

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 12, 2010

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM
Meeting Location: 4th floor conference room
Commissioners Present: Jane Schmiedeke, Hank Prebys, Jennifer Henriksen, Michael Condon, Alex Pettit, Joe Schultz, Ron Rupert
Commissioners Absent: none
Staff Present: Anne Stevenson, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Rupert) moves approval of the agenda amended to add the following items: 13 N Washington as an action item.
Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING – none

OLD BUSINESS

114 N River

Applicant: Rick Katon, SOS representative (not present)
Discussion: Application is for the installation of a 6' square vinyl fencing containment unit for recycling materials. HDC staff determined that zoning codes call for specific containment units for refuse and recyclables.
Motion: Prebys (Second: Rupert) moves to deny the application for work at 114 N River due to the procedural 60 day requirement for HDC action.
Secretary of Interior Standards cited: none
Approval: Unanimous. Motion carried.

NEW BUSINESS

15 E Cross

Applicant: Stealth Hydro, Juliet Wigitt (not present)

Discussion: Application is for the installation of an interior neon sign.

Motion: Rupert (Second: Condon) moves to approve the application for work at 15 E Cross to include signage as noted on illustrations dated 12/08/09.

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

Approval: Unanimous. Motion carried.

108a W Michigan Ave

Applicant: Todd Forester, owner (not present)

Discussion: Application is for the installation of signage for Jackson Hewitt Tax Service (already installed).

Motion: Rupert (Second: Condon) moves to approve the application for work at 108a W Michigan to include the installation of signage as indicated on the application date 12/14/09.

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

Approval: Unanimous. Motion carried.

611 Norris St

Applicant: Abbott Daimler, owner (not present)

Discussion: Application is for the installation of a porch enclosure. HDC needs specific information regarding type of doors, windows, materials, in the form of sketches and cut sheets.

Motion: Rupert (Second: Prebys) moves to table the application for work at 611 Norris pending the receipt of requested information.

Secretary of Interior Standards cited: none

Approval: Unanimous. Motion carried.

52 E Cross

Applicant: Van Hunsberger, architect (present)

Discussion: Application is for the installation of new sloped roof and partial Plexiglas panels to the existing 3rd floor deck and removal of the existing 3rd floor deck railing system. Exterior painting to match existing colors. Concern regarding Plexiglas is that it might deteriorate over time.

Motion: Prebys (Second: Rupert) moves to approve the application for work at 52 E Cross to include the installation of a new sloped roof and enclosure as proposed in the application and drawings dated 12/16/09. Plexiglas panels shall have smoothed edges.

Secretary of Interior Standards cited: #10 – new work shall be removable, #9 – contemporary design shall be compatible and not destroy significant material

Approval: Unanimous. Motion carried.

103 N Adams

Applicant: Stewart Beal, (present)

Discussion: Application is for the installation of parking areas in order to comply with zoning ordinances regarding the addition of new units. HDC concern is over the visual effect of the parking area proposed for the Pearl Street side of the property. Commissioner Schultz suggested that the Planning Commission may not require the proposed parking on Pearl and may require only eight parking spaces, as well as be able to grant a 20% reduction. Mr. Beal is to provide more information.

Motion: Prebys (Second: Rupert) moves to table the application for 103 N Adams pending the receipt of requested information.

Secretary of Interior Standards cited: none

Approval: Unanimous. Motion carried

13 N Washington

Applicant: Ypsilanti DDA, Jessica DeBlacam, representative (present)

Discussion: Application is for the amendment of a previously approved application (November 10, 2009), for the installation of light fixtures in the alleyway along the south side of Pub 13. New application indicates that power will be conducted to the new fixtures through existing electrical conduits.

Motion: Rupert (Second: Prebys) moves to approve the amendment of the previous application as noted on the recent attachment 10/6/09.

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

Approval: Unanimous. Motion carried.

STUDY ITEMS –

105 N Adams

Property owner Larry Lake requested more information regarding the demolition of 105 W Cross St and how to complete the application. Staff will meet on an individual basis with Mr. Lake to assist with the application process.

52 N Adams

Property owner would like to extend the existing roof on the rear second floor to increase the height in order to create a master suite and a more accessible bathroom. Roof line appears to be sagging. Property owner would like any change to existing dormer or new dormer to have a gable roof rather than a flat or clipped roof. Discussion includes the structural feasibility of this, as well as how visible these changes would be from the front of the house. HDC suggests that property owner meet with an architect to explore the feasibility of this project and return to HDC at a future meeting.

ADMINISTRATIVE APPROVALS – none

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 – See action items

407 E. Cross – No new information

224-226 W. Michigan – No new information

301 Maple – No new information

Motorcycle Café – Signage without permit

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the Annual Report

Motion: Prebys (Second: Condon) moves to approve the Annual Report with the correction of "Courtney Mille,r" with the comma being moved to appropriate place.

Approval: Unanimous. Motion carries.

Approval of the minutes of December 8, 2009

Motion: Prebys (Second: Condon) 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 8:30 pm

