Ploof, applicant- Present

Discussion: Davis: Stated that the Commission wished to verify the installation of the sign and make sure that they understood the material and the potential lighting area. Asked that the applicant give a brief overview of what has been done.

Ploof: Stated that the accent panels from the windows were previously gray and that a new sign board has been put over the old one in the blue color. Stated that the sign itself has powder coated stainless steel standoffs, an inch off the sign. Stated that the proposed illumination area is not yet

installed but he plans to do it at some point in the future; that that would just be the upper two segments of the logo area on the sign.

Lindsay: Asked what the materials are on the new sign board – not the actual sign but the back.

Ploof: Stated that it is a standard sign board material, available from Fingerle.

Kochanek: Asked if it was possibly MDO.

Ploof: Stated that he thinks that is what it is.

Davis: Stated that he originally had concerns about the lighting and was not clear if, when the sign was installed, the lighting was operational or not.

Ploof: Stated that the lighting is not.

Davis: Stated that he does not have any problems with that and that if he wanted to light it in the future, submitting an application would be preferred so that the Commission can understand exactly what is going to be lighted. Stated that this application, would not include the lighting.

Kochanek: Advised that if the Commission approves it now, it becomes an issue if it has not been installed within six months or one year with an extension. Advised that if it is not going to happen within a year, then it is probably better to come back.

Motion: Prebys (second: Pettit) moved to approve the work at 216 W Michigan to include the installation of a powder coated steel sign on a MDO signboard with stainless steel standoffs and a fully transparent acrylic material in the logo area that allows the blue paint behind the logo to be visible as depicted in the drawing submitted with the application dated April 20, 2018. Work to also include the painting as shown in the rendering with the application.

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 and Adam Tasselmeyer, owner- Present

Discussion: Davis: Indicated that the Commission has been given some new materials. Stated that staff has prepared a few different types of motions that can be made; asked for the applicant to talk through the items on the agenda for today.

Hunsberger: Stated that the last time they were here, they talked about the south storefront design; that they came to a resolution on that as far as the arrangement of the windows, which is represented in the drawings that were submitted. Stated that it does a fairly good job of making the storefronts harmonious but not identical. Stated that this is the composite they propose to use [*referencing materials*], which is used in a majority of storefront applications. Stated that the company is called Boral; that it is a fly ash composite, cuts just like wood and is much more resistant to expansion and contraction than the other products.

Pettit: Stated that he has used Boral with some grade level work, i.e., on porches and that he thinks it is possibly the way to go.

Hunsberger: Stated that it is supposed to be waterproof, not just water resistant, and that the great thing about it is that it comes in a variety of sizes, so it is versatile. Stated that it can be used everywhere on the storefront, even with the sloped sills on the east side.

Davis: Stated that the trim piece has that wood texture.

Hunsberger: Stated that they would use the smooth side; that it is reversible. Stated that they propose to use the lap siding on the planter boxes well as on the elevation.

Davis: Stated that the Commission seems pretty comfortable with the materials, so we can move on.

Hunsberger: Stated that this is all Pella window and door products; this is the color they will be going with [*referencing sample materials*] regarding all of the second and third floor windows, front and back and the three doors on the north side which would be commercial doors. Stated that they are proposing the corrugated metal product for the elevator penthouse on the roof and that this is the color they propose that it be in. Stated originally, they had proposed the cable rail for the upper balcony under the planter boxes but that the owner had some concerns about his small dogs. Stated that they decided to use a stainless steel product, with a 3 x 3 grid, that is represented on the updated drawings instead. Stated that there is also a photo of a similar installation on another building just for reference.

Davis: Asked if it would remain the stainless steel color.

Hunsberger: Stated, yes. Stated that the trellis in front, the sun screen, is essentially galvanized metal which would be 2 inches thick by 14 inches deep. Stated that he also has a reference picture of some buildings that were done in years past; that two were on a bank. Stated that then all tie-backs and mounted plates on the face of the metal would be stainless steel, so it would be extremely close to the galvanized. Stated that they have not picked a specific front door; that there is a picture that he submitted which is his gothic inspiration for the east side. Stated that the intent on that front door is somewhat dungeon-ish looking, coffers, thick, simple profiling and that he was picturing probably a darkish mahogany finish like in the picture. Stated that the east side, with the glass panel in it, would possibly also have a mahogany door to match in color but obviously different.

Davis: Stated that they might have to talk a little more about the door, but to continue.

Prebys: Asked about the lighting.

Hunsberger: Stated that there is a cut sheet in the packet.

Prebys: Stated it is a gooseneck.

Hunsberger: Stated that the Commission had asked for information about the upper deck and that it is basically a floating paver system that mounts on top of the EPDM roofing – it's an IPE wood which is an extremely hard, dense wood.

Pettit: Asked if it is actual wood.

Hunsberger: Confirmed it is actual wood and that it weathers a bit over age.

Davis: Stated that he is good with the lighting the decking. Stated that there were a couple of comments about the door. Asked for thoughts from the commissioners about this style for this secondary door which the Commission requested they put in.

Hunsberger: Stated that it ended up making sense with Adam's design.

Tasselmeyer: Stated one thing to keep in mind is that they have their facility inspection and that they are being extremely detailed on entryways. Stated that when he leaves the Commission meeting, he has to go meet with the security firm and go over some of the things they are going to be looking for; that they might have to put in a metal door instead and that they will have that information in the next two weeks.

Davis: Stated they might want a plainer door.

Lindsay: Agreed.

Pettit: Stated that he thought that initially but then looked at it in relation to the building; that although it is not necessarily a commercial door, he liked the way it harmonized with the light pattern in the windows.

Davis: Stated that everything does not necessarily have to be approved tonight, especially given that the door choice may change. Stated that it might be better to wait to have fuller discussion about the doors once the final decision is made.

Hunsberger: Stated that it is the first he has heard of it.

Tasselmeyer: Stated he was told at about 5:30 today.

Pettit: Stated that if there was feedback about it, it might be worth sharing it anyway so that the applicant knows.

Prebys: Stated that it is a modern front, the street side, and it has some style to it. Stated that it is not 19th century but a modern interpretation; that he goes along with Commissioner Pettit in thinking that it has some pizzazz to it and that it stands out nicely.

Lindsay: Stated she thinks it is inspired by both the existing building as well as what the existing building is harkening back to.

Davis: Stated that he wonders if this is running too much up against Standard #3, "do not imitate earlier styles", in that in the submitted photograph looks like it is from a church.

Prebys: Stated that it looks like a steel grating and that he is sure that, in reality, it would not look like that.

Hunsberger: Stated that if it ends up being a steel door, our options may change but that knowing that you would potentially accept something that is slightly more of a focal point than just disappearing, is helpful.

Davis: Stated that he thinks there is flexibility with the design for the door.

Lindsay: Stated that if there were pointed arches at the top of the door, then she might start to really say that they are imitating earlier styles.

Kochanek: Advised that if the Commission is comfortable with it, they could approve this door and then if the applicant has to change it, they would have to come back to amend their application.

Davis: Stated that he would like the Commission to take a look at our possible motions; and to verify if staff concerns about colors were addressed.

Hunsberger: Stated that they all are referenced in the rendering.

Davis: Stated that the beadboard would be in sage green light.

Hunsberger: Stated that the only thing that is the really dark green is the sign board behind the front awning. Stated that the reddish tone is for the planter boxes on the north side and that that is somewhat variable because we have to wash that brick on the back. Stated that the idea is to match the brick as close as possible and that until it is washed, the exact color is unknown.

Davis: Asked the Commission if we are at the level where we are comfortable approving everything that we discussed tonight or are we comfortable approving the extension on the work to June 12th.

Prebys: Stated that he is comfortable to approve everything that was discussed tonight.

Schmiedeke: Asked what color the upper floor windows are.

Kochanek: Stated that they are that fossil color.

Schmiedeke: Asked for the color of the cornice on each building.

Hunsberger: Stated that it is the white paint color.

Lindsay: Stated that it is the lightest one, the nebulous white.

Hunsberger: Confirmed.

Schmiedeke: Asked if they would consider one of the darker colors.

Prebys: Asked if this was maybe to pick out the color of the headers on the windows.

Hunsberger: Stated that that would all be painted that same color – the window headers, the arch trim around the windows; that anything that gets that light color would be the nebulous white.

Schmiedeke: Asked what color is the brick building itself.

Hunsberger: Stated, Intellectual gray.

Davis: Asked if they had gone into what color the awnings and canopies would be.

Hunsberger: Stated that the sign canopy is the galvanized steel.

Davis: Stated that we are going through this very carefully because we do not want to approve you for something now that you actually do not want to do; that we want to make sure we get it all correct now. Asked, regarding the cornices that Jane had asked about being a darker color versus the nebulous white, how the commissioners felt about the nebulous white that they have depicted it as.

Pettit and Prebys: Stated that it would be fine with them.

Hunsberger: Stated that his personal preference is to have lighter colors on top; that it just does not feel top heavy that way.

Pettit: Asked if the color of the exposed gutter matches something that you already have.

Hunsberger: Stated that he believes it would be the Matcha green.

Prebys: Asked for the description of the lighting fixture.

Pettit: Stated that it is Vintage Vent Farmhouse Ensconced.

Hunsberger: Stated Weathered Zinc is the color.

Pettit: Stated it looks like there are different sizes.

Hunsberger: Stated that they are going to use the 14 inch.

Prebys: Stated that that is fine; that they may have different sizes for different places.

Kochanek: Asked if there were any questions about the grills in the windows; that it looks like they are all exterior.

Hunsberger: Confirmed.

Kochanek: Asked if all the upper windows are wood with aluminum clad.

Hunsberger: Confirmed.

Kochanek: Asked about signage.

Davis: Stated that signage is not going to be included and that doors probably should not be included either until they are sure this is the design they are going to go with. Asked if the applicant is okay with that.

Hunsberger: Stated, yes.

Tasselmeyer: Stated that a lighted sign was previously brought up; that they were under the impression that it was not allowed. Asked if a lighted sign is allowed.

Prebys: Stated that, generally, the Commission will approve a lighted sign if it is front lighted; i.e., a gooseneck lamp or something that comes down. Stated that the Commission generally prefers not to approve backlit signs and if it is approved, we only approve the verbiage to be transparent and showing light; that the rest of the sign would be opaque.

Hunsberger: Asked if the Commission could again describe how it is possible to light the lettering.

Prebys: Stated, if the lettering alone is translucent.

Pettit: Stated, as opposed to where the field is emitting light; that they would just want the letters emitting light.

Hunsberger: Stated that obviously their sign sticks way out and there is no way to front light it.

Davis: Stated that he wondered if it would actually be cut into the awning.

Hunsberger: Stated that it would. Stated that since they do not want to punch a ton of holes in the galvanized awning, that he is figuring an aluminum or galvanized raceway that would be as small as possible, attached in a couple of spots on the face of that and then individual letters mounted to that; that the individual letters could be wired individually.

Davis: Asked how deep the awning would be.

Hunsberger: Stated four feet.

Davis: Stated that he is not comfortable with a lit sign because the Commission is trying to adhere to minimizing our light pollution. Stated that illuminating it would probably not be appropriate with this awning. Stated that if the applicant was going to do something different where it was going to be on the signboard, no awning, then we could have a discussion about light for the signage. Stated that that is his personal feeling; that others may feel differently.

Hunsberger: Stated that he thinks the sign that they choose will probably have to be a reasonably bold color so you can actually pick it out and read it since it is not lighted and does not have any front lighting on it. Stated that there is the potential, if it was lit, that it could just be a white light.

Davis: Stated that what the Commission discussed with a couple of other applicants is having smaller directional lighting actually on the sign coming

over or from the side. Stated that that may be something to discuss with your sign manufacturer because you are going to have a bit of a tricky sign to begin with, so that could be something that would be possible. Stated that when it comes to the lighting, the Commission is trying to be very careful.

Hunsberger: Stated that that is fine; that it was surprising to hear the word "lighted sign" come up in the last review.

Kochanek: Advised applicant that when they come back with a sign, to have dimensions, how it is handled, and obviously all the questions asked by the Commission. Stated that if they are not including the door tonight, then to just basically give her a rendering of the doors.

Lindsay: Asked if there are plans for window signs.

Tasselmeyer: Stated, he does not think so.

Lindsay: Asked if the precast concrete panels are going to be just raw concrete or if they are going to be finished and painted.

Hunsberger: Stated that they will not be painted; that it will just be a natural concrete color, smooth with reveals as shown.

Pettit: Asked if the store front is in the sage green.

Lindsay: Stated, yes, sage green; that the sign board is the only dark green.

Motion: Pettit (second: Lindsay) moved to approve the application for work at 116-118 W Michigan as depicted in the elevations dated May 22, 2018 as well as the storefront details from May 15, 2018. The composite beadboard will be finished in sage, the rooftop decking in IPE wood color and the window trim and storefront systems in sage green light. The awnings and canopies in galvanized steel. The cornice will be finished in Nebulous White along with the trim around the porch. Gutters are to be finished in Intellectual Grey. The box column on the rear in galvanized steel and the tower to be finished in Sandstone with the planter boxes in Wheat Penny as well as the trellis. The storefront will be finished in Sage green light and the backing of the signboard to be Roycroft Bronze Green. The brick on the upper south elevation will be finished in Intellectual Grey. The infill on the railing is to be a wire mesh in a stainless steel finish. The lights will be as submitted in the application finished in weathered zinc. The cladding of the windows to be in the color Fossil. A smooth finish will be used for the composite trim. The light pattern on the windows are to match the submitted elevations along with the window details as included in the application. As preparation for painting; no power washing or sandblasting is permitted.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#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.

NEW BUSINESS

418 N Hamilton

**Application is for painting*

Applicant: David Center, applicant –Present

Discussion: Davis: Stated that this came in as a study item and asked for the applicant to briefly describe the work.

Center: Stated that he is painting his house with three different colors – gray, slightly off white and navy. Stated that the navy is going on the door and the frames of the windows.

Davis: Stated that we talked about this in detail as a study item; that it is pretty familiar to him and asked for any questions from the commissioners.

Schmiedeke: Stated that the applicant is proposing Wolmanized lumber for the repair of the porch deck.

Davis: Asked if there were any concerns or comments about that.

Pettit: Asked if it is tongue and groove flooring.

Schmiedeke: Stated, treated lumber.

Center: Stated that it is just going to follow whatever the dimension is and fit it in as best it can and it will be painted over.

Prebys: Stated that he would not be able to match it.

Center: Stated that he would match it the best he can.

Prebys: Stated that the floor, if it is old, is a tongue and groove fir. Asked what was going to be replaced.

Center: Stated that the first third of it, just where it is eaten up.

Prebys: Stated that he wonders if Wolmanized tongue and groove would match the current; that the parts would have to be tongue and groove.

Center: Stated that the existing is.

Prebys: Suggested that applicant might be better off with the vertical grain tongue and groove fir.

Schmiedeke: Stated, which is probably what your porch is.

Center: Asked if he went to a lumberyard, would they know what that is - vertical grain fir.

Schmiedeke: Stated, yes.

Prebys: Stated that he thinks the best thing would be to paint both sides of the wood.

Pettit: Stated that the applicant could go to the lumber yard with whatever the thickness is and that they will come up with one product or another that should be able to match that.

Lindsay: Stated that if it is already falling apart, that the applicant could take a piece with him.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 418 N Hamilton to include the re-painting of the house and garage in Benjamin Moore- BM 1552- River Reflections for the main body, OC 25-Cloud Cover for the trim, and the windows, porch and doors in Benjamin Moore- BM 826-Stunning. No power washing or sandblasting to prepare the finish. Recommend an oil base primer and a mid (semi)-gloss for the top coat. Any repair work done to the porch deck will be done with like materials, which will probably be a tongue and groove fir.

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.

12 W Michigan

**Application is for storefront door installation*

Applicant: John Keane, owner – Present

Discussion: Davis: Asked for the applicant to walk the commissioners through the application.

Keane: Stated that he and his fiancée are going to use 12 W Michigan as their primary residence. Stated that they are looking at the two entryway doors on W Michigan Avenue. Stated that one door leads into the first-floor commercial space and the left-hand door to the residence above; that both doors are in disrepair. Stated that the residential door has about a $\frac{3}{4}$ " gap at the bottom of the frame that lets in air from the street and is relatively insecure. Stated that the commercial door looks like it might have some accessibility issues. Stated that in the future, they intend to lease that space out to a business, so that they hope to make that space more commercially feasible and to add some privacy to the residential stairway, they would like to replace those two doors. Stated that included in their application more options than were necessary. Stated they included pricing options from Howard Commercial Doors for custom machined wooden doors, which would be their first preference but, also, hollow metal doors which, after they spoke with the contractors and they got measurements on the current frames that are on the front of the building, they recommended as another option. Stated that the reason why they recommended hollow steel and wood is because they can both be milled to fit the current frames exactly so they would not have to go through and actually replace either of the frames. Stated that they included paint swatches; that they wanted to try and match or complement the current awning on the building, which is a dark green. Stated that their preferred color is the darkest green swatch but that they are open to any of the options.

Davis: Asked if the preferred color was the Bingham.

Keane: Stated, yes, because they think that is the closest paint swatch they could get to match the awning. Stated that if the blue is something that the commission feels is more compatible, they are open to that. Stated that their first option is to try to go with the wood doors, which are outlined in the contractor's proposal, with a paint to try and match the awning. Stated if the Commission believes that the metal doors are a better idea or that there are other options that they could explore that as well.

Davis: Stated that there are four options with varying glass styles.

Keane: Stated that the one on the top left would be the residence; that it has the top quarter glass for more privacy. Stated that the top right corner would be the commercial door which allows a little bit more room into the commercial space to try and distinguish between them.

Davis: Asked for any questions from commissioners.

Prebys: Stated that it occurred to him is the metal framework of the storefront window and that storefront door seemed to be a suite, as it were;

that he was wondering if that door needs to relate to that whole operation; if they have to match.

Davis: Asked if Prebys is stating that the commercial door should be metal and the residential door should be wood.

Prebys: Confirmed.

Davis: Asked if they have to be the same material.

Prebys: Stated he does not know.

Davis: Asked if it is more appropriate that they be metal.

Schmiedeke: Stated that she would think the door materials should match.

Lindsay: Asked if both of the existing doors are an aluminum frame.

Keane: Stated that he thinks it is steel, which is why they really would prefer not to try and replace the whole frame; they worry that that would be a big change.

Schmiedeke: Asked if this is one of their choices [*indicated to the submitted materials*].

Keane: Stated that that is an example of what the hollow metal doors would look like; that they wanted to send it along because that demonstrates what the rain glass would look like.

Schmiedeke: Asked if they want to have the rain glass in one door but not the other.

Keane: Stated, yes; that they would prefer not to have full glass on the commercial space. Stated that their intuition is that that limits the type of business that might be interested, in terms of having it at the front door, unless the Commission thinks it is not an issue. Stated that they would like to have that kind of distinguishing character in the residence.

Prebys: Stated that full glass would keep somebody from bumping into someone coming and going in the commercial space.

Keane: Agreed.

Davis: Asked if most of the commercial doors that the Commission has approved been full glass.

Schmiedeke: Stated, yes.

Lindsay: Stated that that is what is there now.

Keane: Stated if that is the case, that they would definitely be interested then.

Prebys: Stated that he would vote for that. Asked if they would want a full glass door for the apartment door.

Keane: Stated that they would prefer not to, just because that really lets a lot of viewership up into the residence.

Schmiedeke: Stated that with the rain glass, that is not a problem.

Keane: Stated that he supposes that is true.

Schmiedeke: Stated that it lets light in.

Keane: Stated that they want to talk to the contractors about insulation as well but could possibly get something that is double paned.

Davis: Asked which is more expensive.

Keane: Stated that the machined wood is actually cheaper than the hollow metal doors, which was counterintuitive to him but apparently milling the hollow steel is where the price comes in.

Davis: Asked, what do we think about the preferred option with the panels? Asked if the commission is comfortable with this style for the door of the residence.

Prebys and Schmiedeke: Stated no.

Lindsay: Stated that it is a commercial building even though it may be a residence.

Schmiedeke: Stated that the fact that there is an apartment upstairs is irrelevant.

Davis: Asked if we are more comfortable with option number 4.

Schmiedeke: Stated no.

Lindsay: Stated that she thinks the half glass is actually enough as far as safety is concerned to be able to see in and out.

Schmiedeke: Stated that she is in favor of the doors matching.

Davis: Stated that he is not in favor of the doors matching.

Pettit: Stated that he does not require that they match.

Prebys: Stated he does not either.

Lindsay: Stated she would third that.

Davis: Asked if, talking strictly about material – wood versus metal – if the Commission wanted them to both be metal, both be wood or mixed.

Prebys: Stated he thinks they need to match and that they need to be metal.

Davis: Asked if there is agreement with that.

Lindsay: Agreed.

Prebys: Stated, unless the whole front were being changed, that that would make sense.

Pettit: Stated that he does not require it but will go along with it.

Davis: Stated that he could be comfortable with mixing and matching.

Lindsay: Stated that in her opinion, the mix of material would be strange to put wood in the metal frame.

Pettit: Stated that they are going to be painted so you would not know the difference.

Prebys: Stated that the full glass door and the metal door for the commercial says that it is a commercial entrance and that less glass for the apartment makes sense because it says that this is private.

Lindsay: Stated, yes, it differentiates.

Pettit: Stated, and you know which door you are going in.

Davis: Asked the applicant if he is comfortable with both of those.

Keane: Stated, yes.

Davis: Stated, option number two, metal, for the residence; and full window, option four. Asked, as far as the rain glass, if they want it for both of them or just the residence.

Prebys: Stated, just the residence.

Pettit: Stated he does not have a preference.

Prebys: Stated that the whole purpose of the glass is to see into the building.

Davis: Stated that that may be beneficial for leasing it down the road.

Keane: Stated that he defers to the Commission.

Davis: Asked if the Commission has any problems with the dark green color.

Prebys: Stated, no, absolutely not.

Kochanek: Asked, for staff's clarity - rain glass on the residential door, half lite, option 2.

Prebys: Confirmed.

Kochanek: Stated option 4 for the commercial, full lite, regular glass.

Prebys: Stated, yes.

Davis: Stated, both metal; both in the dark green color.

Motion: Lindsay (second: Prebys) moved to approve the work at 12 W Michigan to include the installation of two new hollow steel storefront doors indicated in option 2 and option 4. The residential door to include rain glass with a half lite glass and the commercial door with full lite transparent-standard glass. The doors are to be painted in True Value paint color Bingham, C447.

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.

313 E Cross

**Application is for fence installation*

Applicant: Chris Folts and Amy Marzulla, owners – Present

Discussion: Davis: Stated that this is for a fence installation and asked applicant to give a brief walk-through.

Folts: Stated that they are installing a treated pine privacy fence with curved arches on the top. Stated that it is going to be on the sides and on the front

of the house. Stated that they are deferring to the Commission as to an arbor going over the gate that is in the driveway. Stated that they found pictures of one that was there before they moved in but it was not there when they moved in, so they were not sure if they should put one back in.

Davis: Asked if it is going to be finished in the Desert Sand.

Folts: Stated, yes.

Davis: Stated that the first big thing is going to be the curved fence style and asked commissioners if they are okay with that.

Pettit: Stated he is okay with it.

Prebys: Confirmed.

Davis: Stated that the second portion is the arbor.

Prebys, Davis and Pettit: Stated, no problem.

Kochanek: Stated, for staff clarity, that she is unsure from the application if they are doing a 4-foot arch on both sides of the front portion or just on the driveway side.

Marzulla: Stated, so the front on the right side is not very big.

Kochanek: Stated it is only a few feet.

Folts: Stated it is actually less than three feet.

Motion: Prebys (second: Pettit) moved to approve the work at 313 E Cross to include the fence installation as indicated in the application submitted on May 15, 2018. A 5' arched top treated pine fence with a matching 4' arched top treated pine fence for the front or south section of the fencing to the left side of the house will be installed. A gate to match the proposed fencing will be installed on the driveway side. An arbor will be installed as indicated in the submitted illustrations. The fence, gate and arbor will be finished with an opaque stain to match the roof color on the house, Desert Sand.

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.

405 Oak

**Application is for reroofing*

Applicant: Marcus Erin and Larry Wheeler, Jr., owner –Present

Discussion: Davis: Asked the applicant to give the Commission a walk-through.

Erin: Stated that they are looking to install a granulated steel roof system on a home that is intended to look like a standard asphalt architectural shingle.

Davis: Stated that they brought a sample. Asked if they could just turn it so they can see it. Asked if this is going to be the side facing out [*indicated to the sample*].

Erin: Stated, yes.

Lindsay: Asked, what color?

Erin: Stated that they are looking to go with the Charcoal.

Davis: Stated that it looks like there are a couple of different styles for different parts of the house.

Erin: Stated, yes; that the front porch is a real low slope and wraps around the front. Stated that it would be the green sample on that board which he would also like to do in the color black; that it is designed for a low-sloped pitch.

Davis: Asked how the styles would complement and contrast each other. Stated that this one looks like it is really similar to architectural asphalt shingles and this one looks much more distinctly metal.

Erin: Stated, correct; that basically you cannot shingle anything that low sloped. Stated that they actually make a transition piece that goes between the two to tie them in together. Stated that the porch itself is not really visible from the road since it is so low sloped, you cannot even see it.

Pettit: Asked if the sloped area over the entrance of the porch is going to be roofed with the stuff that looks more like the top shingle.

Erin: Stated, correct, that anything with a pitch on it and visible will be the shingles.

Pettit: Asked how the transition at the edge of the low slope roof works.

Erin: Stated it would be very similar to a standard drip edge, just an L-bend drip edge. Stated that it would be an inch and a half drip edge in black.

Prebys: Asked how you deal with the edge of the panel on the gable when it gets to the bottom and you have got a three-inch overhang; if you would cut it off.

Erin: Stated that the gables are all finished. They have just a regular J-channel that the panels actually go into.

Prebys: Stated, on the outer edge. Asked about how that would work on the eave.

Erin: Stated that the eave would be a standard drip edge and then there is a starter piece that goes over the top of the drip edge; so when you look at the face, you would see just a standard drip edge.

Prebys: Asked if it is installed from the bottom up.

Erin: Stated that is correct.

Prebys: Stated that at the top you have to cut this to make it fit.

Wheeler: Confirmed.

Pettit: Stated, it has a ridge cap.

Erin: Stated that they can do that in any color as well.

Davis: Asked if they want the drip edge to be in the same color as the shingle.

Schmiedeke and Lindsay: Stated, yes.

Pettit: Stated that it looks like there is some integrated venting options as part of this system. Asked if they plan to be using any of those vents.

Erin: Stated, no, that any area on the roof that needs to be vented, they will go with the hidden ridge vent system. Stated that it is completely hidden, that you cannot see it.

Davis: Asked, so no new box vents then.

Erin: Confirmed no new box vents.

Davis: Asked if any gutter or trim work will be involved.

Erin: Stated, no; that it would be the roof only.

Pettit: Asked if both types of roofing will be the same color.

Erin: Stated, yes, they will both be black.

Kochanek: Stated, you said the shingle look roof is Charcoal, not that Shadow Wood.

Erin: Stated that this is correct. Stated that they recently changed owners and they changed the names of the colors; that originally it was Shadow Wood.

Motion: Prebys (second: Pettit) moved to approve the work at 405 Oak for reroofing in MS-Metal Sales U-panel/PBU-Panel 36" metal roof in black for the porch roof and a Metro Roof Products MetroCottage Shingle in Charcoal, HD-51 metal roof panels for the main part of the house. The drip edge is to match and the venting will be accomplished thru the use of ridge vents.

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.

206 N Huron

**Application was moved to the end of the agenda since the applicant was not present at the meeting.*

113 Buffalo

**Application is for side and rear porch installation*

Applicant: Stewart Beal, owner –Present

Discussion: Beal: Stated that the front porch was approved the last time but we decided it was more cost effective to get all the lumber milled at once, so we are asking today for approval for the side and rear porch. Stated that he emailed the pictures he received from the Historical Museum from 1893 or 1900 and that they are going to match it exactly.

Davis: Asked, to be crystal clear, the porch is going to wrap around the side of the house you cannot see in this photo.

Beal: Stated, yes; that it starts where you can see it and it wraps around. Stated that if you look at the house today, you can see where the porches were on the side; that there is tar where the roof used to meet the brick. Stated that the only difference is that the old porch didn't wrap around; that it used to be on the back and it used to be on the side. Stated that he wants it to wrap that corner.

Davis: Stated that the big question is, as staff noted, this is a new porch that was not there. Asked if there should be a differentiation from the historic style or can the historic style be continued throughout the new wrap-around porch.

Beal: Stated that one of the pictures is of the side porch; that they are planning to put it on exactly as it is in that picture.

Davis: Stated that he thinks the side porch could be to match what was previously there but the wrap-around porch was never there.

Beal: Stated that there was a porch on the back, there was a porch on the side but that it did not connect on the corner.

Schmiedeke: Stated, this will connect; that is the only difference.

Beal: Stated whereas, before, you would have to exit one porch, get on the grass, then go on the next porch; that that is the only difference.

Davis: Asked Commissioner Schmiedeke if that is enough to require it to be differentiated between new and old.

Schmiedeke: Stated, not for me.

Davis: Stated that he thinks that is the big thing to decide; that it is almost like an in-fill of a small gap that could have easily been there.

Pettit: Stated that as to him what is happening is that there is a porch that is going to be built very much like how it was meeting on both sides and then, yes, that corner is going to be different. Stated that if the construction of the corner is meant to be harmonious with the existing structure, that he understands that. Asked, would we want it to be drastically different?

Davis: Stated because if the commission said they wanted to see a differentiation, then there would be full historic features for let's say –15 or 20 feet; then the fifteen-foot portion that is without ornamentation and then another twenty-foot portion that has all the historic details. Stated that that is one way to accomplish the differentiation; that the other way would be to not have it match at all.

Kochanek: Stated that staff's thought was that maybe less detail on the entire thing indicates that it was not what was originally there. Stated that it could be something as small as medallions being removed on the new wraparound porch. Stated that there is also the thought that there is enough to differentiate this porch from the historic ones as proposed.

Lindsay: Stated that is one question she had was if there is only one stair at the corner instead of having that side stair that is really visible and that that would be a huge difference in design.

Beal: Stated that instead of two stairs for two porches, there is now one stair.

Prebys: Stated that he would vote for a simplified porch and rather than making it a reproduction of something that never existed.

Schmiedeke: Stated that it did exist.

Prebys: Stated, no, it did not, not the way it is shown or being rebuilt.

Lindsay: Agreed.

Schmiedeke: Stated, the two porches existed.

Prebys: Stated, one had a stair, that stair is gone.

Schmiedeke: Stated, right, but the porches were both there with all their detail; that the difference is now that that stairway is gone but it is moved to the corner.

Davis: Stated that if the commission wanted a more simplified design, this cannot be approved this today. Asked if we could table and ask for updated drawings.

Pettit: Asked if they could talk about the design for a second. Stated that he is having a hard time understanding the dumbing down of it just because it is not exactly precisely the footprint of the thing that was there. Asked, what do we want then?

Schmiedeke: Agreed.

Beal: Stated that this porch drawn is about \$150,000 to put the porch on; that you could install a real nice subdivision deck for about \$10,000. Stated that the architect drew this while looking at historic photos of the porches that used to be there, so that it is very similar to what you see there.

Davis: Stated that he thinks there is enough context and documentation to basically in-fill the smaller portion that was not built as it is submitted on this plan.

Lindsay: Stated that it is not as simple as that because the other porch had a stair that came straight off at a 90 degree from the building and now that is being turned into a sort of half gazebo type thing. Stated that although

what that would say is that that is a new porch however, all of the detail being replicated, is problematic.

Beal: Stated that the reason the porch is so expensive is because there is not a piece of wood on the whole thing that can be purchased at like Lowes or Menards; that it is going to be all custom milled by Zeeland Wood Products. Stated that the nice thing about the front porch is that there is enough of the front porch existing that they actually were able to take the pieces off the front porch and take it to them so they could match it exactly.

Prebys: Asked applicant if, in his plan, the porch is really a simplified version of the kind of porch it might have been.

Beal: Stated that he would say it more matches what used to be there but there are a few different ways you could simplify it. That for instance, one of the expensive elements is the lattice; the current proposed lattice would need to be replicated. Stated that instead it could just be a flat panel. Stated that instead of custom milling all of the balusters, you could have a more simplified version of that.

Prebys: Stated that he would approve that. Stated that looking at the picture, the original, with the gable over the steps in the 19th century is no longer there; that now you have got an octagon little build-out. Stated that that is modern. Stated that he would also suggest keeping the decorative elements to a low roar; that it would also suggest that it is a modern porch.

Beal: Stated that one could argue that it is a little more modern because there is that bump-out on the side going to the dining room area where you would not have that on that historic porch. Stated that the historic porches are straighter saloon style.

Davis: Asked if the top lattice should be more simplified, should it be removed.

Prebys: Stated, that looks pretty simple there.

Davis: Stated that it sounds like we like it but we are considering this to be new and we do not want it to be a replication. Stated that the main things to revise in the plan would be that lattice, simplifying that paneling to not be this custom diamond. Asked, do we want just a more standard lattice?

Prebys: Agreed.

Beal: Stated that the windows in the basement are currently just filled in with a piece of wood and a trim around it; so that instead of the diamond lattice, it could just be a flat board painted one solid color.

Davis: Asked if the commission wanted a flat board or an actual lattice. Stated that the commission should provide some direction.

Prebys: Stated to simplify.

Lindsay: Stated that if we said, fine, that is a flat board, we look and we talk about the modifications being made because they are very specific simplifications here, that she thinks it could be approved today.

Davis: Stated, we cannot approve it today because we cannot modify the application.

Kochanek: Advised, you can with the applicant here; that if he agrees to the modifications, you can potentially approve it. Stated that, as an example from staff, if you wanted him to take medallions off, you could just say "remove medallions and do the lattice".

Davis: Asked if the commission wanted those removed.

Lindsay: Confirmed.

Pettit: Stated that he would like to talk a little more about what we are trying to do here.

Beal: Stated that what he was trying to do was match the historic pictures exactly; that he did extensive research on matching every piece; that that is what he intends to do and what he wants to do.

Prebys: Stated that if he were rebuilding that exact porch as it was, that is what he would need to do.

Beal: Stated, yes, right.

Prebys: Stated that this plan is not to rebuild the porch exactly as it was.

Beal: Confirmed that he understood.

Davis: Asked the commission if they would like to table for a new drawing or if they would like to make the changes with the applicant and then approve it tonight.

Lindsay: Stated that she would like to ask the homeowner a couple of questions that she has.

Beal: Stated that he would like to talk to his architect about ways to cheapen up the porch and come back with suggestions because if you change some of these elements, it will save money.

Lindsay: Stated that that is exactly the other piece that she wanted to start asking.

Kochanek: Asked if the applicant was looking to start construction right away. If not, the next meeting is not until June 12th.

Beal: Stated, no, that is fine; that he could come back with changes that will save some money and have the balustrades be more standard.

Prebys: Asked if he is talking about the space under the porches being a flat panel.

Beal: Stated, yes.

Prebys: Asked wouldn't he want ventilation in there.

Beal: Stated, yes, that he would have to talk to the architect about that.

Prebys: Stated, so it might be a different kind of panel.

Lindsay: Stated that the applicant had mentioned both the fact that the diamond shape in-fill panels were costly but also that he liked that detail. Stated that she has a question about what detail he would give up, understanding that he was willing to do the whole thing. Asked if there are other simple details that could be changed in an effort to try and figure out a happy medium between the details that the applicant wants but also to satisfy the commission's requirement to simplify the design.

Beal: Stated that he is not sure a different type of lattice would be cheaper; that he would have to think about that. Stated that removing the spindle elements near the roof line which cost about \$98 a piece and there are a hundred of them, making the cost be about \$10,000 just for that element, might be a possibility.

Davis: Stated that the applicant could come in with some options.

Motion: Prebys (second: Schmiedeke) moved to table the application for work at 113 Buffalo pending a review of the drawings to simplify the modern porch while keeping in mind it is a historic building.

Secretary of the Interior Standards:
N/A

Approval: Yays: 3, Nays: 2. Motion Carries.

422 N Hamilton

**Application is for window and storm window replacement*

Applicant: Karl Staffeld, owner –Present

Discussion: Davis: Asked the applicant to outline what the application is for.

Staffeld: Stated that they had been approved to work on the windows and the doors at 422 N Hamilton. Stated that they were trying to repair all of the windows and the doors possible but, it turns out that after evaluation, there are eight windows that could not be repaired that they would like to replace. Stated that the replacement is a wood window, brown metal clad, double hung, 1-over-1, and insulated.

Schmiedeke: Stated that storm windows are supposed to be white but that the windows are all brown.

Staffeld: Stated that the windows are actually white.

Schmiedeke: Stated that that is not what is indicated on the application.

Davis: Agreed.

Staffeld: Confirmed that is correct; that is what was written on the application but the windows and storms will be white.

Davis: Asked, so you are going from brown existing to white.

Staffeld: Stated, no, that the existing windows are white.

Davis: Asked if there is any brown.

Staffeld: Stated only the trim is brown.

Davis: Asked if the brown trim is going to remain.

Staffeld: Affirmed.

Motion: Prebys (second: Pettit) moved to approve the application for work at 422 N Hamilton to include the replacement of eight windows with JELD WEN double-hung 1-over-1 aluminum clad wood sash packs in white exterior color. Work to also include the installation of aluminum three-track storm and screen windows also in white.

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 ITEMS

114 W Michigan

Applicant: Jennifer Eastridge

Discussion: Eastridge: Stated that she is making an amendment to her sign application. Stated that the original sign was a projecting sign, which was approved. Stated that in rethinking the idea of a projecting sign over the sidewalk that she decided to have a sign that is affixed to the front of the building. Stated that it has better for visibility. This will be a sign that is created by individual letters cut from a three-quarter inch layer of PVC sheet and backer of a half inch MDO sign board; that the perimeter measurements total just over 22 square feet. Stated that the letters are affixed directly to the MDO board; through the back using stainless steel screws, so there will be no standoff. Stated that all the letters are hand painted, as is the backer board on both sides. Stated that the sign boards will be affixed then to the front of the building with stainless steel screws, as well. Stated that they are opening next Friday, June 1st and she is asking the Commission if it is possible for a staff administrative approval given the time for review.

Lindsay: Asked if the screws will be visible on the front and if the backing board will be a new one.

Eastridge: Stated that the screws will not be visible at all and that the backing board will be a new one.

Lindsay: Asked about the hand painted letters; they are not coming as a PVC letter already with a color.

Eastridge: Stated, the PVC board is white. Because of the font being used, the small pieces are laser cut. Stated that the sides of the letters, as well as the recessed laser cut detail along the edge of the font is being painted black and that all of the flat parts will be white. Stated that all of the black has to be hand painted because the PVC board is pure white. Stated it creates a shadow effect and that it is going to be clear coated with automotive clear coat so that it does not turn yellow.

Davis: Asked if the goosenecks are silver.

Eastridge: Stated that they are galvanized steel.

Davis: Asked, while being in the study item section, if the Commission can make a motion for administrative approval.

Kochanek: Stated that the Commission can make a motion for administrative approval.

Motion: Prebys (second: Pettit) moved to allow staff to do an administrative approval for the adjustment to the sign permit for 114 W Michigan as submitted in this study item on 5/22/18.

Approval: Unanimous. Motion Carries.

215 S Washington

Applicant: Pace Nielson

Discussion: Nielson: Stated that in the southeast corner of the house, there is an area that was originally a porch that, at some point along the way, they turned into part of the house. Stated that you can tell it is not original, as it is the only part of the house that has a center block foundation; that in the process of doing that, they put three windows in there that are neither historic nor of very good quality. Stated that they would like to replace those windows with like size but new, better functioning ones. Asked if there is any opposition to replacing windows that are not original with something newer.

Davis: Asked, when you say "something newer" are you trying to say vinyl.

Nielson: Stated, no, that he is thinking aluminum clad. Stated that Lowes has a Pella 450 series that is fairly reasonable that still satisfies the aluminum or wood option.

Prebys and Pettit: Stated that they would have no problem with this plan.

Nielson: Stated that this is on the main floor; that most of the windows have about two-thirds at the top that has a kind of grid. Asked if they should match that or match what is there today or if it matters.

Prebys: Suggested that they keep it simple. Asked if they are in the front.

Nielson: Stated, no, they are not; that they are probably barely visible unless you are walking between their house and the adjacent house.

NEW BUSINESS

**Returned to new business after all the applicants present were addressed.*

206 N Huron

**Application is for solar panel installation.*

Applicant: Ian Greenlee, owner – Not present

Discussion: Davis: Stated that this is for the solar panels.

Prebys: Stated that we talked about these previously.

Davis: Stated, yes. Stated that it says "to include 33 on three different roofs; see attached pictures. The roofs that faces the street has a parapet wall that will block the solar."

Lindsay: Stated that applicant is very clear about all of the connections.

Prebys: Stated that the house has a railing on all the flat roofs and that is where this is going.

Lindsay: Stated, that is great.

Kochanek: Stated that there was no indication on the application on where the inverter will be located. Advised that if the Commission wants to direct the location of the inverter, they need to clarify it as a condition of approval.

Lindsay: Stated that in her opinion, the Commission should add this in order to be clear.

Motion: Prebys (second: Pettit) moved to approve the work at 206 N Huron to include the installation of thirty-three SolarWorld solar panels in the locations indicated on the submitted materials dated May 7, 2018. The panels are not to be visible from the street and will be angled using brackets as indicated on the plans. A condition of approval is that inverter will be placed at the rear of 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.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

201 S Washington

**Application is for reroofing*

210 W Cross

**Application is for reroofing*

214 N Huron

**Application is for fence installation*

Motion: Prebys (second: Pettit) moved to accept the administrative approvals for 201 S Washington for reroofing, 210 W Cross for reroofing and 214 N Huron for fence installation.

Approval: Unanimous. Motion Carries.

HOUSEKEEPING BUSINESS

Approval of the minutes of May 8, 2018

Motion: Prebys (second: Schmiedeke) moved to approve the minutes as amended to add the Secretary of the Interior's Standards for 116-118 W Michigan Ave for May 8, 2018.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Demolition Process/application discussion

The commission and staff discussed the possibility of creating 4 different demolition applications; one for each grounds on which the application can be based. The possibility of simplifying the application and adding a page to require more detail and a description of the proposed demolition.

Property Monitoring

6 S Washington

Kochanek: Stated that 6 S Washington got their final notice and that the ticketing process will begin in early June.

LED lighting strips resolution/policy

Davis: Asked if there were updates to the lighting items.

Kochanek: Indicated that there was not. Asked if the Commission wants a letter sent to 120 Michigan, which has added lights without a permit.

Davis: Stated, yes.

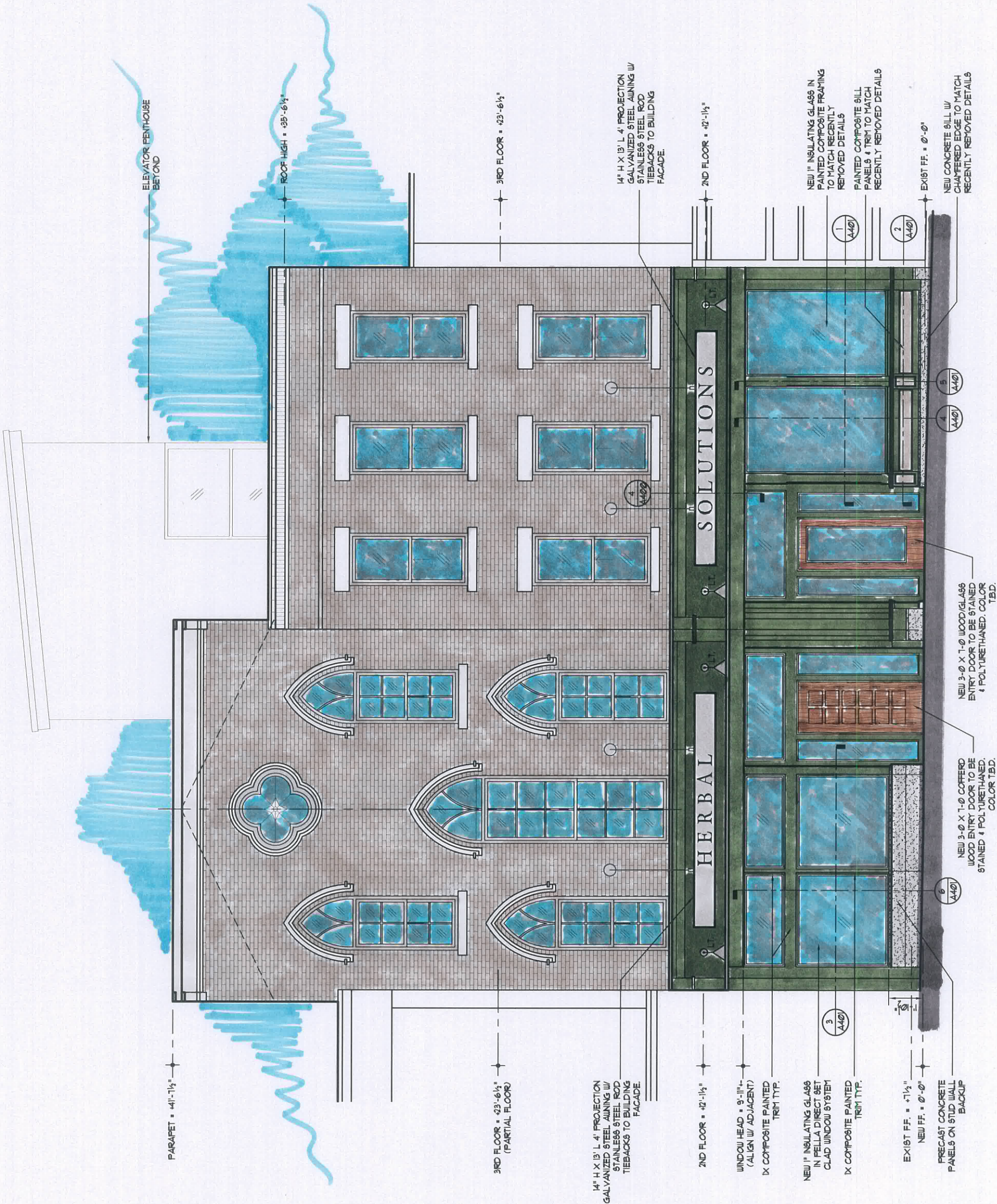
AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

ADJOURNMENT

Motion: Pettit (second: Prebys) moved to adjourn the meeting.

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 9:42 p.m.



SOUTH ELEVATION (L2)
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

