

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 24, 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, Anne Stevenson

Commissioners Absent: none

Staff Present: Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Stevenson) 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

120 W. Michigan

Applicant: Donald Poole, Jr., owner (present)

Discussion: Application is for the installation of a new sign at 120 W. Michigan to reflect a new business. Proposed sign will be composed of aluminite or dibond and will measure 48" x 120". The sign will not be backlit.

The commission notes that the façade at 120 W. Michigan is currently undergoing some changes and that a rectangular framework is planned for installation on the existing signboard. The HDC suggests that the applicant check with his landlord to determine the planned size of the framework in order to ensure that the applicant's proposed sign fits within the space.

Motion: Prebys (second: Condon) moves approval of the application for a sign with an aluminite background as indicated on the application, to fit within the soon-to-be-applied framework on the signboard above the windows at the front of the building. The sign may be as long as the space but may not be any taller or higher than the space between the moldings that are to be applied. The sign will have vinyl letters applied similar to those presented in the submitted drawing.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

103 N. Adams

Applicant: Lauren Malone, City Farm representative (present)

Discussion: Applicant seeks the commission's input on the proposed installation of several raised planting beds at 103 N. Adams. Beds would be installed as part of the City Farm organization to be used as a model for potential clients interested in sustainable urban living. All beds would be removable. In addition, a small sign will be installed at the corner of the property with the City Farm logo.

The commission notes that the project would be acceptable for the historic district, although some concern is voiced over placing beds at the front of the house on Adams St. The commission is more comfortable with the raised beds at the side and rear of the building than at the front. The HDC also notes that, while it is open to growing some crops in the historic district, it is also concerned over the type (and related height) of the crops and the level in which they will be cared for. Beds that are neglected, the HDC explains, would negatively contribute to the aesthetics of the historic district.

The commission also suggests that the applicant apply for a sign permit for the installation of the sign at the corner of the property and notes that the sign will require HDC approval before it is installed.

308 Washtenaw

Applicant: Mike Barone, Renewal by Andersen representative (present)

Discussion: Representative seeks further information from the commission regarding the December 13, 2011 HDC denial of window installation at 308 Washtenaw. The applicant explains that, while glass area would be somewhat reduced with the installation of the Renewal by Andersen product, the exterior appearance of the windows would remain virtually the same.

The commission notes that while it believes Renewal by Andersen windows are quality products, the reduction of glass area and the method in which the windows are installed on top of the existing window frame make the windows unsuitable for the standards of the historic district. It also notes that approving the installation of the product for this case may set a negative precedent for future cases of window replacement. The HDC thus explains it will not reconsider its December 13, 2011 decision on the matter.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

325 E. Cross: Some supplies and workers were seen outside the property, but subsequent observations have concluded that the work must be taking place on the interior, rather than the exterior, of the building.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 10, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 p.m.