

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 26, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

16 N. Huron

Applicant: Bessie Pappas, Owner (Absent)

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.

Staff informed the commission that the project has been placed on hold until DDA grant funding can be secured. Staff will be following up with owner as that process continues. If DDA funding is not secured before the sixty days for tabled applications are up, the projects will be separated and the sign will be pursued separately as property monitoring.

Motion: Prebys (second: Rupert) moved to table the application for 16 N. Huron.

Approval: Unanimous. Motion carries.

NEW BUSINESS

109 Ferris St.

Applicant: Brad Stark, Owner (Absent)

Discussion: Applicant is seeking approval for recovering existing shingles with brown fiberglass shingles. The work was completed in 2009.

Motion: Schmiedeke (second: Prebys) moved to approve the application for 109 Ferris to include recovering existing shingles with brown fiberglass shingles.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

110 W. Cross St.

Applicant: Michael Condon, Contractor (Present)

Discussion: Applicant is seeking approval for the installation of 22 sash replacement kits and 1 new awning window from Jeld-Wen corporation; repairing or replacing damaged or rotten components of existing jambs and sills as needed; replacement of missing trim components as needed; reconstruction of two substantially out of square openings to accommodate sash kits; insulation of existing weight pockets with low pressure expanding foam insulation designed for enclosed spaces; caulking and painting as needed. All woodwork repairs will be done with like components.

Applicant noted that the owner wants to maintain the original wood trim. Prebys inquired whether the windows would match the existing glazing pattern of one-over-one which the applicant responded in the affirmative. Pettit asked where the awning window was located, with the applicant noting that it was on the rear of the structure.

Motion: Pettit (second: Prebys) moved to approve the application for 110 W. Cross as presented, with the addition that the color is to be Sherwin-Williams Safety Red.

Approval: Motion carries. Condon abstained.

Secretary of the Interior Standards cited: 4

STUDY ITEMS

313 Washtenaw St.

Applicant: Janqun Wang (Not Present) & Huaxian Qu (Susan) (Present), Owners

Discussion: Applicants are seeking guidance regarding the installation of gutters similar to neighboring properties, installation of a wooden hand rail on the front

porch stairs per instruction of the HDC railing fact sheet, and possible window replacement options.

Applicant is interested in K-style seamless gutters per her contractors' suggestion. Condon inquired what style gutter was currently on the structure, which the applicant noted were white K-style gutters. Rupert noted that the commission would approve K-style gutters but to remember that the straps must go under the shingles. Regarding the handrail, Prebys stated that the commission would like a drawing of the proposed handrail. Rupert noted that a pipe rail would serve the applicants' purpose regarding installation in the masonry steps. Applicant will bring the windows as a study item to the next meeting.

317 W. Cross St.

Applicant: James Johnson, Owner (Present)

Discussion: Applicant is seeking guidance regarding construction of a new addition which will enclose the outdoor seating area of the Ugly Mug coffee shop.

Applicant noted that they do not get much use out of the outdoor patio. He is interested in moving the roastery to where the patio is currently located in order to increase seating within the coffee shop. The applicant wants to utilize Dryvit/EIFS on the siding. The ultimate goal is to clean up the building, get rid of the structure currently over the patio, and clean everything up. Applicant noted that financing and DDA support has already been secured. Prebys inquired whether the windows are planned to be extended. Applicant noted that the building would be expanded by three windows, to match the ones currently on the structure. He is interested in copying what is currently present. Applicant is in contact with architect Todd Loop regarding the project, though the initial sketches provided to the commission were put together by a student from the university. Henriksen inquired where the EIFS will go, the applicant responding that it would go across the entire front and around the side. Applicant noted that brickwork on the rear is in good condition and will be painted. The structure is constructed mostly of cinder block. Henriksen noted that EIFS is not the most durable of materials currently. Prebys inquired how the commission felt regarding masking the concrete block. Schmiedeke inquired how close the new addition would be to the existing sidewalk. Prebys inquired if anyone had any objections regarding the proposed finishing. Applicant noted that he was only interested in covering the cinder block of the main building with EIFS. The existing cornice and roofline would be carried directly across the new addition. Prebys noted that the commission would be interested in cut sheets regarding lighting and potential signage. He also remarked that in general the commission should not have a problem with what is being proposed, but would like to see details elaborated in the application.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

304 East Forest- Discussion regarding current status and how to proceed regarding the earthen ramp.

302 East Cross- Demolition of rear addition. Stop work order has been issued.

409 Oak St- Installation of steel ramp in addition to existing issues.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of March 12, 2013

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:12pm