



comfortable doing. Some communities add additional public hearings and procedures that are beyond those mandated by state law and enabling legislation. Commissioner Schmiedeke pointed out that the HDC is required to meet once a month and it meets twice.

Commissioner Schultz was concerned that Ypsilanti had little in common with the other pilot communities. He also asked how the RRCI will work with the Historic District Ordinance. Two phrases in the resolution are possibly problematic: “the Historic District Commission has received and reviewed evidence” and “the Historic District Commission hereby declares its intentions to implement.”

Commissioner Rigdon questioned if this resolution is a way of fast-tracking demolition and other permits. She asked if this is a way of the HDC giving up some of its authority. B. Lenart stated the city needs private sector participation to reach its goals. The more that the city can educate itself as to what some of the challenges are, the better it will be able to communicate goals to put together the private and public partnership. He does not see the risk with regard to fast-tracking demolition permits. The city simply needs to identify clear goals. Council has identified a series of redevelopment sites. This process is not about giving up authority; it is about establishing certainty and flexibility when possible.

Commissioner Schmiedeke asked if the city can back out of this at any point. B. Lenart stated that the city can do so.

Commissioner Overland asked what evidence has been presented to the HDC. B. Lenart answered that the city must grow its revenue within its borders. 1/3 of the city’s land is tax exempt. Properties that need to be looked at are the former papermill, the Kresge building, the Depot, the Landfill, Motor Wheel and Exemplar properties. The properties could be put to more productive use, including vacant buildings.

Commissioner Schultz questioned if the resolution is an “activist situation” and will put developers in the driver’s seat. The HDC is a conservative board and it is the HDC’s purpose to go slow. In his view, the resolution seems counter to this.

B. Lenart reinforced the importance of communicating goals to the community. He also stated the purpose of the resolution is for the HDC to commit to how its goals compare with other HDC procedures. The HDC should also consider whether the tax credits are communicated effectively.

The HDC requested that B. Lenart provide evidence for HDC to review.

Commissioner Schmiedeke suggested text to add to the resolution; “the Historic District Commission hereby declares its intentions to implement to the extent that the HDC’s obligation to adhere to the requirements of the State of Michigan Historic District Enabling Legislation and of the U.S. Secretary of the Interior remain unimpeded.” B. Lenart offered to alter the paragraph to more of an evaluation. He will also email the draft resolution, in addition to evidence, to commissioners before the next HDC meeting.

Motion: Commissioner Rigdon (second: Overland) moved to table the resolution.

Approval: Unanimous. Action carried.

## **212 Washtenaw, Action Item**

Applicant: Emily Cloyd, owner (present)

Application: Various exterior changes

Discussion: K. Wieber stated that power washing of the house is what brought the application to the HDC. K. Wieber spoke to Ms. Cloyd on Tuesday and Ms. Cloyd came in Wednesday morning to complete an application.

The work includes power washing, maintenance of the fence, the addition of railings

on the front steps, and roof work on west side basement entrance. Ms. Cloyd stated that she had no way of knowing that there were any problems with the work for which she had contracted. Commissioner Schmiedeke explained that the HDC had an obligation once the power washing was observed to stop the process because it was doing damage to the house.

Ms. Cloyd explained that she is handicapped and needs the railings along the stairs. K. Wieber stated that Charles Boulard, Building Official, looked at the railings and noted that spaces between the balusters would need to be a maximum of 4 inches and the handrails would need to be graspable.

Ms. Cloyd stated that she was originally considering pipe rail but the man doing the work proposed treated wood as aesthetically more attractive and consistent with the style of the house. The posts have already been installed. The Commission contended that the pipe rail would be less intrusive and should not attach to columns.

Ms. Cloyd explained that she felt attacked for not knowing something she could not have known. Commissioner Schmiedeke stated that the Commission has the same goal as the owner and that is to protect the house. Anytime in the future that Ms. Cloyd has any question at all, she should feel free to call.

Ms. Cloyd also stated that her house is on Washtenaw, a heavily-trafficked street, and with the road work last year, her house is "in peril". Ms. Cloyd also submitted a letter that she feels will be useful in reducing the hostility people feel toward the Commission and in informing people about the Commission and what owners can and cannot do. Ms. Cloyd stated that she loves old houses and Ypsilanti.

Motion: Rigdon (Second: Prebys) moved to approve the application for various exterior changes to include: Installation of pipe railing on front steps to be self-supporting and not in contact with the columns. Prepare and paint existing brick, wood trim, doors, windows and frames. Re-roof outside basement entrance. Caulk as needed. Paint the porch floor. All paint colors to match existing. Repair fence with matching pieces. Paint fence existing color. Prepare garage door as needed for paint and repaint to match existing color.

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

Approval: Unanimous. Action carried.

### **133 W. Michigan, Action Item (Citizens Bank)**

Applicant: Jay Smart, Michael Moorison (present)

Application: Repair/replace limestone base

Discussion: Mr. Smart proposed pressure-treated plywood to cover basement windows. Iron railings to match originals which still exist on the west facade to be installed over basement windows as well. The black marble (polished granite) in the entryway will be removed to examine the original stonework underneath. The sign on the west elevation has been removed and a window is behind it. Proposal to replace the trim around the window and not replace the sign.

Motion: Prebys (Second: Penet) moved to approve the application for repair/replacement of limestone base to include: Repair as submitted in

drawings from Quinn Evans Architects dated 6/14/04. Understanding that front basement windows currently covered with plywood will have grills installed matching those on the west side of building. South side of building to be painted similar to existing color. The following Secretary of Interior Standards were used in making this decision: #5 – Preserve distinctive features.

Approval: (Abstain: Ridgon) Unanimous. Action carried.

#### **409 N. Adams, Action Item**

Applicant: Constance Crump (present)

Application: Various exterior changes

Discussion: Ms. Crump stated the proposal includes that the damaged front sidewalk be replaced with brick or pavers. Side porch on southwest side has deteriorating cement block under the deck. Proposal to cover with plywood painted to match color of block. Commission recommended patching and parging instead. Owner stated that the City requires a repair of the porch even though it is unused. The Commission suggested using Abitron, a concrete consolidant which can be formed as necessary. Roof on basement stair enclosure to eventually be removed but siding needs to be repaired. Screening currently covers openings at soffit of this enclosure, but original roof did not have soffit or fascia. Commission suggested that the front sidewalk should be high-fired red brick or salvaged slate.

Motion: Prebys (Second: Penet) moved to approve the application for various exterior changes to include: Replace front sidewalk with high-fired red brick or slate. Repair foundation of southwest porch with patching and parging. Replace rotting and missing boards on basement stair enclosure on west side of house. Replaced siding to be painted to match existing color of house. 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.

[Note: the porch as discussed and approved above refers to the NORTHWEST porch, not the southwest porch.]

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

Applicant: William Labeledzki, FastSigns (present)

Application: Sign installation

Discussion: Mr. Labeledzki stated there was a previous sign at the business but the owner took it with her when she moved. It is now necessary to install a sign for the new business. Commission noted that the awning is torn.

Motion: Overland (Second: Ridgon) moved to approve the application for sign installation: Sign as submitted 4/19/05. Note rips in awning. The

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

Approval: Unanimous. Action carried.

**214-216 Maple, Action Item**

Applicant: Clark M. Brown

Application: Install steps and concrete base

Discussion: K. Wieber explained there are no steps there now. Commission assumes that the concrete steps to be used are pre-cast. Photos appear to indicate a significant drop-off adjacent to the door at which the steps are to be installed. Commission needs more information including site plan and what kind of concrete step.

Motion: Overland (Second: Penet) moved to table the application for installation of steps and concrete base pending the submission of further information regarding sketch plan and type of concrete step.

Approval: Unanimous. Action carried.

**STUDY ITEMS**

**123 N. Adams** – Greg and Loren, representative and deacon of the church, explained that the front steps of the church are not uniform in riser height. The proposal is to pour without disturbing the foundation. Commissioner Schmiedeke remarked that the pipe rail may not meet code. Railing should be 42” in height. Balustrades will likely need to be installed.

There is currently a brick pad at the foot of the steps which matches the brick of the building. It was proposed to salvage that brick for possible use in repairs of the building itself and to pour a concrete pad in its place.

Greg mentioned that shrubbery will also be removed. Commission explained that removal of the shrubbery and what will be substituted in place will need approval. Commission suggested that the existing shrubs could be cut back instead of removed.

Greg also asked how to clean brick. Commissioner Schmiedeke stated power washing is possible, as long as it is kept to 400 PSI. Commissioner Rigdon also recommended a scrub brush and the kind of detergent that is designed for cleaning buildings.

**ADMINISTRATIVE APPROVALS – None**

**PROPERTY MONITORING**

**314 E. Forest** – No update.

**111 N. Adams** – No update.

**302 N. Hamilton** – Owners will appear before the Planning Commission on April 20, 2005 for a special use site approval to use the house as a fraternity. Owners did receive a permit for interior work. Planner Nathan Voght is aware of some exterior plans that may need to be addressed.

**310 N. Park** – No update.

**416 N. Huron** – Jack Gilbreath, assistant city attorney, thought construction of a shell was reasonable. K. Wieber will work with him to develop for HDC a motion to “follow through on the order as it stipulates and do whatever is necessary.”

**417 N. Adams** – No update.

**Thompson Building** – No update.

**402 S. Huron** – Demolition by neglect motion will be completed for the May 3, 2005 HDC meeting.

**400 N. River** – Expecting exterior work permit application to arrive soon from Stuart Beal.

**MODT Sidetrack sign** – Existing Sidetrack sign will be moved to another existing sign post so it does not stand out as much. Commissioner Schmiedeke explained that these MDOT signs are called “wayfaring signs”, the purpose of which is to alert motorists at a freeway exit of the six nearest commercial establishments (food, gas, and lodging).

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

#### **HOUSEKEEPING BUSINESS**

##### **A. Approval of the minutes from the April 5<sup>th</sup>, 2005 meeting.**

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

Approval: Unanimous. Action carried.

##### **B. Commissioner Schmiedeke’s absence from May meetings**

In her absence, Hank Prebys will be acting Chair.

#### **ADJOURNMENT**

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

Approval: Unanimous. Action carried.

#### **MEETING ADJOURNED AT 9:00 PM**

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