

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of May 18, 2004**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair 7:00 PM
Meeting Location: City Hall Meeting Room

Commissioners Present: Hank Prebys, Ron Rupert (late), Jane Schmiedeke, Joe Schultz, Brenda Rigdon, Christian Overland

Commissioners Absent: None

Staff Present: Karen Wieber, Planner I
 Suzanne McCoy, HDC Assistant

APPROVAL OF AGENDA

Karen Wieber change to agenda:
Freighthouse, move from action to study item.

Jane Schmiedeke addition to agenda:
213 N. Huron, Study Item

Motion: Prebys (second: Rigdon) moved to approve the agenda.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

309 Maple, Action Item

Applicant: Brent Friese. Contractor (not present)

underneath. Soffit and fascia could be painted white to remain consistent with the gutters and downspouts. The commission would likely approve the copper roofing of the two bay windows, white k-style gutters and downspouts as the application indicates.

Approval: Unanimous. Action carried.

315 High, Action Item

Applicant: Frederic & Virginia Nabeack, owners (not present)

Application: Walkway, door, ramp and porch.

Discussion: Still working with the building department to resolve issues.

Motion: Prebys moved (second: Rigdon) to table the application pending submission of revised drawings. Applicant must work with contractor and Building Department to address Building Code issues.

Approval: Unanimous. Action carried.

NEW BUSINESS

619 Norris, Action Item

Applicant: Erin Moore, owner (present)

Application: Install fence.

Discussion: Applicant would like to install a 6 ft privacy fence in the rear of the property. The fence would be installed where there was previously a chain link fence that was removed by the owner.

Motion: Prebys (second: Rigdon) moved to approve the application for 619 Norris to include the installation of board fence per photographs submitted, with plain flat top. Fence to proceed from the rear of the garage to the rear lot line, then along the side lot line to the projection of the house and return to

220 & 216 S. Huron, Action Item

Applicant: Marla Frudden, owner 220 (present) and Norman Raupp, owner 216 (present)

Application: Install fence.

Discussion: Privacy fence to be installed in between properties to replace chain link fence. Additional fences at 220 Huron to be picket.

Applicant wants the fence to remain unpainted but the commission notes that the fence must be painted or stained opaque to hide the wood grain. The concern for color selection for the shared fence was noted due to the two properties having different trim colors. Several colors will be approved to allow for the resolution of the issue.

Motion: Rupert (second: Rigdon) moved to approve the application for fencing at 220 & 216 S. Huron as described on the diagram submitted with the application. Fences at 220 S. Huron shall be picket, with a possible trellis top on the rear portion of the west fence and a gate in the east fence separating the side yard from the back patio area. Common fence to have trellis top and solid bottom to be installed on fence line where chain link fence exists. Common fence to be painted with red cedar solid color stain or taupe/sand color to match 220 S. Huron or white to match 216 S. Huron. Picket fence on east and west sides of 220 S. Huron is to be painted to match house at 220 S. Huron. Applicant has option of making fence color consistent throughout, but using only these colors. Fences must be painted. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

36 E. Cross, Action Item

Applicant: Gerry French (present) representing Bill and Sandy French

Application: Garden café.

Discussion: Applicant would like to create a garden patio in the existing rear

13, 17-23 Washington, Action Item

Applicant: David Curtis, owner (present)

Application: Paint rear elevation of buildings

Discussion: The applicant wants to paint the rear of buildings in which Pub 13 and Club Divine are located. The desired result is to achieve a separation in the look of the two buildings. Rigdon notes that the brick that is currently not painted should not be painted. This is for the benefit of maintenance of the structure. The applicant expressed the desire to eventually install shutters; however, Prebys noted that awnings would be a more appropriate choice for these commercial buildings. The applicant expressed the desire to remove the condenser on the top of 23 Washington and the commission saw this as appropriate.

Motion: Rigdon moved (second: Prebys) to approve the application for 13, 17-23 Washington to include painting the rear elevations of Pub 13, (13) and Club Divine (17, 19, 21, 23). Pub 13 paint colors to be Sherwin Williams colors. Body, Bronze Green 2846; Trim, Birdseye Maple 2834; and Accent, Hammered Silver 2840. Club Divine paint colors to be Sherwin Williams colors. Body, Roycroft 2842; Trim, Roycroft Brass 2843; and Accent: Polished Mahogany 2838.

Existing brick that is not currently painted shall not be painted, only the areas currently painted may be painted over.

Tuck pointing as needed on the rear elevations. Appropriate mortar shall be used as per Masonry Fact Sheet and shall be of the same texture, color and tooling as the existing mortar. Any replacement bricks shall match existing in color, size and texture. Removal of condenser on the roof of 23 Washington is approved. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable and (5) preserve distinctive features.

Approval: Unanimous. Action carried.

STUDY ITEMS

213 N. Huron

The new owner of the property is required to paint the exterior trim for the Certificate of Occupancy. Gutters would be painted to match trim. Rupert suggested the use of oil-based primer and latex satin finish paint for the wood

would prefer any conduit to run under the soffit and drop for each fixture. Existing colors of the Freighthouse are appropriate and shall be continued. Two options for replacement gutters were included in the Request for Proposals in order to leave the options open for both half-round and K-style commercial grade.

PROPERTY MONITORING

Thompson Building – The property is currently in foreclosure proceedings. The duration of this is unknown. Robert Barnes is the receiver for the property, providing funds to bring the property up to code and then putting a lien on the property. Once the property is foreclosed on, it could be up for auction.

107 E. Cross – A letter has been sent to the owner, Mr. Kircher, from the Planning Department regarding the zoning status of the property in light of the recent fire. Repair of the property must be in conformance with the zoning in which the property is located, R1 Single Family Residential, unless Mr Kircher can provide estimates showing that the cost of repairs/restoration is less than or equal to the 2004 SEV of the property. Staff will keep the commission updated on the status of this property.

301 W. Cross – Signage at the property has been installed as approved.

Citizens Bank Building – Need to send letter to the new owner of this building informing them that the plywood panels on this building were to be temporary and the time for replacing them has expired. Contact information for new owner was given to staff to send letter.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Guidelines for Demolition and Removal of Structures- Draft was reviewed and revisions will be made to the document using suggestions made during discussion.

APPROVAL OF THE MINUTES FROM THE MAY 4, 2004 MEETING

Page 2 - Add "for the construction of garage" and "per drawing Carter 14' Wide F, Building Project Center Standard & Deluxe Garage, previously submitted." (314 E. Forest)
moved approval of work **for the construction of a garage** at 314 E. Forest **per drawing Carter 14' Wide F, Building Project Center Standard & Deluxe Garage, previously submitted.**

Motion: Prebys moved (Second: Rupert) approval of the minutes as amended.

Approval: Unanimous. Action carried.

MINUTES OF THE APRIL 20, 2004 MEETING

Motion: Rigdon moved (Second: Rupert) approval of the minutes as amended.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:59 PM

Signature _____ Date _____