

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 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, 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

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 existing pole would allow for a backlit sign. The commission feels the color of the submitted sign design is very light and notes that its policy on backlit signs within the historic district is to only allow a sign's letters to transmit light.

Motion: Prebys (second: Stevenson) moves to table the application for a new sign at 301 W. Cross pending discussion with the sign company or owners of the property. Because the HDC allows backlit signs to have only their lettering illuminated, the commission is seeking more clarity on the design of the sign.

Approval: Unanimous. Motion carries.

16 N. Huron

Applicant: Nick Lentzos, owner (not present)

Discussion: Application is for a change in colors on the existing sign, from brown with yellow lettering to black with white lettering. The HDC determines via the City's photos of the property that the work has already been completed—an entirely new sign has been installed. The commission notes that the new sign is too large for the space it is occupying.

Motion: Henriksen (second: Rupert) moves to deny the application for signage. The existing sign as documented in photos is too large and doesn't fit within the existing architecture. The sign should fit between the bottom of the limestone sill and the top of the course above the storefront.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

301 W. Michigan

Applicant: Ed Berch, representative (not present)

Discussion: Application is for a parking lot renovation at 301 W. Michigan. As a study item at previous meetings, the commission expressed the opinion that stamped concrete was inappropriate for the sidewalks surrounding the Key Bank block and that actual brick pavers would be necessary to maintain the integrity of the neighborhood and match the surrounding sidewalks. The current submitted blueprints appear to show actual pavers rather than stamped concrete.

Motion: Condon (second: Rupert) moves to approve the application for work at 301 W. Michigan to include the installation of poured concrete sidewalks and handicap ramps, both in a natural concrete color. Multiple brick planting beds and seating areas shall be installed as indicated, brick pavers in areas as noted, and landscaping, paving, and signage changes as depicted in the submitted blueprints from Focus Design dated February 1, 2012.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

Freighthouse

Applicant: Ron Rupert, representative (present)

Discussion: Application is for the restoration of windows in the soon-to-be café area of the Freighthouse. The existing windows are original to building and are 6-over-6 with both the original frame and sash. The Freighthouse board wants to preserve the windows and have been working with the SHPO to receive approval on the project. Their current plan is to retain elements of the original window, but install a new single pane of glass. The new glass would be covered on the inside by the original muntins, halved. The exterior would feature new muntins.

The commission notes its concern for dismantling the original windows and refashioning them. Some concern is also voiced regarding the method of

pinning the exterior muntins to the window. The commission feels that the muntins may be too easily removable from the window.

The commission expresses the opinion that exterior storms would be the more appropriate route to take in this instance. The applicant notes that he will consult with the SHPO to see if exterior storms would be something they would approve for the project.

Motion: Prebys (second: Stevenson) moves to table the application for work on the windows at the Freighthouse pending more information on the possibility of exterior storms and on securing the exterior muntins.

Secretary of Interior Standards cited:

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

Approval: Yay: 6. Rupert abstains. Motion carries.

STUDY ITEMS - none

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Annual Report

The annual report is positively received by the commission.

Proposal for New Fact Sheets

Staff announces the need for new fact sheets on doors and railings within the historic district and asks for the commission's opinion on what should be included. The commission notes that photos of Ypsilanti structures, drawings, and detail would be ideal.

Chair and Vice Chair Nominations

Nomination forms are distributed; ballots will be handled at the next meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 24, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15 p.m.