

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of FEBRUARY 15th, 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, Brenda Rigdon, Joe Schultz, Ed Penet

Commissioners Absent: Ron Rupert, Christian Overland

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

321 E. Cross, Action Item

Applicant: Mark Wallace, owner (present)

Application: Gutters

Discussion: New gutters were installed on the front of the house and the straps were installed on top of the shingles. The owner installed the gutters to solve a problem with water collecting in the basement of the house. There were no gutters previously on the front of the house. The Commission noted that the straps would need to be corrected. The owner mentioned that he would be considering reroofing the house in the summer.

Motion: Rigdon (Second: Penet) moved to approve the application for 321 E. Cross to include: Installation of K-style gutters on front of house, straps are currently installed above shingles, and this should be corrected by placing them underneath shingles within 6

months. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

201 N. Huron, Action Item

Applicant: Diversified Painting Services, contractor (not present)

Application: Chimney work

Discussion: No new information has been submitted.

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

1. Grinding
2. Joints
3. Mortar
4. Extent of work

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

Approval: Unanimous. Action carried.

NEW BUSINESS

102-116 E. Michigan Ave., Action Item

Applicant: Brett Lenart, Redevelopment Coordinator, City of Ypsilanti (present)

Application: Demolition

Discussion: The demolition of the building on the application was previously approved by the Commission, however the approval has expired. During the previous approval process, a public hearing was held regarding the demolition. The grounds for demolition are cited as the buildings are a public safety concern, the resource is a deterrent to a major improvement program and retaining the resource is not in the best interest of the majority of the community. The Beer Ta-Kout sign is to be removed prior to demolition and sold to the highest bidder.

Motion: Prebys (Second: Penet) moved to conclude: The structures located at 102-116 E. Michigan Avenue have no historic value or architectural significance.

Approval: Unanimous. Action carried.

Motion: Penet (Second: Prebys) moved to approve the application for 102-116 E. Michigan to include: Approval of demolition of 102-116 E. Michigan Avenue and related improvements, referencing the application for demolition regarding the safety of the buildings, and the Commission's motion ruling the structures have no historic value. The grounds for demolition as cited in the application according to the ordinance, Section 54-83 (c) 1, 2 and 4.

Approval: Unanimous. Action carried.

621 N. River, Action Item

Applicant: Steven Carr, contractor and owner (present)

Application: Siding and roofing

Discussion: Siding to be removed, as previously discussed as a study item, to expose the wood ship lap siding underneath. Reroofing also to be completed, using 3 tab shingles. Mr. Carr also discussed eventually doing work on the porch of the house. The Commission suggested places to look for style references and Mr. Carr was given the Porch Fact Sheet.

Motion: Prebys (Second: Rigdon) moved to approve the application for 621 N. River to include: Removal of aluminum siding, restore as necessary wood siding underneath to match original, replace roof with black 3 tab shingles. Replace (1) east elevation second story window, (1) west elevation second story window and (1) first story window on front elevation with double hung wood windows, to have permanent exterior muntins and trim to match the existing windows on the south side of the house. The following Secretary of Interior Standards were used in making this decision: #5- Preserve distinctive features and #9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Action carried.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

107 E. Cross – Construction Board of Appeals meeting is tonight.

402 S. Huron – Staff has located the bank that holds the mortgage for the property and is awaiting a response from the bank.

119 N. Michigan – Charles Boulard issued a ticket for this property, as the rear corner of the building is collapsing.

417 N. Adams – Staff may issue a violation for the continued deteriorating condition of the barn.

12 and 14 N. River – No updates on the status of these properties.

310 N. Park – A walk-through of the property will be conducted on February 22nd with Charles Boulard and Karen Wieber.

Thompson Building – No date set yet for the auction of the property.

Sidetrack MDOT Sign- Letter is being sent to MDOT from the Mayor asking for a meeting to discuss the sign.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 1st, 2005 meeting.

Pg. 5, 621 N. River discussion- add the word “wooden” and “wood”

Steve Carr, owner, came to discuss the leaking roof at 621 N. River. He also noted that he would like to remove the current siding and reveal the **wooden** lap siding underneath. The Commission noted that this would be fine and that any **wood** siding that could be repaired should be and siding replaced only as needed.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 7:35 PM

Signature _____ Date_____

