



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, May 26, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:02pm

Commissioners Present: Alex Pettit, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

Additional Staff Present: Andrew Hellenga, City Clerk
Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Slagor: Staff requested to add discussion of windows at 100 W Michigan to the agenda as a study item.

Motion: Lindsay (second: Swift) moved to approve the agenda as amended.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
100 W Michigan

**Exterior paint.*

Applicant: Conor Doran, architect- present

Discussion: Pettit: Asked applicant to talk the Commission through what is proposed.

Doran: Indicated that the proposal is to paint the building per the engineer's report which was previously submitted. Stated that the plan is to paint the entire façade, with the exception of the Landy's Furniture sign.

Pettit: Initiated discussion regarding the proposed paint color.

Doran: Stated that the goal is to hide the many imperfections and various different types of masonry and to try to make the façade more uniform. Stated that per the engineer's recommendation, the old brick is quite soft and the paint would harden and weatherproof it.

Swift: Asked about the surface prep proposed for the paint application process.

Doran: Stated that it would be as minimally invasive as possible. Stated that they do not want to damage the brick in any way.

[Continued discussion as to prep considerations]

Swift: Asked about the areas that are infilled with brick, the window openings - if those would be treated with the same color.

Doran: Stated -- just one solid color.

Motion: Lindsay (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated May 12, 2020, for painting the exterior of the building with DOWSIL™ AllGuard Silicone Elastomeric Coating in "Petoskey." The building shall not be sandblasted or power-washed in preparation for painting; gentle washing and scraping are fine. The historic "Landy's Furniture" sign shall not be painted over.

Secretary of the Interior Standards:

#7 – Clean building gently- no sandblasting or pressure washing.

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

15 W Michigan

**Installation of a walk-in cooler.*

Applicant: David Murabito - present.

Discussion: Murabito: Stated that the plan is to install a walk-in cooler at the rear of the building.

Pettit: Indicated that there is an existing concrete pad in place.

Murabito: Indicated that it is an ideal size for the proposed cooler. Stated that the cooler is a free-standing unit with a floor that is built in. Stated that the cooler comes fully assembled and will be dropped at the back of the building. Stated that all they have to do is then plug it in.

Pettit: Asked if the cooler is butted right up against the building.

Murabito: Confirmed, no. Stated that the supplier indicated that two to three inches should be given for proper ventilation. Stated that it does not make any contact with the building itself.

Pettit: Asked about electricity connections.

Murabito: Indicated that there is an exterior outlet on site which the cooler will be plugged in to.

Swift: Asked about the suitability for the cooler to be located outside.

Murabito: Stated that it is an exterior walk-in cooler.

Pettit: Asked if it is the natural aluminum finish.

Murabito: Confirmed. Stated that it is anodized aluminum.

Motion: Swift (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 15 W Michigan, as submitted in the application dated May 19, 2020, for installation of a walk-in cooler on the existing concrete pad south of the building, as specified.

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

310 N Grove

**Replacement of porch floor and steps.*

Applicant: Michael Condon, contractor- present

Discussion: Pettit: Asked the applicant to talk the Commission through the application.

Condon: Stated that the proposal is for replacement of the porch surface. Stated that it has been replaced before. Stated that it has eroded significantly *[per reference photo]*. Indicated that he has replaced other similar porch surfaces with the Azek-Timbertech material that is being proposed. *[Discussed results of past installation projects using the Azek-Timbertech material]*

Swift: Asked if the finish of the new porch will match the existing.

Condon: Stated, yes, that the color planned is "Coastline", which is a kind of medium grey.

[Further discussion clarifying color appearance per reference photos]

Swift: Asked if the steps will also be grey.

Condon: Confirmed.

[Clarifying discussion as to color matching of porch and steps]

Swift: Asked -- so you are going to replace the porch surface as well as the surface of the stairs and it is all going to match, color wise.

Condon: Confirmed.

Swift: Asked if the timber would be different.

Condon: Confirmed.

Swift: Asked how the columns will be supported while replacing the deck surface.

Condon: Stated -- with shoring posts.

[Further discussion as to the installation process]

Chesnut: Asked if there are plans to make changes to the risers or stringers.

Condon: Stated that the plan is to just replace the surface of the treads. Indicated that he will check with the Building inspector as to Code.

[Discussion regarding the type of porch floor finish proposed, in order to clarify wording of the appropriate motion]

Motion: Chesnut (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 310 N Grove, as submitted in the application dated May 19, 2020, for replacement of the façade porch floor and steps with the new Azek-Timbertech 5/4" x 3 1/2" tongue- and- groove porch flooring, in the "Coastline" finish. Approval is conditioned on the floor not having a faux wood-grain finish.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert
Unanimous. Motion carried.

STUDY ITEMS

100 W Michigan

**Windows.*

Applicant: Conor Doran, architect.

Discussion: Doran: *[Discussed proposed window design, reference drawing]*. Stated that the proposed window will be functional and will swing open just like the original windows did. Stated that it will not have the arched top.

Swift: Asked if the arch will remain in the brick but just be trimmed out.

Doran: Stated that that is the goal.

Swift: Asked if there are two double hung windows on either side of the mullion *[reference drawing]*.

Doran: Stated that the only information he has is that they are functional. Stated that he will have to get information from the contractor before the next meeting or have the contractor attend the next meeting.

Swift: Asked about the operability – how the windows function.

[Discussion as to type, aesthetics and functionality of proposed windows, reference drawing]

Pettit: Asked which window openings the proposed window will go into.

Doran: Stated on the second and third floor on the Michigan Avenue façade.

Pettit: Asked about the actual infill application.

Doran: Stated that he would need to do some more homework on that. Stated that the goal is that it would go tight up against the brick so that there is, in effect, no need for trim.

Pettit: Stated that it would make sense at this point to get some more details on the installation of the window that meets the styling.

[Reference photo: discussion continued as to existing window infills/existing window conditions/replacement options]

Swift: Stated that understanding how many instances of each situation will be helpful for the Commission to guide a visually cohesive approach to the façade. Stated that it is the main façade. Indicated that consistency is important.

Doran: Stated that if they have to re-create arches, that that is going to be difficult. Stated that they are putting square windows in; the easiest thing to do would be to leave the ones that are bricked in, square. Asked about the acceptability of leveling off all of the openings and making everything uniform.

Swift: Indicated that that is the reason for asking about how many of each occurrence there is.

Stated that if there are only a few that are different that are with the arches, then that is a different conversation than if most have arches and there are just a few that are different that are squared off.

[Further discussion continued as to the above considerations]

[Discussion, per applicant query, as to appropriate window frame colors]

[Discussion regarding pediments]

Pettit: We would need to see more detail on the pediments.

Doran: Acknowledged.

[Commissioners explained examples of documentation to bring before the Commission which will aid in the decision-making process; e.g. window details (cut sheets), pediment details, detail of materials, condition of existing arches, multiple options for consideration where appropriate; also, contractor attendance would be beneficial]

ADMINISTRATIVE APPROVALS

25 S Huron – Roof Replacement

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 25 S Huron for roof replacement.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

OTHER BUSINESS

1. Draft Alternative Materials Fact Sheet

Commissioners/Staff reviewed a draft of a new HDC Alternative Materials Fact Sheet and discussed potential revisions.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 12, 2020

Motion: Lindsay (second: Chesnut) moved to approve the minutes of May 12, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:22 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson