

**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION  
MINUTES of JANUARY 18<sup>TH</sup>, 2005**

**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, Brenda Rigdon, Ron Rupert, Joe Schultz, Ed Penet

Commissioners Absent:                None

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**

**201 N. Huron, Action Item**

Applicant:              Diversified Painting Services, contractor (not present)

Application:            Chimney work

Discussion:            No new information has been submitted.

Motion:                 Rupert (Second: Rigdon) moved to table the application for 201 N. Huron to include: Requesting further information regarding:

- ~~Grinding~~
- ~~Joints~~
- ~~Mortar~~
- ~~Extent of work~~

The Commission would request that a representative be present to discuss the application.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **208 E. Cross, Action Item**

Applicant: Robert and Carrie Taylor, owners (present)

Application: Rear addition

Discussion: Shed to cover the basement entrance in the rear of the property has been constructed. The door on the entrance is a solid wood door. The Commission noted that the shed should be attached to the house. Step flashing would be used to connect the shed to the house. Repairs being done currently to the cornice are part of a previous approval.

Motion: Rigdon (Second: Rupert) moved to approve the application for 208 E. Cross to include shed to cover basement entrance, including a flush solid wood door. Siding, roofing and paint colors are to match the house. Shed is to connect to house using step flashing where rooflines meet. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

### **406 Maple, Action Item**

Applicant: Tim Brown, owner (present)

Application: Fire damaged shed demolition

Discussion: A fire occurred in the shed at 406 Maple, severely damaging it. The applicant received a letter from the Fire Marshal requesting that the fire damaged remains of the shed be removed. The applicant did not understand that a Building Permit was required for the demolition of the remains, as well as an HDC permit. The applicant noted that he may desire to rebuild a shed in a couple of years and would be sure to bring the plans for the rebuild to the Commission before proceeding.

Motion: Prebys (Second: Rigdon) moved to approve the application for 406 Maple to include: Demolition of garage due to loss of historic value as a result of the building being destroyed by fire and becoming a danger to the community. Fire Marshal, Jon Ichesco, ordered remains of garage to be removed in a notice to the property owner, dated 11/23/2004.

Approval: Unanimous. Action carried.

### **313 Maple, Action Item**

Applicant: Michael Condon, owner (present)

Application: Amendments to addition to home

Discussion: The applicant presented a few changes to the previous approval received for an addition. The amendment includes slight changes in the dimensions of the addition, the addition of a window in the bathroom, and the pairing of two windows previously separate.

Motion: Rigdon (Second: Rupert) moved to amend the previous application for 313 Maple to include. Reference drawings dated 1/8/2005. Changes include paired two windows, the addition of a window on the east elevation and slight changes in the dimensions of the addition. The following Secretary of Interior Standards were used in making this decision: #9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Action carried.

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

Applicant: Sign Art, contractor (not present)

Application: Signage

Discussion: More information and clarification is needed from the applicant.

Motion: Rupert (Second: Prebys) moved to table the application for 123 W. Michigan to include: Requesting further information regarding:

- ✍ Lighting (goosenecks are not appropriate for this building)
- ✍ Background of sign (green) must be opaque and remain dark when lit, allowing light to only shine through the white lettering.

Approval: Unanimous. Action carried.

## **STUDY ITEMS**

### **111 N. Adams**

Mike Dunn, contractor, Ron Coleman, property owner and Don McMullen, architect came to the Commission to discuss the status of the barn restoration previously approved. Mr. Dunn stated that the barn had collapsed during roof removal. The Commission determined that now the project would be a reproduction, rather than a restoration. The Commission noted that the salvaged material should not be used in the reconstruction of the garage. Detailed plans for the reproduction will need to come to the Commission.

## **621 N. River**

Steve Carr, owner, came to discuss the restoration of the house he has recently purchased. The Commission noted that demolition of the house would not likely be considered. The Commission discussed with Mr. Carr briefly the requirements for building materials and other features.

## **214 N. Hamilton**

John Powers, contractor, came to discuss the reconstruction of a deck and stairs to bring the building up to code and to comply with the Porch fact Sheet. The Commission discussed the plans for the deck and stairs with Mr. Powers.

## **ADMINISTRATIVE APPROVALS - None**

## **PROPERTY MONITORING**

**115 Maple** – Owner has applied to be a study item at the meeting on February 1<sup>st</sup>, 2005.

**107 E. Cross** – Hearing is scheduled for tomorrow. At this time, the City has petitioned the court to be able to apply for demolition of the house on behalf of Mr. Kircher.

**14 N. River** – A portion of the roof has fallen in.

**307 N. Adams** – Chimney repair has not been completed and staff will send a letter.

**417-419 N. Adams** – A letter was sent by the Building Department regarding the condition of the garage. Staff will send another letter, and the next step may be ticketing.

**302 E. Forest** – Posts on porch have not been boxed, and staff has sent out a letter to the property owner.

**314 E. Forest** – Permit issued for the reconstruction of the garage and a Building permit has been issued but no work had begun to date.

**416 N. Huron** – The City has money in escrow for the reconstruction but not enough.

**310 N. Park** – House was damaged by fire. Staff is awaiting a report from Charles Boulard on the structural integrity.

### **Carriage House discussion**

Commissioner Overland initiated a dialogue regarding the issue of a significant number of outbuildings being lost due to demolition or neglect.

The Commission expressed its concern and desire to develop an initiative to help educate the community about the issue and get them involved.

**Sidetrack MDOT sign discussion**

A sign for the Sidetrack has been installed in the MDOT right of way advertising for the establishment. Staff will contact SHPO to inquire what authority, if any, the HDC has over the placement of the sign.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes from the December 21<sup>st</sup>, 2004 meeting.**

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

Approval: Unanimous. Action carried.

**ADJOURNMENT**

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

Approval: Unanimous. Action carried.

**MEETING ADJOURNED AT 9:10 PM**

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