

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 27, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:02 pm

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

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

Commissioners Absent: Erika Lindsay

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

APPROVAL OF AGENDA

Kochanek: Added 206 N Huron as a study item.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS

400 N River

** Application is for an amendment to previous application for door & window openings, lighting, parking and painting.*

Applicant: Dick Mitchell, architect – Present

Discussion: Mitchell: Recapped the changes as listed in the application. States that they plan to use forms for the concrete for the outdoor seating area as previously suggested by a commissioner.

Rupert: Asked if it will be natural or tinted concrete.

Mitchell: Stated that it will be natural, not tinted. He further stated that in regards to the reconstructed oriel window that they have now changed

some of the elements from composite wood to PVC, since some of the details could not be found in the composite wood. States that PVC would hold up better.

Rupert: Asked if the PVC is like AZEK.

Mitchell: Stated that it is not AZEK but similar.

Prebys: Asked where this material will be used.

Mitchell: [*Points out the areas on the plans on the screen*]

Prebys: Stated that it is for the decorative elements.

Mitchell: Confirmed that is the case. Continued that the stone foundation will not be painted on the south side of the building. Discussed the planned lighting for the east side of the parking lot. Stated that the light color temperature is 4000k. Stated that it can be reduced to 3100k since he was made aware that the commission has a preference for that.

Davis: Asked about the signs.

Mitchell: Stated that the plan is to return for the signs at a later date. Stated that in regards to the parking, there is a space for each unit.

Pettit: Asked what the dumpster enclosure looks like.

Mitchell: Responds it is a screened area with a gated entry.

Rupert: Asked what is happening between the parking lot and the house on the east.

Mitchell: Responded that there is a bio-swale there.

Davis: Stated that the HDC did not approve the dumpster enclosure. Stated that it is not on the current application.

Stevenson: Stated that the enclosure can be placed on the application with the signage. Stated that she does not see the PVC cladding in the details on the diagram.

Mitchell: Responded that everything they could not find in composite wood, they went with PVC. But that if the preference for the commission was for them to build the details in real wood that would be an option but that they would need to be replaced often.

Davis: Stated he would prefer the larger pieces to not be PVC, he would prefer that those be in the composite wood, but he is okay with PVC on the smaller details, like the coffered molding.

Pettit, Prebys and Stevenson: Agreed.

Davis: Stated that in regards to the lighting, the commission only allows 3000k max, but 3100k will suffice. Stated that the style of the lights are fine.

Stevenson: Asked again why there are lines in the front concrete.

Mitchell: Stated the purpose of the lines is to make the concrete look more industrial, the form liners will be in random lengths as previously suggested by one of the commissioners. States that it is pretty subtle, it will still look like poured concrete.

Motion: Davis (second: Prebys) moved to approve the amended plans for work at 400 N River as submitted in the application dated March 8, 2018, with lighting plans dated 6/21/2017 and elevation plans dated 8/24/2017 with the conditions that; the oriel window materials be changed back to a smooth composite wood siding, the bay window have Hardieboard plank siding wherever possible, and the lighting temperature be at a maximum of 3100k. With the trash enclosure and signage applications to follow.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#7- Clean building gently—no sandblasting.

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

Approval: Unanimous. Motion carries.

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect- Not present

Motion: Davis (second: Pettit) moved to table the application for 116-118 W Michigan for the applicant to attend for more information.

Approval: Unanimous. Motion carries.

NEW BUSINESS

209 Pearl

**Application is for door installation*

Applicant: Mark Maynard, owner - Present

Discussion: Maynard: Stated the only thing the he added from the last time [*as a study item*] was the spec sheet. There was a question about the finish on the metal. His designer indicated a polished brass.

Motion: Prebys (second: Schmiedeke) moved for approval of the application for work at 209 Pearl St as submitted in the application dated March 19, 2018. Work to include the installation of two bronze aluminum storefront 3' x 7' doors in the existing window openings on the east side of the structure as indicated in the architectural drawings dated 3/9/2018.

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. Motion carries.

64 & 76 N Huron

**Application is for sign installation*

Applicant: Ryan Molloy, applicant – Present

Discussion: Stevenson: Asked how he plans to install the bracket to the wall.

Molloy: Responded it will be fastened to the grout in the wall.

Motion: Davis (second: Prebys) moved to approve the work at 64 & 76 N Huron as submitted in the application dated March 20, 2018. The work to include the installation of adhesive vinyl film signage and artwork to the windows of both properties and the installation of a black painted steel frame bracket for a banner sign as indicated in the submitted plans. The bracket is to be installed in the mortar joints of the building.

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. Motion carries.

218 N Adams

**Application is for reroofing, masonry repair, painting, site improvements & solar installation*

Applicant: Brenda Rigdon, Architect and John Sprentall, Paint and Design expert for the applicant – Present

Discussion: Stevenson: Suggested changing the bottom two colors because they are too similar.

Sprentall: Responded that those color choices are intentional.

Rupert: Suggested a satin finish.

Davis: Clarified that the solar panels will only be on the south elevation of the annex.

Rigdon: Responded yes.

Schmiedeke: Asked why the Hawthorne color is chosen for the fence color, since it doesn't appear to relate to the color on the building.

Sprentall: Responded that the Hawthorne looks more brown than the printed color on the spec sheet. It will not be so orange.

Rupert: Asked if they will do priming.

Sprentall: States that they will be using an opaque or semi-transparent stain.

Rupert: States that on the other elements that are down to the bare wood on the building he would suggest an oil based primer.

Sprentall: Responded he can only address the colors.

Rigdon: Stated that in regards to the lights, she has noted that they will need to keep the temperature to 3100k or below.

Davis: Asked how they will paint the existing sign and repair the stone base.

Rigdon: Responded they will paint the sign frame black and repair the stone base. Both signs will be painted the same color.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 218 N Adams as indicated in the application dated March 20, 2018. Work to include reroofing with CertainTeed Landmark shingles in Driftwood. A

combination of ridge and can vents that match the roof will be used. Can vents to be installed so as to not be visible from the front of the building. Repointing and repair of masonry and stone work is planned as well as painting in Sherwin Williams #7020-Black Fox, Sherwin Williams #7025-Backdrop, Sherwin Williams #7026-Griffin, Sherwin Williams #7580-Carnelian as indicated in the application. A 6' high dog ear style pressure treated spruce or pine fence stained in Sherwin Williams #3518-Hawthorne is to be installed on the eastern boundary of the property. Lighting on the annex to be replaced with 5" round cylinder downlights in black by Progress lighting #P5674-31. Solar panels are to be installed on south face of the annex roof as depicted in the submitted plans. The lighting not to exceed 3100k color. The HDC would prefer the painting of the fence to be opaque.

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. Motion carries.

STUDY ITEMS

218 N Washington

Applicants: Daneen Zureich, Louise Schmaltz

Discussion: Zureich: Stated that they are looking for some guidance and advice from the HDC on their plans for work.

Stevenson: Suggested that tasks should be prioritized by which ones target issues that are the most detrimental, namely water infiltration. Added that some of the items described in the application seem like repairs with the same materials, which do not require HDC approval.

Prebys: Added that replaced brick needs to be soft brick.

Zureich: Asked if when washing the exterior of the house, if power washing can be done on the wood.

Prebys: Responded no because it will let water seep in between the cracks in the wood to the area behind it, which will cause damage.

Rupert: Suggested that when stripping lead paint from wood, make sure to have masks and place the paint in bags and take it to a landfill that will be able to handle it. Suggested a peel away substance that takes the paint away in layers, which is easier, though expensive. Or have a professional that is familiar with lead paint handle it.

206 N Huron

Applicant: Dave Strenski

Discussion: Strenski: Stated 206 N Huron needs 14 kW of power, but only 9.5-10 kW can be supplied with the limited space on the roof surface.

Stevenson: Stated her major concern is that some of the solar baskets would be seen from the street, but it appears it may be minimal. She would be okay with what is described. Another concern is with the removal of any trees and their impact on environmental value. Tree removal is under the purview of the HDC.

Strenski: Suggested replacing one of the trees with one that won't grow as tall.

Davis: Suggested a survey of the property for when they plan to remove any trees to be sure that they are actually on the property.

ADMINISTRATIVE APPROVALS

314 Maple

**Application is for the installation of a water heater exhaust vent*

Motion: Prebys (second: Schmiedeke) moved to approve the admin approval for 314 Maple.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property monitoring

6 S Washington

Kochanek: Stated the old Elbow Room has received their first letter for work without a permit.

Demo by Neglect

Prebys: Asked if there are plans to look at the neglected buildings in the historic district by the city.

Kochanek: Responded that if they want to pursue demo by neglect, they can begin working towards that but she is not familiar with any historic structures on the dangerous buildings list.

Prebys: Suggested that demo by neglect is the direction they should take, especially for 302 E Cross.

534 N Huron

Kochanek: Stated the 534 N Huron project is going to the Planning Commission in April before they come to the HDC.

LED lighting strips policy/resolution

Davis: Stated they should start thinking about how they want to put together a policy. Based on his research, there is little to no precedence to follow.

Rupert: Asked if there is a possibility to use a policy from a different city.

Davis: Responded he could not find any.

Kochanek: Stated she will ask someone from Ann Arbor's HDC what they do. Also proposed the idea of measuring the amount of light that is shed on the street.

Pettit: Stated that his concern is not type but intensity. The movement is towards LED because of their efficiency.

Davis: Agreed with Pettit about intensity of lighting. Thinks all exterior and exterior-affecting lights need to be approved by the HDC and that all lights should meet the dark sky standard.

Schmiedeke: Stated that the amount of light doesn't bother her as much as the color of the light.

Kochanek: Clarified that holiday lights should be excluded from any policy.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for March 13, 2018

Motion: Davis (second: Schmiedeke) moved to approve the minutes for March 13, 2018.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no one remaining in the audience.

MEETING ADJOURNED at 8:57 p.m.