

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of MARCH 15TH, 2005**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Council Chambers

Commissioners Present: Jane Schmiedeke, Hank Prebys, Brenda Rigdon, Joe Schultz, Ed Penet, Ron Rupert (late), Christian Overland (late)

Commissioners Absent: None

Staff Present: Karen Wieber, Planner I

APPROVAL OF AGENDA

Additions: 330 Maple – Study Item
 312 N. River – Study Item

Motion: Prebys (second: Penet) moved to approve the agenda as amended.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

None

NEW BUSINESS

210 W. Michigan, Action Item

Applicant: Ward Freeman, Joyce Ramsey (present)

Application: Sign installation

Discussion: As Mr. Freeman described, the sign for "Bowerbird Mongo" would be 14'8" in length and 2' tall, and made of high grade marine plywood. The sign would not be back-lit, as there are existing goosenecks on the signboard already. The sign would not cover the signboard area entirely; portions of the yellow background would be noticeable around the sign. The Commission discussed their concern with water infiltration

into the sign, and will require that the sign be bordered with a wood or metal edge.

Motion: Prebys (Second: Penet) moved to approve the application for a sign at 210 W. Michigan to include: As per drawings dated 3/9/05 as submitted with the application with the following exception; plywood sign bordered with edge material of wood or metal, painted to match the sign. The following Secretary of Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

STUDY ITEMS-

316 Pearl – David Sisson and Osayimwese Itohan, owners of 316 Pearl, discussed a number of changes they plan to make to the exterior of this home. Proposed changes include removal of asbestos siding to expose wood underneath, repair of wood siding, painting, installation of gutters and front door replacement. The Commission was agreeable to the changes proposed and offered suggestions with regard to asbestos siding removal and the style of the wood door.

312 N. River – Corrine Sikorski, owner of 312 N. River, discussed with the Commission the possibility of installing solar panels on the roof of the above address with grant funds from the State of Michigan. When installed, the panels would be approximately 38" tall, lower than the height of the front parapet wall, which is 48" in height. The panels may be viewable from the sides of the building, as those parapet walls are approximately 24" tall.

330 Maple – Jennifer Nardine and Phil Ross, new owners of 330 Maple, discussed a number of issues with regard to the home. There is currently not a deck on the rear; the Commission suggested they review the Porch Fact Sheet. There are a number of zoning issues involved with installation of a rear deck, as it would be very close to a rear outbuilding. Porch railings are not necessary for the front porch, as it is low enough to the ground. If gutters are installed on the porch, half-rounds should be used. The owners also discussed their concern for the structural integrity of the rear outbuilding. The Commission recommended that a licensed architect or builder review its condition to ensure that it is stabilized properly.

ADMINISTRATIVE APPROVALS - None

PROPERTY MONITORING

310 N. Park – A walk-through of this property was conducted by Karen Wieber and Charles Boulard, Building Official, as requested by the Commission. As described in a memo from Charles Boulard, the house appears to be structurally sound, except for the lean-to addition on the rear of the home.

402 S. Huron – No update

119 N. Michigan – no update

417 N. Adams – no update.

12 and 14 N. River – J. Gilbreath is working to arrange a meeting with the attorney representing these properties.

Thompson Building – S. Beal will likely request that the judge allow him to take over receivership of this building currently held by Barnes.

Sidetrack MDOT Sign- Staff and MDOT will be meeting on the 24th to discuss alternatives to the current signage program.

Staff is working with the Asst. City Attorney to establish protocol for properties being reviewed under the *Demolition by Neglect* section of the ordinance.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

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

Motion: Prebys moved (Second: Rigdon) to approve the minutes as submitted.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:25 PM

Signature _____ Date_____