



required by the HDC will not be ready until a later date and he asks that the item be tabled.

Motion: Prebys (Second: Penet) moved to table the application for 14 N. River at the applicant's request, pending the receipt of additional information.

Approval: Unanimous. Action carried.

### **310 N. Park, Action Item**

Applicant: Gary Turner, architect (not present)  
Mike Marino, owner (present)

Application: Home Remodel/Addition

Discussion: Applicant asks the Commission to review a fiberglass model window by Comfort Line. The window is purported to be longer lasting than wood windows. Commission agrees that the window style is appropriate for the long sections of walls in the new addition which will require large scale windows. The Comfort Line purports to reduce warping and the breaking of seals, and to reduce the transfer of heat/cold air. The window is constructed of fiberglass which will allow it to be painted to match the other windows in the house. Any replacement windows necessary in the existing portions of the home are to be constructed of wood.

Motion: Rigdon (Second: Penet) moved to table the application for 310 Park pending receipt of further requested information.

Approval: Unanimous. Action carried.

## **NEW BUSINESS**

### **102 N. Hamilton, Action Item**

Applicant: David Senkbeil, Allied Building Co. (present)  
Ozone House, owners (not present)

Application: Removal of chimney/fireplace

Discussion: Applicant proposes removing the existing chimney on the roof of the structure, closing off the opening, and re-roofing the location to match existing shingles. The house is now heated by a high efficiency furnace and the fireplace is no longer operable. The applicant states that the current layout of the interior of the home with the fireplace in place is not conducive to the proposed activities for which Ozone House would use the structure. The removal of the chimney will create a larger interior space for large group activities. Commissioner Schmiedeke notes that if the two flanking walls surrounding the fireplace are removed the interior of the space will have been significantly altered and an open area created. The applicant explains how

structural steel is being used to reinforce all of the floor joists in the structure. Commissioner Schultz expresses concern over losing the chimney which is a significant feature and notes that Ozone House will likely not be the last owner or user of the structure. The Commission has no authority over the fireplace but can require the chimney to be retained. The Commission concludes that it will not approve the removal of the chimney since it is a historical feature.

The applicant asks if the chimney can be removed and then rebuilt as a non functional chimney which would maintain the same appearance. Applicant notes that all of the weight for the chimney is on the fireplace so it will be difficult during demolition to shore up all of the weight just to maintain the chimney. Instead of shoring up the chimney throughout the building the applicant would use 2x4 boards attached to the roof joists that would be carrying the load of the rebuilt chimney.

Commissioner Rigdon expresses concern that the support of the chimney on 2x4s would be against code (masonry cannot bear on wood). Commissioner Schmiedeke points out that if the chimney is not capped then water will collect in it. The Commission will not support the removal or alteration of distinguishing historical features. Precedent has been previously established by the Commission against the removal of chimneys. The Commission will need to see an engineered drawing of how the existing chimney will be supported. The applicant will obtain a structural engineer to draft a plan on how the chimney can remain supported and preserved.

Motion: Prebys (Second: Penet) moved to table the application for 102 N. Hamilton pending a new proposal containing information from a structural engineer for retention of the existing chimney.

Approval: Unanimous. Action carried.

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

Applicant: Look in the Attic and Co., Inc. (not present)  
John Coleman, owner (not present)

Application: Rear door

Discussion: The Commission reviewed the location of the current door on the building and considered whether a door of the proposed material is appropriate.

Motion: Prebys (Second: Penet) moved to approve the application for 110 W. Michigan to replace an existing rear door with a metal replacement in plain style, no panels, and painted gray to match the building. The following Secretary of the Interior Standards were used in making this decision: #3 – Do not imitate earlier styles & #10 New work shall be removable.

Approval: Unanimous. Action carried.

## ADMINISTRATIVE APPROVALS

Motion: Rigdon (Second: Prebys) moved to approve the administrative approvals of re-roofing applications for 220 N. Hamilton & 133 W. Michigan.

Approval: Unanimous. Action carried.

## OTHER BUSINESS

### **Dangerous and Vacant Building Presentation – Charles Boulard**

Building Official Charles Boulard hands out copies of the Vacant and Dangerous Buildings Ordinance and a flowchart displaying how vacant structures are dealt with in the City of Ypsilanti. The City of Ypsilanti circulates structures with maintenance issues through three separate cycles including; empty buildings, vacant buildings, and dangerous buildings. The property owner would go through a series of hearings. Any proposal for demolition of a building would have to be approved by the HDC. Triggers which take a building from vacant to dangerous include; unmown grass, broken windows, graffiti, squatters in the structure, large amounts of trash on the property, frequent fire cars, structural damage and any problem which endangers the public health, safety, and welfare. The Building Department attempts to envision what will be the end result. The entire intention is have the building owners themselves repair their structures rather than have the City perform the work. The process is lengthy since it offers multiple opportunities for notification, appeals and judicial review.

## PROPERTY MONITORING

**Depot** – Building Official Charles Boulard explains that a notice will be sent out regarding the condition of the structure. The structure has triggered violation notification several times concerning foundation deterioration and breezeway roof collapse. The HDC would like to see the building utilized for an adaptive reuse of office/retail space. What still remains of the structure should be stabilized.

**1266 Huron River Drive** – Charles Boulard states that the home was being used for rental and was shut down for violations. The building is in poor shape with the removal of the stucco. The degradation of the corner posts is the most critical issue. Mr. Boulard is unaware of the condition of the structure underneath the siding. Staff has drafted a letter to inform Mr. Campbell of the importance of maintaining the corners in order to stabilize the building.

**314 E. Forest** – Staff received a letter from the property owner stating that they plan on completing work by January 15, 2006. Carpenters are coming in to build the trusses and other workers will be completing the siding and roofing. Staff will continue to monitor.

**310 N. Park** – This property is ready for payment and it will be placed as an action item on the next agenda if payment is received.

**402 S. Huron** – The property is still on the vacant list and a letter was sent to the applicant. The property owners (mortgage company) responded with concern and staff and the City Attorney have informed the owners of the structural deficiencies and other improvements necessary to stabilize the structure and prevent any further deterioration.

**108 S. Huron** – The resident of this home has not responded to continuous attempts to obtain compliance for inappropriate work performed. Staff will review its records and proceed with writing a ticket to the applicant if appropriate.

**416 N. Huron** – Staff and HDC chair, at the request of the mayor, met some weeks ago to discuss options for Mr. Wild and his property. A future meeting is to be held with staff and HDC chair and Mr. Wild to go over the issues.

**400 N. River** – The court hearing has been changed to January 26, 2006.

**218 Ferris** – Staff has sent a letter to the property owner regarding construction of front porch steps without HDC review and without permit. Staff will continue to monitor. There has been no response at this time.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes from the December 6, 2005 meeting.**

Pg. 4, 108 N Huron motion – “The following Secretary of the Interior Standards were used in making this decision ~~#5 – Preserve distinctive features.~~  
**#9 – Contemporary designs shall be compatible and shall not destroy significant original material & #10 – New work shall be removable.**

Motion: Prebys (Second: Rigdon) moved to approve the minutes for the December 6, 2005 meeting as amended.

Approval: Unanimous. Action carried.

**ADJOURNMENT**

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

Approval: Unanimous. Action carried.

**MEETING ADJOURNED AT 8:50 PM**

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