

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of JUNE 1, 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

Addition from audience: 123 E. Forest - Study item

Motion: Overland (second: Prebys) 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)

Application: K-style gutters, downspouts, fascia and copper roofing on bay windows.

Discussion: Language of application was unclear if the intent is to remove the aluminum. The commission determined that that information was omitted by mistake. The commission determined that the application could be approved with the addition of language specifying that the aluminum is to be removed.

Motion: Rupert (second: Rigdon) moved to approve the application for 309 Maple to remove aluminum previously installed on soffits and fascia, and priming and painting the wood soffits and fascia; installing white K-style

Approved on 6/15/04

gutters; replacing the shingles on the bay windows with a copper seamed roof. The following Secretary of Interiors Standards were used in making this decision: (5) Preserve distinctive features and (10) New work shall be removable.

Approval: Unanimous. Action carried.

315 High, Action Item

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

Application: Walkway, door, and ramp.

Discussion: A memo submitted by Building Official, Charles Boulard states that there are still many building code issues with the plans and suggested that the application be denied based on these ongoing issues.

Motion: Overland moved (second: Rupert) to deny the application. The application was denied due to lack of understanding of how work will be completed and unresolved building code issues in the plan. Decision based on recommendation by Building Department in memo dated June 1, 2004 and detailed plan notes from Building Official Charles Boulard.

Approval: Unanimous. Action carried.

NEW BUSINESS

506 N Adams, Action Item

Applicant: Greg and Amanda Topping, owners (present)

Application: Install gutters

Discussion: Currently the house has white aluminum K-style gutters. The commission suggested the installation of half round gutters which would be more appropriate for the home. The owners were agreeable to using half round gutters.

Motion: Prebys (second: Rigdon) moved to approve the application for 506 N. Adams to include installation of half round gutters, in aluminum, copper or galvanized. Aluminum or galvanized would be finished or painted an almond color to match the trim of house. Downspouts shall follow the corner boards. Any mounting hardware shall be applied under shingles if such hardware is used.

Approval: Unanimous. Action carried.

STUDY ITEMS

123 E. Forest

Brent Hersey, prospective applicant, would like to remove the metal awnings on the first floor front of the house and install shutters. Commission expressed that it would be acceptable to remove the awnings and install shutters. The shutters, although non-working, must be of a size and be installed as to appear operational. New windows are also desired and the commission indicated that new windows could be vinyl clad or aluminum clad windows. New windows would need to match existing in size and configuration and have exterior permanent muttuns. Window fact sheet given to Mr. Hersey. The commission also stated that power washing of the siding must be limited to 40 psi.

PROPERTY MONITORING

402 S. Huron – A judge’s ruling requires the owners to submit plans within 30 days (end of June) to correct the issues from the ticket issued.

101 E. Forest – Decorative trimwork was installed without a permit. The commission questioned whether work required a permit. Commission will discuss further at next meeting after some old photos of the house may be located to determine if the work should be considered a repair or replacement.

111 E. Forest – Asphalt siding is being removed. Owners were informed that no permit was required for the removal. They understand that a permit will be required for any further work.

Key Bank, Michigan at Adams – Put up a split rail fence without building department or HDC approval. Staff will make contact to let them know a HDC work permit is required.

133 W. Michigan, Citizens Bank building – Letter will be sent out this week to the new owners to inform them of standing HDC requirements.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

Peninsular Paper Mill

Citizen Brett Schutzman expressed concern over the demolition of the Peninsular Paper Mill. The commission expressed that it is unfortunately too late for any effort to change the course of action in regards to the demolition of the paper mill. Mr. Schutzman has submitted a letter to the Mayor asking the City Council to declare an emergency moratorium.

Mr. Schutzman also discussed his concern for the possible demolition of the historic Starkweather residence on Huron River Drive.

HOUSEKEEPING BUSINESS

Guidelines for Demolition and Removal of Structures- The second draft was reviewed and revisions will be made to the document as per discussion. The commission discussed that they would like to make the first page of the document available online for applicants.

Policy Regarding Submission of Application Materials - Revision will be made to include text at the end of item no. 1: Action Items cannot be added to the agenda at the meeting **by the applicant.**

Motion: Prebys moved (Second: Rupert) approval of the Policy Regarding Submission of Application Materials as amended.

Approval: Unanimous. Action carried.

Approval of the minutes from the May 18, 2004 meeting.

Motion: Prebys moved (Second: Overland) approval of the minutes.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:25PM

Signature _____ Date_____