

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF DECEMBER 12, 2017**

**CALL TO ORDER AND ROLL CALL**

Hank Prebys Vice-Chair, 7:03 PM

Meeting Location: City Hall, Council Chambers, 1 S Huron, Ypsilanti, MI

Commissioners Present: Hank Prebys, Ron Rupert, Jane Schmiedeke, Mike Davis Jr., Erika Lindsay (7:09)

Commissioners Absent: Anne Stevenson, Alex Pettit

Staff Present: Cynthia Kochanek, Preservation Planner  
Seth Torkelson-Regan, Commission Secretary

**APPROVAL OF AGENDA**

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS**--none

**PUBLIC HEARING**--none

**OLD BUSINESS**

**418 Maple**

*\*Application was moved to the end of the meeting due to no applicant present.*

**16 N Washington**

*\*Application is for roof work, brick and window sill work, door and gutter replacement*

Applicant: Timothy Patton-Doyle, applicant - present

Discussion: Patton-Doyle: Stated that this work is part of the continued renovation of 16 N Washington. Now he wants to work on the back of the building. Two of the improvements are new replacements of existing things: one is a gutter at the back of the building, which will now be aluminum in the

same shape and style of the original, but tinted in bronze to match the door.

Prebys: Asked what the shape the original is.

Patton-Doyle: Responded it is a trough.

Rupert: Asked how it will attach to the building.

Patton-Doyle: Responded it will be an apron gutter, meaning it will come off the top of the roof. As part of that, the flashing on the roof will be repaired, they are planning on replacing the kitchen vent with a roof hatch, which is required by code. The door at the rear has already been installed, but it is a door in the same style but different color as the original. Stated he would also like to replace the framing of the door.

Davis: Asked if the new door is all glass.

Patton-Doyle: Responded yes. The final piece of work is to repair the brickwork damaged by the nonfunctional gutter. Includes adding a window sill under the window next to the doorway.

Rupert: Asked what the mortar would be made of.

Davis: [*Reading from the application*] states that it will be ten parts sharp mason's sand, one part hydrated lime, and one part Portland cement.

Schmiedeke: Asked if the brick will be soft fire brick.

Patton-Doyle: Responded that he doesn't believe at the moment that any bricks need replacing. However, his contractor said that he has a supplier for similarly aged bricks.

Schmiedeke: Suggested not to use modern hard fire bricks.

Davis: Stated he thinks the new door was a good decision.

Patton-Doyle: Stated his plan is to put a wood trim around the door framing.

Motion: Davis (second: Rupert) moved to approve work at 16 N Washington to include roof repair, flashing replacement, roof hatch installation, gutter

replacement, repointing and/or replacement of damaged bricks at the rear of the building, the reconstruction of window sills, and the replacement of the back door. The gutter is to be a metal aluminum material to match the existing in profile with a bronze finish. The mortar mix for the repointing is to match the existing formula that is listed in the HDC masonry repair fact sheet. If needed, replacement bricks are to be matched to the existing bricks. The reconstructed window sill to is to match the existing on the building, and the back door will be replaced with a bronze aluminum storefront unit with a frame made out of wood and painted to match the door.

Secretary of the Interior Standards:

#6- Repair, don't replace. Replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

#### **405 Maple**

*\* Application is an amendment to a previous reroof application*

Applicant: Gary Turner, applicant-present

Discussion: Turner: Stated the original application was to put metal roofing on the outbuilding and the porch. Now he is proposing to change the roofline on the outbuilding so that the lean-to shed goes to the existing peak, and to add an awning on the front facade of the house with the same roofing detail.

Prebys: Stated the big issue will be the awning over the front window.

Schmiedeke: Stated that around the district, one will find similar awnings on similarly sized windows.

Prebys: Asked if it matters if the awning will be this large.

Davis: Asked how large the awning will be.

Turner: Stated it will be a little over a three foot projection from the facade, and that the roofing pieces are four feet long. Added that it was also considered to do some custom wood painted shutters as an option, to help the plain facade.

Rupert: Stated he thinks an awning will be more appropriate than shutters.

Lindsay: Stated that the awning and the porch work nicely and the proportions look great.

Turner: Stated that he is considering a gray color instead of the original smoky blue.

Prebys: Asked if the house colors have already been approved.

Turner: Responded yes, they have.

Prebys: Recapped that the three items in question are as follows: the changing of the pitch of the shed roof, the addition of the awning over the front window, and the changing of the color over the front window.

Motion: Davis (second: Schmiedeke) moved to approve the work at 405 Maple as amended for reroofing with a Metal Sales standing seam smooth panel roof in color Gray G7. The work is also to include the alteration of the shed roof on the north side of the garage so that its peak meets the peak of the main structure. The work is also to include the addition of a knee braced wall mount wood frame awning with a matching standing seam roof over the front window of the house to be painted to match the previously approved color scheme.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

## **NEW BUSINESS**

### **9-11 S Washington**

*\*Application is for awning installation*

Applicant: C. Hedger Breed, owner-present

Discussion: Breed: Stated he wishes to continue the awning from numbers 5-7 S Washington onto 9-11 S Washington. He states that he has wanted to do this for twenty years

Davis: Asked if it will be canvas material.

Breed: Confirms and states that he prefers canvas.

Davis: Asked if there will be any text on it.

Breed: Responded that there will be no text on the awning.

Motion: Rupert (second: Davis) moved to approve the awning at 9-11 S Washington to include an aluminum framing and installation of the commercial storefront canvas awning with a sea wave valance style as included the application. When installing the aluminum frame, the commission advises the applicant to make sure the bolts have a silicone seal or caulk so that water does not damage the existing masonry.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

## **218 Ferris**

*\*Application is for gutter replacement*

Applicant: Stuart Beal, owner-present

Discussion: Beal: Stated he wants to remove and replace gutters. It is \$6,000 for the half-round instead of \$2,000 for the k-style gutter. Gutter comes with two different styles of downspouts. The gutter comes in two different colors, he anticipates using white gutters.

Prebys: Asked if the downspouts would follow the current locations.

Beal: Confirms that is the case.

Davis: Asked commissioners if they have opinions on the downspouts matching the style of the gutter.

Beal: Stated he has no opinion on the issue.

Rupert: Responded that historically the fluted one is the one that they usually put up with half-round gutters.

Davis: Stated he thinks this is an opportunity to have the matching smooth gutters instead of mismatched styles.

Schmiedeke: Stated she agrees with Davis.

Beal: Stated either one is fine with him.

Motion: Davis (second: Schmiedeke) moved to approve the work at 218 Ferris to include the replacement of gutters with new 6 inch half round gutters and 4 inch smooth round downspouts in the same locations as they currently are. The gutters and downspouts are to be white with wrap around hangers that are to be installed under the roof shingles.

Secretary of the Interior Standards:

#6- Repair, don't replace. Replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous approval. Motion carries.

### **210 N Washington**

*\*Application is for window replacement*

Applicant: Greg Davel, owner -not present

Motion: Rupert (second: Davis) moved to table the application until January 9, 2018 because the applicant is absent.

Approval: Unanimous approval. Motion carries.

### **OLD BUSINESS**

*\*Returned to old business after the applicant arrived*

### **418 Maple**

*\* Application is for window installation*

Applicant: Davis Flores, contractor-present

Discussion: Davis: Stated that the concern last time was how the window well would be dug out so close to the foundation.

Prebys: Added that there was a question regarding how the lintel would be poured.

Flores: Stated that he would notch the top block and the rim plate and place the lintel inside, using a two and half inch by quarter inch hang wire. It exceeds what is recommended. He likes that width because it covers the plate.

Prebys: There was a question about whether there would be one or two wells.

Flores: States that he normally only installs one.

Prebys: Thinks one would be the commissioners' recommendation.

Flores: There is a three inch overlap on both sides.

Rupert: Asked if there are hand grips in the corrugated window well.

Flores: Responded there is a ladder bolted to the well.

Rupert: Asked how drainage will be handled at the bottom of the well.

Flores: Responded that he ties in a footer drain below the well, including a cap on it with a grate. Also, as a precaution, he covers the concrete with a rubber membrane so there is no seepage into the foundation.

Davis: Asked how much of the window well will be visible above ground.

Flores: It will only be about four inches above the ground, but from the road or street, it will not be visible.

Prebys: Asked commissioners if they are considering which location they would prefer the window well to be installed, the one on the west or the one on the south.

Rupert: Asked if there will be a type of grill over top of it.

Flores: Responded yes, there will be a metal grill made out of three inch rebar.

Rupert: Asked if it will be easy to lift up.

Flores: Responded yes.

Davis: Asked if the casement window will be aluminum-clad wood.

Flores: Responded yes, and it will be brown.

Davis: Suggested that he tell the homeowner that these are all the details the commission needed, and that the commission has no problems with the plan.

Motion: Davis (second: Lindsay) moved to approve the work at 418 Maple to include the replacement of seven basement windows as indicated on the submitted plans. Six windows are to be replaced with the glass block of the same size. One window will be a Jeld-Wen casement window, with aluminum clad wood, in the color chestnut bronze, measuring 30 in x 47 in, with the installation of a window well, stair, and cover for egress purposes. It is noted that this decision is based on discussions and is susceptible to the age of the property. Let the motion show that the casement window will include a quarter inch thick by two and half inch steel lintel.

Secretary of the Interior Standards:

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

## **NEW BUSINESS**

### **169 N Washington**

*\* Application is for window and gutter replacement*

Applicant: Chuck Donaldson, contractor - not present

Discussion: Prebys: Asked commissioners if this is something that they can consider without the applicant being present.

Davis: States that the email that is included in the packet addresses some of the details.

Rupert: Stated that this home has characteristics the commission wants to preserve.

Prebys: Asked commissioners how they feel about the K-style gutters.

Schmiedeke: Responded that she doesn't think they can require half rounds. Asked what the applicant plans to do about this mess [*referencing picture*].

Rupert: Responded that it is a porch that was torn off.

Kochanek: Stated the contractor pushed for the application tonight.

Davis: Stated he would be okay approving the six windows the commission knew about, but the application is for eight.

Lindsay: Responded that it could be a typo.

Davis: States that the commission should not guess.

Motion: Davis (second: Schmiedeke) moved to table the application due to the applicant not being present and a lack of information on the windows being replaced.

Approval: Unanimous approval. Motion carries.

## **STUDY ITEMS**--none

### **ADMINISTRATIVE APPROVALS**

#### **29-31 N Washington**

*\* Application is for marquee work*

#### **126 N Adams**

*\* Application is for reroofing*

Motion: Rupert (second: Lindsay) moved to approve the administrative approvals for 29-31 N Washington and 126 N Adams.

Approval: Unanimous. Motion carries.

## **OTHER BUSINESS**

### **2018 HDC meeting schedule**

Prebys: Stated the City Council has already moved some of their meetings to the same nights as the HD for a few months of 2018.

Kochanek: Stated that she has approached the Friends of the Freighthouse about permanently moving there.

Davis: Asked why the commission could not have the meetings in the basement of 1 S Huron.

Kochanek: Responded that it is not accessible.

Motion: Davis (second: Rupert) moved to approve the 2018 meeting schedule.

Approval: Unanimous. Motion carries.

### **State Tax Credit Support Resolution**

Resolution offered by Lindsay, supported by Rupert.

Approval: Yays - 5, Nays - 0, Absent - 2. Resolution carries.

### **Property Monitoring**

#### **6 S Washington**

Kochanek: Stated that she met with one of the owners of the old Elbow room and that in the New Year the commission should get an application from them.

#### **15 S Washington**

Rupert: Stated that the Smith furniture store has started construction.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

## **HOUSEKEEPING BUSINESS**

### **Approval of previous minutes for November 28, 2018**

Motion: Rupert (second: Lindsay) moved to approve minutes as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

Motion: Lindsay (second: Rupert) moved to adjourn the meeting.

Approval: Unanimous. Motion carries.

**MEETING ADJOURNED at 7:53 p.m.**