

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of FEBRUARY 21, 2006**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Ron Rupert, Joe Schultz,
Christian Overland, Brenda Rigdon, Ed Penet

Commissioners Absent: Hank Prebys

Staff Present: Karen Wieber, Planner I
Jonathan Ringel, HDC/Planning Assistant

APPROVAL OF AGENDA

Motion: Penet (Second: Rigdon) moved to approve the agenda as amended with the addition of 1266 Huron River Drive as a study item.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

310 N. Park, Action Item

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

Application: Home Remodel/Addition

Discussion: More than 60 days have passed and this application is now expired. The Commission has requested appropriate information be provided and it has not been received.

Motion: Rigdon (Second: Penet) moved to deny the application for

310 N. Park since it has expired and additional information was not submitted to the Commission.

Approval: Unanimous. Action carried.

NEW BUSINESS

46 E. Cross, Action Item

Applicant: Joseph Belanger (not present)
Richard Reid, owner (not present)

Application: New Window Installation

Discussion: The applicant is proposing the installation of new windows on the front façade of the structure. The proposed new design for the windows would remove the doubled arched muntins (heart shaped) on the third floor which are characteristic of the entire commercial block. The second floor would maintain the square pane muntins. The second and third floor each contain three windows which would be replaced in this project. It appears the applicant will be using modern material which will increase the thickness of the sash. The prints provided for the windows did not explain if the windows would be constructed of metal or wood. In addition, the Commission is not certain if the window will be a sash insert or a full replacement.

Motion: Overland (Second: Penet) moved to table the application for 46 E. Cross to due to a lack of information including the dimensions in relation to the existing opening, construction materials, and paint color.

Approval: Unanimous. Action carried.

STUDY ITEMS

119 N. Hamilton

Applicant: Tagrid Shunia, owner (present)

Application: New Exterior Installations/Repairs – Windows, Siding, Carport, Deck, & Roof

Discussion: The applicant proposes a number of home improvement projects for the home and is seeking information on acceptable materials and methods. Commissioner Overland offers an explanation of the mission of the HDC and explains that the Commission is concerned only with the exterior alterations to a structure. The applicant explains that the unit is being converted from a five bedroom apartment into a four bedroom. The applicant proposes using a glass block window on a north facing basement window. Commissioner Schultz explains that a glass block window would not be historically accurate for a home in the district and that the basement window should be replaced with a painted wood sash. The Commission suggests the applicant use wood

replacement windows throughout the house. The Commission notes that the applicant may need to purchase only a double-glazed sash pack. This would improve energy efficiency and save money utilizing only repair and restoration rather than full window replacement. The Commission requires catalogue cuts of proposed window replacements in the home.

The Commission notes the rear deck off the east side of the home shall follow the HDC Porch Fact Sheet guidelines. The gutters to be replaced would need to match the style of the existing. Commissioner Rupert suggests the gutters may only need cleaning, and repairs to the downspouts could improve the length of use. The Commission requests a mortgage survey upon which the location of the proposed paved driveway and suggests that the applicant contact Nathan Voght, City Planner for ingress/egress and setback requirements. The applicant proposes repairing the wood siding and replacing only when necessary. The Commission will likely require the applicant to use redwood or cedar siding, smooth side out, with exposure to match existing. The Commission also requests that the applicant bring in a sample of the black roofing which is proposed for the house. Ridge vents would be the most appropriate for maintaining the historic character. The Commission requests drawings and plans for all proposed changes.

The applicant is offered numerous HDC Fact Sheets in order to provide solid background information for detailing plans with her contractor. The Commission asks for the applicant to return with appropriate drawings, catalogue cuts, mortgage survey, and a list of materials which will be used. The Commission must see drawings of all exterior alterations.

1266 Huron River Drive

Applicant: Art Campbell, owner (present)

Application: Removal of Existing Garage

Discussion: Applicant brings in photographs and drawings of the garage proposed for demolition. The applicant states that the structure does not have a solid footing and stands in the way of proposed developments on his property. Staff explains the process for application for demolition within the Historic District and notes the burden of proof is upon the applicant to demonstrate a need for having the structure removed. The applicant expresses frustration that the application for demolition is a cumbersome process and the HDC is hampering his progress. The Commission once again explains to Mr. Campbell that a decision on the removal of the garage cannot be made until a complete application has been received.

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

PROPERTY MONITORING

1266 Huron River Drive – No update.

107 E. Cross – An evidentiary hearing is scheduled for March 8th regarding this property. As this hearing, the City is required to provide evidence as to why the building should be demolished, and/or under what conditions the City would agree with repair of the structure. Mr. Kircher in turn is to present his evidence to show under what conditions he believes repairs to the structure should be made. These partial conditions could involve various Building Code, HDC, and Zoning issues.

314 E. Forest – Reconstruction of the garage is continuing; Staff has taken some recent photos and will continue to monitor.

402 S. Huron – Karl Barr, Charles Boulard, and HDC staff continue to monitor the situation at this property. The mortgage company in possession of the home recently inquired as to what repairs were necessary to remove the property from the Vacant and Dangerous Buildings list, and the information was provided to them. I anticipate in the next month that the City will be taking action on the collapsing garage, in cooperation with the HDC.

108 S. Huron – No update.

416 N. Huron – The mayor scheduled a meeting with Karen, Ed, Nathan, Charles, Jane Schmiedeke, and Mr. Wild on February 16th regarding the reconstruction of the garage. The order to rebuild the carriage barn with escrowed funds was discussed. The 3 options discussed include:

1. Mr. Wild offered the possibility of using the escrowed funds to do historically accurate repairs/restoration at a different property that he owns (21 N. Normal). He suggested that a historic district be created for that property, to ensure that The work is preserved.
2. Utilizing the escrowed funds for construction of a new carriage barn, at the same location as the previous.
3. Utilizing the escrowed funds for construction of a new carriage barn, on the same property but a slightly different location.

It is important to note that reconstruction of a new carriage barn, regardless of where it is located on the property, could involve creative forms of construction (i.e. pole barn construction) due to cost limitations. At this point, the mayor has asked that staff review these three options with the City Attorney, and have them determine how each would impact:

- ✍ Whether the court order would need to be amended
- ✍ The process for amending the court order
- ✍ Whether the former owner, Ms. Bevan, must be consulted in order to have the court order amended.

400 N. River – The hearing for Mr. Beal's request for approximately \$600,000 worth of work on the Thompson continued January 26th, with closing arguments

concluding on February 1st. The hearing was to conclude opportunities for requests. The judge is now deliberating and will make a decision within the next 7 days as to whether Mr. Beal's request can go forward. In the meantime, Mr. Beal has filed two requests; one to increase the lien on the property due to increased costs, and a second to begin the foreclosure process.

218 Ferris – The property owners have responded to the recently sent letter requesting an application for approval of their illegally constructed steps. The owner stated that the steps are temporary in nature and a contractor will soon be hired to reconstruct the steps in compliance with the HDC Porch fact sheet.

304 E. Forest – No update.

302 N. Hamilton – Ron Rupert will inspect the site for the Commission and bring back a report.

305 S. Huron – The skirting for the porch has been installed and framed. The property owner is now waiting for warmer weather to paint the wood.

Freighthouse – Robert McKay from SHPO met with Friends of the Freighthouse to discuss the items that will need to be addressed to restore the structure. The majority of the problems with the building have been emergency and safety concerns. Mr. McKay offered concrete ways to restore the structure and pointed out that the Committee should not fix something that is not broken.

105 W. Cross – Ron Rupert explains that he had the opportunity to view the interior and exterior of this home, and feels that it is structurally sound and has simply been neglected..

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 7, 2006 meeting.

Motion: Overland (Second: Rigdon) moved to approve the minutes for the February 7, 2006 meeting.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:15 PM

Signature _____ Date