

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 8, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:05 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda as amended for the
addition of 50 E Cross as an action item and 36 E Cross as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

539 Maple Court

Applicant: Smolyanov Home Improvement, LLC; contractor (absent).

Discussion: Application is for the removal and reroof of the house with Atlantic Blue
Certainteed architectural roof shingles.

 Schmiedeke: States that the roof work has already been completed.

Motion: Schmiedeke (second: Condon) moves to approve the application as
submitted.

Secretary of the Interior Standard:
 # 10- New work shall be removable.

Approval: Unanimous. Motion carries.

50 E Cross

Applicant: Ypsilanti Restoration, LLC; Mike Condon, contractor (present).

Discussion: Application is for the installation of Jeld-Wen sash replacement kits for the windows at the rear of the building. This was discussed as a study item at the March 25th HDC meeting as 42 E Cross. All of these windows were replaced previously. They are rectangular one-over-one windows and they have deteriorated to the point where the building department has required that they be replaced. The replacement windows will be aluminum-clad wood windows in black.

Motion: Rupert (second: Prebys) moves to approve the window installation for 50 E Cross St. for apartments 1, 4, 5.

Secretary of the Interior Standard:
5- Preserve distinctive features.

Approval: Yay: 6. Nay: 0. Condon abstains. Motion carries.

STUDY ITEMS

36 E Cross

Applicant: Jason Branham; representative for Maiz Mexican Cantina

Discussion: Maiz Mexican Cantina is planning on moving into Depot Town and this will be their first time working with the Ypsilanti Historic District Commission.

Branham: States that the plan is to move into the space that is now Woodruffs in Depot Town. States that they will need to update signs. Also, they have plans to paint the façade. He states that the plan is to go with something colorful in regards to the façade paint colors.

Prebys: States that the HDC concern about color is that it is not too exotic. No stripes and gold stars. Otherwise the HDC is pretty lenient for storefronts.

Branham: States that the plan is to paint the wood trim but not the brick at this time due to cost constraints. In terms of signage, he has looked into the city codes. Plans for a protruding sign. (He presents a mock up that he had made up of the sign to the commission.) He is looking for additional guidance on the sign.

Pettit: Would like to know how the sign will be lit.

Branham: States that it will not be lit internally. The sign will have a yellow neon border and some neon near where the words Mexican Cantina are.

Schmiedeke: Would like to know if the sign will be double sided.

Branham: Confirms that the sign will be double sided.

Rupert: Would like to know how the sign will be attached to the structure.

Branham: States that there was a sign there previously and his sign guy states that it might be possible to reuse the attachments that are already there. There is also an outlet in the same location. The plan is to utilize what is there currently.

Rupert: Advised that if new holes for the sign installation are needed then the holes need to be made in the mortar between the bricks and they will need a silicone sealant.

Schmiedeke: States that non-corrosive attachments are needed for the sign.

Prebys: Advises that there is a HDC fact sheet regarding signage and awnings online.

Branham: States that he read the HDC fact sheet regarding signage and he feels that what he has is in line with the fact sheet. He states that due to the amount of store frontage, the City allows for a rather large sign. He may not go with the maximum size allowed. He also states that the entrance will be moved as this will make the new entrance accessible. He states that there is damage to the terrazzo that is out front and would like guidance for the repair or replacement.

Rupert: Advised that there is a patch for terrazzo.

Pettit: Would like clarification on the entrance door move and what it means in regards to changes to the front of the structure.

Branham: States that it will be minimal change.

Prebys: Advised that all changes need to be addressed in the application.

Pettit: Advised that a wood door would be preferred if a new door is installed.

ADMINISTRATIVE APPROVALS

112 W Michigan Ave

Discussion: Staff administratively approved the tear off and reroof of a flat roof for this location.

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

114 Woodward

Discussion: Staff administratively approved the tear off and reroof for house, The new roof is to use the same materials.

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring-

314 E Cross: Staff provided an update. Staff advised that pictures were forwarded to the building department and she will check back in with the building department.

Alternative Energy Fact Sheet

Edits to the alternative energy fact sheet are presented to the commission.

Prebys: Wants to know how the HDC factsheet will rationalize the Corner Brewery and other commercial buildings.

Staff: Advised that there is a sentence towards the end of the 2nd page that addresses commercial buildings.

Schmiedeke: States that for the 2nd paragraph on the first page she would like to see the last sentence in the old paragraph returned. The last sentence on the second page also needs to be returned to the box at the beginning the fact sheet.

Condon: Advised on the rephrasing of the sentence below the commercial buildings photograph at the bottom of the second page.

Stevenson: Requests that it be redone with the edits for the next meeting and if at all possible, to email the commission a copy of it beforehand.

HDC Webpage Location

Condon: States that he had a difficult time locating the HDC fact sheets on the webpage when he went to look for them online recently.

Stevenson: Suggests that since the main page the HDC would like the public to see is the one with the facts sheets, demo application and work permit application that we link that page to the boards and commission's listing instead of the page with the minutes. She suggests that a link to the minutes be placed at the bottom of the Historic District page.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 25, 2014

Motion: Prebys (second: Henriksen) moves to approve the minutes with corrections.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Henriksen) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:46 pm