

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF May 10, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: SPARK East Business Incubator, 215 W Michigan Ave

Commissioners Present: Hank Prebys, Alex Pettit, Jane Schmiedeke, Erika Lindsay

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Lindsay) moves to approve the agenda as amended to remove 101 S Huron and 114 River St as study items, and to add 228 N River St as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

16 S Washington St

**Application is for the installation of fencing, a green house, and for the removal of an existing antique garage door and the sealing of the opening*

Applicant: MaryAnn Nisley, Laura Gillis, Growing Hope—present

Discussion: Nisley: States that they have provided the Commission with a site plan showing the location of the fencing. States that the greenhouse has been clarified to have a non-see through stain. States that the door was the biggest question in tabling. States they have provided additional information about the door.

Gillis: States that they have provided additional documents after discussing with their architect. States that the architect asked them to point out that his plan is to attach plywood to the inside face of the door, that faces the interior of the warehouse, and then move the door 180 degrees to feature the exterior of the door on the interior of the market hall as an architectural and historic feature. States that the architectural rendering shows the

technical specs of what the structure will look like having the door turned to the inside with insulation and the ribbed metal panel on the exterior.

Schmiedeke: Clarifies that the plywood goes on the back of the old door, and then insulation and then the metal.

Gillis: Affirms.

Prebys: Asks Commission for additional questions.

Lindsay: States that she has a question about the fence on the site plan—asks if the fence is the dotted line or the solid line.

Nisley: States that the fence on the site plan is the dotted line going from the curb line, it is only a 12' section.

Schmiedeke: Asks if it follows the paving.

Pettit: Asks how the metal panel is attached.

Gillis: States that the metal panels themselves are 3' wide and 10' high, and they double checked the width of the opening and it is just about 10' and the height is 9'. States that they will install the panels with the ribs vertical, one next to each other, with no overlapping seams. States that their architect selected the 10' panels because they are the right height.

Pettit: Asks what happens at the edges of the panels.

Gillis: States that the architect told them that he wants to build a sub-wall in order to install the insulation, after removing the existing sub-wall out. States that the metal panel will be recessed in, see the wood jam and wood frame, with a silicone sealant at the joint. States that the architect wants the wood frame on the outside to stay in place as removing it would be destructive. States that the wood frame will be painted the same color as the panel.

Motion: Lindsay (second: Schmiedeke) moves approval for the application at 16 S Washington to include the installation of a 12' long 4' high aluminum fence, painted black, per the cut sheet in the packet, to be located adjacent to the Beer Cooler as shown on the site plan. Work also to include construction of a 150 sq foot green house with a wooden frame, stained with an opaque brown stain. Also, the moving of the antique blue garage door to be turned inward, and the opening is to be insulated and sealed from the exterior, per the details in the most updated packet today. The exterior frame is to remain. The exterior is to be faced with the corrugated ribbed sheet metal in red, or masonry, per 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 Maple St

**Application is for the repairing of the existing porch and painting of the house.*

Applicant: Rex Richie, contractor—present

Discussion: Richie: States that the owner added an additional color. States that the other question was the detailing of the spindles, states that they plan to mimic the fret work and the major newel post. States that the ones that are there were put in in the 1960s. States that he thought that was the plan.

Prebys: States that it was unclear.

Pettit: States that it may have come up when it was a study item.

Lindsay: Clarifies that the spindles are not original.

Rex: Affirms. States that they are from the 1960s, and from the best they can ascertain, the originals matched the fretwork. States that the owner is willing to match the fretwork.

Prebys: Asks what the plan is for the window sash color. Asks if they will be the same color as the window frames.

Rex: States he believes so. States that the owner is amenable to doing whatever, she has contributed her ideas but that she would be willing to change.

Prebys: States that they are just wondering. States that it doesn't matter the color, but that having it painted will be good.

Motion: Lindsay (second: Prebys) moves approval for the application at 116 Maple Street to include porch repair and repainting of the house. The porch spindles are to match the fretwork and the concrete steps are to be removed and replaced with wooden steps. Work to include the inclusion of new handrail. The porch is to be re-leveled, and the trim is to be replaced. The spindle replacement is to be of the design in the application. Colors are to include Sherwin Williams's colors Fired Brick, Lime Rickey, Gecko, and Dancing Green, as outlined in the paint scheme diagram within the application.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

24 N Huron St.

**Application is for the installation of a fence at the rear parking lot of the property.*

Applicant: Bessie Pappas, owner—present

Discussion: Prebys: States they had asked for a mortgage survey to answer their questions about exactly where the fence was going, how long it would be, and an exact plan.

Pappas: States that she thinks she gave them a survey the first time she was there. States that she has a clearer picture.

Prebys: States that they had questions about how long it was to be, and that they wanted to see exactly where it was going to go. States that they need a plan.

Lindsay: States that the last time she was present they only saw a hand drawn diagram.

Pappas: *shows diagram to Commissioners* States that when the snow removal people remove the snow they push it against the building. *Shows on diagram* States that it is to stop the people from pushing the snow against the building.

Schmiedeke: Asks Pappas to show her on the diagram which building is which.

Pettit: Asks what direction the photo is taken from.

Pappas: States that there will be supports and posts to hold the fence.

Prebys: Asks if the fence will block the access behind the building.

Pappas: States it will not. States that the neighbor blocked off their driveway to rent ten additional parking spots. States that he won't open his driveway because he can access the alley via her parking lot. States that it is not right and that they could get hurt when walking out of the cleaners because he drives so fast. States that they are not closing the alley, and that the City knows this. States that it is her property. States that she installed the snow stoppers and the snow is still being pushed against her boiler room. States that she has to pay to have the wall repaired. States that they are going to knock the building down if they keep pushing snow against it. States that the neighbor is also dumping trash, tires, and paint back there. States that

she wants to put the fence up and make it nice, states that she pays taxes on this property and owns it, so she should be able to do what she wants with it. States that she does not want to give him the convenience.

Lindsay: Asks the material that the gate will be.

Pappas: States that it will be a simple fence, with a small post and closure.

Prebys: Asks if the fence will be metal.

Pappas: States that it will be wood, in white. States that it will be about 4'.

Prebys: Asks if that will keep the plows from pushing snow against it.

Pappas: Affirms. States that it will also keep people from taking their dogs back there, and keep people from dumping tires and paint and wood. States that she will make it look nice, she does not want trash. States that the boiler room is ready to go because they keep pushing the snow and ice against it and the wall is falling in.

Pettit: States that they want they have been asking for they still do not have, and that is a to-scale site plan that shows where exactly she will be putting this stuff. States they do not just want photos—states that they need to see the site plan.

Pappas: States that she does not understand and asks the Commissioners to explain to her what they mean.

Prebys: States that they are still confused about the potential location and if they had a site plan from the building department or from a mortgage survey, they would be able to see what the property is and they would know precisely where everything is going.

Pettit: States that they need a survey drawing of the property.

Pappas: *shows an aerial photo* Asks if this is a survey.

Lindsay: States that the site plan would show where everything would go, with measurements, in relation to the surrounding buildings.

Pappas: *Explains the photograph*

Prebys: Asks where the fence will end.

Pappas: States that it will end at the end of the alley where the recreational park begins. States that the fence will stop the people parking on her lot.

Lindsay: Clarifies that she wants to stop the cars, not the people.

Pappas: Affirms

Pettit: Asks if it stops at the property line.

Pappas: States that it will go to the property line. States that she has to keep the trash from coming on her property.

Pettit: Asks for location of bumper posts.

Pappas: *shows location of bumper posts on the aerial photo* States that when the trucks come in the winter time, they will take all of the bumper cement and bust it with their plates. States that they will put orange markers or posts.

Pettit: Clarifies that they will go along the white line.

Pappas: Affirms.

Lindsay: Asks how many posts. Clarifies if there will be 5 posts, but no distance is listed on the site plan. Asks how far apart they will be.

Pappas: States that they will be about 10' apart. *shows on map*

Lindsay: Asks if they are large concrete posts.

Pappas: States that they are round pipes.

Pettit: States that they are probably concrete filled pipes. States that he would like to know more about them.

Pappas: States that the concrete is on the ground.

Pettit: Asks what the bumper posts are made of.

Pappas: States that they will be aluminum, with no concrete.

Lindsay: States that the scale on the map makes them look very large, like bollards.

Prebys: Clarifies if they are not bollards, but are pieces of fence.

Prebys: Asks if they have enough information to make a motion.

Motion: Lindsay (second: Schmiedeke) moves approval for the application at 24 N Huron St to include the installation of a fence at the rear parking. The fence will run the length of the property on the north side of the property. The fence is 4' high and is a spaced, wooden picket fence, per the application. It is to run 60' feet, and is to start at the west most edge of the boiler structure and will run to the end of the property line. On the other side of the lot, running along the property line just south, there will be 5 posts to be spaced evenly apart per the GIS survey provided at the meeting. Work will also include the installation of a barrier gate at the southernmost edge of the property in line with the last parking block as shown in the GIS survey

provided at the meeting. The gate is to be 28' with two posts and a swing, tringle in shape, per the packet. It is noted here that the applicant must seek appropriate building department permits.

Secretary of the Interior Standards:

#3 - Do not imitate earlier styles.

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

101 W Michigan Ave.

**Application is for the installation of a sign on the front façade of the property.*

Applicant: Chris Schuer, owner—present

Discussion: Schuer: States that he has a mockup of the proposed sign. *gives copies to Commissioners and to Staff*

Prebys: States that their major question is how the sign will be affixed to the building.

Schuer: States that they will use concrete anchors on the seams. States that there is a seam running down along the top of the door, and there is one to the left and to the right of the door. States that the seams to the right and to the left are where the anchors will go through the seams.

Schmiedeke: Asks if they are still planning on using the wooden blocks behind the sign.

Schuer: States that he another location in Brighton, MI and all he had to do there was take down the existing sign and have it re-vinyled with their logo. States that he was unfamiliar with the process here, and that he approached the sign company three doors down from him. States that they have done a lot of signage downtown. States that he asked for a mock up from them for tonight. States that the background will be black, not blue as shown in the photo.

Prebys: Asks if the sign company has seen the building.

Schuer: Affirms.

Lindsay: Asks if they had looked into using the existing poles that are on the façade of the building.

Schuer: States that the landlord thinks that the tiles are glass tiles. States that the blue tiles go up above the building and around the sides. States that from what he is able to touch from standing on the street, it seems to be aluminum not glass.

Prebys: States that they are probably aluminum panels or metal panels that have been enameled. States that if it is not aluminum it is probably steel.

Pettit: States that they see a lot of these panels around town that are enamalized metal panels, so its not glass but it can chip like glass.

Schuer: States that there are marks in the existing panels holes that he would like to use that appear to have been screwed through the blue tiles and painted over. States that he is here to do it as the Commission would like to do it, and that he just wants to have his sign up.

Lindsay: Asks that, as far as the seams go, does it look like it's a grout line or is it seams of the panels. Asks if the sign guy has looked closely at it.

Schuer: States that to his knowledge he has. States that he asked the contractor to do a mock up.

Prebys: States that their concern is with attempting to preserve the blue material on the front of the building that was probably put on in the 1940s or 50s. States that if it is mistreated, it will decay more quickly than not. States he was hoping it would be affixed with some sort of tape, rather than being screwed on. States that he doesn't see how they could go through the grout lines without destroying the metal.

Pettit: States that he thinks it is just a caulk joint between the panels. States it could be wide enough to fit something through.

Schmiedeke: States that the sign won't be heavy.

Schuer: States that the sign will be aluminum composite, so it will be thin and light. States that it will be simple and already in place for any future businesses that take over the space.

Lindsay: States that they may have to change the concept of the concrete anchors for the motion, since they don't think it's concrete.

Prebys: States that they should be specific in the motion, that it may be brick behind the panels. Asks if the anchors would be fairly big.

Schuer: States that he believes he would use a size that would be suitable for the size of the seam. States that there three seams total, and if they have a total of six anchors, it will be more than enough to hold the weight of the thin aluminum composite.

Prebys: Asks if they plan on illuminating the sign.

Schuer: States he would like to in the future—states that he likes the lights shining down on the pharmacy sign nearby. States that if they ever move out it would be easy for future tenants. States that they have no current

plan for lighting. Asks if he is able to acquire records from the City to see when the tile were installed.

Prebys: States that he may be able to find photographs of the building at the Historical Society Archives on Huron St.

Motion: Pettit (second: Schmiedeke) moves approval for application for work at 101 W Michigan Ave to include the installation of a Dibond aluminum composite sign as shown in the submitted drawing. The sign is to be 3' by 8' and will be black in color with a white logo and design. The fasteners are to be inserted through the joints between the enamelized panels, as appropriate for the material behind, use concrete anchors if it is brick or masonry type. All fasteners should be non-corrosive in nature.

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.

NEW BUSINESS

301 W Michigan Ave

**Application is for the installation of new signage at the main entry.*

Applicant: Zahra and Youssef Chehab, contractors—present

Discussion: Zahra: States that they sent a copy of the sign and included samples of the materials they will use. States that it is an illuminated sign. States that it will be on the front of the building from the parking lot side.

Prebys: Clarifies if that is the West side.

Zahra: Affirms.

Prebys: States that is illuminated.

Zahra: States that it uses LED lights.

Pettit: Clarifies that there is light within it and it shines through the letters.

Schmiedeke: Asks if the background behind the sign is to be changed.

Zahra: States it won't be changed. States the sign itself will be on a raceway. States that the raceway will be a brown color to match the background.

Schmiedeke: Clarifies that the background that is there now will remain.

Zahra: Affirms.

Lindsay: Asks if it will be painted.

Zahra: States that it will not.

Pettit: States that it is a light projecting sign, which they don't usually approve in the district. States that the proposed sign is an illuminated sign in that it projects light out, it's not a sign that is lit up by a light so it projects light out.

Zahra: States that the faces of the letters cover the lights.

Pettit: States that they will be glowing.

Prebys: States that they are three dimensional letters that are glowing. States that it is opposed to an opaque background with letters that light shines through.

Zahra: States that Key Bank had the same sign in the same colors there before, which is why they chose those colors. States that they just moved.

Lindsay: Clarifies that it is not on a main street.

Pettit: Affirms, states that it is facing the parking lot on the west side.

Zahra: States that she already has approval from the City.

Pettit: Asks the color of the raceway.

Zahra: States that it will be a beige, brown color. States that they tried to match it closely to the building.

Lindsay: Asks how it will be attached to the wall.

Zahra: States that it will be attached with a Z bracket and screws. States that the power supply will be inside the raceway and it will be hidden.

Motion: Pettit (second: Lindsay) moves approval for work at 301 W Michigan Ave to include the installation of an illuminated sign, 16.5' by 1.5' above the main entry at 301 W Michigan Ave on the west side of the building. The sign is to be made of red and white acrylic, red vinyl, black jewelite, and aluminum coil. The raceway is to be colored beige. The sign will be lit using LED lights inside the letters, behind the acrylic. The sign is to be attached to a raceway that contains the power supply. The raceway is to be attached to the building as shown in the diagram in the submitted application. If there are existing mortar joints, those are to be used as the fastening locations.

Secretary of the Interior Standards:

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

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

106 W Michigan Ave

**Application is for the demolition of the existing storefront and the building and installation of a new, aluminum storefront brought up to be flush with the sidewalk.*

Applicant: Angie Lane, architect—present

Discussion: Prebys: Asks the applicant to explain in more detail the project which seems pretty extensive.

Lane: States that it is a new office build out for the Washtenaw County Visitors and Convention Bureau. States that they are using it as an office right now. States that they are building it out with a better layout. States that the storefront is set up like a retail storefront, with boxed-in platform windows that are set back. States that they would like to capture that space and create a storefront that is cohesive with the adjacent buildings.

Staff: Informs Commission that the full scale copies of the plans are available for their review.

Lane: States that the storefront kind of dives back, states that they are unsure what is underneath the wood clad.

Schmiedeke: Clarifies that they are going to keep the brackets and sign board.

Lane: Affirms.

Schmiedeke: Clarifies that the changes will take place below that section.

Lane: Affirms—states that they are basically infilling the existing openings.

Prebys: Asks what material would be close to the sidewalk.

Lane: States that it is large porcelain tile. *shows tile options* States that the storefront will be a champagne-like color. States that there will be stainless steel kick plates so that the tile doesn't chip off at street level.

Pettit: Asks if it is an unbroken pane.

Lane: Affirms.

Prebys: States that Schmiedeke had suggested that this project was taking one inappropriate front and replacing it with another inappropriate one. States that he means inappropriate in a sense that it doesn't fit with the building.

Lindsay: States that it is contemporary take and it has already been altered.

Pettit: States that they are not losing any original materials.

Prebys: Asks what the Commission thinks of the glass tiles.

Pettit: States that he is OK with it since it is a modern face. States that it is different.

Lindsay: Asks if the stainless steel kick plate will be a raw finish.

Lane: Affirms, states it will be a paint-brush finish.

Prebys: Asks about the idea of these domestic type windows in the storefront.

Lindsay: States that they are drawn differently in the rendering. Asks if it is a system with mullions.

Lane: States that it's a typical storefront window system. States that it looks seamless around the door and window. States that the rendering shows how they build it, rather than how it will look. States that they are spec-ing an extra frame to give it extra presence.

Prebys: States that the two things concerning him were the glass tiles and the windows. States that it is pretty, but wonders what it does for the neighboring buildings on Michigan Ave.

Lindsay: Asks where the tile is going, asks if there is a recessed area. States that it seems like there is a lot going on.

Prebys: Asks how it will relate to the neighboring building, with the large windows.

Lindsay: Asks if the lines will continue down from the top of the building.

Lane: States that the lines never carried through to the bottom portion of the building.

Schmiedeke: States that she cannot vote to approve it. States that she does not think it necessary in a case like this to replicate the storefront that was there in the 1870s, but she does think it necessary that any store front pay respect to the old building. States that the proportions are unrelated.

Pettit: States that the lines never carried through on the old store front.

Lindsay: States that the building is divided into thirds, and on one section the lines carry through.

Lane: Suggests that it is the photo that makes it appear that way.

Schmiedeke: States that she understands the concern with bringing the storefront to the sidewalk, to gain the interior space.

Lindsay: States that they don't have a problem with pulling it forward. States that the concern is with the many materials going on—it seems busy and it doesn't relate to anything around it or in the façade. States that even the framing isn't a nod to anything.

Prebys: States that the recessed entry is fine.

Schmiedeke: Asks if recessed entry will be handicap accessible.

Lane: States that it will be—the whole building is accessible.

Prebys: States that there has been a statement about the proposed new façade storefront in some way not relating to the rest of the building. States that bringing the storefront out and the recessed door is not a problem. States that the Commission is concerned with the relation of the storefront features with the rest of the building.

Lindsay: Suggests that simplification would make it more cohesive, and that pulling some of the existing lines down would relate back to that façade. States that they are dealing with two different proportions. States that she doesn't know if the height of the windows matters as much as the width.

Pettit: States that he is unsure if the storefront ever agreed with the rest of the building. States that he is unsure if bringing that down would make it better. States that they are two different buildings and could be looked at separately. Asks what would make it 'better'.

Lindsay: States that typically with a curtain wall, they would go with longer proportions for the windows rather than the short boxed in windows.

Lane: States that the opening is already there, that it is already blown out. States that when she talks about pulling down lines, they have to keep in mind that the opening there is a big hole.

Pettit: States that they want to make sure they are clear about what the problem is.

Lindsay: Suggests simplifying. States that there are proportions that break the area into smaller pieces making it very busy.

Pettit: States that the drawing isn't doing the design any favors, as the colors show up on the drawings much different then they will be.

Lindsay: States that a realistic rendering would help quite a bit.

Prebys: States that they won't be able to approve this today.

Lane: States that they can go back to the traditional design they had the first time.

Lindsay: Suggests that the applicant bring in a few options.

Motion: Lindsay (second: Prebys) moves to table the application at 106 W Michigan Ave, citing the need for more information and a more appropriate design as noted in the conversation.

Approval: Unanimous. Motion carries.

206 S Washington St

**Application is for the reroofing of two flat sections of roof.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Lindsay: Asks why it was not administratively approved.

Staff: States that the flat roof portions were not visible from the street and that she was unable to photograph those portions of the roof. States that the photos from the contractor did not come in until after the packet went out. *Shows photographs from contractors*

Schmiedeke: Asks why it was not administratively approved if it was over the portico.

Staff: States that the flat roof they are replacing is not over the portico, but over a breezeway that is not visible from the street. States that the roof of the breezeway was not visible from the street. States that the photos from the contractor did not come in until after the packet went out.

Motion: Lindsay (second: Schmiedeke) moves to approve the application at 206 S Washington St to include the reroofing of the flat roofs above the west breezeway and south library. Damaged or rotten decking will be replaced with OSB sheets. A 1.5" thick wood nailer or curb will be installed to duplicate the existing curb around the roof perimeter, and Versiguard 60 mil EPDM synthetic roofing in black will be installed. A new aluminum drip edge in black will also be installed. Damaged copper flashings will be replaced with new copper flashing.

Secretary of the Interior Standards:

- #5 - Preserve distinctive features.
- #10 - New work shall be removable.

Approval: Unanimous. Motion carries.

418 Maple St

**Application is for the installation of two new wooden doors and two new storm doors; for the repainting of the lintel around the front door; and for the replacement of existing concrete steps with new concrete steps.*

Applicant: Scott Merritts, owner—present

Discussion: Prebys: States that they are looking at two doors on the front and back. Clarifies that the house is aluminum sided and built about 1950.

Merritts: Affirms, states that it was built in 1956. States that for the front door he has presented two options: the first option comes from ETO Doors and the second door comes from Fingerly Lumber and it's a slab door with no features on it. States that he is asking which door is more acceptable. States that the front door will be a direct door replacement and nothing will be done with the jam.

Prebys: Clarifies that the existing door has three small off center windows.

Merritts: Affirms, there are three windows that graduate in size from largest to smallest, top to bottom. States that the cost is driving them down to these options.

Prebys: Asks if they are solid wood doors.

Merritts: Affirms.

Prebys: Asks what the Commission thinks.

Pettit: Asks if the storm door is the same on both doors.

Merritts: Affirms.

Pettit: States that he doesn't have a strong preference for either.

Schmiedeke: States that she was wondering about paint colors.

Pettit: States that he would be willing to approve either door.

Prebys: Clarifies that the back door has a light.

Merritts: Affirms.

Lindsay: States that the screen door seems fine.

Merritts: States that the backdoor will be painted yellow, and the front door may be stained with the grain showing or may be painted with brown paint. States that the entry way on the front door will be painted to match the brown trim.

Prebys: States that the paint may hold up better. States that the next item is the step replacement.

Merritts: States that they will be bullnose steps, which is similar to what is there. States that they want to replace the existing ones with the new ones, and that he suspects that this could help with the drainage problem.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 418 Maple St to include the removal of the front and back doors. The front door is to be replaced with a wood door as included in the latest submittal—there are two examples shown, one a solid wooden door with two panels, the other a solid wood smooth slab type door. Either door option is approved. The rear door is to be replaced with a solid wood door as well, per the example shown in the latest submitted materials—a half light, with two panels underneath. The rear door is to include the replacement of the jam as well. Both doors will have a storm door installed, also shown in the latest submitted materials in color brown. The rear door is to be painted Romanesque Gold and the lintel around the front door will be painted to match the color of the house in color Cinnabark. The finish on the front door will be painted Cinnabark as well. Work will also include removal of the existing front steps and replacement of the front porch steps with two bull nose, pre cast concrete steps.

Secretary of the Interior Standards:

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

#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

228 N River St

Applicant: Steven and Shelia Law, owners

Discussion: Applicant was present to discuss the possibility of replacing a broken garage door at the property—which faces the Ferris St alley—with a garage door identical in color and design. The Commission agreed that they would be OK with this and that, given the time frame of ordering the garage door, they would allow Staff to administratively approve the garage door replacement.

The Applicant also discussed the possibility of replacing the windows on the house. The Commission suggested having the windows restored if

they are functional and in decent shape, rather than replacing them. The applicant stated that he was waiting on a contractor to look at the windows.

The applicant also discussed the possibility of removing the aluminum siding on the house and asked the Commission's opinion. The Commission informed him that he may find that the material beneath it is in good shape, or is damaged. The Commission suggested he may have to do spot-repair work, but often the wood beneath the aluminum siding is in good condition.

OTHER BUSINESS

HDC Application Revisions and Building Department Info Sheet

Staff and the Commission discussed introducing a new application format and an application checklist to help applicants understand the details that are expected of them when applying. The Commission had some suggestions on how to make both documents better and requested to see a second iteration of the materials at the next meeting.

Property Monitoring

414 Maple St: Staff visited the site after it was brought to the attention of the Commission that a wooden fence—that was approved—still remained unpainted and unstained. The Commission requested that a letter be sent to the owners reminding them to paint or stain the fence.

309 W Cross St: Commission informed staff that the fence at this address has not been painted or stained. Commission requested a letter be sent to the owner reminding them to paint or stain the fence with an opaque stain or paint.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 26, 2016

Motion: Pettit (second: Lindsay) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

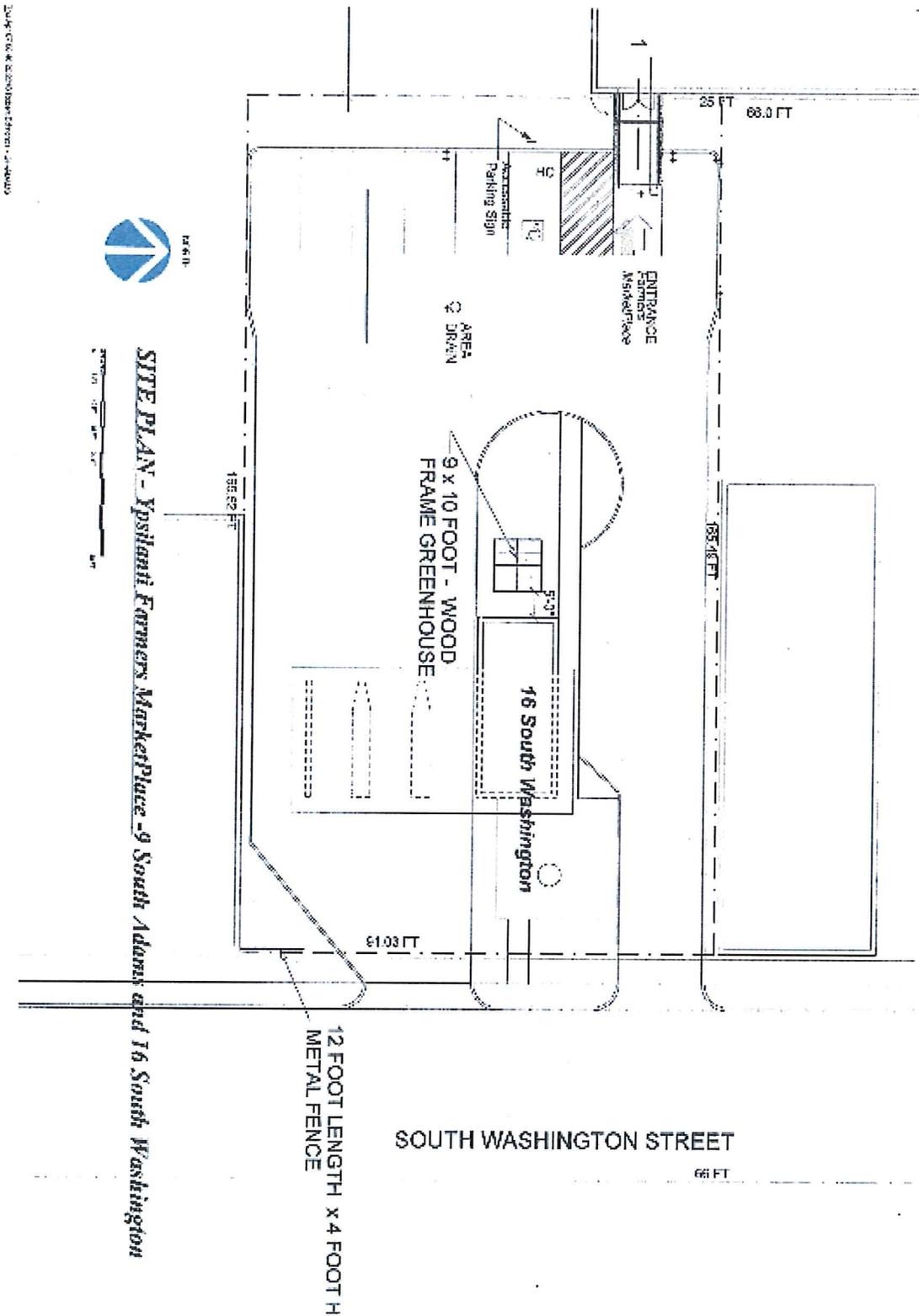
Motion: Pettit (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:08pm

SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT MAY 10, 2016 HDC MEETING:

16 S WASHINGTON



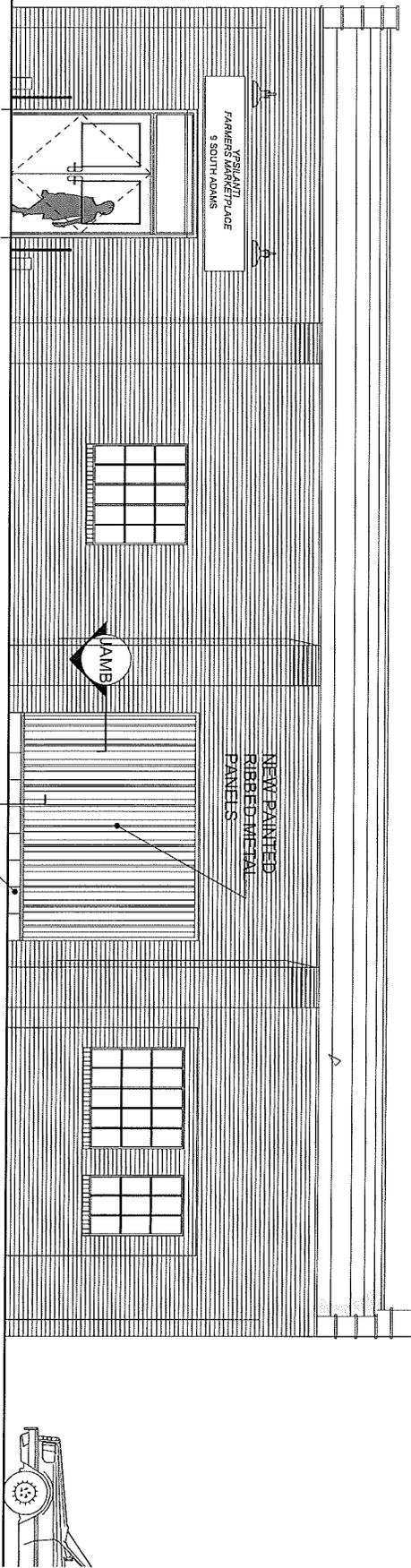
2024/07/06 10:45:00 AM



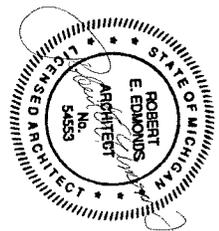
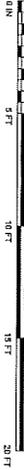
SITE PLAN - Ypsilanti Farmers MarketPlace - 9 South Adams and 16 South Washington



116 S WASHINGTON

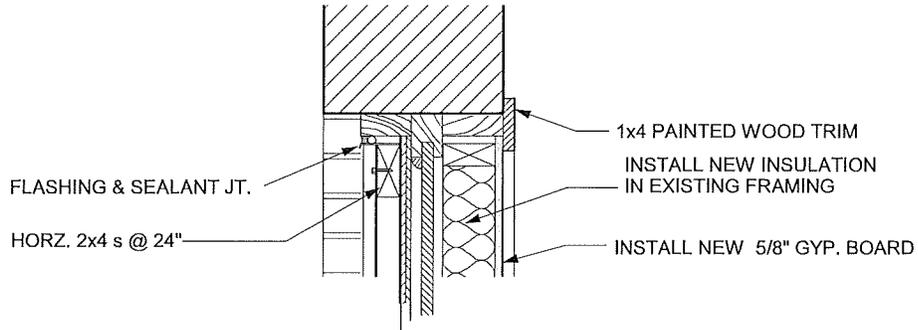


EAST ELEVATION



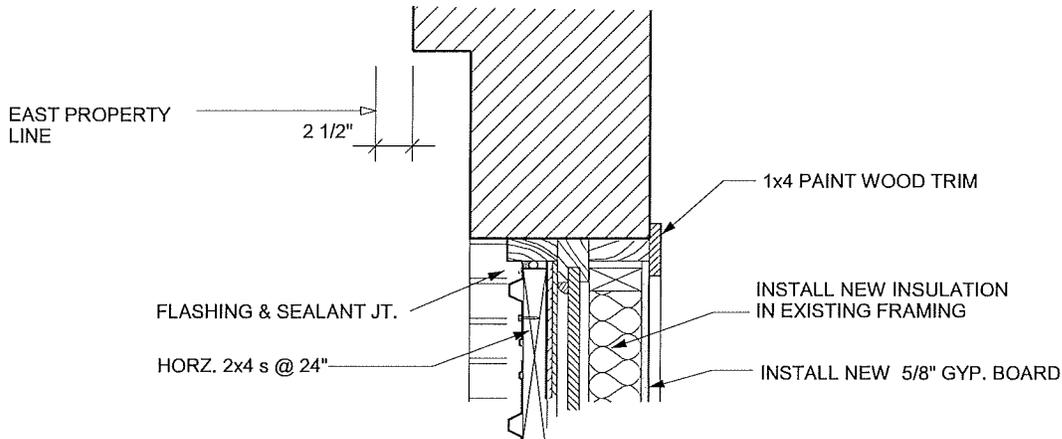
Farmers MarketPlace
Growing Hope 9 South Adams, Ypsilanti MI 48197

16 8 WASHINGTON



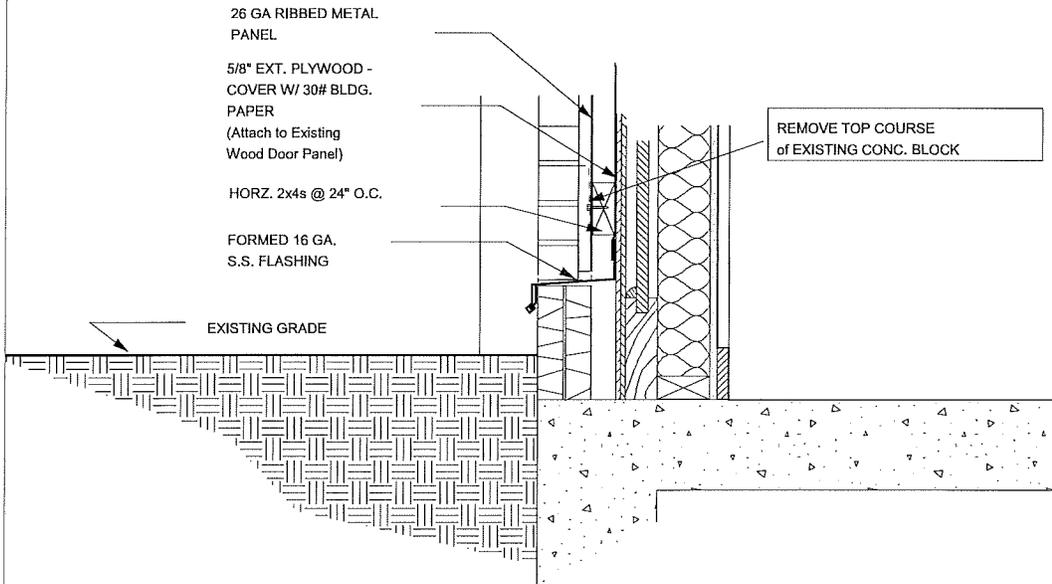
DOOR OPENING HEAD DETAIL

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



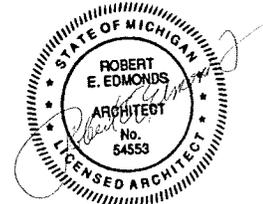
DOOR OPENING JAMB DETAIL

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



SILL DETAIL

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



Farmers MarketPlace
Growing Hope 9 South Adams, Ypsilanti MI 48197

116 S WASHINGTON

Metal Sales | Model # 2313324 | Internet # 204255047

10 ft. Classic Rib Steel Roof Panel in Red

★★★★★ (25)

[Write a Review](#)

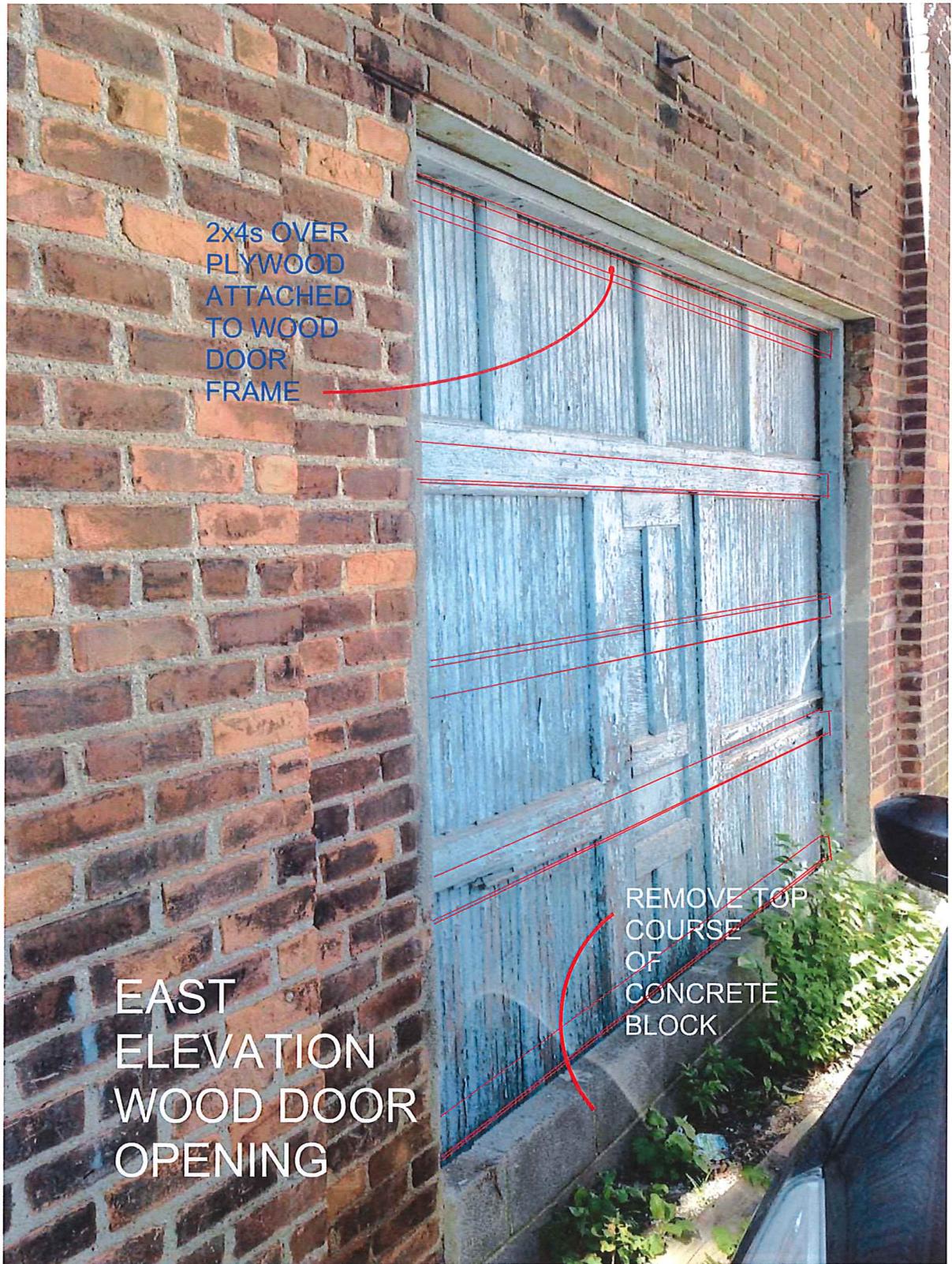
[Questions & Answers \(28\)](#)



Farmers MarketPlace

Growing Hope 9 South Adams, Ypsilanti MI 48197

160 S WASHINGTON



2x4s OVER
PLYWOOD
ATTACHED
TO WOOD
DOOR
FRAME

REMOVE TOP
COURSE
OF
CONCRETE
BLOCK

EAST
ELEVATION
WOOD DOOR
OPENING

Farmers MarketPlace

Growing Hope 9 South Adams, Ypsilanti MI 48197

1160

1160 MAPLE

SW 6335
Fired Brick
Interior / Exterior
Locator Number: 115-C7

SW 6719
Gecko
Interior / Exterior
Locator Number: 149-C6

SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

SW 6717
Lime Rickey
Interior
Locator Number: 149-C3



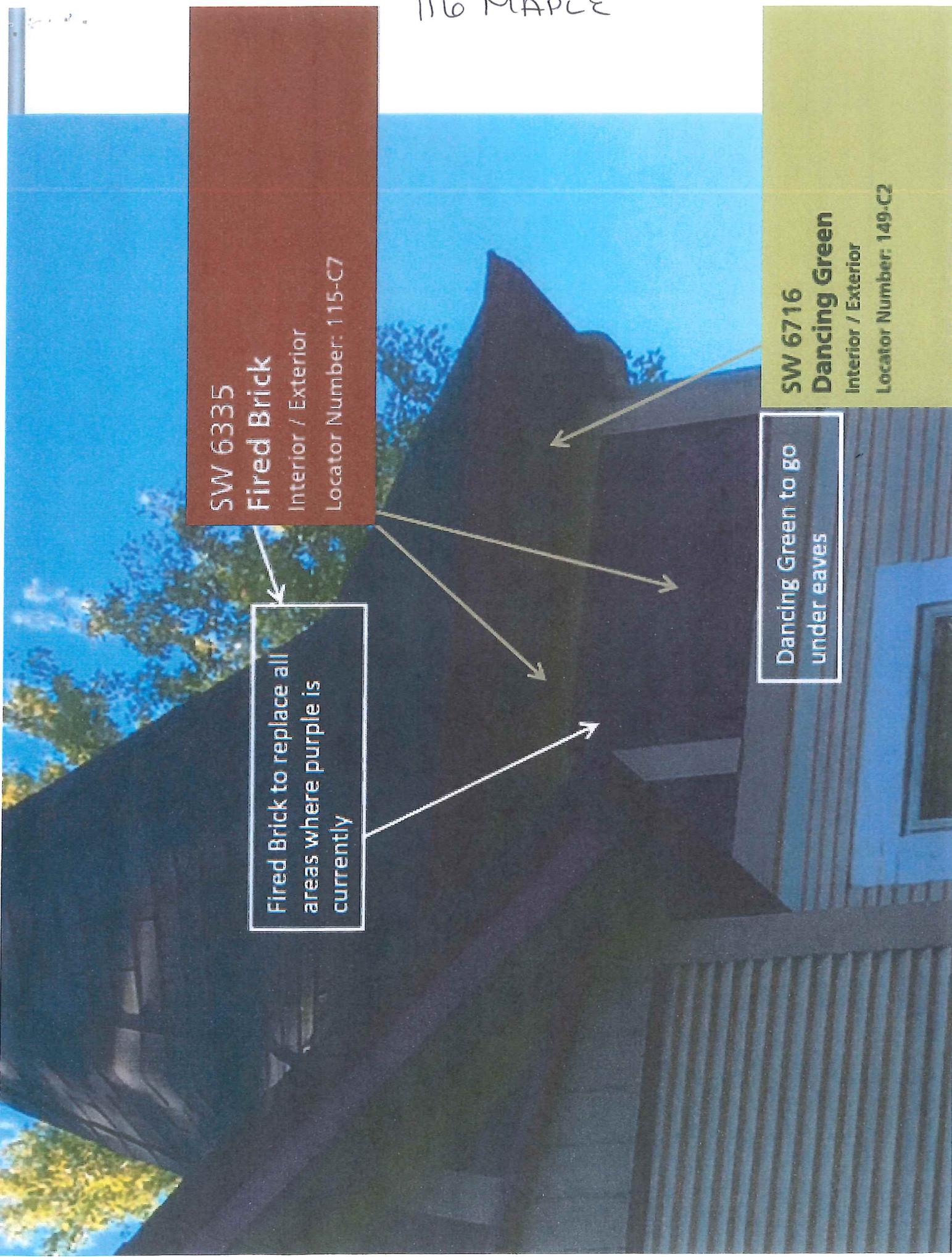
116 MAPLE

SW 6335
Fired Brick
Interior / Exterior
Locator Number: 115-C7

SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

Fired Brick to replace all
areas where purple is
currently

Dancing Green to go
under eaves



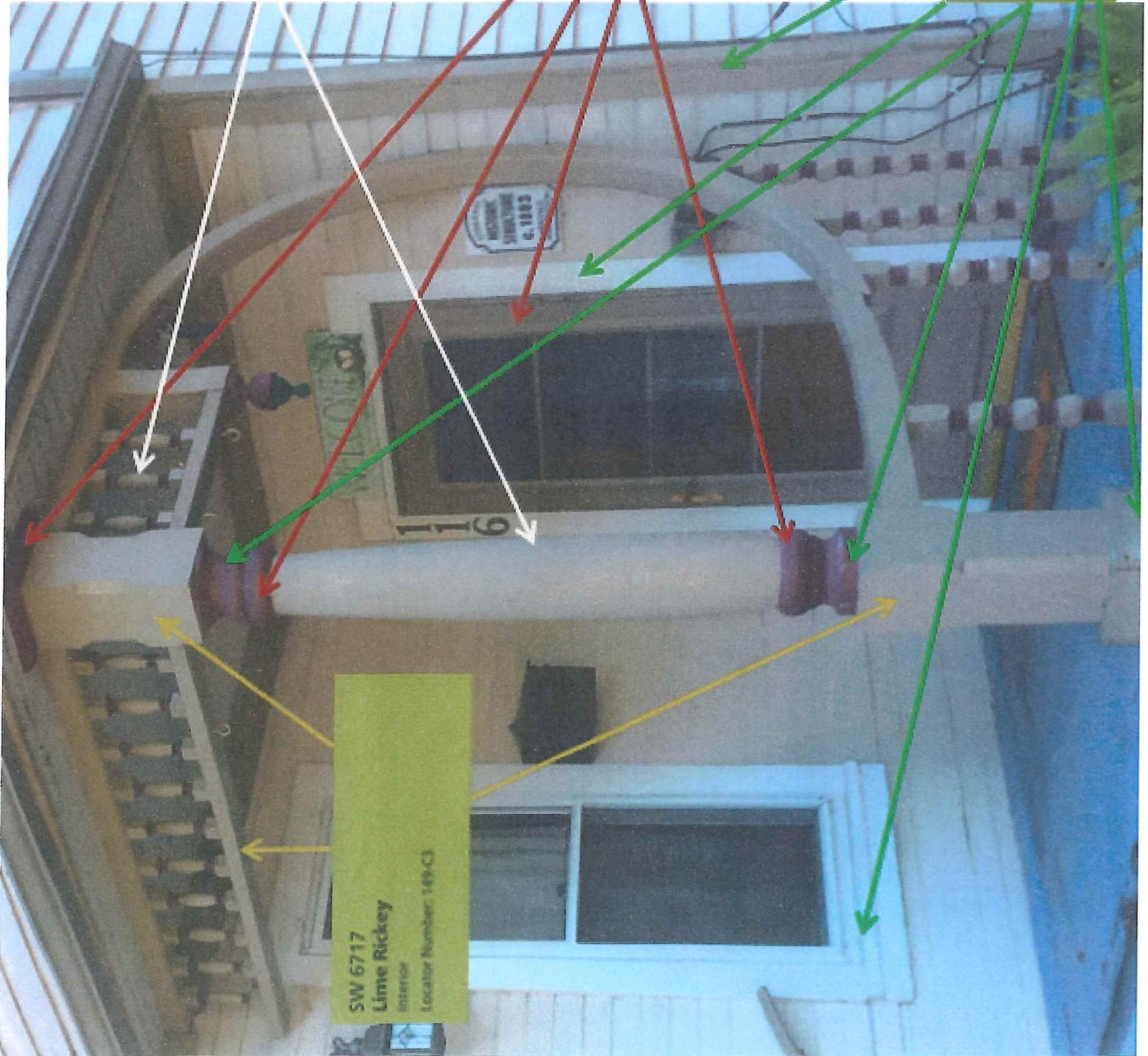
116 MAPLE

SW 6716
Dancing Green
Interior / Exterior
Locator Number: 149-C2

SW 6335
Fired Brick
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Locator Number: 115-C7

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Gecko
Interior / Exterior
Locator Number: 149-C6

SW 6717
Lime Rickey
Interior
Locator Number: 149-C3





Pr
De
De
Pr
lot
Ma
St

24 N HURON

101 W MICHIGAN AVE



SIGN MATERIAL: DIBOND - ALUMINUM COMPOSITE 50LBS
ONCRETE ANCHORS WILL BE INSERTED THROUGH GROUT LINES