

in the house, by Snowbird, Trapp or Fox. The storm windows are to be a white finish. All meeting rails to match the meeting rails of the windows which they are covering. The following Secretary of Interior Standards were used in making this decision: #5 – Preserve distinctive features and #10 – New work shall be removable.

Approval: Unanimous. Action carried.

220 W. Michigan, Action Item

Applicant: William Labeledzki, contractor (present)

Application: Signage for Ann Arbor News

Discussion: Mounting with pivot point. Sign to be constructed of ¾" inch MDO.

Motion: Overland (Second: Rupert) moved to approve the application for 220 W. Michigan to include: Sign as submitted, colors to be ivory, dark green and burgundy. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

214 Oak, Action Item

Applicant: Tarek Kanaan, owner (not present)

Application: Storm Windows

Discussion: (10) storm windows to be installed on the second story.

Motion: Rupert (Second: Penet) moved to approve the application for 214 Oak to include: Approve as submitted, 3-way aluminum storm window screens. To be mounted on the blind stop of the windows, meeting rails to be in the same place as existing window sash. Color to be white. 10 storm windows total to be installed on the second floor. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

STUDY ITEMS

120 N. Huron

Dave Epskamp and Dorothy Markel, both members of St. Luke's Episcopal Church vestry, came to discuss with the Commission the replacement of windows in the 1950's addition of the church. The style of the windows presented to the Commission were not appropriate for the structure; more

appropriate would be aluminum or steel frame window to replicate what exists. The Commission would consider an adjustment in the configuration of panes. The Commission suggested that the church seek the advice of an industrial contractor to make appropriate windows and suggested that industrial windows may be less expensive than the residential windows proposed.

310 N. Park

The owner of the property, Michael Marino, came to discuss the condition of the house since the fire and to express his intent to work with the Commission to fix the house. The Commission would require that the house be restored, not replaced. Any elements that may be preserved or repaired would be required. It is highly unlikely that demolition would be considered. Alterations and additions to the house are possible, and the Commission would need to see plans for work to evaluate for possible approval. The Commission requests that a report of the structural integrity be completed by Charles Boulard.

313 Maple

Owner Michael Condon came to discuss a two-story addition at the rear of 313 Maple. The Commission discussed roof pitch, siding, windows and foundation material. The Commission noted the job was feasible, and for Mr. Condon to return with specifics.

ADMINISTRATIVE APPROVALS

311 E. Forest- Reroofing

301 S. Washington- Reroofing

Motion: Overland moved (Second: Penet) to accept the administrative approvals.

Approval: Unanimous. Action carried.

PROPERTY MONITORING

Discussion with Jack Gilbreath, Assistant City Attorney, of the following:

107 E. Cross – The City will petition the judge at the upcoming court date for the authority to either rehab the structure or demolish it. Currently, the owner is attempting to appeal the denial of his building permit to the County Construction Board of Appeals.

Thompson Building – Robert Barnes has initiated foreclosure proceedings. There will likely be sale of the property soon. The owner will then have 6 months to redeem the property.

406 Maple – The final report calls the fire suspicious. The insurance company will most likely take care of the clean up. The remains of the structure were

removed without a permit. Staff will contact the owner to inform them of the need for a demolition permit.

Discussion Regarding Ordinance Amendments – Jack Gilbreath noted that he had no objections to any of the proposed ordinance amendments.

Non-conforming structures discussion- Mr. Gilbreath discussed the conditions when a non-conforming structure may be required to conform.

Vacant Buildings Ordinance- Brief discussion regarding the proposed Vacant Buildings Ordinance.

417 N. Adams- Letter received from the owner. Charles Boulard working with the owner to establish a timeline for repairs to the rear carriage house.

14 N. River- City staff and Commissioners Schmiedeke and Rigdon did a walk through of the property. It appears structurally sound. Schmiedeke noted that there were no architectural elements inside the house to suggest a date of construction.

101 W. Michigan- Window repair has been completed.

109 Babbit- House is open, there is glass broken and it is boarded up.

19 N. Hamilton- Window still has not been fixed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Ordinance Amendments

Motion: Prebys moved (Second: Overland) to approve the resolution recommending approval of the ordinance amendments to City Council.

Approval: Unanimous. Action carried.

Approval of the minutes from the November 16th, 2004 meeting.

Motion: Penet moved (Second: Prebys) to approve the minutes.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:53 PM

Signature _____ Date _____