CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, March 8, 2016
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 224 N River St — **Fence installation**

2. 315 Washtenaw Ave — **Egress window installation**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

E. OTHER BUSINESS

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of February 23, 2016

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HDC Work Permit Staff Review

Property address: 224 N River St

Date of Review: March 3, 2016

Date of Meeting: March 8, 2016

Proposed work: Installation of privacy fence

Materials: 6' wooden, dog ear privacy fence

Staff review:

1. Staff spoke with applicant to clarify application—applicant stated that she would like to install a **6'** wooden privacy fence on **all** sides of the back yard. If possible, she would like to keep the existing chain link fence and install the wooden privacy fence on the interior of the chain link fence.

2. Applicant states that there will be a 12' gate at the driveway.

3. Contractor statement suggests that there may be a required 18" gap between the two fences—HDC may want to clarify if that would be between the chain link fence and the proposed privacy fence.

4. HDC may want to reiterate the requirement for pressure treated wood to be stained with an opaque stain or painted.

5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Rec 2024

#1

Ypsilanti Historic District

Work Permit Application

Date filed 2/21/16 for HDC meeting date _____

Action item ☑ Study item ☐ *Action items require payment of the application fee. There is no fee to submit a study item for discussion.*

Property Address 224 N River St

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Judy Weinburger

Address 224 N River St

City Ypsilanti State MI Zip 48198

Phone 734-260-3229 Fax _____

E-mail JudyWeinburger@HowardHanna.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) Lowe's Carpenter Road, Ypsilanti, MI

Action Items only:
Construction Cost 3309 **Permit Application Fee** 40
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **b.** Paint color chips (if relevant).
   - **c.** Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 2/22/16 for HDC meeting date 2/23/16/

Property Address 224 N. River St., Ypsilanti

Applicant Judy Weinburger

Description of proposed work *(see sample applications)*

There is a chain link fence around the perimeter of my back yard. I would like to put a dog eared 5'tall wood fence around the yard for prvacy and appearance. This would improve the view which is of junk cars. It would allow me to have a nice garden. The fence would be 5' tall, stick built and have a 12' gate at my driveway. I will stain it to compliment the existing house.

Materials

wood, steel fasteners, stain

Colors (Attach color chips or samples)

Body to be determined

Trim _____

Roof _____

Accent 1 _____

Accent 2 _____

Other _____

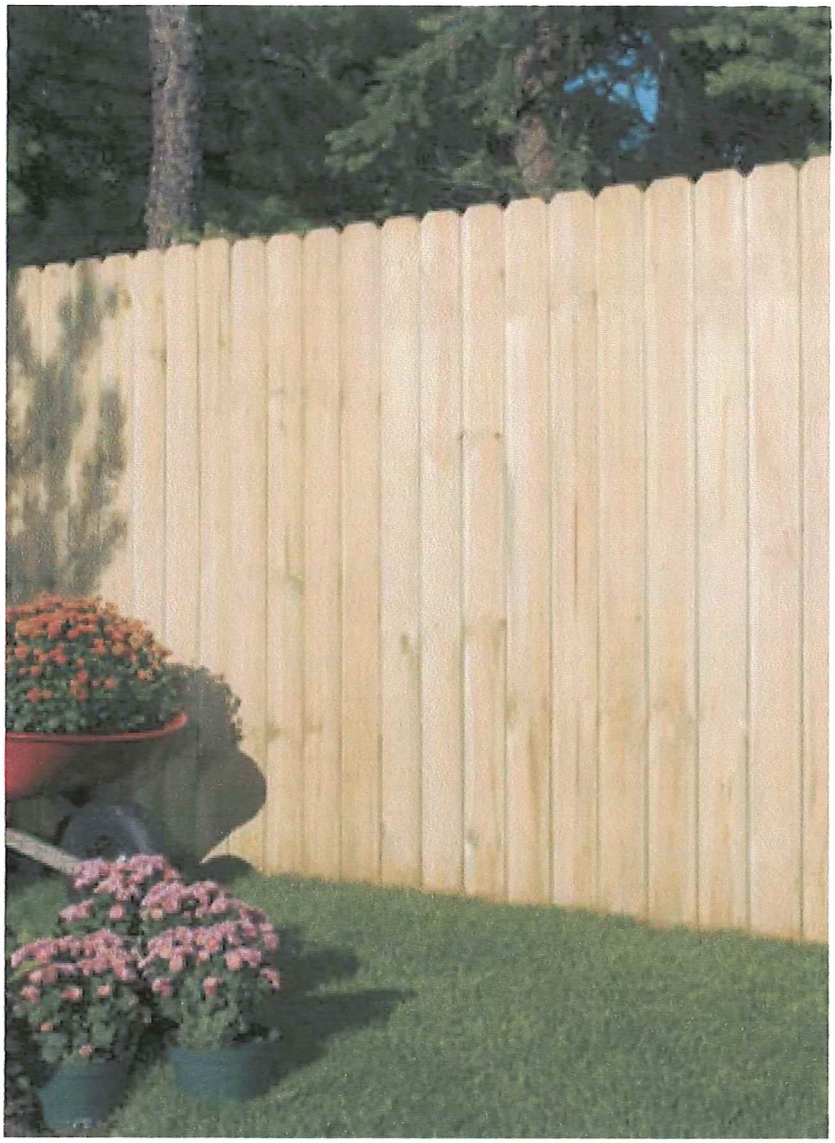
☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

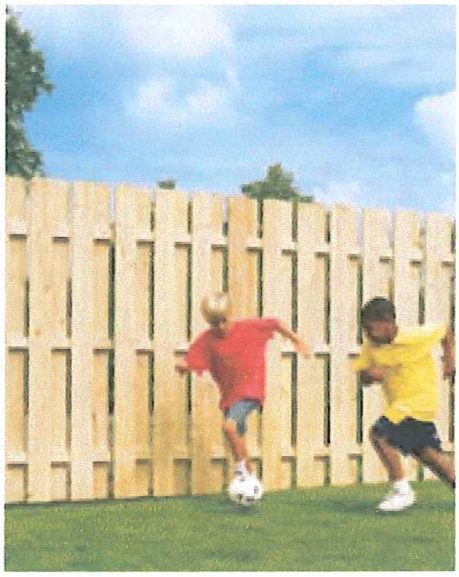
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

_____ 2/22/16

Signature of Applicant Date

Wood fence installation





Installation services include:

Setting of all posts in concrete.

Installation of fence to manufacturer's specification or to local code.

Installation of walk gate (up to 4' wide) or drive gates (up to 12' wide).

Testing to ensure proper operation of gates.

Cleanup after job is done.

Haul-away of fence materials related to installation.

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LTR-XTR-0085

Store #	734	Sales Specialist	Michael Lopez
Customer Name	Judy Weinburger	License #	2105197369
2nd Contact Name		Home Phone	(734) 220-3229
Job Site Address	224 N. River	Work/Cell Phone	
City, State and Zip	Ypsilanti MI 48198	Customer Email	

Preparation:
- ☑ Pre-installation inspection
- ☑ Provide appropriate protection to home during installation
- ☑ Obtain and post any necessary permits TBD
- ☐ Dedicated project support staff will be in contact with you every step of the way

Additional Considerations:
- ☐ Clear fence line
- ☐ Add tension wire or wire mesh
- ☑ Remove/haul away old fencing material / cleaning $550.00
- ☐ Custom work:

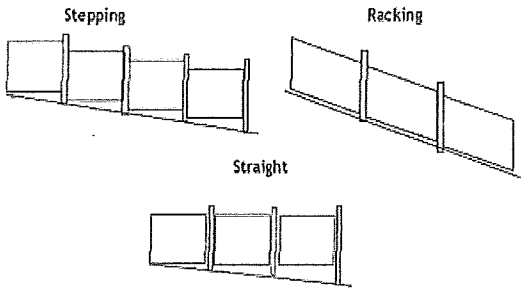
Installation:
- ☑ Mark and prepare post hole locations
- ☑ Install posts and backfill holes with concrete
- ☐ Install fence material, including gates, hardware, and fasteners

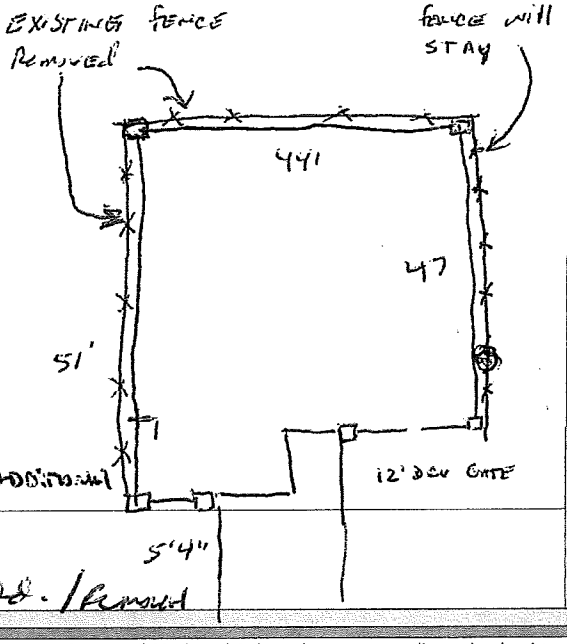
Clean-up/Final Inspection:
- ☑ Complete final cleanup and haul away all job related debris
- ☑ Test product and perform complete inspection with customer

Good side facing out would require Min. 18" between fences.

Notes & Product Description

New fence to be installed to the following grade specification (circle one):





- 6' DOG EAR PRIVACY TREATED WITH 12' DBL GATE $3309.04
- Removal and haul away of 95 L.f. $550.00

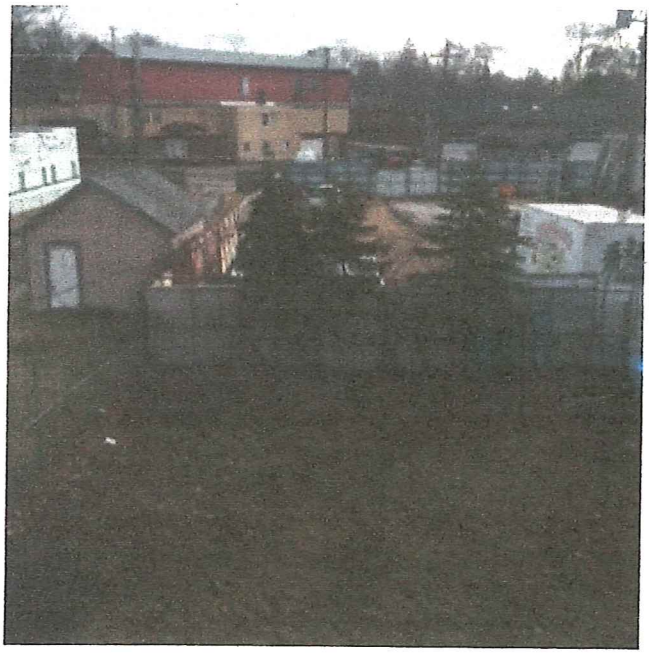
Total Investment $3309.04 permit add. / Removal

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877,; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESHC863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit http://www.lowes.com/licensenumbers.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.

BACK YARD

SIDE YARD



BACK YARD

HDC Work Permit Staff Review

Property address: 315 Washtenaw Ave

Date of Review: March 3, 2016

Date of Meeting: March 8, 2016

Proposed work: Installation of egress window and egress window well

Materials: Aluminum-clad wooden egress window (Jeld-Wen casement egress window) with white trim; plastic, Wellcraft modular egress window well in grey

Staff review:

1. Applicant states that he would like to install the egress window and window well in an existing opening on the east side of the basement wall. Staff spoke with applicant and found that the basement wall was recently rebuilt (and approved by HDC), and that an opening in the wall was included to fit the egress window.

2. The window would be aluminum-clad wood, and would have the exterior trim painted white to match existing trim on the house.

3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

R # 20256
CK # 2289

PHDC-16-0007

#2

Ypsilanti Historic District

Work Permit Application

Date filed 3/1/16 for HDC meeting date 3/8/16

Action item ☑ Study item ☐ *Action items require payment of the application fee. There is no fee to submit a study item for discussion.*

Property Address 315 Washtenaw Avenue, Ypsilanti, MI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Karl Staffeld, KASS Industries LLC

Address 341 Payeur

City Ann Arbor State MI Zip 48108

Phone 734-417-0432 Fax

E-mail karl@staffeld.com

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost $900 **Permit Application Fee** $35
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.

2. Attach the following documents:

a. Photo(s) showing all locations where work is proposed.

b. Paint color chips (if relevant).

c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.

d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.

e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 3/1/16 for HDC meeting date 3/8/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work *(see sample applications)*

Install Jeld-Wen casement egress window into existing basement wall opening. Window to have white trim to match existing windows. Install prefabricated Wellcraft modular egress window well on east side of the house. Window well shall project approximately 3" above grade. See attached drawing for location.

Materials

Jeld-Wen egress casement window with white trim to match existing windows (see attached specification sheet). Wellcraft modular egress window well (see attached specification sheet).

Colors (Attach color chips or samples)

Body White trim on window, Gr

Trim _____

Roof _____

Accent 1 _____

Accent 2 _____

Other _____

☑ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Karl Staffeld

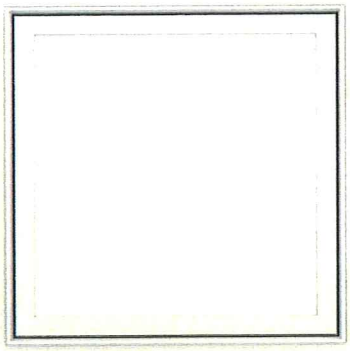
Signature of Applicant

3/1/16

Date

Your Store:
Scio Township, MI

Your Store: **Ann Arbor, MI**



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JELD-WEN Premium 1-Lite Aluminum-Clad Double Pane Annealed New Construction Egress Casement Window (Rough Opening: 36.75-in x 36.75-in Actual: 36-in x 36-in)

Item #: 532778 | Model #: LOWOLJW140200162

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Lowe's Truck Delivery
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Parcel Shipping
Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

JELD-WEN Premium 1-Lite Aluminum-Clad Double Pane Annealed New Construction Egress Casement Window (Rough Opening: 36.75-in x 36.75-in Actual: 36-in x 36-in) **$446.42**

Description

Premium 1-Lite Aluminum-Clad Double Pane Annealed New Construction Egress Casement Window (Rough Opening: 36.75-in x 36.75-in Actual: 36-in x 36-in)

- Aluminum clad wood casement windows are built from pine Auralast wood for superior protection against decay and termites, and backed by our industry leading 20-year warranty
- Durable metal cladding surrounds the exterior wood of our windows for steadfast protection from the elements
- This product features Low-E 366 insulating glass that lowers energy costs and helps homes stay cooler in the summer and warmer in the winter
- Natural unfinished wood interior that can be painted or stained to match your decor
- The integrated nailing fin adds strength and stability, and also allows for faster, easier installations

Specifications

Actual Height (Inches)	36	Lowe's Exclusive	No
Actual Width (Inches)	36	Project Type	New construction
Rough Opening Width (Inches)	36.75	Meets Egress Requirement	Yes
Rough Opening Height (Inches)	36.75	Lock Type	Multi-point
Jamb Depth (Inches)	4.563	Handle Type	Folding
Hinge Location (Exterior View)	Right	Nail Fin	Integrated
Venting	1-lite	J Channel	N/A
Series	Premium	Mulling	N/A
Interior Color/Finish	Natural	Wood Jamb Extension	4-9/16"
Exterior Color/Finish	Brilliant White	High Altitude Rated	No

Hardware Color/Finish	Chestnut Bronze	Hurricane Approved	No
Paintable	Yes	Miami Dade Approved	No
Color/Finish Family	White	Florida Product Approved	No
Grid Type	N/A	Texas Department of Insurance Approved	No
Grid Width	N/A	Meets CA Forced Entry Requirements	No
Grid Profile	N/A	Sound Transmission Control (STC) Rated	Yes
Grid Pattern	N/A	Design Pressure (DP) Rating	35
Glazing Type	Double pane	U Value	0.33
Argon Gas Insulated	Yes	Solar Heat Gain Coefficient (SHGC)	0.25
Glass Strength	Annealed	ENERGY STAR Qualified Northern Zone	No
Obscure Glass	No	ENERGY STAR Qualified North/Central Zone	No
Frame Profile	Flat	ENERGY STAR Qualified South/Central Zone	Yes
Screen Included	Full	ENERGY STAR Qualified Southern Zone	Yes
Screen Type	Fiberglass mesh	Frame Material	Aluminum-clad
Screen Frame Type	Extruded	Works with Iris	No
Warranty	20-year	Grid Included	No

Installation Services

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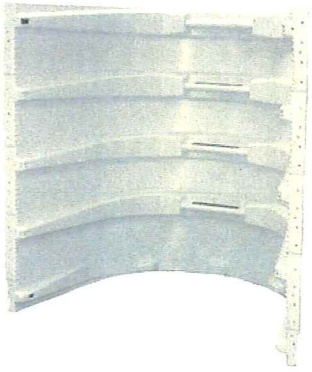
Your Store:
Scio Township, MI

Your Store: **Ann Arbor, MI**



Wellcraft 43-in L x 61-in W x 20-3/4-in H Grey Modular Egress Window Well

Item #: 17545 | Model #: 056100092

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$201.37

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Lowe's Truck Delivery
Your order will be ready for delivery to you from **Lowe's Of Scio Township, MI by 03/14/2016**.

Parcel Shipping
Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

Wellcraft 43-in L x 61-in W x 20-3/4-in H Grey Modular Egress Window Well **$201.37**

Description

43-in L x 61-in W x 20-3/4-in H Grey Modular Egress Window Well

- Sold by the piece for custom height possibilities between 20 7/8" and 76 7/8".
- Designed for windows up to 4-feet wide. Each section weighs only 24 lbs for easy transport.
- A typical installation uses four of the five sections and is made easy with simple, snap-together construction.
- 10 Year Limited Warranty. Made in USA.

Specifications

Window Well Material	Plastic	Height (Inches)	20.875
Color/Finish	Grey	Warranty	10-year Limited
Length (Inches)	43		
Width (Inches)	61	Color Family	Grays
		Hardware Included	No

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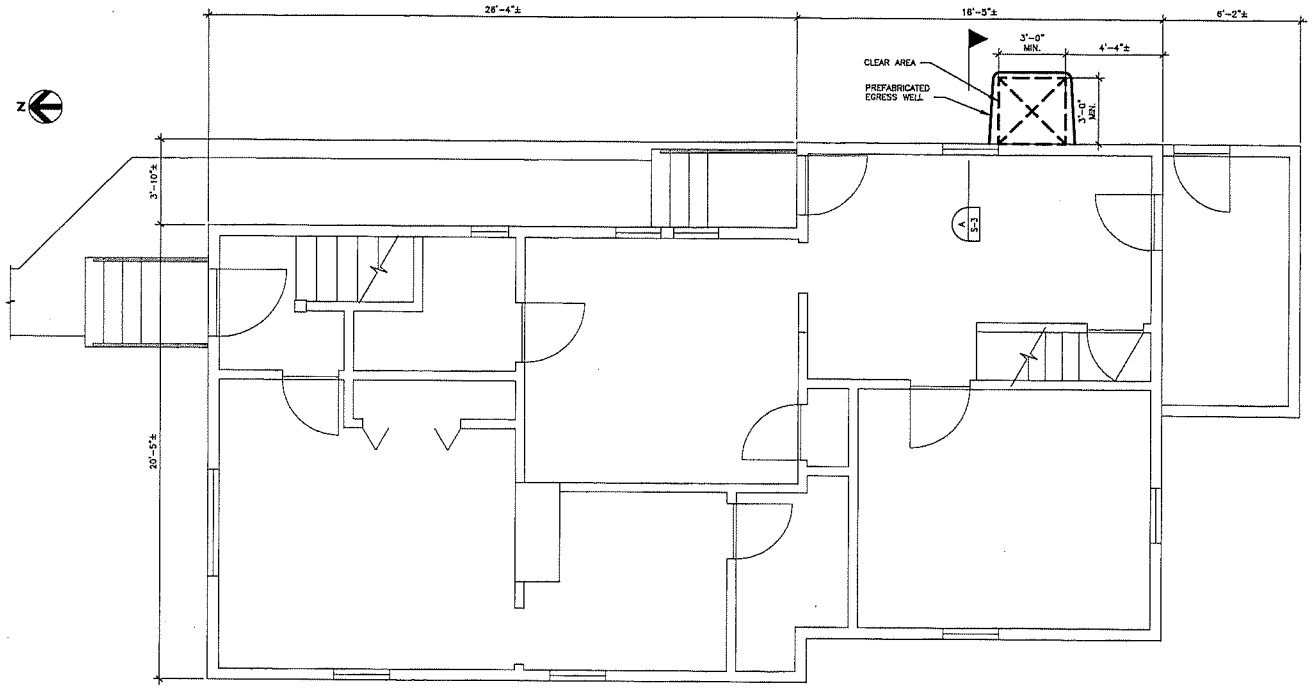
GENERAL NOTES:

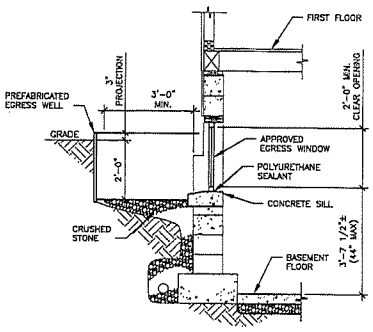
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 MICHIGAN BUILDING CODE AND LOCAL AMENDMENTS.

2. ± DENOTES APPROXIMATE DIMENSIONS THAT SHALL BE FIELD VERIFIED.



FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



SECTION – EGRESS

A S-3

SCALE: 1/2" = 1'-0"

Matthew J. Iadipaolo
Builder's License No. 2101176673
7236 Partridge Way
Saline, MI 48176

ISSUE	DATE	DESCRIPTION
A	03/01/16	FOR PERMIT

PROJECT MANAGER: KARL W STAFFELD
PROJECT NUMBER: 15002

KASS industries, LLC
341 Fayeur Road
Ann Arbor, MI 48108
(734) 417-0432

315 WASHTENAW AVENUE
YPSILANTI, MICHIGAN 48197
RENOVATION PROJECT

STRUCTURAL -
EGRESS WINDOW WELL
PLAN AND SECTION

FILENAME: PERMIT 003.DWG
SCALE: AS NOTED

SHEET S-3

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF February 23, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Erika Lindsay, Ron Rupert, Alex Pettit, Jane Schmiedeke
Commissioners Absent:	Anne Stevenson
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to include an update on the Freighthouse.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

201 and 203 W Michigan Ave

**Application is for the removal and reroofing of a flat roof, and for the installation of a skylight.*

Applicant: Neighborhood Roofing, Keith Kenstreet (present)

Discussion: Kenstreet: States that they would like to change a skylight at what's known as the Tap Room.

Prebys: Asks if they plan to reroof.

Keith: States that they will not be reroofing in the area where the skylight will be replaced.

Prebys: Asks if there is an existing skylight.

Kenstreet: Affirms.

Rupert: Asks if it is a skylight for the third floor.

Kenstreet: Affirms.

Rupert: Asks if it is in the bar area.

Kenstreet: States that it is not in the bar area. *presents photos* States that they will be basically changing an outdated skylight that is molded plastic, and upgrading it to a modern, energy efficient, impact resistant, skylight. States that they will be removing the existing skylight by removing some screws and installing the new skylight with no modifications.

Prebys: Asks the name of the manufacturer for the skylight.

Kenstreet: States that it is Velux, a well-known manufacturer. *shows photo of the modern equivalent of the skylight*

Prebys: Asks for model number or name.

Kenstreet: states that it is called a fixed curve mount.

Rupert: Asks if it can be opened.

Kenstreet: States that it cannot be opened.

Lindsay: Asks what size skylight they plant to go with.

Kenstreet: States that it will be the exact same size as the existing skylight.

Prebys: States that the application also lists info about a flat roof replacement. Asks for more information.

Kenstreet: *shows photo and points out to the Commissioners that the section they are reroofing is different from the section where the skylight will be replaced*

Rupert: Asks if it will be a hot melt or torch during the installation of the roof.

Kenstreet: States that they will not.

Prebys: Asks if the Commission has any additional questions.

Pettit: Asks if there are any other diagrams of where the proposed work will be done. Asks to keep the copy of the diagram.

Kenstreet: Affirms, states that the Commission can keep the diagram.

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Motion: Pettit (second: Schmiedeke) moves approval for work at 201 and 203 W Michigan Ave to include the tear off and reroof of a 1,400 square foot section of roof near the south end of the building on the one story section of the roof as noted and submitted in the hand drawing. The roof is to be TPO rubber roofing in 60 mil GAF Everguard, with insulation boards of 1.5 inch foam. Also, there is a skylight that will be replaced. The new skylight is to be a Velux, fixed curve mount, and the size is to match the existing.

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

Approval: Unanimous. Motion carries.

40, 42, and 44 E Cross St.
**Application is for the replacement of the cornice between the first and second floors and for the installation of gooseneck lighting above that cornice.*

Applicant: Rex Richie, owners (present)

Discussion: Richie: States that they had big plans that fell through, but that they were able to paint the building. States that they would now like to rebuild the cornice and install the lighting. States that they may eventually want to install the second floor windows, after they secure funding. Asks if they could reapprove the application as is, or if they want to do something different. States that they would just need approval for the cornice and the lighting right now. *presents the Commission with additional architectural drawings* States that they want to move the cornice down further than shown in the plans. States that the tenants want to install signs below the cornice.

Rupert: States that it somewhat like a small canopy.

Richie: Affirms.

Rupert: Asks if it will be wood and if it will be mounted to the wall using bolts.

Richie: Affirms.

Rupert: Asks about plans for paint.

Richie: States that they are still in the process of finalizing the paint colors.

Lindsay: Asks if the design is based on historic photos of the property.

Richie: Affirms, states that the design is based on photos of the property.

Rupert: States that they had mentioned windows, asks for more information.

Richie: States that the second floor windows were approved in the previous application, but they had not begun the work in time so that approval expired.

Rupert: Asks if they plan to do anything to the first floor store fronts.

Richie: States they are not planning to do anything with the storefronts. States that they just want to install the cornice and the lighting so that their tenants can put up signage.

Rupert: States that the tenants will have to come before the Commission with their signs. Asks if it is a metal cap on the cornice.

Lindsay: States that it is copper. States that she wants to make sure whatever they are tying it into needs to be continuous all the way down.

Richie: States that he has a lot of work experience in building cornices.

Pettit: States that he is concerned with the shift in the cornince down and what that means for the plans. Asks if the lights will still be above the cornice.

Richie: Affirms, states that it would look strange if they didn't move the cornice down.

Lindsay: States that she is concerned with the ability of a future owner to execute the plans they had drawn by the engineer.

Richie: States that the plan would be totally different, so it wouldn't really matter. States that they want to change the lights so that they won't be LED. States they will look exactly the same but will not have the LED light bulbs. States that they don't like the light.

Lindsay: Asks about the placement of the lights. Asks if they will be centered above the storefronts as shown in the drawings.

Richie: Affirms that they will be centered over the first floor windows.

Lindsay: States that there will be eight lights, centered over each window.

Richie: States that the lights will look similar to those at Side Tracks and Maze.

Pettit: Clarifies that the light fixture itself won't change, just the bulb will change.

Richie: States that the fixture will look the same, but they will have the option to screw in a bulb. Asks if they want to replace the second floor windows if they will have to have a separate application.

Lindsay: Affirms, states that they will have to apply separately for that.

Motion: Lindsay (second: Rupert) moves approval for the application for 40, 42, and 44 E Cross to include replacement of the cornice between the first and second floor, per the drawings from the April 28 2015 submission. The cornice is to have a copper cap and is to be made of pine and bolted into the existing brick. The color is to match the existing scheme; applicant alludes to the possibility of including a red color in the scheme. Also, to include the installation of eight black, incandescent, gooseneck lights to be centered underneath the eight existing windows on the façade, between the second and first floor, above the cornice that will be installed but below the window sill in the existing fascia.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Freighthouse Update

Discussion: Staff presents proposed change to the Freighthouse plans that would involve changing one type of roof vent. Commissioner Rupert explains the plan to change the vent, stating that the newly proposed vent is for a new furnace in the café area. He states that they are using an existing hole from the old furnace to install the vent. *Commissioner Rupert then recuses himself from the room for deliberation and abstains from voting.*

Motion: Pettit (second: Lindsay) moves for approval of the amendment to the original application for the Freighthouse, to include the changing of a vent at the south end of the Freighthouse. Originally, the location was to have a lower profile exhaust vent, but is now to be replaced with a vent similar to the others that are currently installed, which is a pipe type penetration as described in the photo.

Unanimous. Motion passes.

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Approval of the minutes of February 9, 2016

Motion: Rupert (second: Pettit) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:33 pm

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