

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of FEBRUARY 6, 2007

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert, Joe Schultz,
Ed Penet, Christian Overland, Brenda Rigdon

Commissioners Absent: None

Staff Present: Richard Murphy, Planner I
Cristin Moody, HDC Intern

APPROVAL OF AGENDA

Motion: Prebys (Second: Penet) moves to approve the agenda as presented.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

410 N. Hamilton, Action Item

Applicant: Jerald Harrington, owner (Present)

Discussion: The application is for repairs to the front porch, including replacing the stairs, rails and skirting to match the existing style. Application indicates that the new materials will be painted to match existing colors. Some of the work has already been completed. Commissioners review photographs of the stairs as they are currently and inform the applicant that he will need to add skirting and the new materials need to be painted or opaque-stained. Also, the treads need to be replaced because they must have a "toe" or extension over the face of the risers of at least one inch.

Motion: Prebys (Second: Overland) moves to approve the application for work at 410 N. Hamilton to include installation of new porch steps with handrails. The finished steps shall have full skirting, framed to match the existing skirting on the rest of the porch; risers; and treads with a one inch toe and shall be painted to match the existing porch colors.

Approval: Unanimous. Action carried.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features and #10 – New work shall be removable.

NEW BUSINESS

310 S. Washington, Action Item

Applicant: Christine Dalton, contractor, THD At Home Services (Not Present)

Discussion: Application is for window replacement.

Motion: Prebys (Second: Rupert) moves to table the application for work at 310 S. Washington pending further information including location of windows to be replaced, status of existing windows, style and material of new windows.

Approval: Unanimous. Action carried.

102 N. Hamilton, Action Item

Applicant: Colleen O'Brien, Ozone House (Present)
Katie Doyle, Ozone House (Present)

Discussion: The applicant had previously received HDC approval to place their sign either attached to the clapboards above the porch or hung from the porch railing. The applicant states that the previous approval was misunderstood and the sign was incorrectly placed hanging from an overhead beam of the porch and occupying the space above the railing. When informed of the incorrect placement, the applicant moved the sign to hang from the railing, but now requests an amendment to the previous approval to return the sign to its former location. The Commission considers the various issues regarding this sign placement including security concerns, visibility, and minimizing the sign's impact on the visual integrity of the structure.

Motion: Rupert (Second: Penet) moves to amend the previous approval for work at 102 N. Hamilton to allow sign to be returned to its previous location hanging in the space above porch railing.

STUDY ITEMS

534 N. Huron, Study Item

Applicant: Tom Tamou, owner (Present)
Ned Bajawa, owner (Present)

Discussion: New exterior lighting fixtures were installed recently, but applicants had not submitted a work permit application as required. A previous application was approved by the HDC in June, 2003, regarding lighting changes to the property, but the recent work deviates from that approved plan in several ways, including number, style and placement of lighting fixtures. The previous approval states:

"Installation of painted aluminum signage around the building as submitted in renderings by Art One Sign Co. dated 5-26-03. The background of the sign shall be changed to match the cream color of the building and signage shall meet zoning requirements (100 sq. ft. of wall signage allowed). Proposed lighting shall include two HID fixtures on existing poles for the parking lot; on Huron Street side of the building, the owner will re-use the existing four locations with an appropriate fixture; on Forest Street side of building there shall be no additional lighting; on the alley side of the building an HID fixture shall be installed at the peak of the gable; on the parking lot side of the building, double-tube fluorescent lights shall be installed with baffles for the lights to run the existing length of the wall. All lighting shall be according to cut sheets submitted and prepared by Tamou Electric dated 2-5-03. The existing incandescent light in the overhang above the entry door shall remain and cannot be changed to a fluorescent light. All fluorescent light fixtures on the parking lot side shall be of a size that matches as closely as possible the size of the signage over which they are to be installed. These fixtures shall not extend the entire length of the wall. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable."

The current lighting is also in violation of the zoning ordinance and the 2003 plan was not approved by the zoning department. The applicants installed more lighting fixtures than were approved and the fixtures do not have the required baffles. Commissioners ask applicants what they propose to do to bring installation into compliance with HDC and zoning requirements. The applicant states that the baffles will be installed, but they replaced the old fixtures with new because the old incandescent lighting was causing problems. Commissioners explain that any changes to previous approvals need to be presented to the HDC and require an amendment to the approval. Several residents including Teresa Shambell, Ron Rose, Eric Gerst, and Thomas Gibson express support for the additional lighting around the property, citing the benefit of added security. Commissioners emphasize that they are not opposed to increased lighting, but they cannot approve the specific style and appearance of lighting unless it conforms to the guidelines of the Zoning Ordinance and the Historic District Ordinance. Applicants are asked to submit an application for review at the next HDC meeting on February 20, 2007.

220 N. Huron, Study Item

Applicant: Gerry Jennings, Ypsilanti Historical Society, (Present)

Discussion: The applicant plans to replace two basement windows, install window wells and re-grade the surrounding earth to help alleviate water problems in the basement of the museum. Commissioners give suggestions for window types that would be acceptable such as aluminum clad wood windows. Commissioners also recommend methods ideal for maintaining proper drainage of the window wells.

220 S. Huron, Study Item

Applicant: Joe and Marla Queen, owners (Present)

Discussion: Applicants will replace their existing sign with a new sign. They submit a drawing of the proposed new sign and indicate that it will be installed in a different location than the existing one for better visibility. The existing sign will be moved to a different spot near the parking area. The new sign will be lit from below with a small solar/battery powered ground light.

OTHER BUSINESS

Administrative Approvals - None

Property Monitoring

- **100-110 W. Cross:** Staff spoke with Museum staff Debbie Davenport. Museum is currently soliciting bids for slate main roof of museum; will make formal application including tower roof and tuckpointing previously performed.
- **307 N. Adams:** HDC authorized replacement of upper courses of chimney in March 2004; owner performed work improperly and without building permit. No follow-up at that time. Property sold in August 2004. Staff has sent letter to current owners noting improper work, asking to attend HDC meeting this month to discuss solutions.
- **314 N. Park:** Building Dept performed re-inspection for rental certificate; no work done since first inspection – 40 outstanding issues. Building Dept. not able to contact owner yet.
- **534 N. Huron:** Staff sent letter regarding light fixtures installed without HDC authorization. Fixtures are additionally in violation of Zoning Ordinance, which limits glare onto adjacent properties. Owner plans to attend 02/06/07 HDC meeting.
- **107 E. Cross:** Still no opinion by court.
- **102 N. Hamilton:** Hoping to appeal sign placement approved by HDC; expect to be at 02/06/07 HDC meeting.
- **402 S. Huron:** Previous buyer (Nimer) no longer involved. Unclear what current status of sale efforts.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from the January 19, 2007 meeting.

Motion: Penet (Second: Prebys) moves to approve the minutes of January 19, 2007 as presented.

Approval: Unanimous. Motion carries

ADJOURNMENT

Motion: Prebys (Second: Penet) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 8:30 PM