

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MARCH 13, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MARCH 13, 2012 \(PDF\).PDF](#)

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 13, 2012
7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

1. **301 W. Cross**

Sign installation

2. **100 W. Michigan**

Window installation

B. NEW BUSINESS

3. **400 N. River**

Temporary mural installation

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS - none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of February 28, 2011

VIII. ADJOURNMENT

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
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VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of February 28, 2011

VIII. ADJOURNMENT



Ypsilanti Historic District

Work Permit Application

Date filed 2-9-12 for HDC meeting date _____

Action item ☐

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 301 Kl. Cross Street

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name HURON SIGN CO.

Address PO BOX 980423

City YPSILANTI State MI Zip 48198

Phone 483-2000 Fax 483-5764

E-mail JIMANDERSON@HURONSIGN.COM

Owner JAT DOTY
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (SEE ABOVE)
(Name, address, phone)

Action Items only:

Construction Cost 2,425 Permit Application Fee 25

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 2-9-12 for HDC meeting date _____

Property Address 301 W. Cross Street

Applicant Huron Sign Co.

Description of proposed work (see sample applications)

RE-FACE EXISTING POLE SIGN TO
REFLECT NEW BUSINESS OWNERSHIP

Materials

WHITE LEXAN SIGN FACES, 3/16" T
WITH FULL COLOR DIGITAL PRINTED
VINYL FILMS, PER DRAWING.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

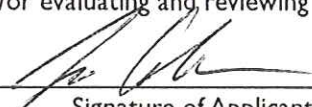
Accent 2 _____

Roof _____

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.


Signature of Applicant

2-9-12
Date



**HURON
SIGN CO.**

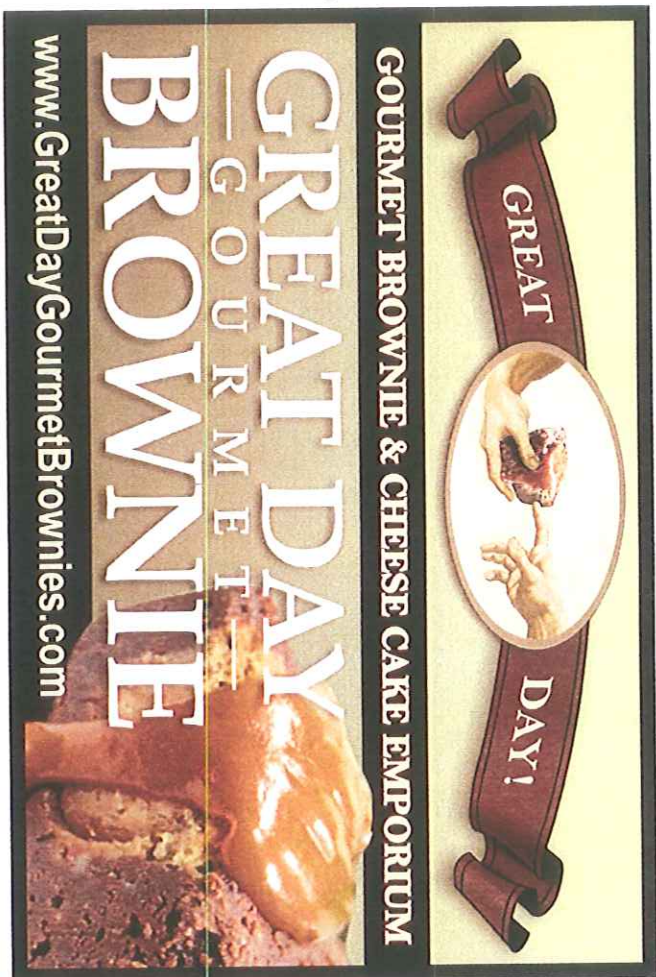
663 S. MAINSFIELD
P.O. BOX 980423
YPSILANTI, MI 48196
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

Building Materials since 1985



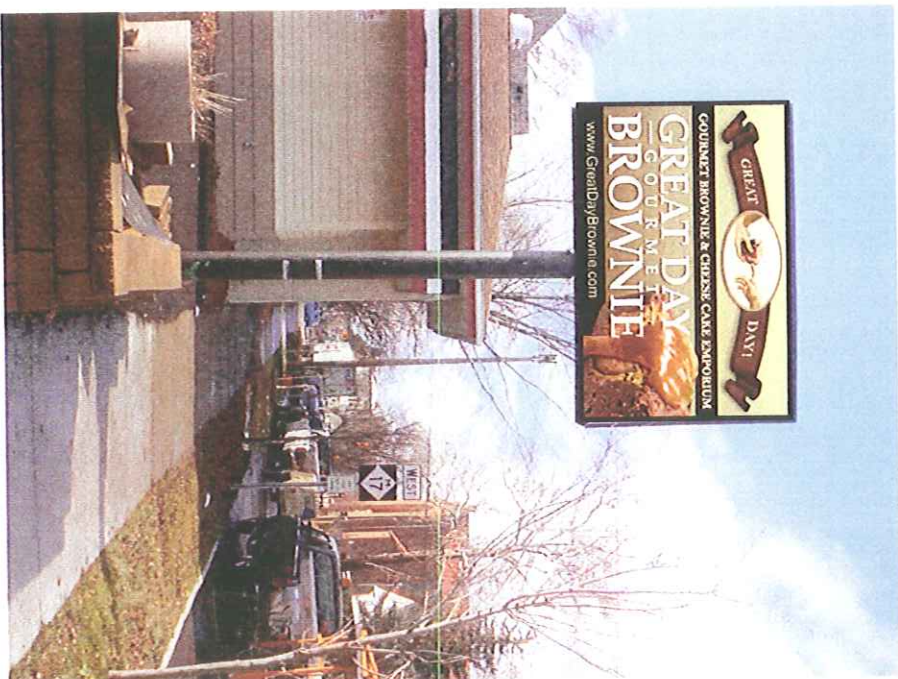
Re-Face Existing DIF Pole Sign

8'-0"



SCALE 1" = 1'

face trim size 63" x 96"



# OF SETS	1 (dfl)	RETURN DEPTH	12"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	FULL COLOR PRINT	TYPE OF INSTALL	RE-FACE	TRANSFORMER	N.A.	DATE	01/03/12
RETURN COLOR	EXISTING	TYPE OF FACE	3/16" LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	EXISTING	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	GRT-DAY-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	Jim Anderson	ADDRESS:	YPSILANTI, MI

APPROVED BY: _____

DATE: _____

THE DRAWING IS THE PROPERTY OF HURON SIGN COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY.

THIS DRAWING IS A PRELIMINARY CONCEPT. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO REVISIONS AND NECESSARY MODIFICATIONS TO MEET THE PROJECT REQUIREMENTS. THIS DESIGN CONCEPT © COPYRIGHT 2012



**HURON
SIGN CO.**

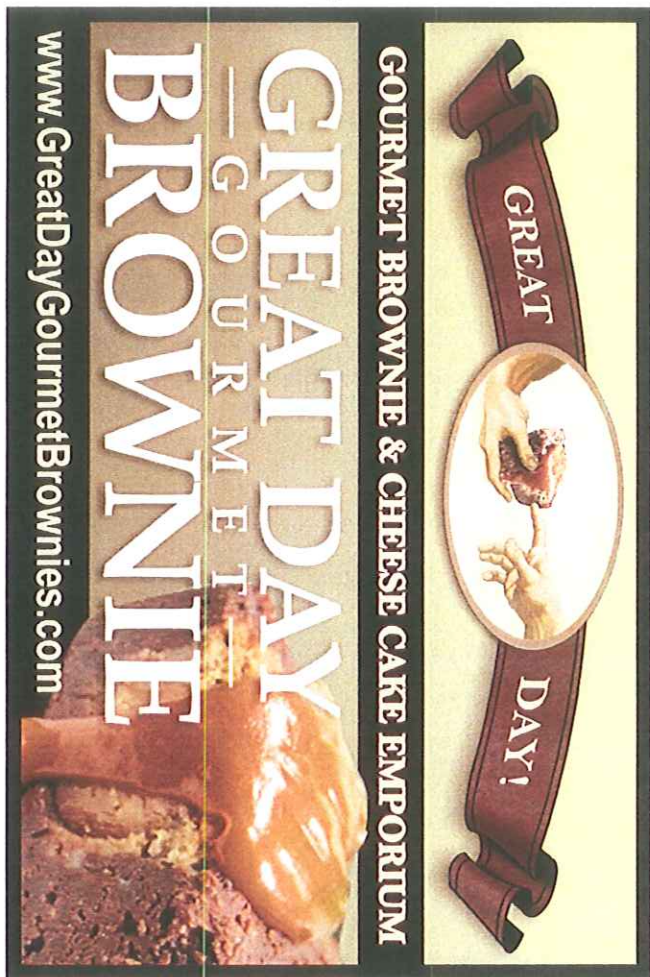
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48196
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

Building Identifiers Since 1966



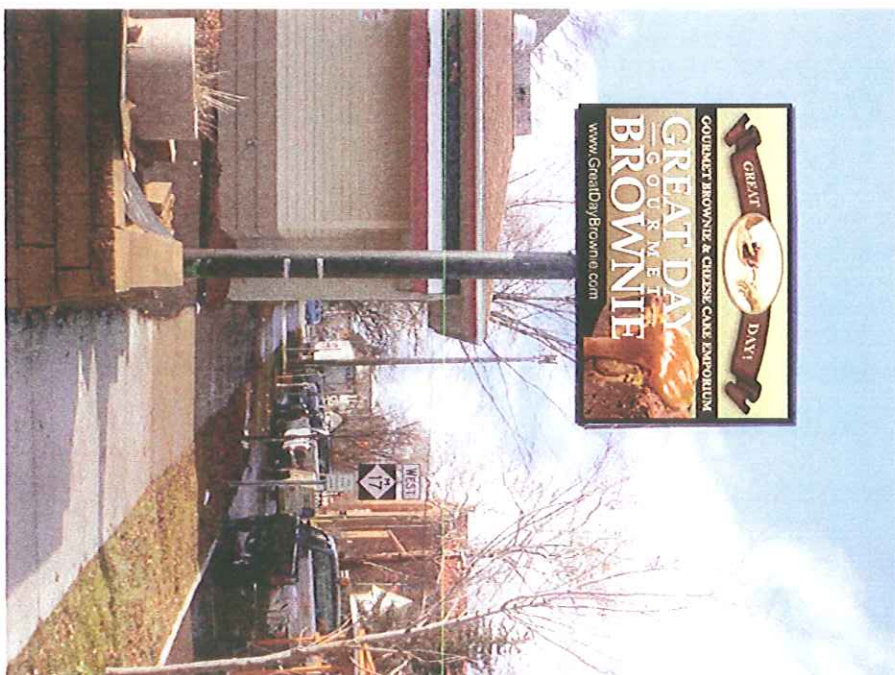
Re-Face Existing DIF Pole Sign

8'-0"



SCALE 1" = 1'

face trim size 63" x 96"



# OF SETS	1 (dfl)
FACE COLOR	FULL COLOR PRINT
RETURN COLOR	EXISTING
RETAINER COLOR	N.A.
LED COLOR	N.A.
RETURN DEPTH	12"
TYPE OF INSTAL	REFACE
RACEWAY D.	H. L. N.A.
HOUSINGS	N.A.
RACEWAY COLOR	N.A.
TRANSFORMER	N.A.
BALLAST	N.A.
COMMENTS:	
SALESPERSON:	Jim Anderson
ADDRESS:	YPSILANTI, MI
DESIGNER	S. WILKIE
DATE	01/03/12
JOB NO.	
JOB NAME	GRT-DAY-1

APPROVED BY:

DATE:

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City of Ypsilanti Building Department

COPY

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Date: 2-8-12

SIGN APPLICATION

Business Information	Business Name and Address Great Day Browne, 301 W. Cross		Business Phone # 770-9739	
	Owner Name and Address Jay Doyle, 1600 Stumpier, Monroe, MI		Owner Phone #	
	Owner signature (Alternately, a signed contract may be attached)			
Applicant Information	Contractor Company Name and Address Huron Sign Co., PO Box 980423 Ypsilanti			Phone # 483-2000
Sign Information	Location 301 W. Cross St.	☒ Permanent ☐ Temporary	Historic District ☒ Y ☐ N	Zoning District
	Type of Sign		Dimensions	
	☐ Billboard ☐ Awning/Canopy ☐ Building Directory ☐ Menu ☐ Projecting ☐ Wall Sign ☒ Ground (pole or monument) ☐ Mural ☐ Other (specify) RE-FACE ONLY		Sign 1 ___ x ___ = ___ sq ft Sign 2 ___ x ___ = ___ sq ft Sign 3 ___ x ___ = ___ sq ft Total Square Footage ___ Height (from grade) 17'	
	☐ Residential Entry ☐ Banner ☐ Construction ☐ Inflatable ☐ Special Event ☐ Illuminated sign, electrical permit required (additional fee)		Weight 60 LBS	
			Material(s) LEXAN	
	All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale. Please see attached examples.			
Building Information	Frontage EXISTING POLE	Setback	Height	
Permit Information (City use only)	Notes			
	Applicant/Contractor Signature _____		Date _____	
	HDC Approval (if required) _____		Date _____	
	Planning/Zoning Signature _____		Date _____	
	Building Department Signature _____		Date _____	
			Deposit (if required) _____ Permit Fee _____ Registration Fee _____ Administration Fee _____ Total Permit Fee _____ Approved _____ Denied _____	

HDC Intern

From: Jim Anderson [jimanderson@huronsign.com]
Sent: Tuesday, March 06, 2012 10:59 AM
To: HDC Intern; jwdoyle3@gmail.com
Subject: 301 W. Cross

Connie,

We are writing this email today to provide additional information regarding our application for the reface of the existing pole sign at this location.

The new faces that we propose to install are 100% full color digitally printed. This means that the white lexan sign material will be 100% covered with 3M vinyl film. This will mean that the sign lighting will be reduced at night by 25- 30 % of a standard sign face decorated with vinyl lettering. The only white area of this sign design will be the name of the company.

We created this design to utilize warm earth tone colors and fit into the neighborhood environment that is surrounding the location.

We feel the sign design is classic and fits nicely into this application. The previous pizza sign faces were almost all white lexan with only a small portion of the background being covered with red and green copy.

We hope this additional information will help to answer any questions regarding our reface application.

Thanks,

Jim Anderson , Huron Sign Co.
Jay Doyle , Owner



Ypsilanti Historic District Work Permit Application

Rec #14521
cash

Date filed 2-22-12 for HDC meeting date 2-28-12

Action item ☐ Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 100 West Michigan Ave.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Richard A. Napier

Address 1616 Pasadena Ave.

City Ypsilanti State MI Zip 48198

Phone 734 334 7920 Fax _____

E-mail hamrjockey1@yahoo.com

Owner Lang Bui
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Richard A. Napier
(Name, address, phone) 1616 Pasadena Ave. Ypsilanti, MI 48198

Action Items only:

Construction Cost 20,120.00 Permit Application Fee 125.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 100 West Michigan

Applicant Richard A. Napier

Description of proposed work (see sample applications)

Reroof. remove old.; replace with OSB substrate
; Epdm rubber .060
install 6 wood prime windows on east side
and 5 in front (replacing vinyl) in existing
openings. cut thru steel as in front

Materials

Rubber, wood

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

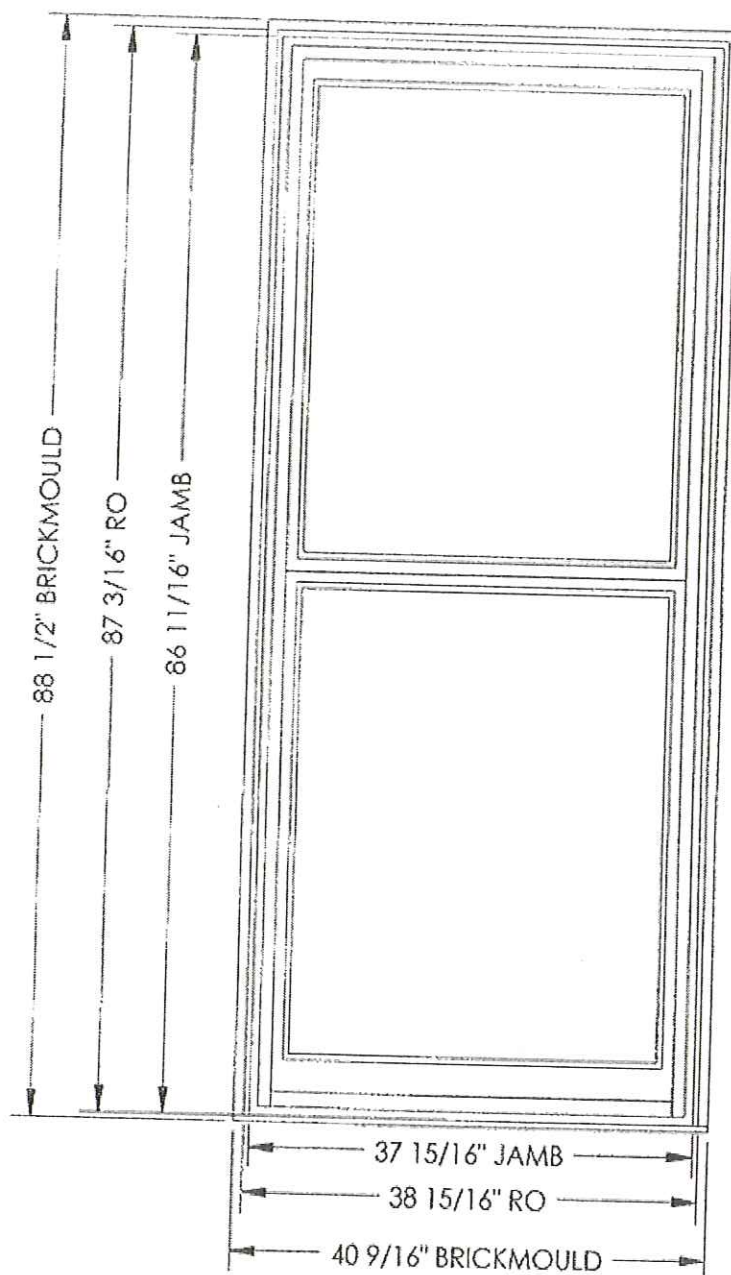
Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Richard A. Napier
Signature of Applicant

2-22-2012
Date



APPROVED:

LABEL :

SPECIALLY PREPARED FOR : LOWES

DESCRIPTION: PRIMED DOUBLE HUNG

DRAWING NUMBER

02221201

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Peachtree
Doors and Windows



02.28.2012 11:09



Ypsilanti Historic District

Work Permit Application

Date filed 03/06/12 for HDC meeting date 03/13/06

Action item ☐

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address Thompson Block

Applicant ☐ Owner ☐ Architect ☐ Contractor ☒ OTHER

Name JOHN DELCAMP

Address 309 OAK

City YPSILANTI State MI Zip 48198

Phone 734 646 8297 Fax _____

E-mail jdelcamp@sbcglobal.net

Owner Stewart Deal
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor ☒ OTHER

Contractor YPSILANTI PUBLIC SCHOOLS - HIGH SCHOOL ART DEPT.
(Name, address, phone) c/o Robin Evans

Action Items only:

Construction Cost 500.00

Permit Application Fee _____

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

Ask
for
WAIVER

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 03/06/12 for HDC meeting date 03/13/12

Property Address Thompson Block - River St

Applicant JOHN DELCAMP

Description of proposed work (see sample applications)

Public art to be temporarily fastened to white
boarded up plywood facing River Street.

Approx.
6 months

Based on photo taken from 1999 YPSILANTI
CIVIL WAR MUSTER, featuring photos blow-up
painting of Local Civil War personalities

Materials

Cutout Ply wood, paint approx 40 FT x 8 FT

Colors (Attach color chips or samples)

N/A

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

John Delcamp
Signature of Applicant

03/06/12
Date

FINAL

Two-post marker
Different Text Each Side
2" caption
1 ½" text
Washtenaw County
City of Ypsilanti
Side 1

THE BARRACKS

1 When the Civil War began in 1861,
2 this corner site housed a commercial
3 building called the Norris Block.
4 Its location across the street from
5 the railroad station made it an
6 ideal place for short-term lodging
7 for enlistees waiting to be sent off
8 to battle, and locals soon dubbed it
9 "The Barracks." The Ypsilanti Light
10 Guard, a local militia company that
11 became Company H, First Michigan
12 Infantry, stayed here in the spring
13 of 1861. They mustered in Detroit on
14 May 1 and arrived in Washington,
15 D.C., on May 16. Recruits for the
16 Fourteenth Michigan Infantry,
17 including 129 men from Washtenaw
18 County, spent six months here from
19 September 1861 to February 1862
20 while the regiment's ranks were
21 filled. The Fourteenth first saw
22 action as part of the siege of
23 Corinth, Mississippi.

FINAL

Michigan Historical Commission ~ Michigan Historical Center
Registered State Site No. 724

This Marker is the Property of the State of Michigan,

Two-post marker
Different Text Each Side
2" caption
1 ½" text
Washtenaw County
City of Ypsilanti
Side 2

YPSILANTI IN THE
CIVIL WAR

1 More than 4,000 soldiers from
2 Washtenaw County served during the
3 Civil War. Hundreds bivouacked here,
4 in the Norris Block, before
5 mustering into service. More than
6 thirty men who were students or
7 graduates of the Michigan State
8 Normal School (now Eastern Michigan
9 University) joined Company E of the
10 Seventeenth Michigan Infantry in
11 1862. Their first action was at
12 South Mountain in Maryland. In
13 December 1863, the First Michigan
14 Colored Infantry stopped here as
15 part of its state-wide recruiting
16 drive. In 1902 veterans of the
17 Twenty-Seventh Michigan Infantry
18 held their reunion here. Since the
19 1880s this site has been known as
20 the Thompson Block and has had a
21 variety of commercial uses.

Michigan Historical Commission ~ Michigan Historical Center
Registered State Site No. 724
This Marker is the Property of the State of Michigan,







HDC Intern

From: Teresa Gillotti [tgillotti@gmail.com]
Sent: Thursday, March 08, 2012 11:23 AM
To: HDC Intern; Teresa Gillotti
Subject: Fwd: Fw: Public art project for the Thompson Building

Connie - this is for the Civil War mural on the Thompson Block

----- Forwarded message -----

From: Mary Delcamp <marydelcamp@sbcglobal.net>
Date: Thu, Mar 8, 2012 at 10:12 AM
Subject: Fw: Public art project for the Thompson Building
To: Teresa Gillotti <tgillotti@gmail.com>

Hi Teresa,

I am forwarding you the consent from Stewart beal regarding the Public Art project we are hoping to have approved by the Historic Commission.

Thanks,

MaryD
Mary Delcamp
734-646-8232

----- Forwarded Message -----

From: Stewart Beal <sbeal@gobeal.com>
To: "marydelcamp@sbcglobal.net" <marydelcamp@sbcglobal.net>
Cc: Apartments <apartments@gobeal.com>
Sent: Mon, February 20, 2012 12:54:45 PM
Subject: FW: art project for the Thompson Building

Mary,

As we discussed in our meeting I am very supporting of the art project you are planning for the Thompson Block. You have my permission should the Historic District Commission approve.

Stewart W. Beal, President

Beal Incorporated & Beal Properties, LLC

(734) 320-6376

www.GoBeal.com / www.BroderickTower.com

From: Mary Delcamp [mailto:marydelcamp@sbcglobal.net]
Sent: Monday, February 20, 2012 11:44 AM
To: Apartments
Cc: Robin Evans
Subject: art project for the Thompson Building

Dear Stewart Beal,

Thanks so much for meeting with us back in the beginning of February.
We are excited about the art project for the Thompson Building. You had approved of the project on your building with the caveat that the Historic District Commision approves.

I am preparing to meet with the Commission and need to have an email message from you documenting that you have approved of this project.

Could you write us a quick note stating you have approved of the project please?

Thanks again,

Mary Delcamp

734.646.8232

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 28, 2012

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice Chair 7:00 PM
Meeting Location:	4 th Floor Conference Room, City Hall
Commissioners Present:	Hank Prebys, Ron Rupert, Michael Condon, Jennifer Henriksen, Anne Stevenson
Commissioners Absent:	Jane Schmiedeke, Alex Pettit
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion:	Rupert (Second: Henriksen) moves to approve the agenda with the addition of 207 W. Michigan as an action item and 31 N. Washington as a study item.
Approval:	Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

301 W. Cross

Applicant:	Huron Sign Co., representatives (not present)
Discussion:	Application is for a new sign to be installed on the existing sign pole to signify the opening of a new business. The commission had previously tabled the application in order to receive additional information about the sign from the property owner. No new information has been received.
Motion:	Condon (second: Stevenson) moves to table the application for a new sign at 301 W. Cross pending more information on the sign from the property owners.
Approval:	Unanimous. Motion carries.

Freighthouse

Applicant:	Ron Rupert, contractor (present)
Discussion:	After a conversation with the SHPO, the applicant has amended the application for work to include the installation of exterior storms at the Freighthouse. Interior windows and their weight and pulley systems will be restored. Glass will replace Plexiglas in the windows as needed. Windows will

be painted with SHPO-approved paint colors. No muntins will be placed on the new storms.

Motion: Stevenson (second: Condon) moves to approve the application for work at the Freighthouse. Work shall include: the refurbishing of the existing windows and sashes; replacing weight cords; replacing broken and missing glass; filling, priming, and painting the windows; and the addition of nine wood storm windows and two wood storm transoms, to be installed on the exterior. Paint shall be Sherwin Williams Olympic Range. All work to be completed as indicated in the submitted drawings by Denis Schmiedeke, dated February 12, 2012.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features.

#6 – Repair, don't replace. Replacements shall match original.

Approval: Yay: 4. Nay: 0. Rupert abstains. Motion carries.

NEW BUSINESS

4 E. Cross

Applicant: Michael Schultz, owner (not present)

Discussion: Application is for a new HDU sign with a metal bracket to be mounted on the building at 4 E. Cross. Sign is to reflect a new business. The commission notes a possible problem with the scale of the submitted drawing and expresses concern that the property owner may be indicating that the sign will be installed above the roofline of the building. The commission notes that the sign should remain level with the other signs present on the building and should not project above the height of the building itself.

Motion: Rupert (second: Condon) moves to approve the application for signage at 4 E. Cross as presented in the submitted sketch dated February 28, 2012, with the understanding that the sign shall not project above the existing wall or parapet and shall not interfere with the existing awning.

Secretary of Interior Standards cited:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

510 N. River

Applicant: Jerome Brown, contractor (not present)

Discussion: Application is for a new roof and gutters on the home, with the installation of a new ice and water shield and new flashing along walls and protrusions. The commission notes that the installation of the new section of gutter above the porch should not include the addition of a downspout.

Motion: Henriksen (second: Stevenson) moves to approve the application for the following: removal of the existing roofing and replacement with new Owens Corning Duration shingles; new aluminum flashing and drip edge in a color

to match either the trim or the roof color; replacement of the gutter at the front of the house above the entry; installation of gutter guard and replacement and/or repair of fascia boards and rafter tails as needed on the garage. New gutter above the porch shall be open-ended and shall not include downspouts. Any new venting at the roof shall be toward the rear of the house to minimize visibility from the street.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features.

Approval: Unanimous. Motion carries.

100 W. Michigan

Applicant: Rick Napier, contractor (present)

Discussion: Application is for the installation of six wood primed windows on the east side second floor and five wood primed windows on the south side third floor of 100 W. Michigan. The installation of the windows would require cutting through the existing steel façade to create openings. No structural changes will be made in the process of completing the work; window openings will be cut into the metal wall where there are already openings from the windows in the original façade. The windows will be custom made to fit the original openings. The applicant is also seeking to replace the flat roof with a new glue-down rubber roof.

The commission notes that if the holes were cut and new windows installed, the two styles of the building's features may conflict. The building's modern steel façade may not look appropriate with custom Italianate style wood windows. The commission also questions if the metal sheeting would ever be removed from the building if windows were to be installed.

The applicant notes that the upper two floors of the building are currently unusable due to a lack of natural light, but the commission expresses the need for more information before making a decision. Specifically, the HDC would like to know exactly where the windows would be installed on the building and what that relationship would be with the existing stripes of colored steel running vertically down the side of the building.

Motion: Rupert (second: Condon) moves to table the application for windows and allow an administrative approval for a new roof at 100 W. Michigan.

Approval: Unanimous. Motion carries.

207 W. Michigan

Applicant: John Cool, owner (not present)

Discussion: Application is for the attachment of painted wooden letters and red stars as signage on the front of the building. The sign would reflect a new business in the building. Existing down-lighting above the signboard would allow the sign to be lit without the need for gooseneck lighting fixtures.

Motion: Condon (second: Henriksen) moves to approve the new sign as indicated on submitted photo and drawing.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

31 N. Washington

Applicant: Frank Pillitteri, owner (present)

Discussion: Application is for the removal of the pebble-plywood veneer currently below the marquee on the walls at the main entrance of the building. Installation of a stone veneer is desired.

The commission notes that introducing a new material to the building may add some visual confusion; brick, tile, and other materials already make it a busy façade. The commission would like to know what material is already under the current veneer and, if it is brick, what condition it is in. The applicant notes that the brick underneath may be much older and may not match the brick on the upper parts of the building.

The commission suggests that another option for the façade may be to extend the brickwork down the existing columns from the second floor to the sidewalk and use tiles to complement the entryway in place of the proposed stone veneer.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Ballots

Ballots for the election of the Chair and Vice Chair were distributed and returned. Results will be announced at the next meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 14, 2012

Motion: Stevenson (second: Henriksen) moves to approve the minutes with the change of "insulated glass" on the Freighthouse item and removal of the Standards on the first tabled item.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Stevenson (Second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 p.m.