

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 11, 2009

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM
Meeting Location: 4th Floor Conference Room
Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer
Henriksen, Michael Condon, Alex Pettit
Commissioners Absent: None
Staff Present: Aimee D'Agostini, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (Second: Prebys) moves approval of the agenda as amended to
include 204 Oak as an Administrative Approval.
Approval: Unanimous. Action carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING - none

OLD BUSINESS

310 S. Washington, Action Item

Applicant: William Taylor, owner (not present)
Discussion: Staff is trying to contact the city attorney to discuss options on
addressing the window issue with Home Depot but has had no response
as yet.
Motion: Prebys (Second: Pettit) moves to table the application for work at 310 S.
Washington pending further information from city attorney.
Secretary of Interior Standards cited: none.
Approval: Unanimous. Action carried.

119 N. Hamilton, Action Item

Applicant: Chris Zellner, owner (not present)

Discussion: Application is for dormer windows inappropriately installed and too small for the openings. The applicant wants approval for the work already done.

Motion: Prebys (Second: Pettit) moves to table the application for work at 119 N. Hamilton pending discussion with the owner.

Secretary of Interior Standards cited: none.

Approval: Unanimous. Action carried.

NEW BUSINESS

124 Pearl, Action Item

Applicant: Corey Barden, business owner (present)

Discussion: Application is for the installation of new lettering on one existing awning and on the sign at the corner of the building to reflect the new business. There will be no new awning or sign installed, just new lettering and logo. The sign is lit with a black background.

Motion: Prebys (Second: Rupert) moves approval of the application for work at 124 Pearl to include signage as submitted. The face of the previous Buffalo Wild Wings sign to be replaced and lettering on the valance edge of the awning on the south side of the building shall be replaced as submitted in the drawings dated 8/4/09.

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

Approval: Unanimous. Action carried.

525 N. Adams, Action Item

Applicant: Kenneth Hays, owner (present)

Discussion: Application is for the replacement of the front porch staircase. Mr. Hays' intention was to replace the treads in kind but discovered the stringers were rotted and needed to be replaced completely. He would like to install a permanent post at the inside corner of the railing to match the existing posts to strengthen the railing and prevent it from wobbling. However, there has never a post in that location and he currently has a temporary brace installed. Mr. Hays is attempting to turn a new post on his lathe to match the other posts. Commissioner Henriksen suggests bolting the post to the concrete and Mr. Hays suggests running the post all the way to the ground. Commissioner Schmiedeke suggests using a pipe instead of a matching post as it would be rigid and minimal. The newly installed posts must be cut off and a cap installed. Commissioner Rupert states that the newly installed stair rails must be altered so that the balusters rest between the top and bottom rails as illustrated by the Porch Fact

Sheet. The existing lattice must be framed and the wood painted or stained.

The retaining wall on the Forest Avenue side needs to be replaced and Mr. Hays would like to replace it with landscaping blocks instead of railroad ties. The Commission is amenable to this option.

Motion: Condon (Second: Rupert) moves approval of the application for work at 525 N. Adams to include the repair of the stairs. The stairs have already been built and are approved with the following modifications. The lattice shall be framed in. The temporary post running from the header to the rail must be replaced with a structural post from the top of the railing to the ground. The tops of the existing posts must be cut off at the second groove and a post cap installed. The balusters must have a top and bottom rail. The stairs shall be painted or stained opaque to match the existing. Reference the Porch Fact Sheet.

Secretary of Interior Standards cited: #3 – do not imitate earlier styles; #9 – contemporary designs shall be compatible and shall not destroy significant original material; #10 – new work shall be removable.

Approval: Unanimous. Action carried.

405 N. Prospect, Action Item

Applicant: Charlie Way, owner (not present)
Duane White, contractor (not present)

Discussion: Application is for changing the existing logo on the gas station canopy.

Motion: Rupert (Second: Henriksen) moves approval of the application for work at 405 N. Prospect to include updating the existing logo with vinyl decals as submitted.

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

Approval: Unanimous. Action carried.

STUDY ITEMS

206-210 N. Washington, Study Item

Applicant: Nathan Cummings, contractor (present)

Discussion: The applicant wishes to install a ground level sign in an existing flower box advertising the apartment building. The sign would be approximately 3' high by 7' wide by 10" deep and double-sided. It will not be lit and will be composed of either wood or aluminum. The Commission suggests an aluminum sign for the best weather resistance and longevity and that if wood is used it be treated lumber, painted or stained, not left raw. There would be a cap if the sign is aluminum. The Commission also recommends removing the scroll-like design at the top of the sign in favor of a straight line across the top.

ADMINISTRATIVE APPROVALS

204 Oak, Roofing

Motion: Rupert (Second: Prebys) moves to approve the administrative approval for 204 Oak for reroofing.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

1. Property Monitoring

310 S. Washington – Currently tabled HDC item.

120 W. Michigan – No new information.

119 N. Hamilton – Currently tabled HDC item.

201 W. Michigan – No new information.

208 E. Cross – Commissioner Rupert will be checking on the property.

215 S. Washington – No new information.

215 N. Hamilton – No new information.

310 N. Park – No new information.

310 Maple – No new information.

309 N. Park – No new information.

114 Woodward – No new information.

526 N. Huron – The owner is attempting to short sell the property and does not have the money to replace the steel doors with wood as instructed by the HDC. He hopes the new owners will replace the doors. The property will be flagged for the new owners if they attempt to take out a permit.

218 Ferris – No new information.

314 N. Park – No new information.

407 E. Cross – No new information.

328 Oak – No new information.

224-226 W. Michigan – No new information.

56 E. Forest – No new information.

330 E. Forest – No new information.

301 Maple – Satellite dish installed on post in front yard.

204 E. Forest – Construction dumpster out front.

2. **Sign and Awnings Fact Sheet Revisions** – Revisions will be approved at the next meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the minutes from July 28, 2009 meeting.

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:43 PM