

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 *presents photos* States that they will be basically changing an outdated skylight that is molded plastic, and upgrading it to a modern, energy efficient, impact resistant, skylight.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.

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 cornice 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.

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