

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF JANUARY 23, 2018**

**CALL TO ORDER AND ROLL CALL**

Hank Prebys Vice-Chair, 7:00 p.m.

Meeting Location: Ypsilanti Freighthouse, 100 Marketplace, Ypsilanti, MI

Commissioners Present: Ron Rupert, Jane Schmiedeke, Mike Davis, Jr., Alex Pettit, Hank Prebys, Erika Lindsay (7:05)

Commissioners Absent: Anne Stevenson

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

**APPROVAL OF AGENDA**

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended to add 530-534 N Huron and 15 W Forest, as well as 100 Market Place as study items.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS—none**

**PUBLIC HEARING—none**

**OLD BUSINESS**

**206-210 N Washington**

*\*Application is for window replacement*

Applicant: Greg Davel, owner-Not present

Motion: Davis (second: Pettit) moved to deny the application dated December 4, 2017 for 206-210 N Washington with the finding that the application is incomplete and lacks the necessary information for consideration.

Approval: Unanimous approval. Motion carries.

## **NEW BUSINESS**

### **211 Maple**

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

### **204 Maple**

*\*Application is for AC condenser installation*

Applicant: Norman Maurer, contractor-Present

Discussion: Maurer: Stated that the furnace of the residence failed and they wanted to put air conditioning in at the same time. They are seeking permission to put it on the side of the house.

Rupert: Asked if there would be something covering it from the sidewalk.

Maurer: Responded that could happen.

Motion: Davis (second: Rupert) moved to approve the application for work already done at 204 Maple for the installation of an air conditioning unit on the west side near the rear of the house with the condition that some sort of shrub is planted in front of the unit to provide some screening.

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.

### **15 W Michigan**

*\*Application is for door replacement*

Applicant: Frank Fejeran, owner-Present

Discussion: Fejeran: Stated he wants to replace the front and back door because they are too leaky.

Davis: Asked if it would be a solid wood door.

Fejeran: Stated he can do that.

Rupert: Asked what the window will look like in the front.

Fejeran: Responded it will match as close as possible to what is there now.

Davis: Asked if it will be clear or tinted glass.

Fejeran: Stated that it will be clear glass.

Motion: Davis (second: Pettit) moved to approve the application for work at 15 W Michigan for the installation of new doors. The rear door is to be an out-swinging fiberglass flush style door and the front door is to be a solid wood door with clear glass similar to the existing door. Both doors will be painted red to match the existing color scheme, in the color Flirt Alert.

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.

## **211 Maple**

*\*Returned to application after applicant's arrival.*

*\*Application is for fence installation*

Applicant: Jennifer Boehme, owner-Present

Discussion: Boehme: Stated that the fence location is shown in yellow on the map that she submitted with the application. Stated that she was previously seen by the HDC as a study item prior to the holiday. Stated that the fence will not run along the property line but it will run up to the neighbor's fence. Stated that she wants a gothic style wooden fence, and it will be painted white.

Motion: Pettit (Second: Davis) moved to approve the application for work at 211 Maple to include the installation of the fence as depicted in the application dated January 9, 2018. The fence will consist of 5' x 8' pressure treated pine in French Gothic style fence panels with 4" pressure treated pine fence posts. One fence panel will be made into a gate with 6" pressure treated pine posts. The fence and posts will be painted white.

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.

## **STUDY ITEMS**

### **530-534 N Huron and 15 W Forest**

Discussion: Kochanek: Stated the owner wants to do an entire development in this location and that the owner is considering demolishing the buildings and doing a mixed use development in this location. The current plan is to do a retail space with apartments above in the area where 15 W Forest is located. The building will be brick. A gas station is planned for the corner. The owner plans to keep the Keg up and running during construction. The planning staff's recommendation is to do a mixed use building on the corner. Owner is looking for feedback from the HDC on whether or not it is possible to demolish the three buildings.

Davis: Stated he would not support the building on the corner being demolished without it being replaced with another building.

Lindsay: Stated that it would be great to see some green space there. Added that the height of the building would be important to consider. Asked if all the available apartments downtown are filled.

Davis: Asked how many apartments would be in the building.

Kochanek: Responded that he and the planning staff do not know.

Prebys: Asked if The Keg will remain.

Kochanek: Responded that it will remain during the demolition, but the plans may be to move it into the new building once that building is completed.

Pettit: Asked if 15 W Forest is a significant structure in the district.

Kochanek: Responded that it does not come up in the national register nomination.

Prebys: Added that one of the buildings was part of the co-op at the time.

Pettit: Stated that if we do not find the building in the survey, we will need to take a look at it. Added that if the other two structures are demolished, he does not feel a loss.

Prebys: Added that something better might come, but the commission will have to know what that will be.

Rupert: Asked what the parking will be like with new development.

Kochanek: Responded that parking, as planned by the applicant, is an issue at this space since the parking required by the zoning ordinance will need to be placed in the rear and the non-street side.

Rupert: Stated that the house is what most concerns him.

Davis: Asked if the house is in good shape, is the particular style of house something needing to be preserved because of its importance.

Prebys: Stated that whatever replaces what is demolished will have to benefit the community.

Schmiedeke: Asked if they would want to see proposed drawings of the new structure before any demolition is approved. [HDC affirmed.]

Davis: Stated that looking at the house online, he has problems taking the house down because it looks in good shape.

Schmiedeke: Stated one could develop the rest of the property and leave the house.

Kochanek: Summarized that the HDC would not be adverse to the demolition of The Keg and the Torminos buildings, but the house is still in question as to its significance to the district and that it appears to be in good shape. Stated that staff will do some research into the property. Stated that the Planning Commission may need to see the project prior to the HDC, due to the need for a more concrete plan in order to justify the reason for demolition "as a deterrent to a major improvement program."

Lindsay: Stated it may be best to temper the expectations of the owner about the speed of the process.

Schmiedeke: Asked how HDC would feel about moving that house.

Kochanek: Asked if the house was moved, would it need to remain in the historic district.

Pettit: Responded yes.

Pettit: Stated that the HDC is limited in its criteria regarding demolition. It has to be a hazard, financial burden, or stand in the way of bettering the community. Therefore, unless the owner creates some plan for bettering the community with the development, the HDC does not have a reason to approve the demolition.

Davis: Stated that he does not want to make the owner feel the HDC is opposed to new development in the historic district.

### **100 Marketplace**

Discussion: Rupert: Stated that he wants to put a mail slot with a mail bag in the center panel of the southwest café door.

### **ADMINISTRATIVE APPROVALS—none**

### **OTHER BUSINESS**

#### **2017 HDC Annual Report**

Motion: Rupert (second: Lindsay) moved to accept the HDC annual report for 2017.

Approval: Unanimous approval. Motion carries.

#### **Property monitoring**

Kochanek: Stated that she is holding off on sending out any letters regarding the LED light strips until after February, when most people will have taken down any remaining holiday lights. Added that there are now lights lining the windows on the second floor of the building across the street from the old Huron hotel building, on the southeast corner of that

intersection and that there is also an animated sign flashing in the window.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**—none

**HOUSEKEEPING BUSINESS**

**Approval of previous minutes for January 9, 2018**

Motion: Davis (second: Rupert) moved to approve minutes as submitted.

Approval: Unanimous approval. Motion carries.

**ADJOURNMENT**

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

Approval: Unanimous approval. Motion carries.

**MEETING ADJOURNED at 7:38 p.m.**



# SPECIFICATIONS (Sorted by Work Code)

## ACHESON BUILDERS

An Artist's Eye, a Craftsman's Touch

CLIENT(S): **Ma Lou's Fried Chicken**  
**15 W Michigan Ave**  
**Ypsilanti, MI 48197**

DATE: **1/22/2018**  
 REVISION DATES:

### GENERAL SCOPE OF WORK:

Wk Code	Location	Description
2.2		Remove existing front and rear doors, jambs, casings, and thresholds as needed
2.6		Haul away removed materials, trash and debris
6.2		<b>Back door:</b> Install 2" Brick mould paint grade exterior casings; no interior casings
6.7		<b>Front door:</b> New 1x4 paint grade lumber casings
7.0		High elasticity exterior caulk on joints as needed
8.1		<b>Front door:</b>
		Paint grade, hardwood, full-lite, ogee sticking, tempered insulated glass, 4 9/16 wood paint grade jamb, kerfed for weatherstripping; Q-lon weatherstripping; low profile ADA aluminum threshold; pneumatic closer; 1 1/2 pair ball-bearing hinges; commercial grade lever style passage set; 1" throw deadbolt; outswinging 3'0"x6'8"
8.1		<b>Back door:</b>
		3'0"x6'8"x1 3/4" outswinging fiberglass, flush style; key in knob lockset and 1" throw deadbolt
8.1		All locksets for both doors keyed alike, and furnish 6 copies of keys
9.9		Long oil primer on all exterior new wood; use existing paint or match existing for finish coats

#### Not Included:

- Portable toilet
- Trash disposal from work by others; should you desire to dispose of materials in our containers, cost is \$36.00 per cubic yard.
- Maid service type final cleaning; daily cleaning will be done as needed for safety and to control dust. At the end of job, job site will be left broom/shop vac clean and labels removed
- Application procedures of exterior paints and stains are warranted to be in accordance with manufacturer's specifications. Performance of the coatings is not warranted except by the manufacturer.