

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 12, 2008

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: Fourth Floor Conference Room

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ed Penet,
Ron Rupert, Christian Overland

Commissioners Absent: Brenda Rigdon

Staff Present: Courtney Miller, Preservation Planner

APPROVAL OF AGENDA

Motion: Prebys (Second: Rupert) moves approval of the agenda with the
addition of the 230 W. Michigan to New Business.

Approval: Unanimous. Action carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

116-118 W. Michigan, Action Item

Applicant: Ralph Ellis, owner (present)

Discussion: Application is for painting the building and the installation of signs. The
proposed colors are the same as those applied in the 1980s.
116 will have gold formed plastic letters on the existing signboard. 118 will be painted
but will have no sign. On the rear of the building, there is an existing 2'X4' sign board.
The new sign board will be 3'X4' MDO with painted edging. Mr. Ellis states that the
width of the signboard will match the width of the door framing. Letters will be
attached to the new signboard.

Motion: Prebys (Second: Penet) moves approval of the application for work to be done at 116-118 W. Michigan to include painting the lower storefronts both front and back with a body of green, trim dark green, red and gold accents. Also included is a sign on the front of 116 to include formed plastic letters on MDO, trimmed out, to read "Ypsilanti Cycle" as appearing on the submitted drawing; at the rear, a sign to be painted directly on the brick to read "Ypsilanti Cycle"; and a painted sign on MDO with edges trimmed over the rear door to 118. Letters on the existing signboard on the rear of 116 would read "Bicycle Sales and Service".

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

Approval: Unanimous. Action carried.

111 N. Adams, Action Item

Applicant: Mike Dunn, contractor (present)
Ron Colman, owner (present)

Discussion: A portion of a shed was removed by the tenants of the property without approval from the HDC. Application is for the rebuilding of that portion of the shed. The portion removed was a lean-to structure on the side of the shed. Mr. Dunn is asking to re-build the shed, using pole barn construction and replicating the original. The new portion will be an 8 X 20 tool shed (the same use as previous). The outside material will be board and batten. Existing rafter tails will need to be cut back in order to attach the new roof.

Motion: Overland (Second: Penet) moves approval of the application for work at 111 N. Adams to include rebuilding the lean-to as per the picture in the HDC Outbuildings Inventory. The existing shed will be "tightened up", and repairs will be made in a manner to maintain the building appearance as is, including the roof line. Any molding is to be replaced to match existing. The new lean-to structure will be added on per the specifications. New shingles shall match existing. Materials shall be board and batten consisting of true boards. A cement pad will be installed. The lean-to shall be painted white.

Secretary of Interior Standards cited: #4 – Preserve significant changes over time; #5 – preserve distinctive features; #6 – repair, don't replace. Replacements shall match original; #10 – New work shall be removable.

Approval: Unanimous. Action carried.

218 Ferris, Action Item

Applicant: Roslyn Verdun, owner (not present)
Curtis Freeman, owner (not present)

Discussion: Application is for the repair and finish of the front steps. The sides of the porch will be closed in with vertical boards.

Motion: Prebys (Second: Rupert) moves approval of the application for work at 218 Ferris for repair and painting of front porch steps. The currently open sides of the steps shall be filled in with vertical boards to match the existing vertical boards skirting the porch. They are to be painted to match the color scheme of the house which is taupe and cream. This approval includes repair of the concrete pad.

Secretary of Interior Standards cited: #5 – Preserve Distinctive Features

Approval: Unanimous. Action carried.

410 W. Cross, Action Item

Applicant: William Short, Huron Sign Company (present)

Discussion: Application is for the removal of an existing sign and the installation of a new sign. The sign will be internally lit. The background will be aluminum and will therefore be opaque. Only the letters will be illuminated. "St. John's" will be illuminated in muted white. "Catholic Church" will light up in tan.

Motion: Prebys (Second: Penet) moves approval of the application for 410 W. Cross for a sign to be installed as depicted in the drawing prepared by Huron Sign Company dated 8-11-08 with the understanding that the sign will be internally lit, the background being opaque, and the letters being translucent. The placement is the same as that appearing on the enclosed site plan. This approval supersedes the previous application that was approved in June 2008.

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

Approval: Unanimous. Action carried.

1266 Huron River Drive, Action Item

Applicant: Ron Rupert, Home Services, LTD (present)

Discussion: Application is for the installation of the sign on the front lawn of the house.

Motion: Overland (Second: Prebys) moves approval of the application for work at 1266 Huron River Drive as submitted by Vital Signs dated 8-12-08.

Secretary of Interior Standards cited: #3 – Do not imitate earlier styles; #10 – New work shall be removable.

Approval: Unanimous. Action carried. Rupert abstained

Downtown Ypsilanti, Action Item

Applicant: Downtown Development Authority (not present)

Discussion: The DDA has submitted "Art Rack" bike rack designs for approval by the Commission. Racks will be installed at various locations in the downtown area. The DDA is applying for an amendment to the previous approval in order to add the design shown in the picture dated 8-12-08.

Motion: Prebys (second: Penet) moves amendment of the previous approval to include the bike rack design shown in the picture dated 8-12-08

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

Approval: Unanimous. Action carried.

230 W. Michigan, Action Item

Applicant: Mireille Orlavie, owner (not present)
Ron Rupert, Home Services, LTD, contractor (present)

Discussion: Painting was previously done at this address without an application to the HDC. The paint was splattered on the sidewalk and on adjacent buildings. Application is for the removal of paint on the sidewalk and adjacent buildings and re-painting of the building.

Motion: Prebys (second: Penet) moves approval of the application for painting at 230 W. Michigan, the body being Sherwin Williams 6673 "Banana Cream", the trim being SW 6674 "Jonquil", and SW 6340 "Baked Clay". This includes cleaning up splattered paint on the terrazzo, concrete, and brick.

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

Approval: Unanimous. Action carried. Rupert abstained.

STUDY ITEMS

117 S. Huron, Study Item

Applicant: Larry Abernathy, American Legion (present)
Bennie Griggs, American Legion (present)

Discussion: The American Legion is proposing rebuilding on the site where the previous building was destroyed by fire in February 2008. Mr. Abernathy presents the Commission with pictures of the site and concept drawings of a possible building on the site. There is currently no plan to rebuild, but Mr. Abernathy would like the membership of the American Legion to be able to make an informed decision as to whether or not to rebuild on site or sell the property. The concept drawing shows a front gable, single story building with a brick façade (40X80). The commissioners inform him that he should not try to imitate the features of the previous building. Commissioner Prebys believes that a one-story building would affect the rhythm of the existing buildings. Commissioner Overland suggests the use of a hipped roof to give the building more presence. The Commission agrees that Mr. Abernathy should work with an architect to create a distinctive looking building.

ADMINISTRATIVE APPROVALS

424 N. Huron, re roofing

Motion: Prebys (second: Penet) moves approval of administrative approvals

Approval: Unanimous. Action carried.

OTHER BUSINESS

1. Property Monitoring

310 S. Washington – Staff sent email to install manager and has not yet received a response. The commissioners would like to know at what point we

can issue a citation for this work, as it has been going on for over a year at this point. Both the homeowner and the installation company (Home Depot) will be cited. Staff will look into this.

631 N. River – The commission expresses concern over the current dangerous condition of this building and wonders if the city can do anything further to get the demolition application from the owner. Staff will investigate.

526 N. Huron – Suggestions of door vendors were given to owner.

306 Maple – No new information. Will be discussed at ordinance enforcement.

107 E. Cross – Nothing can be done at this point in time.

302 E. Cross – This 2nd floor of the house has a certificate of occupancy and nothing can be done at this point in time.

309 Park – Building official inspecting addition, as permit was never finalized. Planner II will address unpainted siding with a citation.

314 Park – Vacant, and taxes are currently being paid. Fire chief will be inspecting for dangerous buildings enforcement. Also, property maintenance enforcement can be used for the exposed tyvek.

310 Park – Vacant, taxes are not being paid. House qualifies for dangerous buildings.

208 E. Cross – Will be contacted by ordinance enforcement regarding unresolved issues on property. Planner II will be addressing the fence installed without a permit. All building permits have expired.

119 N. Hamilton – No new information.

2. Solar Panel Discussion

Planner II contacted the interested party, Dave Strenski, for information on the progress of this project. An email was returned, stating that Mr. Strenski would like to know if the HDC would approve the project without the stamped design. Mr. Strenski has performed the pull test on the back of the building, which incurred no damage. He would like to know if this information would allow the HDC to approve this application.

Commissioner Schmiedeke states that the Commission should review its guidelines on alternative energy installations before making a statement. Commissioner Rupert states that the “back” of the building is not actually the back because, as S. Huron is a one-way street, the back is the first part of the building that people see when passing by. Commissioner Schmiedeke asks who in the city administration would be the actual applicant. Commissioner Overland discusses alternative energies that are being explored and developed worldwide. He states that he would like to see a local alternative energy demonstration, but one that meets the Secretary of Interior Standards that guide the HDC in its decisions. He feels that the solar panel installation, as proposed, is not as forward thinking or progressive as it could be. Commissioner Prebys inquires about thin-film solar. Commissioner Schmiedeke expresses concern regarding unused panels remaining mounted on the building when the technology has become obsolete. Commissioner Penet expresses concern over recouping the

costs of installing the panels on the building. Commissioner Overland suggests that the HDC have a presentation from an expert on alternative energy at the next meeting. Commissioner Penet asks if it would be a good idea to ask a private citizen if they would be willing to submit their home for the demonstration project by placing thin film solar panels on the roof. He states that doing a demonstration on a residence might be more impressive and realistic for the community.

3. Graffiti Abatement

The final results of the graffiti abatement experimentation have been compiled into a report. Commissioner Penet suggests creating a chart of the different products for the fact sheet. Commissioners Rupert and Overland state that Peel Away is highly effective in removing paint, but it needs to be kept moist if left on for more than 2 hours. Commissioner Overland states that two hours is the suggested time, but more time may be necessary. Peel Away 7 is good for brick, but not good for wood, as it changes the characteristics. Commissioner Rupert states that Peel Away 6 and 7 are good for long term graffiti. Commissioner Overland states that the fact sheet should reference the study. Commissioner Penet suggests that the pictures be dated.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Edison Power House Study Committee – Commissioner Schmiedeke reports that there has not yet been any information found on the Peninsular Paper Company sign. Commissioner Penet reports that the sign was not on the building in 1919, according to a picture that he has seen in a book. Commissioner Schmiedeke states that the history of the building is complete, but legal boundaries still need to be determined.

Approval of the minutes from July 22, 2008 meeting.

Motion: Prebys (Second: Penet) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:30 PM