

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 23, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Ron Rupert, Michael Condon, Hank Prebys,
Jennifer Henriksen, Alex Pettit, Jane Schmiedeke

Commissioners Absent:

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda as amended.

Addition of the Ypsilanti DDA Public Art Project as an action item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

16 N. Huron

Applicant: Bessie Pappas, Owner (Present)

Discussion: Applicant is seeking approval for resizing the existing sign to fit underneath the windows (work already completed), and to remove existing ceramic tiles on storefront in order to expose original brick walls.

Stevenson noted this application cannot be tabled again. She then explained why the application continued to be tabled. Applicant wanted to know what the initial problem was with the sign resizing. Stevenson noted that the problem was that the second part of the application needed more information. Applicant stated she will resubmit that project when ready to do so. She is interested in someday returning the building to its original state by removing the panels. Prebys informed the applicant that what the commission needs to know regarding the panel removal is what is underneath them. Stevenson inquired when the applicant was considering doing the work. Condon noted that it is either concrete block or wood framing underneath the windows, and

that the original storefront was at one time wood instead of brick. Applicant has a desire to install bricks underneath the windows even if it was wood underneath the tiles. Prebys noted that the commission is going to have to have a drawing of what the finished product is going to look like. Stevenson noted that the project is an extensive one and therefore more information is needed because of its importance. Henriksen recommended that the tile removal should be brought again to the commission as a study item. Schmiedeke noted that she would not want to see a totally different treatment than one used in other parts of the original building. Rupert suggested removal of a single tile in order to understand what is underneath. Applicant noted that once one is removed she will then have to finish the project but could not just reinstall it.

Motion: Prebys (second: Henriksen) moved to amend the application for 16 N. Huron by removing the request for removal of tiles for returning the front to brick from the application until it can come back to the commission as a study item, and approval of the sign resizing.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Present)

Discussion: Applicant is seeking approval for the demolition of a rear addition and exterior staircase.

Staff notified the commission that a public hearing notice is being issued, pushing the hearing date until May 28th.

Motion: Prebys (second: Pettit) moved to table the application for 302 E. Cross St.

Approval: Unanimous. Motion carries.

NEW BUSINESS

220 North Huron St.

Applicant: Alvin Rudisill, Ypsilanti Historical Society (Present)

Discussion: Applicant is seeking approval for installation of the Ypsilanti High School sign behind existing carriage house and facing Riverside Park.

Applicant reviewed their acquisition of the sign. Three options for its location were explored by the historical society board, with the location behind the carriage house on the Cross Street Village property and facing Riverside Park being settled upon. Prebys inquired when the society may hear from the Cross Street Village administrators. Stevenson inquired whether an interpretive sign would be added in order to explain why it was located there. Henriksen noted that interpretive signage was necessary in the

location proposed because otherwise it gives the impression that that had been the location of the school.

Motion: Schmiedeke (second: Prebys) moved to table the application for 220 North Huron.

Approval: Unanimous. Motion carries.

309 North Grove St.

Applicant: Jessica Minor-Baetens, Owner (Absent)

Discussion: Applicant is seeking approval for repainting existing house with black (Tricorn Black SW6258) shutters, grey (Dovetail SW7018) siding, white overhang, and the North door to match the grey siding; installation of grey pavers to complete front patio and walking paths to driveway and road; removal of guard rails and completion of steps around base of existing cement porches; installation of a pergola to cover front patio and 1-car parking space, to be painted white; and landscaping.

Prebys noted that removal of the guard rails will be a concern due to the presence of four steps. Rupert remarked that the porch will need some sort of treatment. Prebys noted that the applicant had to replace the sewer pipe in front of the property which led to the desire for new landscaping. Schmiedeke inquired whether the pergola was appropriate for the style of the house. Pettit was of the opinion that it was a ranch style home so was not too extreme. Stevenson noted her only problem with this pergola was the complicated Asian-inspired craftsman styling of the proposed, while a more simplified one would be more appropriate to a mid-century home. Pettit inquired as to the height, with Rupert noting it should be in line with the soffit. Schmiedeke pointed out that there is not enough information as to whether the pergola was to be attached directly to the house or was to be free standing.

Motion: Rupert (second: Henriksen) moved to table the application for 309 N. Grove St. to include further information:

- Detailed construction notes of the pergola including attachments, types of lumber, size of lumber, sight-line of the roof, if the pergola is to have a roof, and its height.
- Detailing on handrails for the porch.

Approval: Unanimous. Motion carries.

Ypsilanti DDA Public Art Installations

Applicant: Tim Colbeck, Director, Ypsilanti DDA (Present)

Discussion: Applicant is seeking approval for the installation of temporary artwork on the following properties within the historic district: 217 W. Michigan Avenue, 76 N Huron, 312 N River, and the Ypsilanti Freighthouse. Artwork installations

are lightweight with minimal mounting hardware consisting of metal L brackets and specialty screws attached through the mortar joints. Artwork will be displayed between July and September of 2013.

Prebys inquired how the artwork would be mounted. Applicant confirmed that the holes will be drilled into the mortar and utilize L-brackets. Schmiedeke noted she has no concern other than the re-plugging of the mortar holes. Condon noted that the replacement mortar needs to have similar compressive strength to the existing mortar in order to prevent further damage.

Motion: Schmiedeke (second: Henriksen) moved to approve the application for the Ypsilanti DDA Public Art Installations at 217 W. Michigan Avenue, 76 N Huron, 312 N River, and the Ypsilanti Freighthouse.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

STUDY ITEMS

24 North Huron St.

Applicant: Bessie Pappas, Owner (Present)

Discussion: Applicant is seeking guidance regarding fencing options for a rear garden area.

Stevenson established whether the applicant had received a fencing fact sheet, which the applicant responded in the affirmative. Prebys noted that a drawing of the fence location is needed as well. Henriksen remarked that the fence height is necessary information. Stevenson reviewed the exact materials that will be needed by the applicant when the project is submitted. Rupert noted that the dumpster and its access will need to be noted on the sketch as well. Prebys stated that the applicant will need to discuss the project with the planning department. Staff is also to review the project with the planning department.

11 Oak St.

Applicant: Brad Aldridge, Attorney & Nathan Zautcke, Owner (Present)

Discussion: Applicant is seeking guidance regarding options for coming into compliance per denial of application on April 9, 2013 for windows and doors which had been installed without a permit in 2006.

Attorney noted that the property was boarded up and had been used as a drug house when his client acquired the property. Hanson's was contracted in order to replace the windows and doors on the building and were supposed to pull permits for the project per contract. The applicant chose to match the surrounding houses in terms of window and door styles. Owner noted that a lot of vinyl windows are present along Norris Street. Attorney pointed out that swapping the windows and doors at this point may produce an undue

financial hardship on the applicant at this point. Owner stated that a statute of limitations has been passed, so that having the contractor replace them is not an option. Condon noted that vinyl windows cannot be approved as it sets a precedent, therefore the application will remain denied. Schmiedeke stated that the front door is the most character defining feature at this point. Applicant expressed a willingness to replace the door.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of April 9, 2013

Motion: Prebys (second: Henriksen) moves to approve the minutes as amended:

315 S. Washington- “rights of way” needs to replace “right a ways,” and “Condone” to “Condon”

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:26pm