

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 11, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:06 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti,
MI 48197

Commissioners Present: Mike Davis, Jr., Erika Lindsay, Hank Prebys, Ron Rupert, Jane
Schmiedeke, Anne Stevenson

Commissioners Absent: Alex Pettit

Staff Present: Cynthia Kochanek, Preservation Planner
Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to
add under other business a discussion on alternative/composite materials.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206 N Huron

**Application is for fence installation*

Applicant: Ian Greenlee, owner—Present

Discussion: Davis: Stated that the application was tabled at the August 28th meeting to
provide the Commission an opportunity to visit the site.

 Schmiedeke: Stated that the two drawings do not agree [*referencing*
materials].

 Greenlee: Stated that the fence installation is only for the back yard.

Prebys: Asked if the fence is to be painted with paint or with an opaque stain.

Greenlee: Indicated no preference *[referencing a color pallet]*; being open to what the Commission deems appropriate. Stated that the plan is to not paint until the spring.

Schmiedeke: Stated that a dark color is appropriate.

Prebys/Davis: Agreed.

Prebys: Asked about the height.

Greenlee: Stated 6 foot.

Rupert: Asked if this is going to be the inside *[referencing materials of the internal fence framing]*.

Greenlee: Confirmed.

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 206 N Huron to include the installation of a treated wood dog-eared 6 foot tall fence with gates at the rear of the property along the property lines as indicated in the drawing submitted with the application dated August 20, 2018. A condition of this approval is that the fence be painted using a paint or opaque stain of a dark color.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

56 E Cross

**Application is for awning installation*

Applicant: Linda French, owner–Present

Discussion: Davis: Stated that the application was tabled at the August 28th meeting for more information on the lighting and to verify if the framework on the awning could be painted.

French: Stated that she has the lighting spec sheet, which is under 3,000k *[referencing materials]*. Stated that she has the picture of the metal awning painted black *[referencing materials]*. Stated that here are what the lights look like and that they are under the required limit *[referencing materials]*.

Motion: Prebys (second: Schmiedeke) moved to issue a notice to proceed for work already completed at 56 E Cross St to include the installation of two Sunbrella retractable fabric awnings on the back portion of the east (River St) side of the building with the condition that the awning framing be painted black and the acknowledgment that the lighting is below 3000k.

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. Motion carries.

Davis: Reminded applicant that planned ideas may be brought to the Commission for review as a study item before work/installation is begun.

NEW BUSINESS

418 Oak

**The application for siding, gutter & window installation; modification of window openings, and painting was moved to the end of the meeting as the applicant had not arrived.*

112 W Michigan

**Application is for window removal, door installation, painting & lighting*

Applicant: Anthony Nitsos, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Nitsos: Stated that the plan is to remove the deteriorated display case off the back of the property and replace it with a wall and door so that the retail space has its own separate door, which would be a convenience to the retail space and a security enhancement to the upstairs apartment. Stated that there would be a build-out of the interior walls in order to create a hallway to use as a front and back for commercial purposes rather than just as an entry.

Prebys: Asked about the door.

Nitsos: Stated that it is fiberglass.

Davis: Stated that the color indicated is the white prime.

Nitsos: Confirmed. Stated that the door on the back is currently white. Stated that the plan is to trim the door out and give it a more professional look.

Schmiedeke: Asked if the proposed new door matches, in style, the current

existing door.

Nitsos: Asked if Commissioner Schmiedeke's question refers to the other door next to the apartment *[referencing materials]*.

Schmiedeke: Confirmed.

Nitsos: Stated that it is a solid door; that he did not want a completely steel door because of energy concerns.

Davis: Asked if the lights are as indicated on the cut sheet.

Nitsos: Confirmed. Stated that the lights are purchased as a pair and that they are dark sky compatible.

Davis: Stated that the bulb temperature rating is to be 3000k or less.

Nitsos: Confirmed compliance.

Rupert: Asked where the other door will be installed when the window is removed.

Nitsos: Stated, right there *[referencing materials]* -- 36-inches across, about 18-24 inches off the existing door.

Rupert: Asked what will happen with the remaining.

Nitsos: Stated that it will all become wall.

Rupert: Asked what this is going to be consisting of *[referencing material]*.

Nitsos: Stated that it will be the same texture, consistency and color as the existing wall; that a color match will be done with whatever the picture shows *[referencing material]*.

Rupert: Asked if that is stucco over the top *[referencing material]*.

Nitsos: Stated that it looks like a kind of plaster *[referencing material]* but that they will make sure to recreate it so that it does not look different from what is there now.

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 112 W Michigan to include the removal of an old burglar alarm box and boxed window at the rear of the building. The wall is to be in-filled with matching/similar materials to that on the existing wall. A new 36" fiberglass full lite glass door per spec sheet will be installed to the left of the existing door and Danbury 5" high black LED outdoor wall

lights will be installed above the two doors. All painting is to match the existing colors.

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. Motion Carries.

302 E Cross

**Application is for reroofing and siding replacement on the rear extension*

Applicant: Max Ziebarth, owner – Present

Discussion: Davis: Explained that the job of the Historic District is the protection of the properties within the District -- making sure that resources are taken care of and maintained. Stated that demolition by neglect, as defined in Chapter 54 of the Code of Ordinances, means *“neglect in maintaining, repairing or securing a resource”* – resource being a property – *“that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource”*. Stated that, at this meeting, the Commission is to determine if the property is found to be under the HDC classification of in danger of demolition by neglect. Stated that, procedurally, the Commission will discuss with owner the status of the property, next steps and a timeline for repairs. Asked owner about his repair plans and timeline for such repairs.

Ziebarth: Stated that he has had plans of doing repairs for 2-3 years and ran into financial problems. Stated that he had intentions to begin repairs earlier this year but got wrapped up in other work which became overwhelming. Stated that he has the funds to get started. Stated that the structure of the house is sound, that he has good intentions on salvaging and just got a little bit behind on a few things.

Prebys: Stated that owner is very far behind rather than a little bit behind. Stated that if something is not immediately done, the house may be a total disaster.

Ziebarth: Stated that he would start with the roof. Stated that with each step, he would have a meeting with the Commission regarding windows and siding. Stated that his idea of siding is replacement with cedar lap siding because trying to remove siding or sandblasting is not going to work.

Rupert: Stated, no sandblasting or power washing.

Ziebarth: Confirmed. Stated that he would just replace the siding. Stated that there is not much siding on the structure.

Stevenson: Stated that the structure is on the dangerous buildings list. Asked staff about background and procedural information.

Kochanek: Stated that owner has not received documents from the Building Department due to an address discrepancy. Stated that owner has since updated his address with the City. Advised that the Commission allow time for the Building Department to get in and take a look at the structure before moving forward with a repair timeline. Stated that the focus tonight is for the Commission to determine if the structure is in danger of demolition by neglect.

Davis: Asked if owner would be requested to return for a second meeting if the Commission determines that the structure is in danger of demolition by neglect.

Kochanek: Confirmed. Advised that the Commission would want to first wait until the Building Department has a chance to enter the structure and prepare a report, at which time the Commission would then review the report and meet with owner regarding a timeline for repairs.

Davis: Asked, in clarification, if, tonight, the Commission needed to determine whether it is demolition by neglect or if the Commission should table that item until information is received from the Building Department.

Kochanek: Responded that the Commission finding of demo by neglect does not have to be dependent on the Building Department. But that the Commission may want to wait to finalize their list of concerns/timeline until after the Building Department has a chance to take a look at the building, since that could affect the timeline and list for repairs. Stated that the Commission could potentially determine, tonight, if the structure is in danger of demolition by neglect, if comfortable in doing so.

Stevenson: Confirmed the understanding that a motion can be made to determine if the property is in danger of demolition by neglect. Stated that the Commission can make that motion, which can be approved or denied, and then move forward and allow the Building Department to go through the structure for their review before further determination.

Motion: Stevenson (second: Lindsay) moved to determine that the property at 302 E Cross is in danger of demolition by neglect.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Davis: Explained that the Commission made the first determination that the

property is in danger of demolition by neglect. Explained that the next steps are for Mr. Ziebarth to receive the information from the Building Department and work with them to be able to enter and review the property. Explained that after information is received from the Building Department, that Mr. Ziebarth would return to meet with the Commission so that a timeline can be set up for repairs.

Prebys: Asked how the owner will be contacted to allow access to the building.

Kochanek: Stated that contact will be via letter, which will be sent to the corrected address.

Ziebarth: Confirmed that he submitted an address change.

Davis: Explained that upon the Commission finding that the property is threatened with demolition by neglect, that the Commission may take one of three actions – 1. Require that owner make the necessary repairs. 2. May bring an action in circuit court to have the City make the necessary repairs and then charge owner for those repairs. 3. Recommend that City Council take public ownership of the property.

Ziebarth: Acknowledged.

Davis: Expressed that the Commission's desire and intention is to work with Mr. Ziebarth for repairs to be made in a timely manner so that the house is not in the demolition by neglect or the dangerous buildings category.

Ziebarth: Stated appreciation. Stated that he will immediately apply for a roof permit.

Kochanek: Stated that HDC and building permit approvals would be needed prior to the start of work.

Ziebarth: Asked about a time frame.

Kochanek: Stated that staff will request that the Building Department resend the letter. Stated that Mr. Ziebarth would need to make arrangements for the Building Department to enter the house. Explained that a 15-day notice would be required for owner to be requested to reappear before the Commission.

Ziebarth: Asked what could be done to speed up the process.

Kochanek: Stated that Mr. Ziebarth could contact the Building Department directly about their process.

Ziebarth: Acknowledged.

418 Oak

**The application for siding, gutter & window installation; modification of window openings, and painting.*

Applicant: Todd Scholes, contractor with Belfor – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Scholes: Stated that there was exterior damage to the roof, the front porch overhang and the side of the house due to a tree falling on the house.

[Mr. Scholes explained the damage and the steps taken to organize the repairs]

Stated that the plan is to correct the issues and reframe the areas that are damaged; i.e., the fascia, the entire soffit area and damaged sheeting on the garage. Stated that the owner would like to paint the main house a purplish color - #M560-7 *[referencing paint color sheet]*, Bleached Linen for the trim, Cracked Pepper for the shutters and that the shingle color will be the same.

[Mr. Scholes provided and discussed a preliminary schedule for the proposed work]

Stated that the owner would like to resize this kitchen window *[referencing material]* where the window height from the floor to the sill is very low. Stated that the window has a stove in front of it and that the idea is to have the window turned long-ways so that you cannot see the back of the stove. Stated that if the window is covered up and this one goes that way *[referencing material]*, that another window could be made to match here *[referencing material]* and have it equal so that it is symmetrical instead of having just the one window. Stated that this is the side of the house that faces Prospect.

Davis: Asked about the dimensions of the new versions of both windows.

Scholes: Stated that the new window would be 36-inches by 60-inches.

Prebys: Asked what type of windows would be installed.

Scholes: Stated a wood frame window wrapped in aluminum.

Davis: Asked about the brand or model of the windows.

Scholes: Stated that he would have to confirm.

[Discussion re: window types and appropriateness]

Davis: Asked about the window color.

Scholes: Stated that windows would be white or painted to match the linen color of the trim.

[Commission reviewed and discussed paint swatches]

Schmiedeke: Stated that no shutters are on the house.

Scholes: Confirmed. Stated that the owner would like to place some on the front.

Stevenson: Stated that shutters are not on the application; that the Commission would like to first see a spec sheet.

Schmiedeke: Stated that shutters would have to be wood and would have to fit as though they were going to close over the window.

Kochanek: Stated that a separate application would be required.

Davis: Asked Mr. Scholes to relay the discussion comments to the owner.

Scholes: Confirmed.

Stevenson: Asked for clarification -- that the application reads that the new window for the front, north side, will be a double hung but that the drawing shows a slider window *[referencing material]*.

Scholes: Stated that the owner would like to center the window and resize it from the current 36 x 48 inches to 72 x 48 inches.

Davis: Asked about the size of the other windows.

Scholes: Stated 36 x 48 inches.

[Discussion continued re: window dimensions; historical references; appropriateness of proposed window changes]

Davis: Stated that if the owner wishes to go forward with shutters before being ready to talk about the window resizing, that a separate application should be submitted for the shutters first and then a separate application to talk about enlarging the window. Stated that it might be helpful for the owner to first do some research on whether or not this size window is appropriate for his style house before coming in to discuss it with the Commission.

Stevenson: Asked if gutters and downspouts are being repaired or replaced to match what was already there.

Scholes: Confirmed.

Rupert: Asked if the brackets will be a bolt bracket.

Scholes: Confirmed.

Prebys: Asked about the color.

Scholes: Stated Bleached Linen, the same as the trim. Stated that the gutters, windows, and fascia will be the same color.

Kochanek: Asked for clarification of the Cracked Pepper color.

Scholes: Stated that Cracked Pepper is for the shutters and any accent.

Kochanek: Asked for color clarification on the downspouts -- the purple or the white.

Scholes: Stated that Bleached Linen is for the gutters. Asked if the downspouts need to be the color of the actual house.

Stevenson: Confirmed. Stated, so that they blend in.

Rupert: Confirmed.

Motion: Stevenson (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 418 Oak to include the installation of 8" aluminum siding to match the existing on the east side of the house, trim to match the existing and k-style gutters will be installed as well as downspouts. Two windows will be added to the east side to match the drawing submitted on 9-11-18, the existing centered window will be closed and covered with aluminum siding. The new windows will be aluminum-clad wood casement windows. The house will be painted in the following colors; the body of the house will be in Behr M560-7, Muscat Grape, the trim/window color will be Bleached Linen Behr PPU5-09, and an accent color and door color to be Cracked Pepper-PPU18-01. The size of the windows on the east side will be 34" x 60". Downspouts will be painted to match the body of the house and the gutters will be the trim color.

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. Motion Carries.

651 Rice

**The application for demolition of the recycling center buildings and fence.*

Applicant: Cynthia Kochanek, representative for the City – Present

Discussion: Kochanek: Stated that the City would like to demolish the recycling center, consisting of two structures, which are both modern, having wood frames and metal exterior; and remove the fencing after a waste product assessment of the land is completed. Stated that staff was able to date the larger building to 1987, with a 1989 addition. The smaller, oil shed building was built in 1992 and there have been a few fence replacements.

[Discussion re: amount and type of potential work for improvements to the site]

Davis: Stated that any changes to the site would need to come before the HDC.

Kochanek: Clarified that the current application is only regarding a notice to proceed with demolition for the buildings and the fence.

[Discussion clarifying what a Notice to Proceed entails and reviewing the wording of the two motions]

Motion: Prebys (second: Schmiedeke) moved to find that the structures at 651 Rice St have no historical or architectural significance in the historic district and for the commission to proceed with consideration of the demolition permit application at this time.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Motion: Prebys (second: Rupert) move to approve and issue a notice to proceed for the demolition of the two buildings and fence at 651 Rice St with the findings that the structure is of no historical or architectural significance, this demolition will have no adverse impact on the adjacent area or upon the Historic District as a whole and the retaining of the structure is not in the interest of the majority of the community.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

STUDY ITEM—none

ADMINISTRATIVE APPROVALS

314 N Hamilton

**Application is for reroofing.*

115 N Adams

**Application is for reroofing.*

418 Oak

**Application is for reroofing.*

Motion: Prebys (second: Rupert) moved to approve the administrative approvals for 314 N Hamilton, 115 N Adams and 418 Oak for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek: Provided and briefly discussed a list of what municipal staff administratively approve in Ann Arbor, Kalamazoo, Grand Rapids, and Detroit. Also, discussed administrative approval procedure when a full-time preservation planner is not on staff.

Demolition process/application discussion

Lindsay/Kochanek: Discussed their continued work reviewing application language and legalese; invited further feedback from commissioners.

Property Monitoring

206-210 N Washington

Kochanek: Indicated that staff posted demolition by neglect notices on Friday.

220 N Park

Kochanek: Provided a brief update regarding the purchase agreement.

LED lighting strips resolution/policy

Davis: Indicated having nothing new to discuss.

CLG SHPO Evaluation Report

Kochanek: Provided an overview of the Certified Local Government evaluation which was recently completed by the State Historic Preservation Office. Discussed the findings of the report and outlined strategies to obtain compliance with SHPO corrective actions and suggested improvement items.

Alternative Materials Discussion

Rupert: Provided various product samples, which the Commission reviewed and discussed for possible use appropriateness.

Lindsay: Suggested that the Commission porch fact sheet be updated to explain manufacturer guidelines and images for best use of a proposed product.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 28, 2018

Motion: Schmiedeke (second: Prebys) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

MEETING ADJOURNED at 9:05 p.m.

(No Subject)

Yahoo/Inbox


Vince Falahee <vfalahee@marygrove.com>

To: jessicajane@french@yahoo.com

Cc: Jim Bailey, Savannah Peltier



Sep 4 at 1:12 PM

Jessica,

Thank you for taking my call and the conversation today. Per our discussion we are absolutely here for you in whatever you may need from us to help with the approval from the historic district. As I mentioned the lighting on the arms of your awning can of course be turned on and off with the push of a button on your remote control and this is a standard feature on the premium model you purchased, hopefully the city will understand that this was not an option you chose but actually comes with the awning. Further more the lights are not dimmable but when they are on their **maximum light output is 2700k**. Also as to your question of the ability to paint the frame it is in no way recommended to paint the frame as it already has a powder coated paint finish applied, if it comes down to it and I hope that it does not we can certainly help contract a company to paint the awning for you. The process would include removing the awning from its installed area dismantling all assembled metal components stripping them of their original paint finish and sending them out to be re coated. This process never yields a perfect finish as it does during the manufacturing process and obviously can get very costly by the time it's finished. I believe we are on the same page that this should be the absolute last resort if the city is not at all flexible with our situation. Thanks again Jessica and below is all of my contact info if you or anyone at the city has any further questions or concerns. Thank you again!

Vincent Falahee
 Marygrove Awning Co.
 (734) 422 7110 ext 248 Office
 (734) 320 5144 Cell
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www.marygrove.com





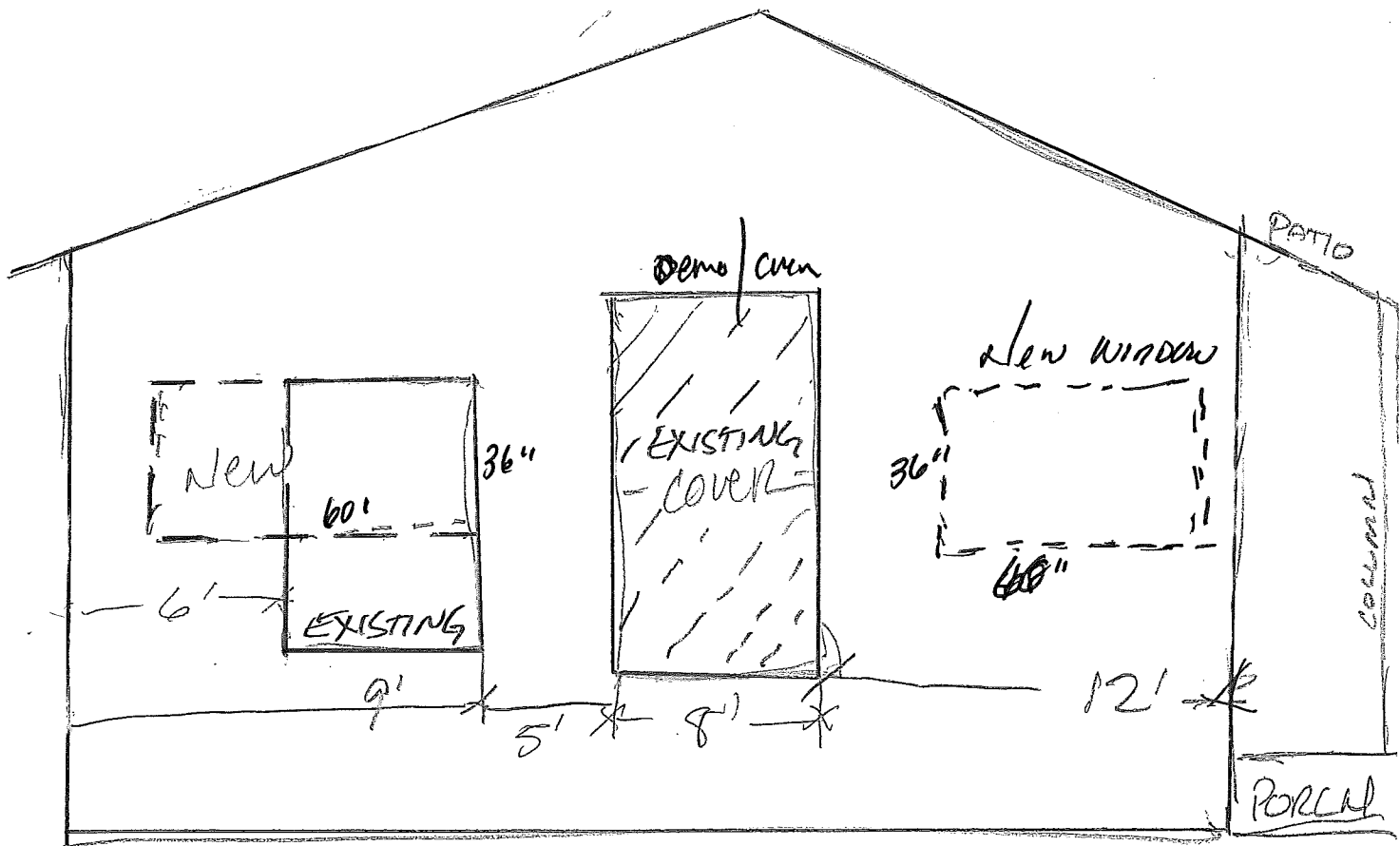


418 Oak

418 OAK

9.11.18

PROSPECT SIDE VIEW, #2

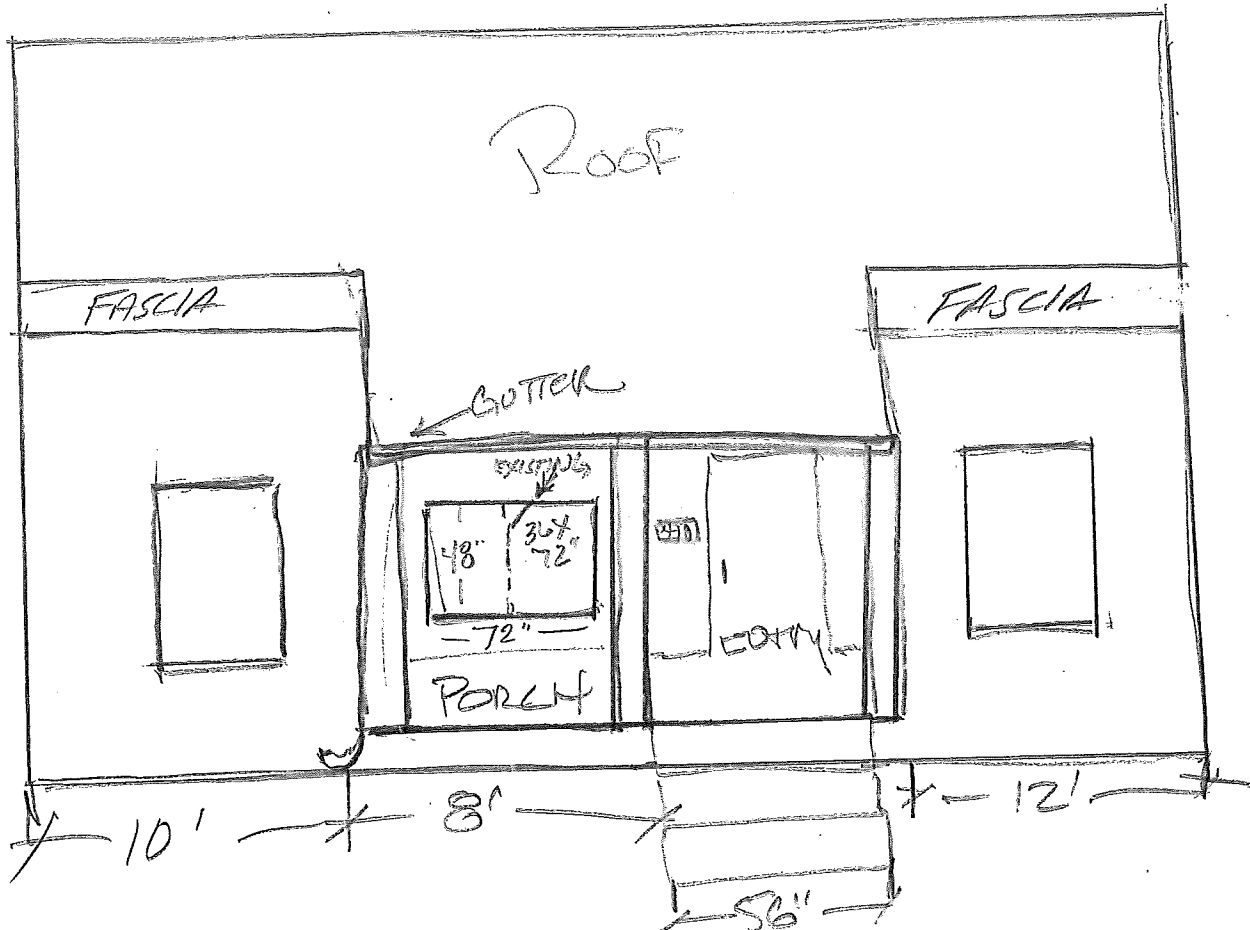


EAST

N →

418 Oak

OAK ST. FRONT view # 1



SIDE ELEVATION

-FLIP-

	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri
Phase/Date	9/27	9/28	9/29	9/30	10/1	10/2	10/3	10/4	10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12
Permits																
On Site meeting																
HDC Meeting																
Demo Overhang																
Exterior Framing																
Demo Roof																
Roof Installation																
Siding/Gutters																
Interior Demo																
Interior Framing																
Windows																
Trim/Casing																
Stainkill / Paint																
Rough Inspections																
Drywall																
Trim Carpentry																
Finish Carpentry																
Paint																
Final Clean																
Final Inspection																
General Conditions																

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed
Phase/Date	9/3	9/4	9/5	9/6	9/7	9/8	9/9	9/10	9/11	9/12	9/13	9/14	9/15	9/16	9/17	9/18	9/19	9/20	9/21	9/22	9/23	9/24	9/25	9/26
Permits																								
On Site meeting																								
HDC Meeting																								
Demo Overhang																								
Exterior Framing																								
Demo Roof																								
Roof Installation																								
Siding/Gutters																								
Interior Demo																								
Interior Framing																								
Windows																								
Trim/Casing																								
Stainkill / Paint																								
Rough Inspections																								
Drywall																								
Trim Carpentry																								
Finish Carpentry																								
Paint																								
Final Clean																								
Final Inspection																								
General Conditions																								