

CITY OF YPSILANTI  
**HISTORIC DISTRICT COMMISSION**

**MINUTES of MARCH 16, 2004**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair      7:00 PM

Meeting Location:              City Hall Meeting Room

Commissioners Present:      Christian Overland, Hank Prebys, Brenda Rigdon, Ron  
Rupert, Jane Schmiedeke

Commissioners Absent:      None

Staff Present:                  Suzanne McCoy, HDC Assistant  
Jimar Wilson, Planner

**APPROVAL OF AGENDA**

Motion:              Commissioner Rupert (Second: Prebys) moved to approve the agenda.

Approval:          Unanimous. Action carried.

**PUBLIC COMMENT ON AGENDA ITEMS - None**

**PUBLIC HEARING - None**

**OLD BUSINESS**

**314 E Forest**, Action Item

Applicant:          Rick Sauve, owner (not present)

Application:        Reconstruct garage.

Discussion:        None.

Motion:              Commissioner Rupert (Second: Prebys) moved to table the  
application for 314 E Forest, pending drawings and additional information.

Approval:          Unanimous. Action carried.

Motion: Commissioner Overland (Second: Rupert) moved to approve the application for 307 N Adams for the following work: Replacement of top fourteen courses of brick with appropriate brick by Richland Mold Brick Company (style/model shall be Niagara). Among the top four courses of brick, the top two shall be corbelled and the 3<sup>rd</sup> and 4<sup>th</sup> courses shall be of a standard common bond. The fluting for the next ten courses (5<sup>th</sup> through 14<sup>th</sup> courses) shall match the existing fluting of the original bricks below. The mortar shall match the current mortar below the fourteen courses in color and tooling. Flashing shall be into the mortar joints on three sides of the chimney. The chimney height shall match the existing height. With regard to gable/frieze board, a polymer shall be used as well as flashing against the brickwork in order to close the gap. The following Secretary of the Interior Standards were used in making this decision: (5) Preserve distinctive features and (6) Repair, don't replace.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **203 E Cross**, Action Item

Applicant: Kristian Mack, owner (present)

Application: Install new front door.

Discussion: The owner sought retroactive approval for a recently installed inappropriate colonial door. He submitted two catalogs for commissioner review. The commission stated that the glass paneling should be clear, non-decorative, non-Victorian and have no grids.

Motion: Commissioner Prebys (Second: Overland) moved to approve the application for 203 E Cross for the following work: Replacement of an entry door with Therma Tru Door style #S730. The currently leaded glass shall be replaced with a glass featuring no leading or grills. The following Secretary of the Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

None

## **OTHER BUSINESS**

111 N Adams – Jane Schmiedeke, Jack Gilbreath and Jimar Wilson attended the administrative hearing in Lansing on 2/17/04. Mr. Colman represented himself and

Steve Pierce, owner of 118 S Washington (Glover House) – Informed the commission that he has received a building permit for his property. Mr. Pierce also expressed concern about the homes recently lost to demolition in the south side. He recommended that some discussion be initiated between the City and property owners, particularly church leadership, about strategies to mitigate future demolitions of old homes in the neighborhood.

## HOUSEKEEPING BUSINESS

Approval of the minutes from the March 2, 2004 meeting.

Page 2,           The commission offered the applicant with several reputable contractors known to carry brick that matches the original brick color more closely than the recently installed bricks...*has been changed to...* **The commission offered the applicant with *the names of several reputable contractors known to carry brick that *might match* the original brick color more closely than the recently installed bricks.***

Motion:           Commissioner Prebys (Second: Overland) moved to approve the minutes, as amended.

Approval:        Unanimous. Action carried.

## ADJOURNMENT

Motion:           Commissioner Prebys (Second: Overland) moved to adjourn the meeting.

Approval:        Unanimous. Action carried.

## MEETING ADJOURNED AT 8:15 PM

Signature \_\_\_\_\_

Date \_\_\_\_\_