CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF AUGUST 14, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Jennifer Henriksen, Alex Pettit
Commissioners Absent:	Ron Rupert, Michael Condon, Anne Stevenson
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Henriksen) moves to approve the agenda with the addition of 47 N. Huron and 6 S. Washington as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

414 N. River

Applicant: Michael and Irmgard Gelletly, owners (not present)

Discussion: Application is for the installation of standing seam metal roofing with white ridge vent and soffit vent. The Commission notes that the installation of metal roofing on a Greek Revival structure is appropriate, but it disagrees with the choice of color. The Commission remarks that a darker color of roofing would be appropriate.

Motion: Prebys (Henriksen) moves to table the application pending more information on the placement of the attic furnace vent. The HDC also requires the applicant to select a different color of roofing; the colors white, sandstone, tan, blue, and clay red will not be approved.

Approval: Unanimous. Motion carries.

STUDY ITEMS

47 N. Huron

Applicant: Julie Seagraves, representative (present)

Discussion: Application is for new signage at the Corner Health Center. The Center is currently in the planning stages and has asked for the Commission's thoughts on design renderings of the proposed changes.

The new signage is be more modern and more visible from the street, with the goal of visually connecting the Center's three storefronts. It will also incorporate the new logo and new colors recently adopted by the Center.

The Commission notes that while the purple band running horizontally above the storefronts was designed to make three storefronts represent one business, it does not differentiate between the storefronts enough. Historically, the storefronts would have appeared visually different from one another.

In addition, the Commission expresses some concern over the method by which the purple box would be attached to the buildings. Although it wouldn't conceal anything historic, it could potentially damage the existing brick. Suggested alternatives include simply painting a purple line on the buildings themselves.

The Commission also notes that the main entrance to the Center should be highlighted in some way; the small logo used on the purple band is difficult to see and is not located in a spot that assists visitors in finding the entrance.

6 S. Washington

Applicant: Marcela Rubio and Andrew Epstein, prospective buyers (present)

Discussion: The applicants are considering purchasing the former Elbow Room and converting it into a restaurant. Upon doing some initial research into the property, they wished to ask the Commission about any outstanding property issues.

The Commission notes that it will not require new owners to replace the sandstone trim removed by the former owners. Other features of the building, including the entry door with the circular window, the metal overhang, and the porcelain tile along the lower façade, must be retained.

ADMINISTRATIVE APPROVALS -none

OTHER BUSINESS

Agenda Changes

Following the recent HDC Training, the Commission decided to state its purpose on each agenda, with a copy of the Secretary of the Interior Standards provided on the reverse. Comments on the new agenda are positive, but it is suggested that the explanation of the Standards should also note the HDC follows both the Standards and its own Design Standards and Fact Sheets in rendering decisions. An updated agenda will be provided at the August 28, 2012 meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 24, 2012

Motion: Prebys (second: Henriksen) moves to approve as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45