

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 10, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:04 PM

Meeting Location: Council Chambers, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent: Ron Rupert, Anne Stevenson

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

APPROVAL OF AGENDA

Audience member: Added 32 Photo as a study item.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

16 N Washington

**Application is for painting & sign installation*

Applicant: Timothy Doyle, owner—Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Doyle: Stated that the application is for repainting the front of the building and redesigning the sign. Stated that photograph 1 [*referencing materials*] shows the existing condition of the building. Stated

that a series of colors were selected that will complement the nearby buildings and that the sign will be similar to the old "Ypsilanti Cycle" sign, with gold lettering [*referencing materials*]. Stated that Semolina Yellow will be used for the primary color of the building and Van Buren Brown will be used to match the trim color of the windows, which were approved in November, and that a mature shade of purple was selected as a highlight color for the sign backing, the trim pieces partway up the sign and the rosettes on either side. Stated that the small amount of damage on the right and left is from salt, which they will paint over to preserve it until the next round of painting. Stated that the remainder of the brick will be hand cleaned with a combination of TSP and then washed off so that the existing paint scraps will come off before the repainting.

Davis: Asked if the letters are going to be 10 inches tall.

Doyle: Confirmed.

Davis: Asked about the thickness.

Doyle: Stated that they are raised lettering, no more than two inches from the sign, which should allow them to be recessed behind a small bit of overhang.

Davis: Stated that he did not see an application for lighting.

Doyle: Stated that the omission of lights from the application was accidental. Stated that the most similar style would probably be this one [*referencing a picture of gooseneck lights*] but having a simple arc over the space to illuminate in three spots, one under each window, and in the bronze color.

Davis: Asked if it is basically a gooseneck.

Doyle: Confirmed.

Davis: Asked staff if lighting is part of the application.

Kochanek: Confirmed that lighting is not part of the application.

Davis: Stated that there would need to be a second application. Asked staff about the Commission allowing administrative approval tonight.

Kochanek: Stated that this application could be amended to add the lighting and that the Commission could allow staff to administratively approve the lighting.

Davis: Stated that LED bulbs are fine to use but there is a temperature rating requirement of 3000k or less.

Doyle: Agreed. Stated that he will probably use incandescent because it is a prominent portion of the building and the lighting will look warmer with an incandescent bulb.

Pettit: Asked if the lights are above the sign, pointing down.

Doyle: Confirmed. Stated that there is an existing sign circuit on the outside of the building and the intention is to install them just above the flashing of this sign/roof structure right on the brick there [*referencing materials*].

Davis: Asked if they would be centered in the second-story windows.

Doyle: Confirmed. Stated that they would be centered in these three sections of the building [*referencing materials*].

Pettit: Clarified that the lights would point down and not toward the sky.

Doyle: Confirmed. Stated that as they hang down, they would be designed to direct the light both downward a little bit on the sidewalk but primarily toward the sign itself.

Lindsay: [*Provided applicant with a copy of the HDC Lighting Fact Sheet*]

Motion: Pettit (second: Schmiedeke) moved to approve the work at 16 N Washington to include the painting of the building in Benjamin Moore colors 2155-40-Semolina for the main part, HC-51-Audubon Russet for the inset areas, HC-70-Van Buren Brown for the trim and 2072-30-Purple Lotus as an accent color. Bronze/Brass letters for a sign reading "Decode Ypsilanti" will be installed in the existing signboard area as depicted in the submitted documentation.

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.

Motion: Prebys (second: Lindsay) moved for an administrative approval for the lighting to be installed at 16 N Washington as described as three down-facing gooseneck lamps at the three major windows in bronze.

Secretary of the Interior Standards:

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

Davis: Stated that applicant would need to make an amendment to include the lighting and that staff would then be able to administratively approve it.

Lindsay: Stated that the Commission recommends that a cut sheet be included which shows exactly what is being planned.

13 N Washington

**Application is for rear wall replacement with the installation of new, larger entry doors, a pre-fabricated aluminum balcony, a canvas awning and lighting*

Applicant: John Newman, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Newman: Stated that applicant was previously before the Commission as a study item. Stated that the damage to the back of the wall was found to be more expensive to repair than to replace. Stated that the photographs in red and green show the brick wall which will be removed and then rebuilt; that the door will be opened up and a transom window installed over it for more light. Stated that the windows up top [*referencing materials*] will be replaced with the existing windows that were recently installed a couple years ago. Stated that a door that was bricked over will be opened up [*referencing materials*], using brick that matches the brick on the alley and a small balcony added. Stated that three small lights will be installed to light up the parking area. Asked that the awning, with some gooseneck lighting over it, be approved without the lettering that is shown in the materials, after having now reviewed the awning sign regulations. Stated that the signage package will be submitted later for approval.

Davis: Stated that staff verified that all the lighting will be in a bronze finish.

Newman: Confirmed.

Motion: Lindsay (second: Prebys) moved to approve the work at 13 N Washington as proposed in the materials submitted with the application dated July 3, 2018. Work to include the replacement of the rear brick wall with brick to match the existing masonry on the alley side, the installation of an InnoTech 5' x 10' horizontal picket balcony with Trex 1' x 6' composite wood decking in Pebble Grey. A Sunbrella 5'-10" x 8'-7" canvas awning in the color concord #4665 will be installed. A Tubelite Storefront medium stile door in clear anodized finish with a single sidelight will be installed on the upper level for access to the balcony and the same door with two sidelights will be installed on the lower level for entry to the building. The lighting installation will include three TMS Lighting Sign 7 gooseneck lights in bronze, three Lithonia Lighting WST LED architectural wall sconces in bronze, and two Lithonia Lighting OLLWD LED wall cylinder lights. All lighting to be bronze in color.

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.

Approval: Unanimous. Motion Carries.

STUDY ITEM

32 Photo

Applicant: Janelle Sterling

Discussion: Sterling: Stated that she would like to receive feedback about plans to build a garage. She stated that the building is a post frame with a steel roof and siding, and she provided reference materials.

Prebys: Asked about the location of the garage.

Sterling: Stated the northwest corner of the property; that a variance was recently approved by the Zoning Board of Appeals.

Kochanek: Stated that the Zoning Board gave the following caveats: that the garage could not be located closer to Photo Street than the western edge of the house and that they have to provide a setback of at least five feet from the top property line [*referencing materials*].

Davis: Asked how people will be prevented from driving right into the garage.

Sterling: Stated that there is a fence that meets the yard edge that is in disrepair and that they would plan to replace that fence with a gate that would prevent people from driving right in.

Schmiedeke: Stated a concern about the decorativeness of the doors.

Davis: Stated that the drawing on the bottom looks like sliding regular doors, no windows, but this one [*referencing materials*] has the more detailed doors.

Lindsay: Stated that the Commission is less apt to approve materials that mimic other materials or exact earlier styles.

Davis: Agreed. Stated that one of the standards is "do not imitate earlier styles"; for applicant to simplify some of the decorative features and match the house.

Prebys: Stated that any material should not have woodgrain, for example; that everything should look as it is and not trying to be something else.

Asked if the garage is going to not come further east than the west side of the house.

Sterling: Confirmed.

Schmiedeke: Stated that this calls for red siding and a white roof.

Sterling: Stated that applicant does not want red siding. Stated that the top picture with the gray siding is what is planned.

Lindsay: Stated that in looking through the spec sheet, the Commission would not approve vinyl windows.

Davis: Stated that applicant could install wood windows or aluminum clad wood windows.

Pettit: Stated that the Commission would look for the garage doors and the window treatments on the doors to be plainer [*referencing materials*].

Lindsay: [*Provided applicant with a copy of the HDC Window Fact Sheet*]

Pettit: Stated that there are a number of options for lighting, but that they should be pointed downward.

Davis: Stated that the Commission would not approve flood lighting.

Pettit: Stated if a driveway is being built, the Commission would want to know the details.

Davis: Stated no wood-imitating materials, and as close to smooth garage doors as possible with simplified overall features.

Pettit: Reiterated no vinyl windows and that the same would apply to the people door and the garage door.

Prebys: Stated that options other than vinyl could be steel or wood, for example, and that, for a driveway material, slag could be an option or gravel.

Pettit: Stated that the Commission would want to see any changes made with landscaping or any leveling of the area.

Sterling: Asked if applicant then returns next month with a clearer idea of plans and with the input provided by the Commission.

Lindsay: Stated the Commission meets twice a month.

Davis: Advised applicant to submit an actual application with cut sheets of materials and as many details as possible.

Prebys: Stated that a sketch of the placement of the garage would be helpful.

Lindsay: [*Provided applicant with a copy of the HDC Lighting Fact Sheet*]

ADMINISTRATIVE APPROVALS

53 E Forest

Kochanek: Stated that applicant received preapproval for painting in September 2017 and are just now getting to it. Staff stated that applicant was advised to reapply, as the 6-month time period has elapsed without request for extension. Asked for allowance of administrative approval of the re-application if the work is the same since the Commission previously granted preapproval.

Prebys: Confirmed.

OTHER BUSINESS

Administrative approvals discussion

The Commission and staff discussed allowable items for administrative approval; i.e., concrete and gravel installation, which the Commission will ponder.

Demolition process/application discussion

Commissioner Lindsay had nothing to report on at this time.

LED lighting strips resolution/policy

Commissioner Davis had nothing to report on at this time.

Property Monitoring

120 W Michigan

Kochanek: Stated that after a letter was sent, staff was contacted and informed that they did not realize they needed an application for the lights. Staff stated that she provided the option of submitting an application or removing the lights from the outside of the building.

15 W Michigan

Kochanek: Stated that a letter was sent and a response has not yet been received.

Special Election-Vice-chair

Nominations: Commissioner Schmiedeke – Accepted
Commissioner Pettit – Accepted
Commissioner Lindsay – Accepted
Commissioner Prebys – Declined
Commissioner Stevenson – Accepted [*per staff contact*]

Vote by ballot: Staff announced that Commissioner Pettit is the new vice-chair.

HOUSEKEEPING BUSINESS

Approval of the minutes of June 26, 2018

Motion: Pettit (second: Lindsay) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

MEETING ADJOURNED at 7:52 p.m.

Description of Proposed Sign

The proposed sign will be written in Copperplate Gothic Bold font shown below.

DECODE YPSILANTI

These words will occupy nearly the same amount of space as the old lettering, ANTOINE'S KITCHEN, shown in photograph 3, and the spacing of letters across the front of the building will be approximately the same. Each letter will be 10 inches tall, which is the height of the letters in the old sign.

The letters will be made from outdoor rated fiberboard and painted with brass colored exterior primer and paint. The letters will be flush mounted to the existing base board of the sign using countersunk screws that are filled with painter's putty and painted. No brickwork will be affected.

The sign will be illuminated by three outdoor lanterns. The arm of each lantern will be one simple curve, and the color of the lamp will be dark bronze to match the window trim. The arm will extend 32 inches forward from the front face of the building, where it is anchored below each window. The arm will extend 24 inches downward and be angled back to light the sign.

A mock-up of the sign is attached.

Scale: 1/2 inch =
approximately 1 foot

DECODE YPSILANTI

Please refer to the Benjamin Moore color chip for the actual background color. The color shown here is just an approximation.