

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF May 24, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, 1 S Huron St.

Commissioners Present: Anne Stevenson Hank Prebys, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Ron Rupert, Erika Lindsay

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as amended to include 1 S Huron St as a Study Item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

106 S 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: Stevenson: States that the application was tabled because they were seeking more information, a more appropriate design with a relationship to the neighborhood, and a better rendering. Asks the applicant to discuss what is different this time.

Lane: States that they scaled it back and went a more traditional route. States that they discussed with the owner of the building, who really liked the stone tile option. States that they have two options: one with a stone tile base with columns, and above the stone tile base would be wood panels. States that the second option, which is the owners favorite, has stone tile base with a lighter polished stone tile up the columns where the paint was, with a blue light fixture. States that the last time they came they had the blue glass tiles and that the owners would like to attract attention but that

they could do it with a light fixture, which is less permanent, and that maybe more acceptable. States that the idea of the stone is a more classic, polished storefront. States that they stripped out the mullions and went with a more classic rhythmic storefront system. *shows samples of the stone tile* States that the paint color on the top is similar to what is there. States that the blue color would be used for the paint if they go with the wood panels over the tile base.

Prebys: Asks how stable the light fixture will be given the pedestrian traffic. Asks if there will be any kind of problem.

Lane: States that they are pretty high, states that she believes they will be 7 feet.

Stevenson: Asks Commissioners for their concerns.

Pettit: States that the biggest concern was regarding the windows. States that this treatment is more to the vertical nature of the windows and posts.

Schmiedeke: States that she thinks it is an improvement. States that it may be more appropriate to continue the darker color up behind the light fixtures.

Lane: States that the darker color on the bottom is rusticated, like the traditional treatment of buildings, to make the base heavy and the top light rather than vice-versa.

Stevenson: Asks what they think of the wood paneling.

Lane: States that the wood paneling would be blue, and that it would be painted so it would not be a permanent item.

Prebys: States that the stone option gives more stability, rather than having to rely on paint. States that if the paint isn't dealt with it will look sloppy. States that he doesn't mind the two colors. States that the other idea was recalling the three windows from above in the below section.

Lane: States that making the entry accessible throws that rhythm off.

Pettit: Asks if the height of things and walls is basically the same.

Lane: Affirms.

Prebys: States that he would be fine with option two.

Stevenson: Agrees.

Lane: States that if they go with the blue paint version, then they will go with the grey version of the light fixture.

Pettit: Asks if it is the same framing.

Lane: Affirms.

Motion: Pettit (second: Prebys) moves approval for the application for work at 106 W Michigan Ave to include the removal of the existing storefront and replacement with a new one. Storefront is to include a tile finish as shown in the submitted drawings. The base tile is to be color code M2.0 RV B with a textured finish, and the upper tile is to be color code M2.0 W L, with a polished finish. Also, the storefront will have a window system as shown in the submitted drawings with an anodized aluminum finish in Champagne. Also, there are to be two Bellacore light fixtures, 154368, in the high gloss blue as shown in Option Two in the submitted drawings.

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

321 High St

**Application is for the removal of existing shingles and replacement with new Tamko Heritage asphalt shingles in Black Walnut.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Prebys: States that there are no can vents on the front of the house.

Stevenson: States that she would like to see if there is an option to put can vents on the back of the house.

Schmiedeke: Clarifies that they are not replacing box vents on the roof face, and that the application states this.

Motion: Prebys (second: Schmiedeke) moves to approve the application for 321 High St for replacing the roof with Black Walnut shingles. The drip edge and flashing are to match the roof in black. The box vents are to be replaced on any side other than the street facing side, and are to be painted black to match the roof.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

501 N Adams St

**Application is for the replacement of concrete steps on the south porch and on the east porch, with the installation of new concrete footings; and for the replacement of the concrete "cap" or slab on the south porch facing Olive Street.*

Applicant: Patrician Homes, LLC. –owner, Patricia Haroune-- present

Discussion: Stevenson: States that the application is for a concrete step replacement on two separate portions.

Patricia: Affirms. States that it also includes replacement of the concrete cap on the Olive St side porch. States that it is deteriorating.

Pettit: Asks if the same rails will be reused.

Patricia: Affirms.

Prebys: Asks if there is anything they need to consider.

Schmiedeke: States that the application doesn't mention the front porch, only the side porch. States she is unsure how the building department will deal with that.

Stevenson: States that the application only lists replacing the cap on the Olive St side and replacing the concrete steps and footings underneath. States that it doesn't directly call out both sets of steps, and that she may come up against the building department, but they can consider both sets of stairs.

Schmiedeke: Asks if the steps that are in the photo will remain.

Patricia: States that they will not. States that she is replacing them with different steps. States that they are precast and that they are not original to the house.

Stevenson: Asks if the new steps will be precast concrete and will look like the existing.

Patricia: States that they will look similar and affirms that they will be precast concrete.

Prebys: Asks what she means by similar. States that there are different types of precast steps.

Patricia: States that they can take the steps off and reuse them if they are in good shape.

Stevenson: Asks that in terms of their shape, will the new steps have the bull nose top.

Patricia: States that to put the footing underneath, they have to take them all apart.

Stevenson: States that they will want to see spec sheets of what the steps will look like. States that she is getting a vague sense of what they may look like.

Patricia: States that they can use precast steps.

Prebys: States that there are many kinds of precast steps and they would like to know what the new ones are going to look like.

Patricia: States that they can use precast but they don't last as long. States that if she can find steps that look similar she will buy them.

Prebys: Asks what she will do if she can't find steps that look similar.

Patricia: States that she will buy something that is similar. States that they are not that old.

Schmiedeke: States that they look to be in good shape.

Patricia: States that the photos hide the deterioration.

Stevenson: Asks if the whole cap on the Olive St porch will be repoured.

Patricia: Affirms. States that their intention is to make it look as close to what it looks like now.

Stevenson: States that they can include a stipulation in the motion that if for some reason the steps aren't available to look as is, that she must come back and show them spec sheets of what she wants to use. States that these aren't rare and that she should not have a problem finding them, but if she can't she must come back and show them what she is going to use.

Motion: Prebys (second: Schmiedeke) moves approval for the application for 501 N Adams to remove and replace the concrete cap on the Olive St side porch, and for the replacement of the porch steps at the side of the building to be identical in form to the ones that are currently in place.

Secretary of the Interior Standards:

#3 - Do not imitate earlier styles.

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

100 Market Place

**Application is for the installation of a new stairway and platform at the southwest corner of the building for Fire Department access; also for the installation of wire mesh beneath the platform going around the perimeter of the building.*

Applicant: Cynthia Kochanek, Associate Planner, City of Ypsilanti—present

Discussion: Stevenson: States that they had talked about some of this before as study item.

Kochanek: *shows photos* States that they didn't realize that it was being installed, and when they did realize it they had it paused. States that she could not see the wire mesh from the other side of the tracks. States that they are pausing working because they are planning on clearing out what is behind the mesh in the photos.

Pettit: States that he wondered how you would get access if you need to.

Kochanek: States that they will probably just be clipped and yanked out of the way.

Prebys: States that the safety rail or guard rail for the stair platform seems fine. States that it has been well thought out and looks just fine.

Kochanek: States that they may not be installing the 4" of stone infill behind the wire mesh unless they have to.

Motion: Pettit (second: Prebys) moves to approve for the application for work at 100 Market Place to include the installation of a new, pressure treated wood platform and stair with hand rails on the southwest corner of the Freighthouse as specified in the submitted drawings. It is to be painted to match the existing. Also, work is to include the installation of a wire mesh enclosure below the platform, around the entire perimeter of the Freighthouse. The wire mesh is to be coated in PVC. The installation may or may not include 4" of stone fill below the entire platform if needed. The mesh is to be attached and anchored as shown in the submitted drawings.

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

101 S Huron St

Applicant: Matthew Craven

Discussion: Applicant was present to discuss replacing 27 windows at the property. The Commission discussed that the existing windows are the original, aluminum windows. Craven discussed the potential of using a fiberglass window, that has no vinyl. The Commission found that they would ideally want to see like materials replaced with like

materials—aluminum for aluminum. The Commission did not want to see a reduction of the glass size.

114 River St

Applicant: Matthew Craven

Discussion: The Commission found that they would very much prefer to see the existing vinyl windows replaced with wooden windows or aluminum clad wooden windows that would be appropriate for the very historic nature of the house. Craven asked if fiberglass windows would be an option for a less historic project. Stevenson stated that they are apprehensive to use fiberglass, especially if it reduces the glass size, and that they prefer to see like-for-like replacement except for when it comes to vinyl. Pettit states that they would need a very compelling case to consider a fiberglass replacement window.

1 S Huron St

Applicant: Cynthia Kochanek

Discussion: Applicant was present to discuss the installation of a metal panel on the parking lot retaining wall behind City Hall to cover a large crack and stabilize the wall. Applicant asked if this is something the Commission would want to see an application for. Some Commissioners thought of it as a repair, however, the final consensus was that since it is something new that was not there before, that it should come before the Commission for review as an Action Item.

ADMINISTRATIVE APPROVALS

228 N River St.

Motion: Prebys (second: Pettit) moves to approve the administrative approval for the installation of a garage door at 228 N River St.

Secretary of the Interior Standards:
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

202 S Huron St

Motion: Pettit (second: Prebys) moves to approve the administrative approval for 202 S Huron St to include roof replacement as identified in the application.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

HDC Application Revisions and Building Department Info Sheet—Second Draft

Discussion: The Commission suggested adding the deadline and the caveat that the all appropriate building department permits are still needed after HDC approval.

Motion: Stevenson (second: Prebys) moves to approve the Historic District application rework as submitted, with the changes that the deadlines will be included at the end of the "To complete this application" section, and that the notification about building department permits is to be added at the end of the application.

New Commissioner Binder

Staff showed the New Commissioner binder to the Commission, who suggested creating a digital copy to be shared with the HDC.

Michigan Places Matter and This Place Matters Campaigns

Staff discussed plans for promoting the Towner House for the Michigan Historic Preservation Network "Michigan Places Matter" and the National Trust for Historic Preservation "This Place Matters" campaigns. Staff asked if the HDC would be interested in partnering with the Towner House Foundation, the Ypsilanti Heritage Foundation, and the Ypsilanti Historical Society to take the promotional photos. The HDC was interested in the group photo and asked Staff to find a date and start planning.

Property Monitoring

429 N Adams St: Staff noticed concrete steps at the front of the property being demolished. The Building Department sent a letter to the property owner notifying them that an HDC permit is required.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 10, 2016

Motion: Prebys (second: Pettit) moves to approve the minutes from May 10, 2016 with the proviso that items brought to the meeting and that are not part of the public record will be added to the meeting minutes so that they are part of the public record.

Approval: Unanimous. Motion carries.

ADJOURNMENT

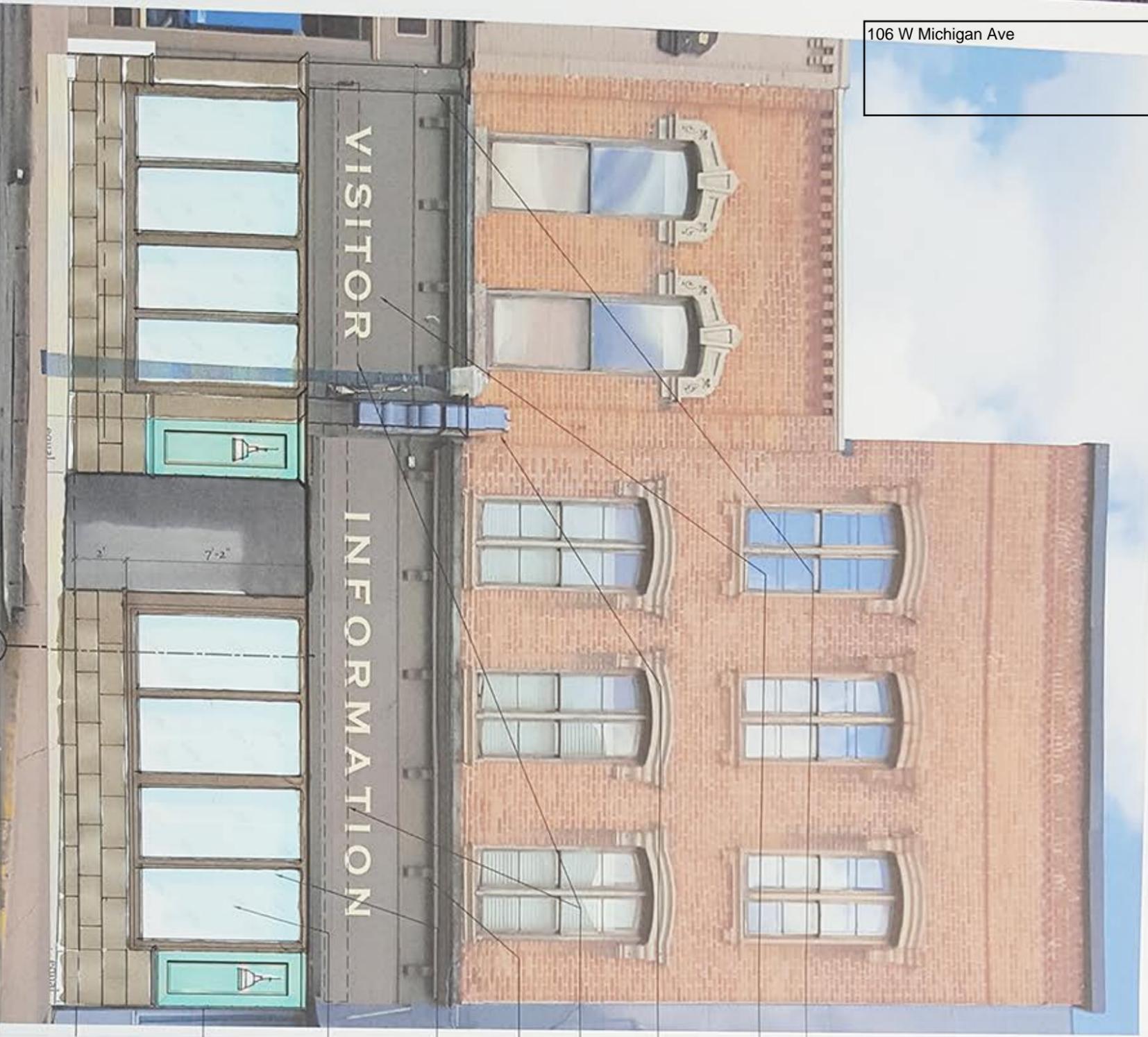
Motion: Pettit (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:11pm

SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT MAY 24, 2016 HDC MEETING:

106 W Michigan Ave



OPTION 1

- textured stone tile base
- wood panel columns (painted)



OPTION 2

- textured stone tile base
- wood panel columns only on smaller building
- polished stone tile columns



BELLACOR
Home is a life in progress.

106 W Michigan Ave

(Bellacor Number: 1542638)

Description:

Freemont Hi Gloss Blue One-Light Outdoor Lantern

@ The Feiss Freemont one light outdoor wall fixture in hi gloss blue creates a warm and inviting welcome presentation for your home's exterior @ Clear crystals included @ Cord Color: Black and White @ Bulb not included @ Back plate Dimension: 5-Inch D x 4.38-Inch Center of outlet box up x 8.88-Inch Center of outlet box down, Round Canopy



www.bellacor.com

Toll Free: 877-723-5522 | Phone: 651-294-2500 | Fax: 651-294-2595

251 1st Avenue N, Suite 600 Minneapolis, MN 55401

Bellacor Number

1542638

Dimensions

9"W x 13.25"H x 10"Ext

Bulb/Watt

1 - 100 watt A19 bulbs

Weight

1.9 Lbs

Finish

Hi Gloss Blue

Certification

ETL

Usage

Exterior Wet

Brand

Feiss

106 Michigan Ave

PAINT- EXSTG WOOD

**PAINT- UPPER WOODEN PORTION
OF COLUMNS**

STONE TILE BASE

STOREFRONT

106 W Michigan Ave

PAINT- EXSTG WOOD

STOREFRONT

COLUMN STONE TILE

COLUMN & STOREFRONT BASE STONE TILE