

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 11, 2018

CALL TO ORDER AND ROLL CALL

Alex Pettit	Vice-Chair 7:01 PM
Meeting Location:	Council Chambers, City Hall, 1 S Huron St, Ypsilanti, MI 48197
Commissioners Present:	Alex Pettit, Erika Lindsay, Hank Prebys, Ron Rupert
Commissioners Absent:	Mike Davis, Jr., Jane Schmiedeke, Anne Stevenson
Staff Present:	Cynthia Kochanek, Preservation Planner Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

227 N Grove

**Application is for lighting.*

Applicant: Chris White, co-owner– Present

Discussion: Pettit: Asked applicant to walk the Commission through the application.

White: Stated that 50-watt LED lights were installed to replace the existing 150-watt sodium lighting.

Pettit: Stated, per staff notes, that installed lighting is at a 5000k temperature rating. Stated that the HDC threshold is 3000k. Stated that, per the cut sheet, there appears to be bulbs in a similar wattage available in warmer temperatures. Asked about the shielding.

White: Stated that the shielding is oriented to give maximum light to the parking spaces and are pointed at a downward angle. Stated that the lights are approximately 60-feet away from the farthest outward parking spot.

Prebys: Asked about the light on the north side of the building.

White: Stated that it could be pointed down further, as it is just illuminating the stairway. Stated that all the lights could be pointed down further if helpful.

[Applicant discussed reasoning for lighting choices; Commission discussion re: Dark Sky lighting guidelines]

Kochanek: [Provided applicant with a copy of the HDC *Lighting Fact Sheet*]

[Further discussion reiterating and clarifying lighting color temperature requirements and lighting orientation]

Kochanek: Indicated that the current lighting is in conflict with the Zoning Ordinance, sec. 122-609, regarding lighting going beyond the property line.

[Discussion re: HDC/Zoning lighting criteria]

White: Asked if the Commission would be open to the lighting being tilted more downward, the Commission taking a look at it to see if that improves it, and then placing it back on the agenda again.

Pettit: Stated that there is still the issue of the color temperature.

Prebys: Suggested that the Commission table the application to allow applicant the ability to investigate ways to address the concerns.

White: Stated that that would be helpful.

Lindsay: Stated that it would also give the Commission an opportunity to see what the effect is at night.

Motion: Rupert (second: Prebys) moved to table the application for 227 N Grove so that the applicant can put more of a down direction on the lights and see what is involved in lowering the lights to a 3000k temperature rather than the 5000k existing and so that the commission and staff can visually see the effect at night.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carried.

[Commission and applicant discussed possible dates for return]

13 N Washington

**Application is for signage.*

Applicant: Will Johnson, rep for Johnson Sign Co & John Newman, business rep/owner– Present

Pettit: Asked applicant to walk the Commission through the application.

Johnson: Stated that applicant proposes installing a four-foot by eleven-foot aluminum wall sign on the southeast corner of the property. Stated the sign will be painted to match the colors shown on the print *[referencing materials]*, with plastic, painted raised letters to give the sign some dimension. Stated that the sign is not illuminated and that it meets the square footage criteria requirements.

Pettit: Asked if applicant proposes any lighting to shine on the sign.

Newman: Stated no.

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for work at 13 N Washington. Work to include the installation of a projecting, building-mounted sign as proposed in the Huron Sign Co. design concept dated 11-14-18. Signage is subject to zoning ordinance requirements regarding size and square footage. The sign is non-illuminated.

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 Carried.

324 W Forest

**Application is for a deck and egress stair installation.*

Applicant: Kevin Kolb for the Kolb Co., contractor – Present

Discussion: Pettit: Asked applicant to describe what is proposed.

Kolb: Stated that the condition of the fire escape stair was cited by the City housing inspector as unsafe and repairs were asked for. Applicant, working with others, came up with this design *[referencing materials]* which is not visible from Forest and would be less obtrusive even to the rear parking area. Stated that a railing with encased spindles is proposed and a black powder coated steel stair.

[Discussion re: problem-solving ideas that were looked at and discussed between applicant and Building Department to modify/replace the existing third floor deck, add a spiral stair that runs the full height of the building, connect the second-floor deck to the spiral stair, and modify the first-floor deck and stair to allow room for the spiral stair]

Lindsay: Stated an aesthetic concern with the black powder coated stair up against the tan color of the building.

Prebys: Stated that a value to the color black is that it identifies it as a modern structure and not trying to make it appear to be part of the original.

[Discussion continued regarding building aesthetics]

Pettit: Asked about ground support that is proposed *[referencing materials]*.

Kolb: Stated that standard footing is being looked at which does not come above grade. Stated that it is currently asphalt. Stated that after the footing is put in place, new asphalt will probably be patched in around that area so that it blends.

Rupert: Asked if there will be wood or metal coming from the third floor *[referencing material]*, that railing on either side.

Kolb: Stated that it will be pressure treated wood that is painted to match the existing, with encased spindles.

[Discussion clarifying the meaning of "encased" spindles]

Lindsay: Stated that it seems like an odd move between the two different rails where there is the one system that connects to the stairs that is powder coated steel and then there is the wooden system.

Pettit: Stated that it is almost like a porch meets the stairs.

Kolb: Stated that the idea is to make a distinction between what time this is put in. Stated that the upper balcony, the third-floor proposed stair has the encased spindles and has the same vernacular and flavor as what is existing, and there is a new spiral stair.

Lindsay: Stated that what she is specifically discussing is the steel railing on the spiral stair.

Kolb: Stated that there is not a lot they can really do with that.

[Discussion continued regarding proposed railing appropriateness]

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 324 W Forest to include the installation of a spiral stair and deck as proposed in the plans submitted with the application dated 11-27-18. A new deck is to be painted to match those that already exist on the building and the railing is to have encased balusters. The existing roof and deck openings are to be repaired with in kind materials. There will be an addition of a black powder-coated fire stair-spiral as indicated in 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 Carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

15 E Cross

**Application is for signage.*

Motion: Prebys (second: Rupert) moved to approve the administrative approval for 15 E Cross.

Approval: Unanimous. Motion Carried.

OTHER BUSINESS

Rules & Regulations rewrite

Staff and Commission discussed the MSHDA Conflict of Interest Policy for Historic Preservation Activities. Review and input of the Commission's Rules & Regulations to continue.

Porch fact sheet update

Staff and Commission discussed updates made to fact sheet and suggestions for additional edits. Fact sheet review and input to continue.

Property Monitoring**13 N Washington**-update

Rupert commended the ongoing work.

15 S Washington

Rupert commended the completed work.

302 E Cross

Prebys asked about the situation with the property.

Kochanek updated the Commission as to status.

212 E Cross

Rupert discussed the appearance of the house.

208 E Cross

Prebys discussed the appearance of the property—increase in blight/debris.

Kochanek: indicated that staff will look into it.

400 N River-update

Pettit asked about the status of the building work.

Prebys updated the Commission on some of the work completed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none**HOUSEKEEPING BUSINESS****Approval of the minutes of November 27, 2018**

Motion: Prebys (second: Rupert) moved to approve the minutes from November 27, 2018 as submitted.

Approval: Unanimous. Motion carries.

Approval of the 2019 HDC Meeting Schedule

Motion: Prebys (second: Rupert) moved to approve the 2019 HDC meeting schedule.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Vice-Chair Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:20 p.m.