

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of OCTOBER 19, 2004**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Hank Prebys, Christian Overland, Ron Rupert , Ed Penet

Commissioners Absent: Brenda Rigdon, Joe Schultz

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

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

120 E. Cross, Action Item

Applicant: John Harrington, owner (present)

Application: Gutters and downspouts

Discussion: Gutters are to be installed across the rear of the building. The Commission recommended downspouts in the middle of the rear of the building as well as the corners as proposed.

Motion: Prebys (Second: Rupert) moved to approve the application for 120 E. Cross to include: Installation of aluminum K-style gutters in a dark brown finish as per application. Up to a total of four downspouts, but no less than two. Two downspouts located on either end of the rear of the building and two located at intermediate points to be determined by the

installer. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried.

9 S. Adams, Action Item

Applicant: Don MacMullen, architect and Cathy Robinson, Hope Clinic (present)

Application: Brick existing window opening

Discussion: Window in question is on the north elevation near the rear of the building. Window needs to be closed to address a fire rating issue with the Building Department. The Commission is concerned with losing an original part of the structure. The Commission suggested the window be closed from the inside so that the window will not have to be bricked and the exterior façade of the building altered.

Motion: Overland (Second: Prebys) moved to approve the application for 9 S. Adams to include: The Commission suggested the window be closed from the inside so that the window will not have to be bricked and the exterior façade of the building altered, window sash/frame will not be removed and will remain in place. The Commission requires an interior wall treatment to achieve the fire rating specified. Exterior face of interior wall to be painted a color that will mute the opening. [Referring to closing of window opening on north elevation, per application]. The following Secretary of Interior Standards were used in making this decision: (5) Preserve distinctive features.

Approval: Unanimous. Action carried.

119 S. Washington, Action Item

Applicant: Christian Overland (present)

Application: Gutters and downspouts

Discussion: Replacing gutters with half rounds; downspouts to be at corners and mid-range.

Motion: Prebys (Second: Rupert) moved to approve the application for 119 S. Washington to include: Replacement of gutters and downspouts. Downspouts to be located at the corners of the front brick section and at the junction of the brick and wood addition at the south rear corner of the wood addition. Mounting will use existing hangers. Where necessary leader boxes will be constructed to eliminate problems of unusual

bends in the downspouts. The gutters will be 6" half rounds, aluminum to be painted to match the trim of the house, dark green or dark red. On the east side of the garage, K-style or half rounds are acceptable, also to be painted dark green or dark red. The following Secretary of Interior Standards were used in making this decision: (10) New work shall be removable.

Approval: Unanimous. Action carried. Overland Abstained.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS

125 N. Huron- roof

Motion: Prebys moved (Second: Penet) approval of administrative approval.

Approval: Unanimous. Action carried.

PROPERTY MONITORING

106 N. Adams – Have sashes in first floor windows been replaced with single fixed panes? Staff to look for old photos showing the windows.

305 S. Washington – Charles Boulard has yet to evaluate the condition of the garage.

213 Oak – Staff letter has been sent, but there has not yet been any response. Next step will be to send a certified letter.

309 Maple – Letter sent, but no response.

12 and 14 N. River – Need information from Charles Boulard regarding the condition and status of the buildings.

417 N. Adams – A letter will be sent by the Building Department in regard to the condition of the carriage house.

301 Maple – Charles Boulard to inspect crooked column on front porch.

101 W. Michigan – Letter was sent regarding the broken window.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the October 5th, 2004 meeting.

Motion: Overland moved (Second: Prebys) to approve the minutes as submitted.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 7:30PM

Signature _____ Date_____