

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of MARCH 7, 2006**

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Joe Schultz, Brenda Rigdon,
Ed Penet, Hank Prebys

Commissioners Absent: Ron Rupert, Christian Overland

Staff Present: Jonathan Ringel, HDC/Planning Assistant

APPROVAL OF AGENDA

Motion: Penet (Second: Prebys) moved to approve the agenda as
presented

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

46 - 50 E. Cross, Action Item

Applicant: Joseph Belanger (present)
Richard Reid, owner (present)

Application: New Window Installation

Discussion: The applicant is proposing the installation of 14 new wood windows on the
2nd & 3rd floors on the front façade and 1 new wood window on the west
side of the structure. The proposed design for the new windows would eliminate the
existing doubled arched muntins (heart shaped) on the third floor, a feature which is
characteristic of the entire commercial block. The second floor would maintain the existing
muntin pattern. The second and third floors each contain 7 windows which would be

replaced in this project. Commissioner Rigdon asks why the outside dimensions of the proposed new windows are described as being a half inch smaller than the existing windows. The applicants state that the existing casing would have to be removed for the installation of the new windows. The ½" difference would not be noted from the exterior and would allow for the old sash to be removed and the new window placed directly against the stop. The Ypsilanti HDC does not allow the installation of full frame replacement windows in the existing frame and a discussion ensued on the different elements of the window (frame, sash, glass, sash pack, etc.). The applicant explains that the ½" thick frame for the new window would sit within and below the existing stop, ensuring that the glass height and width would remain the same. When viewing the window from the exterior, the site line from the street would not change. The commission

will request a typical sill detail and jamb for the window prior to approval. The applicant suggests that they will probably obtain a prices from several sources for all of the windows before moving forward.

Commissioner Rigdon also declares that the arched muntins on the third story windows shall remain. The features are architecturally significant and shall remain to preserve the integrity of the structure. Resident Joe Belanger notes the windows are showing signs of deterioration and are not energy efficient. The commission breaks into discussion with the applicants on the multiple ways in which the glass can be divided in order to maintain the existing muntin patterns. Commissioner Rigdon informs the applicants that a single pane of glass could actually be used for the window with the decorative trim work being permanently affixed to the outside of the window. The commission does not require interior muntins or the use of spacer bars.

Motion: Prebys (Second: Penet) moved to table the application for 46 – 50 E. Cross pending the receipt of further information.

Approval: Unanimous. Action carried.

NEW BUSINESS

110 W. Michigan, Action Item

Applicant: John Coleman (present)
Erwin Salim (present)

Application: New Sign, Removal of Awning and Wood Panel Window Coverings

Discussion: The applicant is proposing to touch up the front façade in the original grey color with white window trim. The front façade contains graffiti and chipped bricks. The front awning would be removed and replaced with a channel lighted sign using LED illumination. Commissioner Rigdon suggests that the applicants bring in a proposed drawing of the sign with dimensions. Mr. Coleman states the sign will contain a grey backboard and white lit channel letters of 18" in height. Applicant notes that LED lighting is bright but low voltage. The commission expresses concern that the lighting not be too overpowering.

Trim boards on the front of the structure are bowing out and weathering. The applicants propose replacing with a cedar or fir, smooth side out. On the rear of the structure, the applicants propose removing 1x2 wood boards which cover the entire rear façade in order

to reveal original windows and brick facade. The applicants are not certain of the structural soundness of the brick or the condition of the windows behind the boards. Chair Schmiedeke expresses concern that the rear façade may contain soft brick and would need to be painted. The commission will request a sketch of the entry sign and paint samples for final approval.

Motion: Prebys (Second: Rigdon) moved to table the application for 110 W. Michigan pending dimensional drawings for the front facade sign.

Approval: Unanimous. Action carried.

Depot Town – Various Locations

Applicant: Vic Randall, Ypsilanti Health Coalition (present)

Application: New Bike Rack Installation

Discussion: The bike racks would be the same inverted “U”, steel, black bike racks which were installed in downtown Ypsilanti in fall of 2005.

Motion: Rigdon (Second: Prebys) move to approve the application for the installation of bike racks in various locations throughout Depot Town, constructed of inverted “U” steel and painted black.

105 W. Cross, Action Item

Applicant: Larry Lake, owner (present)

Application: Demolition of the Structure

Discussion: The applicant is proposing demolishing the home at this site. The commission notes that although additional information has been submitted, including a letter from the Ypsilanti Building Department stating the public hazard for occupants, the application is not complete. The written application must state one or more of the ordinance provisions upon which the applicant bases his request for demolition. In addition, the applicant has not fulfilled the majority of the necessary information listed under Section C: Requirements of the Applicant on page 1 of the application for the **Demolition & Moving of Structures**. The applicant was furnished a copy of the guidelines for demolition and moving of structures. The commission will need information on alternatives to demolishing the structure and written evidence of outside advice sought by the applicant

Motion: Prebys (Second: Schultz) move to table the application for demolition for 105 W. Cross pending additional information to the presented application.

STUDY ITEMS

Freighthouse

Applicant: Vic Randall, Farmers Market Vendor Association (present)

Application: Replacement of Awning

Discussion: The applicant proposes the replacement of the canopy at the Farmer's Market site outside of the Freighthouse, as the previous canopy was destroyed by heavy winds and vandalism. The commission only asks the applicant why they have selected a white vinyl canopy which will easily show dirt.

ADMINISTRATIVE APPROVALS

314 Maple and 101 S. Washington – Re-roofing

Motion: Rigdon (Second: Prebys) move to approve the administrative approvals.

Approval: Unanimous. Action carried.

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 to repair of the structure. The property owner, 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. It is anticipated that in the next month that the City will be taking action on the collapsing garage, in cooperation with the HDC.

416 N. Huron – Mayor Farmer scheduled a meeting with Karen Wieber, Ed Koryzno, Nathan Voght, Charles Bullard, Jane Schmiedeke, and property owner Mr. Wild on February 16th regarding the reconstruction of the garage. The court order to rebuild the carriage barn with escrowed funds was discussed. The 3 options discussed included:

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 structure.
3. Utilizing the escrowed funds for construction of a new carriage barn, on the same property but in a slightly different location where level ground would reduce the cost of the foundation.

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 to determine how each option 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.

Discussion on these options ensued.

Option 1 – The commission will not support Option 1. Commissioner Schmiedeke expressed concern that a poor precedent that would be established if the escrowed money were used for anything other than its original purpose.

Option 2 – The commission would support having the carriage barn rebuilt on its original Site, although Commissioner Rigdon noted that the location of the outbuilding has a significant impact on the cultural landscape/archaeology of the site.

Option 3 - The commission could support the reconstruction of the barn on the same property but at a level location which would reduce foundation costs.

400 N. River – The hearing on 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.

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.

HDC invited to Ypsilanti Food Cooperative presentation on Solar Project on 3-11-06.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - None

HOUSEKEEPING BUSINESS

Approval of the minutes from the February 21, 2006 meeting.

Motion: Schultz (Second: Penet) moved to approve the minutes of the February 21, 2006 meeting.

Approval: Unanimous. Action carried.

ADJOURNMENT

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

Approval: Unanimous. Action carried.

MEETING ADJOURNED AT 8:25 PM

Signature _____ Date

