

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 9, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:01 PM

Meeting Location: Ypsilanti Freighthouse, 100 Market Place, Ypsilanti, MI

Commissioners Present: Anne Stevenson, Ron Rupert, Jane Schmiedeke, Mike Davis Jr., Alex Pettit, Hank Prebys, Erika Lindsay

Commissioners Absent: None

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206-210 N Washington

**Application was moved to the end of the meeting due to no applicant present.*

169 N Washington

**Application is for window and gutter replacement*

Applicant: Charles Donaldson, contractor-Present

Discussion: Stevenson: Asked where the two windows that were not addressed in the email are going to be installed.

Donaldson: Responded that two of the windows are doubles, which makes up for the two missing ones.

Stevenson: Asked if they are Pella aluminum clad wood windows are to be painted white.

Donaldson: Responded yes.

Stevenson: Asked if the gutters are k-style aluminum gutters to be painted white.

Donaldson: Responded yes. Clarified that the three windows on the front and side elevation will have divided-lights in them, and three windows will not.

Rupert: Asked about the north side of the house.

Donaldson: Responded no windows will be replaced on the north side.

Motion: Rupert (second: Davis) moves to approve the work at 169 N Washington for the installation of k-style aluminum gutters and downspouts, to be white in color, as indicated in the application submitted on December 6, 2017. Work to also include the installation of eight Pella aluminum-clad double hung wood windows in white. Windows to match lite patterns that previously existed.

Secretary of the Interior Standards:

#5- Preserve distinct features

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

401 E Forest

**Application was moved to the end of the meeting due to no applicant present.*

NEW BUSINESS

319 S Washington

**Application was moved to the end of the meeting due to no applicant present.*

14 S Huron

**Application is for sign installation*

Applicant: Andy Smith, contractor-Present

Discussion: Stevenson: Asked what work had taken place already.

Smith: Responded that the monument sign and the sign on the door has been installed, but the window signs have not yet been installed.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 14 S Huron for signage installation as depicted in the application dated January 3, 2018. The existing monument sign has been refaced with Lexan panels measuring 71.75" x 17.75" for the top panel and 60" x 15" for the bottom panel. Vinyl logos will be placed on the door and windows as depicted in the application. All signage is subject to zoning ordinance requirements.

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 approval. Motion carries.

APPROVAL OF AGENDA

Motion: Prebys (second: Pettit) moved to add 112 W Michigan to the agenda as a study item.

Approval: Unanimous approval. Motion carries.

STUDY ITEM

112 W Michigan

Applicant: Anthony Nitsos

Discussion: Nitsos: States that he is planning work for the back of the building. He states that the door at the back is a shared entrance for the residence on the upper level and the retail space. In addition, there is a display window box that is leaking. It is very inefficient. He would like to remove the box window and add a second entrance at the back so that the retail space can have one door and a private entrance for the upstairs.

Prebys: Asked what his plans would be for the entrance to the shop.

Nitsos: Responded that the entrance to the shop would be a door alongside the other entrance.

Prebys: Asked how he envisions the doorway to look.

Nitsos: Responded similar to the other one or whatever the HDC recommends.

Rupert: Asked if the current door is a steel slab

Nitsos: Responded yes, it is.

Davis: Recommended a glass commercial door.

Nitsos: Added he would like something energy efficient and secure.

Rupert: Asked about the space occupied by the box.

Nitsos: Responded he would replace it with a similar plaster as the wall, maybe including a light fixture over the door.

Davis: Asked how far is there from the gray wall to the retail space.

Nitsos: Responded that it is a fire exit from the back of the retail space.

Davis: Asked what he would see if he looked in through the window.

Nitsos: Responded he would see the furnace and next to it a sink, and the entrance winds to the front.

Davis: Asked if there would be a space to build the retail there.

Nitsos: Responded no. He could make it an access to the retail space. He would like the area to be an entrance for the retail space.

Davis: Suggested a storefront steel & glass entry door would work best.

Prebys: Asked if anyone sees a problem with removing the display window.

Nitsos: Asked what the HDC recommends for lighting.

Davis: Responded that they are trying to eliminate light pollution.

[Staff provided a HDC lighting fact sheet to the applicant]

Nitsos: Stated he may be able to get lights to match the ones there now.

OLD BUSINESS

206-210 N Washington

**Application is for window replacement*

Applicant: Greg Davel, owner-Not present

Motion: Pettit (second: Prebys) moved to table 206-210 N Washington for further information from the applicant about the windows.

Approval: Unanimous. Motion carries.

401 E Forest

**Application is for an amendment to a previous porch repair application*

Applicant: Curtis Mullins, owner-Not present

Discussion: Stevenson: Stated that the HDC authorized an admin approval but with the provision that the existing beadboard on the porch ceiling remain. Now, however, all the beadboard is gone.

Kochanek: Stated the applicant is difficult to get ahold of. That this is an amendment to the original application.

Stevenson: Applicant is asking for the HDC to approve plywood beadboard panels.

Lindsay: Asked if the applicant was originally going to lay the new work over the old work.

Stevenson: Responded that for some reason it appears that the applicant decided to tear everything down.

Davis: Stated that he doesn't think this application should be held up because otherwise the work will not be done.

Pettit: Stated he thinks this is a time for a "notice to proceed" rather than an "approval of work."

Kochanek: Advised of the reasons listed in the ordinance for when a notice to proceed can be used. Stated that reason #1, "the resource constitutes a hazard to the safety of the public or the occupants" may be the most applicable.

Stevenson: Agreed, and that should be specified in the motion.

Lindsay: Asked what will happen now that the demo by neglect is still in the process of this application.

Kochanek: Responded that there is an open demo by neglect. This application and work will postpone the demolition by neglect.

Motion: Davis (second: Prebys) moved for a notice to proceed for the amended application for work at 401 E Forest to include the replacement of the porch ceiling with plywood beadboard panels to be painted white. Citing the HDC Notice to Proceed Ordinance Clause #1.

Approval: Unanimous. Motion carries.

NEW BUSINESS

319 S Washington

**Application is for gutter replacement*

Applicant: Jim Jackson, contractor-Not present

Discussion: Kochanek: Stated it appears the applicant is going like-for-like except for the size difference and colors for the gutters and downspouts.

Schmiedeke: States that it appears that the applicant is attempting to match the gutters to the trim color on the house and the downspouts with the main color of the house so that it blends in.

Motion: Pettit (second: Lindsay) moved to approve the application for 319 S Washington for gutter and downspout replacement. The new gutters will be 6" half round aluminum gutters in buckskin brown with 4" fluted aluminum downspouts in wicker, as noted in the submitted materials. The

new gutters and downspouts will be located in the same locations that they are currently.

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.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

121 W. Michigan

Kochanek: Asked if HDC remembers ever seeing an application for H&R Block's lights surrounding their windows. They are installed inside the window, but are pointing outward. Asked if the HDC wants her to send a letter.

HDC: Responded yes.

LED lights

Kochanek: Stated that a few other places have interior LED lights in their windows that can be seen from the exterior.

Pettit: Asked where the line is between interior and exterior lighting.

Stevenson: Stated that if the majority of the light is projecting outwards, she would want to see a HDC application for that.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for December 12, 2017

Motion: Prebys (second: Pettit) moved to approve minutes as submitted.

Approval: Unanimous approval. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Schmiedeke) moved to adjourn the meeting.

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 7:44 p.m.

Supplemental material for 319 S Washington

Cynthia Kochanek

From: Jim Jackson <jim@gutterdoctorplus.com>
Sent: Friday, January 05, 2018 12:26 PM
To: Cynthia Kochanek
Subject: Re: 319 S Washington

Cynthia

The color of the gutters is buckskin brown and the color of the downspouts are wicker, they will be located in the same locations

We install and service all types of gutters and gutter guards

Jim Jackson
Sales Rep
thegutterdoctorplus.com
C-734-368-3464
O-734-761-9443

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On Jan 5, 2018, at 8:35 AM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

I am in receipt of an HDC application for gutter replacement at 319 S Washington. I had a few questions on the project and wanted to let you know when the meeting is. What color will the gutters and downspouts be? Will the downspouts be in the same locations as they are currently?

This application will be on the HDC agenda for January 9, 2018. The meeting will be held at 7 pm at the **Ypsilanti Freighthouse, 100 Market Place, Ypsilanti, MI 48198.** *We recommend that the applicant, owner or someone familiar with the project attend the meeting.*

If you have any questions please feel free to contact me.

Thanks,
Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com



sales@gutterdoctorplus.com

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DELIVERY STEPS

Complete Steps

> 1. Order

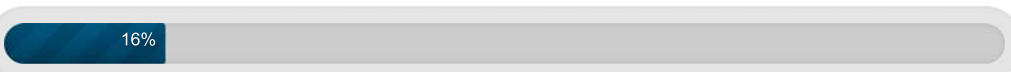
> 2. Delivered

> 3. Install

> Contact Us

Online Delivery Quote

Step 1 of 6



Gutter Items

Choose Color *

*Colors shown may not accurately represent product color.

*80 (Hi Gloss) white no longer available

Standard Aluminum Colors

	30° (Low Gloss) White		Musket Brown
	80° (Hi Gloss) White		Dark Bronze
	Amp Linen		Royal Brown
	Almond		Pearl Gray
	Cream		CB Gray
	Herringbone		Terratone Bronze
	Wicker		Tuxedo Gray
	Clay		Grecian Green
	Buckskin		Scotch Red
	Beaver Brown		Black

Translate »