

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF MARCH 27, 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, Ron Rupert, Michael Condon,  
Jennifer Henriksen, Alex Pettit

Commissioners Absent:                Anne Stevenson

Staff Present:                            Connie Locker, HDC Assistant

**APPROVAL OF AGENDA**

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

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS** - none

**PUBLIC HEARING** - none

**OLD BUSINESS** - none

**NEW BUSINESS**

**317 N. Washington**

Applicant:                      Bright Star, Inc., representatives (not present)

Discussion:                      Application is for a new sign to be installed on the existing sign pole at 317 N. Washington to signify change in ownership from Sunoco to Citgo.

The commission is concerned that the white field of the Citgo sign will emit too much light if backlit. It notes that in the Historic District, the light-colored fields of backlit signs must be opaque and must not emit light. The commission notes that the sign would be appropriate if just the red Citgo symbol and blue text are transparent and emit light.

Motion:                      Henriksen (second: Condon) moves approval of the application for the installation of new gas price LED indicators on the existing sign. In the area above the location of the gas price indicators that includes the Citgo symbol, the white portion of that section shall be opaque and shall be treated in a way that does not emit light from behind. The red triangle and blue text can be lit from the interior.

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

Approval:                      Unanimous. Motion carries.

## **STUDY ITEMS**

### **329 E. Cross**

Applicant: Cheryl Clifton, daughter of owner (present)

Discussion: The applicant appeared before the commission to discuss problems with the porch at 329 E. Cross. The existing porch on the approximately 150 year old home is caving in; the floorboards are starting to give way. The applicant suggests the base of the porch be replaced. The porch is currently supported by cinderblocks, but the proposed work would allow for the porch support posts to be anchored in poured concrete.

The applicant notes that the existing porch floor is not tongue and groove, but the commission explains that the house likely originally had tongue and groove decking on the porch and notes that photos of the feature would be beneficial. In addition, it notes that the replacement materials for the framing structure underneath the decking may be pressure treated wood, but that the decking itself should be the same as original to the porch — non-pressure treated.

The applicant also wants to install a hand rail for the porch steps as well as a railing around the porch edge for safety reasons. The commission voices the opinion that simple pipe rails may serve the purpose of providing safety and would be more cost effective than designing and installing a wooden handrail.

The applicant also hopes to paint the house and install new downspouts to replace the existing rusted ones. The commission notes that all of the items mentioned may be put on the same application and suggests that at the next meeting, the applicant bring photographs, drawings, and her contractor to help explain the details of the proposed work to the HDC.

## **ADMINISTRATIVE APPROVALS - none**

## **OTHER BUSINESS**

### **Property Monitoring**

**226 Maple:** One of the foundation walls at the property appears to be in the process of being replaced.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of March 13, 2012**

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

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

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

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 7:45 p.m.**