

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF February 28, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, 1 S. Huron St.

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

Commissioners Absent: Anne Stevenson, Erika Lindsay

Staff Present: Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—NONE

OLD BUSINESS--NONE

NEW BUSINESS

322 Maple St.

**Application is for foundation & porch repair.*

Applicant: Eric Splegelberg - Not Present

Discussion:

Prebys: States that the Commission needs to know if the porch will be coming off and they are unclear as to the scope of work. States they need someone there to answer questions.

Motion: Davis (second: Rupert) moves to table the application at 322 Maple St. in order for the applicant to provide require further information to the Commission.

Secretary of the Interior's Standards: N/A

Approval: Unanimous. Motion carries.

317 W Cross

**Application is for sign replacement.*

Applicant: James Johnson

Discussion:

Johnson: States they are in the process of changing the name from The Ugly Mug to Cross Street Coffee. The signs that are original to the building are just a corrugated plastic. When they purchased the facility they had the signs unscrewed, repainted with "The Ugly Mug" and then put back up. States they wanted to change the name, took the same pieces of plastic down and had them painted and put them back up. States he was then informed he was not allowed to do that.

Prebys: States that because the property in the Historic District so any changes to the exterior of any building must be approved by them.

Johnson: States they went from white lettering to a black background and reversed it. States that the new Navajo White color is softer on black. States the sign is essentially the same with just a different name.

Davis: Asks if the sign is illuminated and what happened to the original Ugly Mug sign on the building. Asks if the current street sign is a temporary one.

Johnson: States the sign is not illuminated and the Ugly Mug sign is temporarily. States that the building sign must be physically removed and then taken off. States that the street sign is permanent but it now has a different name and the colors are reversed. The other sign is just temporary and will now read "Cross Street Coffee" and will look exactly the same as it does now.

Prebys: States they would like to see the new sign he is proposing.

Pettit: Asks if they are just addressing the street sign right now.

Johnson: (after motion) States that on the patio the fencing pickets were getting broken from cars bumping into it. In the fall he had to take everything out. He left the posts because he intends to put the fence back

the way it was. States now he has parking lot bumpers to keep cars from ramming into it. Asks the Commission if he could replace the fence in the spring that will be exactly the way it was.

Davis: Asks if it is essentially a repair and replace.

Johnson: States that it is. He took down the old and will put it up exactly the way it was in the spring.

Prebys: States that it must be painted or stained with an opaque stain.

Johnson: State he already has the cedar pickets. States that it will be stained "natural" the same that it was.

Prebys: States that an opaque stain means that you will not be able to see the wood grain. States that is a solid color.

Pettit: States that if you are repairing something that is broken it is fine but if any changes are done. States that wood fencing should always have some type of covering.

Motion: Pettit (second: Rupert) moves approval of the application at for work at 317 W. Cross to include the painting of the existing plastic sign to be painted in the background of Navajo White SW#6126 with lettering in front as shown in the submitted photo. Color of letters to be Bohemian Black SW#6988.

Secretary of the Interior Standards:

#10-New work shall be removable.

Unanimous. Motion Carries.

10 N. Adams

**Application is for HVAC & light installation.*

Applicant: Mohamed Fayed and Ali Fayed, Applicants – Present

Discussion: Fayed: States they are seeking approval for HVAC installation since it will be run on the side of the building up to the roof. States it would stick out no farther than a foot. *shows a plan of the proposed duct* States that they will have a railing going off the end of the chimney to protect for future maintenance.

Davis: Asks if the railing will have any screening.

Fayed: States that the material is $\frac{3}{4}$ pipe.

Rupert: Asks if the chimney sits flush with the south side of the building.

Fayed: States that it does. States that they will have Millennium goose-neck lighting on the side of the building and cylinder lights over the doorways and windows.

Rupert: Asks exactly were the lighting will be.

Fayed: *shows on drawings* States the goose-necks will be on the sides of the doors.

Schmiedeke: States that there are two types of lighting proposed and that they are not compatible with each other. States they appear on the front and the south side together.

Davis: Asks if the applicant is flexible with any other lighting choices.

Fayed: States they believe that the end result will be appealing on the building.

Prebys: States that since the cylinder lights have light shining up and down the city will not approve the fixtures because of light pollution. States that all fixtures must be down-lit.

Davis: States they have adopted guidelines to follow this. Now all floodlights and up lighting are no longer allowed.

Prebys: States that is not their prerogative but the city's.

Fayed: States they can change the fixtures to down lighting only with the same manufacturer and same lighting. Asks if there is regulation with the light shining on the sides.

Davis: States that there is and that the light can only face down.

Schmiedeke: States that there is also an awning.

Fayed: States that the awning will be done with the signage on a different application.

Prebys: Asks how the Commission should proceed since they cannot approve part of an application.

Pettit: States that in the past the Commission has approved applications with the expectations that different light fixtures will be submitted and administratively approved.

Schmiedeke: Asks if, taking out the issue of light pollution, the Commission would be alright with light fixtures like the one that were submitted.

Pettit: States he is fine with the fixtures.

Davis: States he is also alright with them. States that if they do not have the slits going around it and has no light shining down it will not be as intrusive as it is now.

Fayed: States that the manufacturer has the same lights solid and with the light facing down.

Motion: Pettit (second: Davis) moves approval of the application for work at 10 N. Adams to include the installation the Millennium Architectural Bronze 1 Goose-Neck Lighting Fixtures installed in the locations indicated on the submitted drawings. The decking cylinder porch lights in bronze with the proviso that the lights only illuminate downward from the fixture. The specifications for that particular light will be submitted and added to this application administratively. HVAC work to be installed as in the submitted plans to include a guard rail to the south of the equipment as identified for maintenance purposes.

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: Four in favor. One opposed. Motion carries.

117 E. Cross

**Application is for storm window installation and painting.*

Applicant: Gerry & Sarah Kreiner – Applicant, Present.

Discussion:

Kreiner: States they have a strong desire for their house to not be pink. They came to the last meeting for some ideas about paint color. States the eventually would like to have the windows repaired and have storm windows. They currently have not found anyone willing to work on repairing the windows. For the moment they are asking about storm windows and painting.

Davis: Asks which paint will be used on the body and on the trim.

Kreiner: States the white will be for the trim and the other windows while the other color for the body of the house.

Rupert: Asks if the white will be around the window sashes and if the storm windows will also be white.

Kreiner: States that is correct. Currently the house has three colors: the pink, gray and black. They would like the pink to be replaced with the blue, the trim to be tan and the windows and window trim to be white.

Pettit: Ask if the storm windows will be on every window.

Kreiner: States that they are.

Motion: Davis (second: Pettit) moves to approve the installation of storm windows at 117 E. Cross and the painting of the exterior house. The main house body will be Behr Tower Bridge Color with a trim of Royal Gold with a tertiary trim of white wool. The storm windows will be in white.

Secretary of the Interior Standards:

#6-Repair, don't replace. Replacements shall match original.

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

#10-New work shall be removable.

Approval: One opposed, four in favor. Motion passes.

232 N. River

**Application is for painting and porch repair.*

Applicant: Stefan Szumko

Discussion:

Szumko: States he has finished up his kitchen so now he can move to his porch, which was approved last year. He is here to get permission to paint the awning on Apartment 1 in the rear. It is currently half tan and half blue and he would like to make it a cinnamon color. The color would be Benjamin Moore #2172-20 because it matches the roof and is pleasant. States that it is darker than what is on there so it will show less dirt. States he doing the side porch on the north side that is rotting out.

Schmiedeke: Asks if the skirting on the porch is framed.

Szumko: States there is currently nothing there. He would like to do some type of skunk proofing including hardware cloth painted black with a lattice painted black. He could reproduce the bricks that are currently there.

Schmiedeke: States that the hardware cloth would be fine.

Prebys: States that if a lattice is put in it must be framed.

Schmiedeke: Asks why they would use hardware cloth and wood framing.

Szumko: States that is how they've been doing it at the company he works for.

Schmiedeke: Asks if the hardware cloth would be behind the lattice.

Szumko: States that the lattice gives something for the paint to adhere to and the hardware cloth actually does the work.

Schmiedeke: Asks about the skirting on the porch.

Szumko: States he is adding a step to make it up to code. The step will be a 2x12 treated wood timber.

Motion: Rupert (second: Davis) moves to approve the work at 232 N. River St. Applicant to replace the porch footing on the north side and rebuild the porch and add porch skirting with hardware cloth. If lattice is used it must be framed. Applicant to paint the porch and awning to match the existing color of the house. The porch step will be 2x12 wood timber with a cover. The floor of the porch to be painted Battleship Gray.

Secretary of the Interior Standards:

#6-Repair, don't replace. Replacements shall match original.

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

#10-New work shall be removable.

Approval: Unanimous. Motion carries.

15 E. Cross

**Application is for door replacement.*

Applicant: Patrick Echlin, Brian Jones-Chance, Applicants, 734 Brewing Company - Present

Discussion:

Echlin: States there is two parts of the product. States there was one door that was damaged that they would like to replace.

Jones-Chance: States they would like to replace the 1990s metal door with a glass one. The location of the door is in a panel wall that covers were the original bay doors were. States it is in the bottom right corner.

Rupert: Asks if they will use the overhead door at all.

Jones-Chance: States there are two bays. The part where the entry door is a whole bay door that is tied back that is probably not salvageable. They would like to restore the one on the opposite end.

Rupert: Asks if the windows will be taken out as well as the door.
Echlin: State that is correct.

Jones-Chance: States that it is not the identical doors that were on the front of the building originally. They do not have a historic photo showing the Rice St. side of the building.

Rupert: Asks if they will keep the door in the opening where they are putting the aluminum door in.

Echlin: States that door only has two panels so that one will be coming down. Eventually they intend to make a matching one but that will be further down the line.

Pettit: Asks if the bay where the metal door is going will remain the same besides the door.

Chance: States it will look the same but they have to replace the metal panel and re-insulate it.

Pettit: Asks if the windows, trim and paneling will be staying.

Chance: States it will need to be replaced but they have found a match. Asks if the doors should be white because in historic photos.

Echlin: Asks about advice on the colors.

Davis: States that the stark white could have been for the compatibility with surrounding storefronts. States he would advise an off-white.

Prebys: States that the pictures show it is mostly glass so it would be reflecting mostly black.

Chance: Asks if it would be alright if the entire awning is removed.

Pettit: States that he would be fine with it as was not originally part of the building.

Davis: Asks if it would remove the awning from the entire building or just one area.

Chance: States that unless there was a way to remove only one section the entire thing would have to come down.

Prebys: Asks if the applicants own the entire building.

Chance: States they do not.

Prebys: States they would like to see an application for the removal and replacement of the awning. States they will not be able to take down the entire awning without permission of

the other owners. If they do not get permission for the other owners they would like to see how they would end at the other awning.

Davis: Asks if there are two building owners.

Chance: States there is one building owner and they lease one-half of it.

Pettit: States that if they lobby the owner to take the entire awning down it seems like something they would likely approve.

Motion: Davis (second: Pettit) moves approval of the application for work at 15 E. Cross to include the installation of a pre-assembled glass entry door on the Rice St. side in a bronze finished frame and the re-installation of an existing garage door on the Rice St. of the structure. The trim paint color can be up to the applicant and should match the existing paint colors.

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.

STUDY ITEMS

512 N. Hamilton

Applicant: Grant Dibdal and Alexander Morosik

Discussion:

The applicants were seeking to install new fencing. They just purchased the home from the rehab center. They would like to replace the chain-link fence with a black aluminum one. It would be located only in the backyard. There are currently three fence posts with nothing there and they will remove them before putting in the new fence. They also asked about the shutters and the Commission agreed that they can go and they would not need a permit.

116-118 W. Michigan Ave.

Applicant: Van Heinberger – Van Architects, Adam Talssameyer

Discussion:

The applicants returned to discuss some changes to the proposed work at 116-118 W. Michigan Ave. They found some historic photos to try and match some details. States the windows will be two-bay double-hung windows. States the storefront will be a built-up wood system. The entrance on 118 will no longer be there as it is now an unused door and the main entrance will be at the 116 building since they will be one address. The Commission also said that the glass block is acceptable because it is at the back, is an office and it would be for security.

Administrative Approvals

313 E. Cross – Re-roof

Motion: Rupert (second: Davis) moves to approve the administrative approval at 313 E. Cross street.

OTHER BUSINESS

Annual Election of Officers – Ballots

The Commissioners cast their ballots for the election of officers.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 14, 2017.

Motion: Rupert (second: Pettit) Moves to approve the minutes

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:26pm.