

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF February 12, 2013

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Stevenson (second: Prebys) moves to approve the agenda as amended:

 Addition of 2012 Annual Report Review.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING

509 N. Adams St.

Applicant: Dennis Vessels, Owner (Present)

Discussion: Applicant is applying to demolish the shed on the rear portion of the property. Schmiedeke noted that the application had been discussed previously as a Study Item. Applicant had nothing to add. Schmiedeke remarked that the application must meet one of the following conditions: the structure constitutes a hazard to safety, the structure is a deterrent to a major improvement program that will be of a substantial benefit to the community, retaining the structure will present a financial hardship, or retaining the structure is not in the interest of the majority of the community. The application is based on the structure constituting a hazard to safety.

To Close Hearing: Prebys (second: Stevenson) moved to close public hearing.

To Take Action: Prebys (second: Stevenson) moved to take action on the application. Motion carries. Henriksen abstained.

Motion: Rupert (second: Prebys) moved to approve the demolition of the shed at 509 N. Adams St.

Approval: Motion carries. Henriksen abstains.

OLD BUSINESS - none

NEW BUSINESS

12 W. Michigan Ave.

Applicant: Ron Rupert, Contractor (Present)

Discussion: Applicant is applying to refurbish the six original north windows (of one-over-one configuration). Jeld-Wen sash packs will be installed on the six south elevation windows (four-over-four configuration). The twelve round top east elevation windows (two-over-two configuration) will be replicated. A total of 36 windows will be replaced. The art glass sash will be repurposed.

Applicant noted that the job was completed following the April 2012 meeting at which the project was discussed as a study item. He noted that the sash packs were white aluminum clad wood. The art glass was installed in the late 1950s or early 1960s according to the applicant and will be installed as a display.

Motion: Prebys (second: Pettit) moved to approve the application for 12 W. Michigan Ave. to include work on windows at 12 W. Michigan as per application.

Secretary of the Interior Standards cited: 6

Approval: Motion carries. Rupert abstained.

STUDY ITEMS

313 Washtenaw St.

Applicant: Janqun Wang/Huaxian Qu (Susan), Owners (Present)

Discussion: Applicant wishes to replace the basement windows with glass blocks and the other windows of the structure with vinyl. Applicant also wishes to remove the mailboxes that are currently on the door and build a wooden support for them elsewhere.

Prebys noted that glass block has generally been discouraged by the HDC. Rupert commented that glass block was not compatible with the age and style of the structure. Prebys stated that the window will need to be a wood framed window with metal storm window, and Condon remarked that a metal hopper window, if it could be found, might be another option for the basement windows.

Applicant brought in a sample of other proposed windows, consisting of vinyl made to look like wood. Condon noted that new windows could be wood clad with vinyl or aluminum, but cannot be solid vinyl. Stevenson encouraged the

applicant to read through the window fact sheet and provide it to their contractor as well. A copy was provided to the applicant by staff. Prebys noted that the commissions' goal was to keep the panes the same size and the material wood, although the wood could be clad in vinyl or aluminum. Rupert shared photographs of another project he worked on that was similar in order to show the applicant how rehabilitation can be performed in a way that meets HDC requirements.

Discussion turned to options for the mailbox. Rupert suggested contacting the post office regarding an official box. Prebys noted that the commission would like a sketch of what is to be produced. Pettit inquired whether there was any issue with the location of the mailboxes, with none being expressed by the other commissioners at this time.

213 N. Adams St.

Applicant: Stephen Thomashefski, Owner (Absent)

Discussion: Applicant is interested in replacing the front, side, and rear doors as well as a kitchen window measuring approximately 30"h by 50"w.

Staff is to contact owner and gather more information.

119 W. Michigan Ave.

Applicant: Connie Locker, Planning & Development Department (Present)

Discussion: The City and the owner of the Terry Bakery sign are interested in removing the existing sign, repairing/replacing structural, substructure, and cable components, rehabilitating the sign (to include repairing individual sheet metal boxes, repairing porcelain enamel skin system, and repairing or replacing neon light tubes, controls, & power supply systems), reinstalling the sign, and repairing/replacing any existing flashing to create a weatherproof system per contract with the SHPO for a CLG grant.

Applicant noted that a CLG grant was applied for in December of 2011, with funding being supplied for the Terry Bakery Sign. A Request for Proposals (RFP) is currently under production for the project. The sign will eventually be relit. Prebys noted that it does not appear that any more information will be needed for the commission to make a decision.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

-302 E Cross

-303 E Forrest

Shape Ypsilanti

Discussion: Stevenson noted that the city is rewriting its master plan. The process is expected to take 18 months, and the city is attempting to gather community input. Teresa Gillotti, City Planner, had asked Stevenson to serve on the

steering committee as a representative for the historic preservation aspect. A meeting will be held at the Ladies Literary Society building tomorrow (February 13) evening from 6-8pm for the historic preservation and real estate focus groups. The consultancy overseeing the process for the city is EMP & Associates. Stevenson noted that the steering committee is generally supportive of historic preservation and utilizing Ypsilanti's historic resources as part of the master plan. Stevenson asked the commission to email her any ideas or questions to take to the steering committee. Values, ideas, and thoughts are currently being sought by the city.

2012 Annual Report Review

No changes need to be made.

HDC Jurisdiction

Discussion: Pettit inquired regarding HDC jurisdiction regarding interior work. He is of the opinion that a lighted sign would be within HDC jurisdiction, yet store displays may not be. There is concern that the wording of the city ordinance is a bit open. The commission is in agreement that issues involving interior work with exterior effect must be handled on a case by case basis, and therefore no changes will need to be made to the city ordinance.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of January 22, 2013

Motion: Rupert (second: Pettit) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:03 pm