

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 27, 2010

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM
Meeting Location: 1st floor City Council Chambers
Commissioners Present: Jane Schmiedeke, Hank Prebys, Jennifer Henriksen, Alex Pettit,
Ron Rupert, Michael Condon
Commissioners Absent: none
Staff Present: Anne Stevenson, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (Second: Prebys) moves approval of the agenda with the addition of a Washtenaw Parks and Recreation sign installation as an action item, DAY sign installation as a study item, and the East/West Street enhancement project as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

1266 Huron River Drive

Applicant: Ron Rupert, owner (present)

Discussion: Application is for the restoration of the front and side porches to original design, removal of the non-original southeast door, which is to be replaced with a 6-over-6 double hung window, removal of the 1950s addition with replacement of wood siding and paint to match the original. The non-original front picture window would also be removed and two separate windows would be installed to match second story windows. All non-original windows in the main block to be replaced by 6-over-6 sash packs.

Motion: Prebys (Second: Pettit) moves to approve the application for work at 1266 Huron River Drive to include: 1. Replacement of door at the east side of the first floor with a window as originally constructed, 2. Removal of addition/add-on porch at northwest corner, 3. Replacement of paneling under bay window on the west side of building including simple moldings, 4. Removal of concrete sections of front porch, as well as the columns – to be replaced with simple round columns, 5. Replacement of porch floor with wooden floor, 6. Picture

window to be replaced with two windows meeting the original configuration of windows on the second story, 7. Installation of four square columns on the west porch to match existing. All materials to be primed and painted to match existing. Replaced windows shall be completed with sash packs and will be 6-over-6 wood clad, with exterior muntins.

Secretary of Interior Standards cited: #4 – preserve significant changes over time, #5 – preserve distinctive features, #6 – repair, don't replace. Replacements shall match original, #9 – contemporary designs shall be compatible and shall not destroy significant original material, #10 – new work shall be removable.

Approval: Unanimous, Rupert abstaining. Motion carried.

20 E Cross

Applicant: Huron Sign Company, Kevin Short, representative (not present)

Discussion: Application is for the installation of two non-lit aluminum panels.

Motion: Rupert (Second: Pettit) moves to table the application for work at 20 E Cross pending more information regarding allotted sign coverage and possible design issues.

Secretary of Interior Standards cited: none

Approval: Unanimous. Motion carried.

210 Oak

Applicant: Kevin Gady, owner (present)

Discussion: Application is for the repainting and reroofing of house and garage. Commissioner Condon posed concerns regarding the amount and location of can vents.

Motion: Prebys (Second: Condon) moves to approve the application for work at 210 Oak to include the repainting of the house in colors; Behr MSL098 (Clove) for the body, Behr W-D-700 (Powdered Snow) for the trim and Behr GLN25 (Ground Nutmeg) for the accent color. Approval also includes re-roofing with Timberline architectural shingles (color Barkwood) with the understanding that can vents shall not be located on the front slope of the roof.

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

Approval: Unanimous. Motion carried.

100 Marketplace (Farmer's Market)

Applicant: Washtenaw Parks and Recreation, Kira Macyda, representative (not present)

Discussion: Application is for the renewal of a previous approval requesting the installation of a "Border-to-Border" hoop sign. It was mentioned that the Friends of the Freighthouse should be contacted to assure that the placement of this sign would not interfere with Farmer's Market stalls.

Motion: Rupert (Second: Condon) moves to approve the application for work at 100 Marketplace plaza to include sign as originally presented in 2008, pending discussion with the Friends of the Freighthouse.

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

Approval: Unanimous. Motion carried.

STUDY ITEMS

309 Maple, Michael Condon, owner

Commissioner Condon is considering installing a fence between his two properties on Maple, and seeks advice on what type of materials to utilize. He would also like to build an outbuilding, much like the carriage house that originally existed on the property (about 25x30). Other considerations include a new driveway and, possibly, replacement windows. Original windows, which are metal casements, are in poor condition and need either rehabilitation or replacement.

East/West Cross Street – streetscapes, Teresa Gillotti and Jessica DeBlacam, representatives

This is a continuation of last meeting's discussion regarding improvements to be made on East and West Cross Streets. Ms. Gillotti imparts that fixtures have moved away from being historically imitative, and presents some modern fixtures to the HDC for consideration. In addition, several stamped concrete patterns are discussed, with HDC preferring the square-shaped, running bond, brown-colored pattern. In terms of lighting, HDC prefers the Se'lux Beta and the LSI – Greenlee Enterprise lamps.

DAY -

The Downtown Association of Ypsilanti would like to install three 2x3 aluminum welcome signs, one of which would be located on the island at the corner of Washtenaw and Hamilton. The other two locations are yet unknown, but would be determined in conjunction with the City. An official application has not yet been submitted.

Motion: Prebys (Second: Rupert) moves to authorize staff to approve the application to install up to three signs as presented to the Commission.

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

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS –

1. 312 N River – rebuild of bread oven

Motion: Prebys (Second: Pettit) moves to approve the administrative approval.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

1. Property Monitoring

109 Ferris – No new information
201 W. Michigan – No new information
215 S. Washington – No new information
310 N. Park – No new information
309 N. Park – No new information
526 N. Huron – No new information
314 N. Park – No new information
328 Oak – No new information
330 E. Forest – No new information
204 E. Forest – No new information

120 W. Michigan – No new information
208 E. Cross – No new information
215 N. Hamilton – No new information
310 Maple – No new information
114 Woodward – No new information
218 Ferris – No new information
407 E. Cross – No new information
224-226 W. Michigan – No new information
301 Maple – No new information
Motorcycle Café – No new information

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS –

Water Street Development

Update regarding the Water Street area in terms of HDC review. SHPO has waived its right to review new construction within the District (Water Street area). Therefore, HDC will plan to reclaim its authority to review any activity on properties fronting Michigan Avenue between the river and River Street.

Approval of the minutes of April 13, 2010

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:34 pm