

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF JANUARY 22, 2019**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr.                      Chair    7:09 PM

Meeting Location:                      Ypsilanti Historical Society Archives, 220 N Huron St,  
Ypsilanti, MI 48197

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

Commissioners Absent:                      Erika Lindsay, Hank Prebys, Anne Stevenson

Staff Present:                                      Cynthia Kochanek, Preservation Planner  
Nancy Hare-Dickerson, Commission Recording Secretary

**APPROVAL OF AGENDA**

Motion:                      Schmiedeke (second: Pettit) moved to approve the agenda as submitted.

Approval:                      Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS—none**

**PUBLIC HEARING—none**

**OLD BUSINESS**

**227 N Grove**

\*Application is for lighting.

Applicant:                      Chris White, co-owner—Present

Discussion:                      Davis: Stated that the application was tabled from the last two HDC meetings and that today is the deadline for review. Stated that there are five LED light fixtures that were installed on the building. Stated that, per staff note, applicant contacted staff after the January 8<sup>th</sup> HDC meeting to advise that he tried two different options for filtering and shielding the light and asked that the HDC evaluate the lighting.

White: Acknowledged.

Davis: Stated that the application was tabled as applicant was not present for discussion and to allow all the commissioners to view the property. Stated that, per staff note, the Zoning Ordinance requires parking facilities used during the night to be illuminated. Asked applicant if there were any updates or changes.

White: Stated that applicant sent an email to staff indicating that he put a filter on the lights – the two best solutions that he found. Stated that he believes the one on the west side of the building works the best. Stated that he feels the one on the north side facing High Street gives more of a yellow hue. Stated that the lights are dimmer than the streetlights but still adequate enough for the tenants to see.

Davis: Stated that he drove the streets around the property and did not see that the lights were shielded. Stated that the light was pointing straight at him as he came from Grove. Stated that the guidelines ask for a lighting style that is downlit. Stated that the lighting was not the appropriate style and color temperature that the Commission has asked other applicants in the District to install. Stated that even if the light could be turned to face totally down at the ground, it would still be emitting light on all four sides. Stated that the lighting would need to be directional in order to conform to the District's Dark Sky guidelines.

White: Stated that a down light is not going to light those cars that are fifty feet away from the building. Stated that these are the kind of lights that were installed originally, that exact same style.

Rupert: Clarified that it is more about the way the lighting is configured rather than the way it looks.

[Discussion ensued clarifying lighting locations]

Davis: Stated that referring to the light when you come from Cross, turn right onto Grove and turn right down onto High Street, that the light is arranged looking out.

White: Stated that he agrees that the light is pointing out too far. Stated that he believes it still can be turned down.

[Discussion continued re: lighting brightness; discussion clarifying the different characteristics of lighting – color/brightness/directionality]

Kochanek: [Per query by Commissioner Davis, staff explained the Zoning Ordinance requirement, Section 122.609, regarding night-time illumination of parking facilities]

Davis: Stated that the concerns of the Commission are, one, directionality/shielding of the fixture itself and, two, the color temperature.

White: Stated that shielding has not been done yet.

Rupert: Stated confirmation of concerns of glare coming off while driving down High Street, directionality and the shielding.

[Discussion as to the best way to proceed with the pending concerns]

Kochanek: Stated, per staff note, that there appear to be other options in the spec sheet.

White: Stated that shielding would have to be customized.

[Discussion/consensus re: applicant investigating HDC appropriate customized shielding options; procedure/timeline for returning with no additional application fees]

Davis: Explained that the decisions made by the HDC are not a statement of like or dislike as to the lighting or color but, rather, to adhere to standards and guidelines that have been set for the District.

Motion: Rupert (second: Pettit) moved to deny the application for the replacement and installation of a total of five light fixtures at 227 N Grove as proposed in the Historic District Work permit application dated November 26, 2018 with the findings that the proposed lights do not meet the established HDC lighting policy in regards to light temperature and compliance with dark sky standards nor are the lights compatible with the historic materials, features, size, scale and proportion of the property. The applicant has advised of some customized shielding for a more directionally shielded light and providing for 90 days to return with an application without a new fee.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion Carried.

#### **414 Maple**

\*Application is for window replacement.

Applicant: Brett Mahaffey and Nick Zreik, representatives for Renewal by Andersen - Present

Discussion: Davis: Stated that the application was tabled from the January 8<sup>th</sup> meeting in order for the Commission to research the new proposed material. Stated that the procedural options for tonight would be to deny the application, to

table the application for further deliberation within the Commission, to issue a Notice to Proceed to approve the application for this particular house only, or to approve the proposed material as an appropriate type for homes in the District. Stated that applicants were asked to return in order to allow for further discussion after all the commissioners had the opportunity to review the proposed material.

Asked applicants if there was any further information they would like to present.

Mahaffey: Stated that he emailed the warranty and Fibrex information sheet to staff that applicants discussed at the last meeting.

Davis/Rupert: Acknowledged receipt.

Rupert: [Discussion ensued referencing applicant's sample of a window cutout - material, coating, longevity]

[Commission discussion as to issuance of a certificate of appropriateness for work as compared to the issuance of a notice to proceed - review on a case-by-case basis]

Motion: Pettit (second: Schmiedeke) moved to issue a notice to proceed for the work at 414 Maple for the replacement of 19 windows as proposed in the application dated December 12, 2018 using Andersen double hung Fibrex windows in white.

Secretary of the Interior Standards:  
#10- New work shall be removable.

Approval: Unanimous. Motion Carried.

## **NEW BUSINESS**

### **418 Maple**

\*Application is for an amendment to a previous approval for fencing.

Applicant: Christina Sears-Etter, owner – Present

Discussion: Davis: Stated that the application proposes to modify the fence installation approval granted by the Commission on November 13, 2018.

Sears-Etter: Confirmed.

Davis: Stated that the proposed modification is to change the gate from wood to aluminum.

Sears-Etter: Confirmed. Stated that the gate in question is a double wide automotive gate on the east side, facing Prospect Park. Stated that applicant was advised by the contractor that the gate will be heavy and not a good investment of resources as the materials progress through time, and that having an aluminum ornamental gate would be a better choice for safety and consistent usability, as well as longevity of the fence. [Provided a company brochure]

Davis: Asked if it is the Elite Fence [reference materials].

Sears-Etter: Confirmed. Stated that the gate style matches the HDC Fence Fact Sheet [reference brochure material] and is similar to what is currently on the front and side porch of the house [reference photo materials]. Stated that the color would be black.

[Commission review of brochure material]

Schmiedeke: Asked if the gate is on a concrete or blacktop driveway.

Sears-Etter: Stated that it is a combination gravel and concrete driveway.

Davis: Asked about a top bar on the metal fencing [reference brochure material].

[Discussion re: Zoning Ordinance guidelines related to spear head fencing]

Sears-Etter: Stated that some type of ornament is desired.

Kochanek: Per query by Commissioner Davis, staff referenced Section 122-635 of the Zoning Ordinance/Fences and walls, subsection (a) and stated that "the use of barbed wire, spikes, nails, or any other sharp point or instrument of any kind on top or on the sides of any fence is prohibited".

Davis: Asked about style option EFF-25 [reference brochure material]. Stated that it still has the spike but has a top railing and is decorative.

Sears-Etter: Stated that that is a good idea and looks nice. [Acknowledged agreement]

Motion: Pettit (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the application for 418 Maple to amend the previous fence installation to include an aluminum gate for the driveway as indicated in the submitted material from Elite Fence Products model EFF-25 in the color black.

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 Carried.

### **206-210 N Washington**

\*Demolition by Neglect property-timeline for repair consideration.

Applicant: Greg Davel, owner – Not present

Discussion: Kochanek: Updated the Commission, per staff contact with owner, regarding the status of applicant appearing before the Commission to discuss a timeline for repair consideration. Stated that with the owner residing out of town, the staff recommendation is to provide a second notice to appear and then further action to be taken if the owner does not appear at that time.

Motion: Prebys (second: Pettit) moved to table 206-210 N Washington for a second notice of demo by neglect-timeline for repair.

Secretary of the Interior Standards:  
N/A

Approval: Unanimous. Motion Carried.

### **STUDY ITEM**

#### **418 Maple**

Applicant: Christina Sears-Etter

Discussion: Sears-Etter: Provided cell phone photos of current fencing.  
[Discussion re: future fencing color change]  
[Discussion re: HDC fence guidelines as to opaque stain/paint requirements]

### **ADMINISTRATIVE APPROVALS—none**

### **OTHER BUSINESS**

#### **Rules & Regulations rewrite**

Kochanek: Discussed additional edits.  
[Commission agreement as to edits]  
Stated that staff will make the corrections and then forward on to Council.

Motion: Schmiedeke (second: Rupert) moved to adopt the rules and regulations as presented with the amendment to replace the word(s) board/member with commissioner.

Approval: Unanimous. Motion Carried.

**HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)**

Kochanek: Discussed edits to fact sheets and stated that staff will update and post.

**Property Monitoring**

534 N Huron-update

Kochanek: Discussed background history and updated the Commission as to status of the property.

116-118 W Michigan-update

Schmiedeke: Inquired as to status.

Kochanek: Discussed current status of building.

37 E Michigan-update-permit expired

Kochanek: Discussed current status of building.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

Davis: Stated that he would like to thank, on the record, HDC Staffperson Cynthia Kochanek, for her tireless work, her expertise and for truly making the historic district even better. Stated that the Commission expresses its sincere thanks and well wishes to her in her move and in her new position.

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of January 8, 2019**

Motion: Schmiedeke (second: Pettit) moved to approve the minutes of January 8, 2019 as submitted.

Approval: Unanimous. Motion carried.

**ADJOURNMENT**

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

**MEETING ADJOURNED at 8:50 p.m.**