

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of MARCH 1ST, 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, Joe Schultz, Ed Penet

Commissioners Absent: Brenda Rigdon, Ron Rupert

Staff Present: Karen Wieber, Planner I

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. The 60-day timeline within which the Commission must make a decision has now expired.

Motion: Penet (Second: Overland) moved to deny the application due to lack of information. The item has been tabled numerous times. The applicant has not come forward and submitted additional information.

Approval: Unanimous. Action carried.

NEW BUSINESS

16 S. Washington

Applicant: Brad Rhodes, Sign Art

Application: Installation of signage

Discussion: The applicant described that the new pylon sign dimensions will be slightly smaller than the existing, and that the pylon sign and ATM surround signs will be lighted, with the signs being opaque, light shining through copy only. On pylon sign, "ATM" lettering will not be backlit.

Motion: Prebys (Second: Overland) moved to approve the application for 16 S. Washington to include: Approval of sign application as proposed. Reference handouts from Philadelphia Sign Company dated 11.4.04, Sheets 3,4,5,6 of 9. The ATM and pylon signs are backlit with the light penetrating only the lettering. Remainder of the sign will be opaque, not transmitting light. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

300 N. Washington

Applicant: Brad Blair, Property Chair, Church representative (present)

Application: Gutter and Downspout Installation

Discussion: Mr. Blair stated that the church would like to replace all existing gutters and downspouts. Existing are K-style, and located on the east side of sanctuary, education wing, and across rear of building. New gutters would attach to an area that is white. Existing gutters are galvanized. The downspouts are to be located as existing except one will be eliminated where education wing and sanctuary come together due to a water problem. Mr. Blair stated that the existing gutters are probably larger than 6". Commissioner Prebys questioned how white gutters going down the red brick will look. Commissioner Overland asked whether the aluminum gutters come with choice of colors, as white lines coming down building wouldn't be aesthetically pleasing.

Motion: Overland (Second: Prebys) moved to approve the application for 300 N. Washington to include: For the complete replacement of existing K-style gutters to be replaced with new 6" K-style aluminum gutters and downspouts. Color to be white; Commission suggests selection of color to better blend with the brick.

Commission also noted that gutter straps need to be installed underneath the shingles.

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.

STUDY ITEMS-

209 Washtenaw – Van Hunsverger discussed with the Commission the installation of HVAC equipment on the south side of the First Presbyterian Church. Entry for HVAC equipment would be in bank of windows along south side of church. The Commission and Mr. Hunsverger discussed distance of the equipment from the property line, noise that would be produced and screening of the unit. Screening should be wood, with spacing to allow ventilation. Additionally, the method for access into the building was discussed. The equipment will fit in the current set of former windows; no additional entry space or stone removal will be needed. The Commission suggested that the applicant review zoning requirements due to the proximity of the unit to the lot line before submitting as an action item.

Chairperson Schmiedeke and Karen Wieber left to attend the Council meeting; Vice-Chair Prebys acted as Chair and Nathan Voght, Planner I acted as staff.

ADMINISTRATIVE APPROVALS-

619 Norris – Re-roofing

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

Approval: Unanimous. Motion carried.

PROPERTY MONITORING-

310 N. Park – owner has been in contact with staff regarding this home. Staff will be conducting a walk-through on 3-2-05.

Thompson Bldg – S. Beal may be interested in buying out Barnes' interest in the property. Beal may have a prospective tenant/buyer for the building. City would have to go to court to change receivers. Beal would bid at sheriff's sale or at tax sale on his interest in the property.

119 N. Michigan – Charles Boulard and other staff have spoken to the owner, as the rear corner of the building is collapsing.

402 S. Huron – Staff has located the bank that holds the mortgage for the property and has made contact with them. The building had to be secured and boarded up by City firefighters. The Commission reviewed the *Demolition by Neglect* portion of the ordinance that allows for the Commission to declare that a building is threatened. The Commission directed staff to review files of addresses that may fall under this category, and to draft separate motions for the Commission to accept at the next meeting.

417 N. Adams – no update.

115 Maple – no update.

309 Maple – no update.

416 N. Huron – no update.

12 and 14 N. River – no update.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 15th, 2005 meeting.

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

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:00 PM

Signature _____ Date _____