

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
MINUTES of AUGUST 3, 2004**

**CALL TO ORDER AND ROLL CALL**

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

Commissioners Present:    Hank Prebys, Brenda Rigdon, Christian Overland,  
Ron Rupert Joe Schultz, Ed Penet

Commissioners Absent:     Jane Schmiedeke

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

**APPROVAL OF AGENDA**

Applicant addition to agenda: Study Item: 305 Maple (Trim and Door)

Motion:            Overland (second: Penet) moved to approve the agenda.

Approval:        Unanimous. Action carried.

**PUBLIC COMMENT ON AGENDA ITEMS** - None

**PUBLIC HEARING** - None

**OLD BUSINESS**

**100 Market Place, Action Item**

Applicant:            Paula Fields, Freighthouse Coordinator/City of Ypsilanti (not  
present)

Application:         Fence, Greenhouse

Discussion:         Staff has received no further information regarding the  
ownership of the land.

Motion:                Rigdon moved (second: Penet) to deny the application due to  
lack of information.

Approval:            Unanimous. Action carried.

**301 W. Michigan, Action Item**

Applicant:            William Taylor, President of Bancsites and Ed Birch, Property  
manager (not present)

Application:         Fence Installation

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Discussion: No further information has been submitted from the applicant. The split rail fence has been removed. Staff will contact the applicant to determine if they would like to be removed from the agenda.

Motion: Rupert (second: Penet) moved to table the application for 301 W. Michigan, pending submission of plans for replacement for split rail fencing.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **14 S. Washington, Action Item**

Applicant: Michael Condon Ypsilanti Restoration, contractor (present)

Application: Brick Replacement, Tuckpointing, Gutter and Downspout Replacement, Paint

Discussion: The deteriorated south wall is in need of repair. Tuck pointing to be done where needed. Gutters to be replaced with K-style gutters, existing gutters are K-style. Rupert commented that because the roof slopes to the west, proper drainage on the west side would be very important. Washing to be done with pressure about 200 to 300 psi. Sealing will not be done because of the soft brick type.

Motion: Overland moved (second: Rupert) approval of the application for 14 S. Washington to include: Work approved as per description submitted with application from Ypsilanti Restoration, LLC. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features (10) New work shall be removable.

Approval: Unanimous. Action carried.

### **217 W. Michigan, Action Item**

Applicant: Peter Rinehart, owner of Bombadill's Cafe (present)

Application: Sign

Discussion: Install new sign. Color samples were provided. 3" high density foam molding around edges will frame the sign. This will lessen the load on the structure. There will be no backlighting of the sign. There are two existing exterior mounted light fixtures that will illuminate the sign. The fixtures will be painted to match the brick color after installation of the sign.

Motion: Rigdon (Second: Rupert) moved approval of work at 217 W. Michigan to include: Sign on storefront as per Vital Signs drawing submitted with application. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

## **229 W. Michigan, Action Item**

Applicant: Kathy Daily, Asst. Director Ypsilanti District Library (present)

Application: Sign

Discussion: Applicant proposes installation of sign to indicate that renovations will be done to the plaza area next to the library. Sign would be attached to flag pole and would be removed after the completion of the work. Commission noted that sign is temporary and is 24" x 30" in dimension.

Motion: Rupert (Second: Rigdon) moved to approve the application for 229 W. Michigan to include: Sign for "Park Plaza Improvements" as per drawing attached with application. Sign construction to be aluminum with vinyl letters. Colors are to be white background with blue border and black lettering. Sign will be attached to flag pole located in plaza next to the library and removed after plaza construction. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

## **204 Maple, Action Item**

Applicant: Jason Jedele Wilderness Construction Inc., Contractor (not present)

Application: Detached Garage, Fence

Discussion: Rigdon noted that the rough cedar siding specified for the garage would not be appropriate. The placement and size of the proposed garage is a concern. More information regarding the windows is needed. Questions were raised regarding the foundation of the garage in relation to the slope of the property. The garage and entrance doors are in question as well. More information is needed from the applicant.

Motion: Rupert (second: Penet) moved to table the application for 204 Maple pending: Further information regarding but not limited to the following: Windows, Garage and Entry Door, Siding, Trim, and foundation.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **305 Maple**

Mr. Cameron Getto came to discuss some issues that have come about during the completion of the work approved at 305 Maple. A section of the trim is in need of

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replacement, about 3 or 4 feet. United Mill in Willis was suggested to Mr. Getto as a place that may be able to supply him with a close match to the trim. Abatron was also another suggestion to create a mold for the trim.

Mr. Getto also discussed a back entry door selection. The door presented would be acceptable to the Commission. Mr. Getto will return for approval of the door as an action item. Trim does not need to come before the Commission as it is a repair. However, if there is a significant change from the existing, approval from the Commission would be necessary.

## **PROPERTY MONITORING**

**1266 Huron River Drive-** A study committee has been appointed by City Council and a tentative date for another special City Council meeting was set at which time the report of the study committee and resolution are to be presented.

**36 E. Cross-** Previous approval of repainting of sign is being reviewed regarding zoning issues.

**211 Arcade-** The contractor called to let staff know that they would not be present at the meeting today, but hopefully next meeting.

**115 Maple-** A letter from the owner was received in response to the letter sent by staff. There is some confusion regarding the door and staff will contact the owner to inform them that the door installed needed to be approved by the HDC.

**208 E. Cross-** No new information. House is still for sale.

**Thompson Building-** Still in court to determine if Mr. Barnes will meet requirements to take over the property.

**107 E. Cross-** Mr. Kircher submitted estimates that were far less than the Fire Marshall's estimated cost of repair. The estimates will need to be validated.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None**

## **HOUSEKEEPING BUSINESS**

**Approval of the minutes from the July 20<sup>th</sup>, 2004 meeting.**

### **Amendment to 12 Oak (7-20-04)**

Motion: Overland moved (Second: Rigdon, Abstain: Rupert) amend the motion for 12 Oak: Amendment to previous approval to include the replacement of any siding must match existing siding in size, exposure and configuration, and be back primed and painted.

Approval: Unanimous. Action carried.

**Page 5** – Add **“Replacement of any siding must match existing siding in size, exposure and configuration, and be back primed and painted.”** (12 Oak)  
Replacement of any siding must match existing siding in size, exposure and configuration, and be back primed and painted.

**Page 6** – Add **“Penet”** as the second and in the motion add **“rolled roofing on the addition, color to match roof on main part of home”** (15 N. River)  
Prebys (second: Penet) moved to approve. Reroofing to be done using rolled roofing on the addition color to match roof on main part of home, Owens Corning Supreme Classic shingles in color, Chapel Gray.

**Page 7** - Add **“Rupert Abstain”** to the approval  
Approval : Unanimous. Action carried. Rupert Abstain.

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

Approval: Unanimous. Action carried.

#### **ADJOURNMENT**

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

Approval: Unanimous. Action carried.

#### **MEETING ADJOURNED AT 7:55PM**

Signature \_\_\_\_\_ Date \_\_\_\_\_