

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 13, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:02 p.m.

Meeting Location: City Hall, Council Chambers, 1 S Huron, Ypsilanti, MI

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

Commissioners Absent: None

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

APPROVAL OF AGENDA

Kochanek: Requested to add 218 N Adams as a study item.

Audience member: Requested to add 76 N Huron as study item.

Motion: Prebys (second: Pettit) moved to approve the agenda as amended to
add 218 N Adams and 76 N Huron as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS—none

NEW BUSINESS

309 N Grove

**Application is for door and window replacement*

Applicant: Mary Ellen and George Hagenauer, owners-Present

Discussion: Stevenson: Recapped the application. Stated that the windows will be replaced in a different configuration.

Hagenauer: Stated there are no changes to the window configurations.

Prebys: States that he does not see any issue with the application.

Stevenson: Asked about reduction of the glass size since the existing aluminum frames will be replaced by aluminum-clad wood windows.

Hagenauer: Responded that change would be minimal and that they looked for a design that would closely match the existing with the thinnest frame profile.

Motion: Prebys (second: Davis) moved to approve the application for work at 309 N Grove for the replacement of the rear windows and sliding door as depicted in the application dated February 2, 2018. The new windows and doors will be full frame replacements in the rough openings. The new sliding door will be a Marvin aluminum-clad wood door. The picture window will be replaced with a Pella Proline 450 series aluminum-clad wood picture window. The door and picture window will be flanked by two one-over-one Pella Proline 450 series aluminum-clad wood double-hung windows. The exterior finish of the windows and the door will be in white.

Secretary of the Interior Standards:

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

Approval: Unanimous approval. Motion carries.

13 N Washington

**Application is for storefront, door & window replacement*

Applicant: John Newman, contractor- Present

Discussion: Stevenson: Asked Newman to explain the differences between the old and updated application.

Newman: Responded that they have new financing. The original idea for a full sun shade was changed. The balcony was also removed. They are proposing a window with the idea that the balcony could be introduced at a later time.

Prebys: Asked if the new masonry could match the brick.

Newman: Responded that he believes they know someone who can do provide brick to match the existing. Responded there has been water damage on the back wall, but the proposal has that area being repainted.

Davis: Asked if the rear signage will be painted on the brick.

Newman: Responded yes, it will be painted right on the brick. The exact font signage has not been determined yet.

Davis: Stated that a painted sign may be the easiest thing.

Motion: Davis (second: Prebys) moved to approve the application for work at 13 N Washington as depicted in the application dated February 6, 2018. The work shall include the installation of a Tubelite aluminum storefront system in the front and on the southeast corner of the building in patina green and clear anodized finishes with a sunshade installed over the front entry only. Work to also include the installation of a masonry column wrap around a center steel column on the front façade. The masonry is to match the existing. A fixed aluminum frame window in a 70/30 configuration will be installed in the rear, where a previous opening was in-filled. The window color will match the color of the existing window frames at the rear. New storefront entry doors will be installed at the rear in a clear anodized finish with a Sunbrella canvas awning in color Basil over the doors. Work will also include the painting of the rear (west façade) as indicated in the application with Benjamin Moore: Deep silver, Trout gray, Dark lime.

Secretary of the Interior Standards:

#7- Clean building gently--no sandblasting

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

9 S Adams

**Application is for roof vent installation*

Applicant: Laura Gillis, Growing Hope representative- Present

Discussion: Stevenson: Stated that she would prefer to do the study item just after this so that the applicant can leave afterward. She inquired as to whether or not the rest of the commission had any questions on the roof vent application.

Rupert: Stated that he did not. [*the rest of the commission agreed*]

Motion: Prebys (second: Schmiedeke) moved to approve the application for 9 S Adams to include the installation of a 5" diameter galvanized stainless steel double-wall vent with a gas vent top/diffuser as indicated in the application submitted on February 6, 2018.

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

9 S Adams

Applicant: Laura Gillis, Growing Hope representative

Discussion: Gillis: Stated they need to remove the window and fill it with masonry. That the window faces west and is in the corner in the back. The only thing in front of it is a house. They feel confident they can easily remove it. The consideration for the interior is to use the same brick and color as currently on the inside.

Davis: Asked why they need to close this window.

Kochanek: Responded that the larger event building has a sprinkler system installed but the smaller part of the building does not. Fire code requires that since there are no sprinklers in the smaller portion of the building, this window needs to be closed so that the fire cannot come through this window and catch the other part of the building on fire.

Pettit: Asked if there's a way to make the area fireproof without blocking the window.

Kochanek: Responded there may not be another solution that would satisfy the three-hour fire rating requirement.

Rupert: Added that it would be a double drywall or steel door that could fit the code.

Pettit: Asked where the pane is in relation to the thickness of the wall.

Rupert: Responded that it sits in the middle of the brick. Stated that the window will need to be removed no matter what.

Davis: Inquired as to whether Commissioner Rupert was saying that even if a different infill material was used, then the window would still need to be removed.

Rupert: Responded yes.

Stevenson: Stated that we probably want it to be bricked up to match as much as possible. The top brick lintel could be kept. Added that it is the general consensus to keep the top brick lintel.

Pettit: Stated that it is still unclear to him why this is the only option, but he can agree with the proposed option.

Lindsay: Asked if it is an original window, and if there is a way to save the window.

Gills: Responded she would like to save the iron framing and use it somewhere in the building.

218 N Adams

Applicant: Steve Pierce

Discussion: Pierce: [*made a PowerPoint presentation on the history of the property*] Stated that one of the first things they want to look at are the exterior lights. He would like to replace the existing lights with carriage lights. The next thing they want to do is create a zero net energy building, including solar, geothermal, and other energy efficiency units. He would like to install solar panels on the south roof and will try to keep the solar panels off the main building. One challenge that they face includes the asphalt

roof, which will need a complete tear off and replacement. Another challenge is with the roof venting, so they may have to do ridge vents combined with some low-profile can vents in a color to match the roof. There are wood gutters with a half rounds inside. They will come back for paint-color approval. He stated that they want to create an Ypsilanti performance space. The existing stained glass windows are in good shape, which will be lit both from the outside and inside.

Davis: Stated that as long as there are no LED lighting strips, they will be happy.

Pierce: Added that they want to do a privacy fence along the back of the property (on the west). The Planning Commission asked for a few improvements to the parking lot. There is a small sign that the city wants enclosed within a concrete area, and bike racks will be added for the warm months. He stated that they are working with Laura Bien for native plantings and landscaping around the parking lot.

Stevenson: Asked if he knows what items he wants to start with.

Pierce: Responded that the roof and painting will be first. The fencing and concrete work will follow.

Rupert: Asked about the condition of the doors on the west side.

Pierce: Responded that they are in decent condition. They will need to put emergency hardware on the inside and refinish the exterior.

Schmiedeke: Wondered if the south facing roof on the annex is good for solar shingles.

Pierce: Responded that solar shingles are too expensive and are only made by one company now. They hope to someday disconnect from the grid. Added that geothermal may be a possibility for under the parking lot.

Davis: Asked if they had to replace the parking lot, would it be possible to use a permeable pavement.

Pierce: Responded that it would ideal, but it is very expensive. Added that he is buying the property then putting it back on the tax rolls. They will create a non-profit that will be the tenant and run the performance

space. Added that the congregation will move to a new space in the community.

Davis: Would like to see options for the location and amount of solar panels. He doesn't know if he's comfortable approving solar panels across the whole span of the church, so he would like various options that the commission could approve.

Lindsay: Suggested two or more different roof plans, with the most and least amount of panels.

Stevenson: Stated she isn't sure how she feels about the carriage lights, that they may be inappropriate for the newest building. Added that the lights on each portion of this building don't necessarily have to match. Suggested something simpler and more contemporary. Stated to bring in multiple options to the HDC.

Prebys: Added that if he could find a light on a similar church from a similar era that would be good.

Stevenson: Asked if he will restore or replace the rusted out railings.

Pierce: Responded that he plans to replace them.

Pettit: Asked if any of the flat roof areas get enough sun for solar panels.

Pierce: Responded that those areas get little to no sun.

Davis: Stated he would be comfortable talking about removing a tree to allow for panels.

Pierce: Responded that it would upset the Planning Commission.

Prebys: Asked what the size of the original building was.

Pierce: Responded that the original building was roughly 3,200 square feet.

76 N Huron

Applicant: Ryan Molloy

Discussion: Molloy: Stated they are looking to put high strength vinyl decals on the DTE building windows and an additional panel bracket to the right side of the DTE building to match the left side.

Davis: Asked if he has talked to the planning department.

Molloy: Responded that they did a bit, but will have to talk with them more about the installation.

Davis: Asked if this counts as signage.

Molloy: Responded it will. The yellow hits right about 20% opacity for the window.

Davis: Asked if one will be able to see through these decals and see shadows or if they will be pretty solid.

Molloy: Responded that what is shown on the application is pretty true to what it will look like. The drawing is a little deceptive in that it does not really depict the clear areas.

Stevenson: Asked about signage allotment and square footage.

Molloy: Responded that one issue is the banner themselves as well as the "R" on the main door and DTE section.

Davis: Asked how difficult it will be to remove.

Molloy: Responded it will be most difficult on the tower, which will require some form of scaffolding or scissor lift, but it can be removed with a scraper and adhesive remover.

Rupert: Asked if it can be done from the inside.

Molloy: Responded that it cannot be done from the inside.

NEW BUSINESS

214 N Huron

Applicant: Cheryl Farmer, owner-Not present (represented by staff)

Motion: Prebys (second: Rupert) moved to approve the application for work at 214 N Huron to include the replacement of the gutters with 6" half round aluminum gutters in Grecian Green and 4" round corrugated downspouts with internal hardware as indicated in the application dated January 31, 2018.

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.

100 Marketplace

**Application is for the installation of a mail slot*

Commissioner Rupert excuses himself as a commissioner and moves from his position as a commissioner at the table to the applicant seat.

Applicant: Ron Rupert, Friends of the Ypsilanti Freighthouse representative- Present

Discussion: Rupert: Stated that mail slot will be in the center of the center panel on the five panel door. It will be a simple mail slot in brown.

Kochanek: Clarified that the mail slot will be brown, not black.

Rupert: Confirms.

Commissioner Rupert excuses himself from the meeting and leaves the room for deliberation by the rest of the commission.

Motion: Lindsay (second: Prebys) moved to approve the work at 100 Marketplace to include the installation of a mail slot in the center panel of the south cafe door. The letter plate will be finished in brown.

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.

Commissioner Rupert returned to the meeting after staff advised him that the item had been concluded.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property monitoring

116-118 W Michigan

Stevenson: Stated that she noticed that the storefronts are boarded up like the store front has been removed.

Kochanek: Added that the building department issued a permit for interior work only. But they discovered more issues than they thought and had to open up the storefronts. Stated that she sent a work without an HDC permit letter, that she did a site visit and they will be making an application soon.

6 S Washington

Stevenson: Stated that the new restaurant at the old Elbow Room does not have the canopy reinstalled.

Kochanek: Stated they will be sent a letter.

30-36 N Washington

Kochanek: Stated that there are lights and signage in the upstairs of the corner unit and that staff will send a letter about work without an HDC permit.

25 S Huron

Kochanek: Stated that the building was approved for a neon sign but that the neon sign did not work out, so the owner decided to install a flat aluminum sign. Asked the HDC if they wanted to see an amended application for this sign.

Prebys: Responded yes.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for January 23, 2018

Motion: Rupert (second: Prebys) moved to approve minutes as amended to remove the repeated words in the motion for 211 Maple.

Approval: Unanimous approval. Motion carries.

Officer Nominations

Prebys: Nominated Mike Davis for chair.

Schmiedeke: Nominated Anne Stevenson for chair. Nominated Mike Davis for vice-chair.

Stevenson: Accepted the nomination as chair.

Davis: Declined the nomination as chair. Accepted the nomination for vice-chair.

Prebys: Nominated Erika Lindsay for vice-chair.

Lindsay: Accepted nomination for vice-chair.

ADJOURNMENT

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

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 8:28 p.m.