

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
DRAFT MINUTES OF JANUARY 24, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N. Huron

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Jane Schmiedeke,
Erika Lindsay

Commissioners Absent: Mike Davis, Ron Rupert

Staff Present: Yasmin Ruiz, HDC Assistant
Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS - None

NEW BUSINESS

203 S. Huron

**Application is for front entrance renovation.*

Applicant: Bob Kane Architect Lindal associate, Representing Gilbert Residence, the
CEO Gilbert Residence—present

Discussion:

Kane: States they here to seek approval for renovations to the entrance of the building. States they were here a few months ago as a study item and are formalizing the plans for the project. *shows plans of the project* what they will be focusing on is the façade facing Huron St. and using the addition built in 2016 as inspiration for the front entrance. States that in addition to the main entrance renovations they will be removing the small purple awnings over each of the windows. All of the windows on the front facade

will be replaced with windows that will exactly match those used in the newer addition. The colors will remain the same. States the windows are currently aluminum but the replacements will be aluminum-clad. They will be removing and replacing the gutters and downspouts along the front façade primarily because the current ones are of various materials and colors. States they are mostly made of copper. The new gutters will match what is on the addition, which is a dark brown, aluminum, K-style gutter.

On the main entry, they will remove the existing fabric awning that is over the circle drive. The goal is to put something more substantial in its place. They will be removing that awning and installing a true structural canopy over the main entrance. They will be removing the existing vestibule and replacing it with a brick and glass vestibule which have the same footprint. They will be replacing and enlarging the gable over the main entry which will allow them to abut the face of the canopy and extend it over the new driveway. States the canopy will be supported with brick piers and a painted column of cement board. What they are attempting is to take what was done on the west elevation addition and use that for the new canopy. States they will create a brick base on the glass vestibule to sit on. All of the materials will now match what is going on in the addition, including the color scheme. *shows the picture of the final project*

States one of the items looked at the study item phase was the pitch of the gable. States they went with the lower pitch with results with the back end poking up over the original ridge line but it should not be very noticeable.

Schmiedeke: States she has no questions.

Stevenson: States she does not also.

Motion (Prebys): Moves approval of the application for renovation for 203 S. Huron to include renovation of the main entry. Work to include modifications to the existing roof form, vestibule replacement, canopy removal and replacement with a more substantial structure. Addition of a concrete curb and gutter along the inner edge of the drive circle. Colors and materials to match the brick and siding trim and roof shingles installed in the northern addition. Work also to include the removal of small awnings over the existing small windows along the west façade. Replacement of window units with aluminum-clad units to match those used in the addition. The color will be metallic silver. Also to include the removal and replacement of existing eave gutters to match the system on the northern addition.

Secretary of the Interior Standards:

#2—Do not destroy original character. Do not remove or alter historic material or features.

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

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

15 W. Michigan Ave.

**Application is for sign re-facing.*

Applicant: Frank Fejeran —present

Discussion:

Fejeran: States they are using the existing sign. They are not getting a new sign but are laying a new vinyl piece on top of the existing parts. The sign will be illuminated from the outside.

Schmiedeke: Asks if the original structure will remain.

Fejeran: States that it will.

Schmiedeke: Asks how it will be illuminated.

Fejeran: States he will use four spotlights that are already there.

Stevenson: States that the only change will be to the new vinyl pieces.

Motion: Pettit (second: Prebys) moves to approve the application for work 15 W. Michigan Ave. to include the installation of new plastic sheeting on the existing sign designed to be as indicated in the proposed drawing.

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.

STUDY ITEMS –

117 E. Cross

The new owners of 117 E. Cross came to the meeting to gain some general information about the Historic District. They will be returning to meetings throughout the year for various projects, the first of which will be painting the house as they wish for it to no longer be pink. Staff gave the owners fact sheets and contact information for when they are ready to come before the commission as action items.

OTHER BUSINESS - none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 10, 2017

Motion: Prebys (second: Schmiedeke) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:32p.m.