

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of NOVEMBER 2, 2004**

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

Meeting Location: City Hall Meeting Room

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

Commissioners Absent: Jane Schmiedeke

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

APPROVAL OF AGENDA

Additions: 101 W. Michigan- Study Item

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

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

111 N. Adams, Action Item

Applicant: Michael Dunn, contractor and Ron Coleman, owner (present)

Application: Rebuild garage

Discussion: The garage is to be restored. The Commission noted that the entire structure is significant, both the original and the addition. The garage marks the transformation from one dominant form of transportation to another (from horse to automobile). Existing materials will be used as possible in the restoration of the garage to its historical condition.

Motion: Rigdon (Second: Overland) moved to approve the application for 111 N. Adams to include: Restoration of existing carriage barn by stabilizing and repairing existing structure to its historic condition as follows:

1. New footings and concrete floors, with aprons at the 2 garage bay openings
2. New roof framing and shingles to match existing house
3. New doors to replicate existing, new pair of sliding garage doors at south elevation
4. Reuse existing siding, framing and hardware as possible. Where not possible, replace in kind.

5. Replace windows with wood frame windows (including one in door), muntin patterns to match existing
6. Install new gutters (k-style) and downspouts
7. Paint structure light gray or to match house

The following Secretary of Interior Standards were used in making this decision:
#1- Use property for original purpose or provide compatible use with minimal alteration.
#2- Do not destroy original character. Do not remove or alter historic material or features.
#4- Preserve significant changes acquired over time. #5- Preserve distinctive features.

Approval: Unanimous. Action carried.

629 N. River, Action Item

Applicant: Juanita Solano (not present)

Application: Re-roof, new fascia

Discussion: More information is needed regarding the application.

Motion: Rupert (Second: Penet) moved to table the application for 629 N. River to include: More information is needed regarding the soffit, gutters, and downspouts.

Approval: Unanimous. Action carried.

STUDY ITEMS

101 W. Michigan

Dave Saunders came to discuss new signage for the building. The company Liberty Tax will be leasing the building and erecting two signs for the business. Mr. Saunders was given the Sign and Awning Fact Sheet. He was also advised, after the Commission reviewed photos of the proposed signs, to have the sign front lit using goosenecks to accommodate the company logo and to satisfy the Commissions requirements, as well.

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

305 S. Washington – A letter was sent to the property owners giving them a deadline for an application in the spring. They are to keep the garage stable over the winter. In the spring further action may be pursued by the City if there is no activity from the property owners at that time.

19 N. Hamilton – Letter regarding windows replaced without approval was sent to the owners and staff is awaiting a response. There has been discussion with the contractors of the job.

115 Maple – Staff is working with the City attorney to draft a letter to the property owner.

101 W. Michigan – Property owner is to repair damaged window on third floor.

309 Maple – Work still has not been done, there is a current building permit for the work to be done.

Thompson building – No change in current status.

12 and 14 N. River – Staff is attempting to make contact with owner to inspect the condition of the buildings.

106 N. Adams – Reviewed old and new photos and could not see that windows had been replaced.

406 Maple – Garage destroyed by fire. The cause of the fire has not yet been determined.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Amendment to 9 S. Adams (10-19-04)

Motion: Penet moved (Second: Overland) amend the motion for 9 S. Adams: Amendment to previous approval 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.”**

Approval: Unanimous. Action carried.

Approval of the minutes from the October 19th, 2004 meeting.

Motion: Overland moved (Second: Rigdon) to approve the minutes.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:00PM

Signature _____ Date_____