

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.