

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION

MINUTES of MARCH 2, 2004

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Christian Overland, Hank Prebys, Brenda Rigdon, Ron
Rupert, Jane Schmiedeke

Commissioners Absent: None

Staff Present: Charles Boulard, Building Official
Suzanne McCoy, HDC Assistant
Jimar Wilson, Planner

APPROVAL OF AGENDA

Motion: Commissioner Rupert (Second: Prebys) moved to approve the agenda.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

314 E Forest, Action Item

Applicant: Rick Sauve, owner (not present)

Application: Reconstruct garage.

Discussion: None.

Motion: Commissioner Rupert (Second: Prebys) moved to table the
application for 314 E Forest, pending drawings and additional information.

Approval: Unanimous. Action carried.

307 N Adams, Action Item

Applicant: Butch Smith, owner (present)

Application: Masonry work on chimney.

Discussion: The applicant sought retroactive HDC approval for re-pointing and
masonry work performed on the chimney from the roofline up. The
commission members visited the sight individually and as a body agreed that the work
performed was inappropriate. The replaced bricks do not match the color of the original

bricks and they are of several different color shades. The chimney cuts through the cornice and the edges of the cornice where they abut the chimney are open. The two indentations have not been carried up. The applicant stated that two contractors informed him that the original brick color could not be matched. The commission offered the applicant with the names of several reputable contractors known to carry brick that might match the original brick color more closely than the recently installed bricks. The commission requested that the applicant return with plans/sketches for rebuilding the chimney appropriately. In particular, the commission requested brick samples, a sketch or drawing showing how the indentations will be extended up appropriately, and plans on how the gable/cornice will be repaired to adequately address the flashing of brick into the wood. The applicant will return with plans.

Motion: Commissioner Rigdon (Second: Prebys) moved to table the application for 307 N Adams, pending additional information.

Approval: Unanimous. Action carried.

123 N Adams, Action Item

Applicant: Roger Cunningham, Fast Signs, contractor (present)
Rev. Victoria James, Ekklesia Fellowship Ministries, owner (present)

Application: Install new wall sign.

Discussion: The contractor appeared before the commission to provide necessary information for the installation of a wall sign. The letters are currently made of wood, and the proposed letters will be acrylic. The sign board will be taken down, repaired and re-used. The contractor submitted plans on letter style, material, application and color that the commission found acceptable.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 123 N Adams for the installation of a wall sign with the following conditions: The installation shall include the repair and re-use of the existing sign board. The letters shall be Gemini Sign Company's *Roman Classic* style acrylic, dimensional letters. The letters will be affixed to the sign board with studs and shall be a black matte color. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

NEW BUSINESS

530 N Huron, Action Item

Applicant: Trad Al-Zoubi, owner (present)

Application: Install pole sign.

Discussion: The commission informed the applicant that backlit signs are not appropriate in the historic district. If a sign is backlit, the background must be opaque so that only the letters are shined through. The commission recommended a green or black opaque background. The applicants found the recommendations acceptable and agreed to submit a new rendition of the plans to staff for review.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the application for 530 N Huron for the installation of a pole sign with

following conditions: The background can be either black or green and must be opaque so that only the letters omit light when back-lit. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

STUDY ITEMS

None

OTHER BUSINESS

Freighthouse update – Staff informed the commission that the Request for Proposals/Bid documents have been approved by SHPO and will be advertised and sent to contractors.

Council Goals—the commissioners were each given updated copies of the council goals and budget priorities.

DDA/DTDDA Streetscape improvements—the HDC wished to remind the DDA and DTDDA that all plans must be reviewed by the commission

PROPERTY MONITORING

601 N River St – Kenneth Posner, attorney for Wallside Windows, has informed staff that the wood windows have been received and will be installed per agreement.

111 N Adams – Staff sent a letter to the owner, Mr. Ron Colman, to alert him to the March 17st SHPO Review Board deadline and also of the remaining HDC meetings before that deadline. No response has been received from him.

203 E Cross – Inappropriate exterior front door installed without a permit. Staff will send letter to the owner.

119 W Michigan – There is no siding in place (as stipulated in previous HDC approval) and the insulation is exposed. The Building Official agreed to look into it.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 17, 2004 meeting.

Motion: Commissioner Prebys (Second: Rupert) moved to approve the minutes, as submitted.

Approval: Unanimous. Action carried.

ADJOURNMENT

Motion: Commissioner Prebys (Second: Rupert) moved to adjourn the meeting.

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 7:45 PM

Signature _____

Date _____