



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, August 27, 2019
7:00 P.M.

CALL TO ORDER

In the absence of Chairperson Davis and Vice Chairperson Pettit, Commissioner Prebys called the meeting to order at 7:01 pm.

SELECTION OF CHAIRPERSON

Motion: Rupert (second: Schmiedeke) moved to nominate Anne Stevenson as Acting Chairperson.

Approval: Unanimous. Motion carried.

ROLL CALL

Anne Stevenson Acting Chair 7:02 PM

Commissioners Present: Anne Stevenson, Hank Prebys, Jane Schmiedeke, Erika Lindsay, Ron Rupert

Commissioners Absent: Mike Davis, Jr., Alex Pettit

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Audience: Request to add 206 N Huron as a study item.

Motion: Rupert (second: Prebys) moved to approve the agenda as amended to add 206 N Huron as a study item.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

103 N Adams

**The application for porch deck and stair replacement was moved to the end of the New Business portion of the agenda as the applicant was not present.*

311 W Forest

**Roof replacement; chimney removal.*

Applicant: Judy Weinburger, owner- present.

Discussion: Stevenson: Asked if applicant proposed to do a re-roofing and removal of a chimney.

Weinburger: Confirmed. Stated that there are two chimneys on the house. Stated that one is a dead chimney that has been sealed off for years and which has long been out of use. Stated that the other is the usable chimney to the furnace. Stated that the older dead chimney is a smaller one and it has been completely tarred over. Stated that it would be necessary to remove all the shingles and do a lot of new decking.

Stevenson: Asked if this is the one being referred to *[reference photo materials]*.

Weinburger: Confirmed.

Rupert: Asked what type of venting is being installed.

Weinburger: Stated – ridge vents.

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 311 W Forest as specified in the application, dated August 15, 2019, which includes reroofing of the house with architectural shingles in “estate black,” rolled roofing on the rear low slope of the building, and installation of a black drip edge and ridge vents.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

313 Olive

**Fence Installation.*

Applicant: Chris Caryl, contractor- present.

Discussion: Stevenson: Asked if the application is for removal of a chain link fence and then an installation of

a six-foot wood shadow box fence.

Caryl: Confirmed.

Stevenson: Asked if there is a specific brand of fence.

Caryl: Stated that there is no brand. Stated that the plan is to custom build a fence out of one-by-six rough sawn planks with dog ears. Stated that it would be the standard that you would buy pre-assembled. Stated that it would be built by hand with a nicely finished complete look.

Stevenson: Asked if it would be similar to the spec sheet included in the application.

Caryl: Stated that it would be very similar to that. Stated that the spacing may be a little bit tighter to provide more privacy but it will still have a nicely finished look. Indicated that the owner will be painting it once it has seasoned.

Stevenson: Asked if the paint color is known.

Caryl: Indicated that the paint color is not yet known. Stated that the owner will be making the decision soon.

[Discussion re: seasoned wood/storage and timing of painting]

Rupert: Suggested that owner choose a solid color stain for the fence instead of paint because it absorbs into it and does not peel as does paint.

Caryl: Acknowledged. Indicated that in discussions with owner, the plan is to use stain.

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 313 Olive as specified in the application, dated August 20, 2019, for the partial removal of a chain-link fence and installation of a wood shadow box fence. The fence is to be coated or stained an opaque color within one year.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

226 N River

**Painting.*

Applicant: Christine Chie, owner- present.

Discussion: Stevenson: Indicated that the application is for painting. Asked if applicant had the original paint chip.

Chie: Confirmed. *[Paint chip was passed to commissioners to review and discuss]*

Stevenson: Asked if applicant was informed that no pressure washing is to be used on the property.

Chie: Confirmed.

Stevenson: Asked if the painting is of the aluminum siding.

Chie: Confirmed.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 226 N River as specified in the application, dated August 15, 2019, repainting the exterior in a base of "Mindful Gray" and trim in "Marea Baja." No pressure washing shall be used to prepare the exterior for painting.

Secretary of the Interior Standards:

#7 – Clean building gently—no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

103 N Adams

**The application for porch deck and stair replacement was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS

102 N Hamilton

Applicant: Krista Girty, Ozone House Executive Director; Sharonda Simmons, Ozone House Education, Outreach & Welcoming Director; Jan Culbertson, A3C Architect – present.

Discussion: Stevenson: Indicated that based on the materials presented, the study item is to look at putting in a type of weather barrier on the front porch in order to be able to use it as an outdoor/indoor space. Asked applicant to discuss what is proposed.

Girty: *[Presented a brief overview of the background of Ozone House and its services]*
[Discussed the reasons for the proposed work - safety related and need for more space]

Culbertson: Stated that the top photos are of the existing porch *[reference photo materials]*. Stated that they met with Marygrove Awning about what type of temporary enclosure could be done that is the least intrusive. Stated that it is difficult to fully enclose the space, so the entry would stay open. Stated that the weather barrier will help block the elements. Stated that the installation of lockers that could also be used for seats are being looked at.

[Re: materials - referenced photo of Detroit Street Filling Station restaurant in Ann Arbor].

Stated that it would have a one-by-two and, in the corner, a two-by-two mill finish aluminum frame. Stated that the vinyl would be over it. Stated that there would probably be a small horizontal seam because of the height. Stated that the plan is to use the durable solid color below that *[reference photo materials]* which would be on the inside of that rail, so you would only see it where the spindles are on the porch. Stated that the clear vinyl would be used above.

[Discussion continued as to the potential appearance of the vinyl barrier]

Culbertson: Stated that the aluminum would be screwed in so it could be taken out. Stated that no materials are being altered, just added to.

[Discussion as to framing/sturdiness; transparent rather than opaque barrier; longevity]

116-118 W Michigan

Applicant: Adam Tasselmeyer, owner

Discussion: Stevenson: Indicated that the study item is for windows.

Tasselmeyer: Indicated that he seeks approval on the transom layout and where the aluminum is going to go. Stated that he would like to get the south facing store front windows ordered. Stated that on the east building, it would be the three windows with the transoms above it. Stated that on the west side, it would be the three windows with no transoms; not the double doors. Stated that it would be that style door on that as well, with the side lights *[reference materials]*.

Rupert: Asked what happens to this door *[reference materials]*.

Tasselmeyer: Stated that it will be a single door with the side lights.

[Commission review and discussion of reference materials]

Tasselmeyer: Stated that the plan would be to paint the windows on the back of the building.

Lindsay: Asked if the color would be black.

Tasselmeyer: Stated that the color would be extra dark brown.

Lindsay: Asked for clarification – these doors would not be in this gothic arch.

Tasselmeyer: Confirmed, no. Stated that it would be a single door with the side lights.

Lindsay: Asked – so, much like this one *[reference materials]*.

Tasselmeyer: Confirmed.

[Further Commission review and discussion of reference materials]

Motion: Rupert (second: Lindsay) moved to approve and allow for an administrative approval for 116-118 W Michigan Avenue for the windows and doors on the south elevation revision, as presented as a study item on 8/27/2019.

Approval: Unanimous. Motion carried.

100-102 W Michigan

Applicant: Timothy Stout, O'Neil Construction

Discussion: Stout: Stated that O'Neil Construction is the general contractor doing an interior renovation in the building. Stated that when the dry wall on the east wall was removed, that a secondary structural wall was discovered that had been built inside of the original masonry wall that was sandwiched with the gray metal panels on the outside and that is holding the masonry in place. Stated that the on-site engineer indicated that the wall, in its current construction, for the south side and for about half of the east side, is unsafe to remain in its condition. Stated that they are looking at needing to remove the south wall and approximately half of the east wall down to the grade level. Stated that they do not yet have engineering complete for a new construction. Stated that the desire of the building owner is to begin dialogue with the Commission as to what that wall should look like.

Schmiedeke: Stated that there are many old photographs of the building.

[Further discussion as to reconstruction thoughts]

Prebys: Asked if the panels that are being talked about are the exterior metal panels.

Stout: Confirmed.

Slagor: Stated that the east elevation that is being talked about is the one that fronts on Huron and the south would be the façade.

[Discussion continued re: reconstruction thoughts]

[Discussion re: utilizing the Ypsilanti Historical Society for historical information]

[Discussion re: the salvageability of architectural elements/decorative features]

Prebys: Stated that in terms of decorative elements, if we knew that something was there and it could be replaced, then that makes sense. Stated that the storefront has gone through many changes over the last hundred years but the general look of the building needs to be maintained.
[Commission acknowledgement].

Stevenson: Recommended looking for historic photos to use as a guideline. Stated that in considering budgets, work could possibly begin with a simpler thing and then more historic details could be added at a later time.

[Clarifying discussion as to possibly utilizing a multi-phase process for reconstruction]

[Discussion re: reclaiming brick, where possible, that is being pulled down]

[Discussion re: foundation stabilization work needing to be done]

Stout: Asked if the desire of the Commission is to have as many window openings at the end of the project as there were originally.

Schmiedeke: Stated that that would be ideal.

Prebys: Stated that if there is a rationale for doing something else, to let the Commission know.

Slagor: Suggested that it would be most important to retain the window openings on the façade. Stated that the east elevation, although it is street facing, is not the primary view. Stated that there may be more flexibility.

Schmiedeke: Asked if the upper floors will be apartments.

Stout: Stated that the upper floors will be office.

Rupert: Asked if there is an elevator.

Stout: Confirmed.

206 N Huron

Applicant: Ian Greenlee, owner

Discussion: Stated that he would like to add a full fence around the front of the building and have a gate for the parking lot for security reasons. *[Discussed details of the security issues]*. Stated that he is here to discuss the height of the materials. Stated that he was told that four-foot is the limit. Stated that he would prefer to go taller.

Prebys: Indicated that Zoning guidelines would prohibit higher than four feet.

[Discussion continued as to fence height restrictions and Zoning guidelines]

[Discussion re: appropriate/non-appropriate fence materials]

Stevenson: Recommended that when the application is brought in, that owner come in with a site plan, with photos of the property and with a spec sheet for fence options that he would like to use. Stated that the site plan should be marked to show all the places where the proposed fence will be installed and where the proposed gate will be located. Indicated that as to owner's inquiry about different materials being used for the front and back of the fence, photos and a site plan would need to be brought in for the Commission to first review before approval could be given.

Prebys: *[Initiated discussion re: pillar in need of repair]*

NEW BUSINESS

****Returned to New Business – applicant present for:***

103 N Adams

**Porch deck and stair replacement.*

Applicant: Stewart Beal, owner- not present. Richard McCauley, present on behalf of owner.

Discussion: Stevenson: Stated that the application is for a rebuild of the porch steps and deck that were damaged by an automobile accident at the site.

McCauley: Confirmed.

Stevenson: Stated that there is work that has already been done.

McCauley: Confirmed.

Stevenson: Asked applicant to walk the Commission through the application.

McCauley: Stated that the owner previously submitted various photographs and other information of what has been done. Stated that owner is asking for Commission approval.

Stevenson: Asked, in order to clarify, if this is the new rebuild here and this is the old existing porch here *[reference materials]*.

McCauley: Confirmed.

Stevenson: Stated that there is now this odd intersection of the two porches together here *[reference materials]*.

McCauley: Confirmed. Stated that they originally were going to do all one-by, same width, but that one-by nowadays does not come with a full inch. Stated that the existing porch deck is the full inch. Stated that his carpenter decided to go with decking boards which are a full inch, the five-and-a-quarter.

Stevenson: Stated that this is the new and then this is the existing decking *[reference materials]*.

McCauley: Confirmed.

Prebys: Asked if the existing is tongue and groove.

McCauley: Confirmed, no. Stated that what is there now is not tongue and groove.

Prebys: Stated that there was concern about the front edge of the replaced porch that does not match the rest of the porch.

[Clarifying discussion as to the front edge of the replaced porch]

Lindsay: Stated that the other issue is, in general, right here *[reference materials]*, that you have this thickness change and the jump.

McCauley: Stated that the thickness difference on the left of the porch was just the trim that

already existed around that side of the porch. Stated that the one to the right is just the stairway. Stated that that is the same size as what it was before the accident.

[Further clarifying discussion as to inquiry re: flush transition between the porches]

Stevenson: Stated that a concern is as to the two now very different deckings that are coming together.

Rupert: Stated that it looks like there is a trip hazard between the height of the red and that the new wood is lower *[reference materials]*.

McCauley: Stated that he could double check but is pretty sure it is the same height.

Slagor: Stated that staff did walk up on the porch and there did not appear to be that big of a difference. Stated that because the new boards are so much wider than the old ones, that staff asked the owner if it is possible to cut the new ones in half so they would get closer to the width of the original ones. Stated that owner indicated that that would be feasible.

McCauley: Stated that because the decking boards are kind of rounded on the edge as well, that he could remove that rounded edge and do a square, same width as the rest of it, to match the existing. Stated that it will be the same once it is painted. Stated that when they get to the end where the overhang is, that they will also round that off and match that part as well.

Stevenson: Asked about the paint.

McCauley: Stated that it would be the same paint.

Motion: Prebys (second: Lindsay) moved to issue a notice to proceed for the work already completed at 103 N Adams as specified in the application, dated August 13, 2019, including rebuilding part of the façade's south porch with a substructure of treated lumber and flooring in exterior grade cedar. The new porch components shall be painted to match the rest of the structure. The new deck boards shall be cut to match the width of the originals, as closely as possible. The front edge of the new boards shall be milled into a bullnose, similar to that on the rest of the porch.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring

40 – 44 E Cross

Prebys: Discussed the balcony that was installed.

Slagor: Indicated that they have been notified.

119 N Huron

Prebys: Discussed the boarded up south side window.

Slagor: Explained the reason and indicated that it was previously approved, administratively, for repairs.

302 E Cross

Lindsay: Discussed the increase of work movement on the property.

401 E Forest

Rupert: Discussed work activity that is going on.

Slagor: Indicated that the appropriate City personnel were notified.

Commissioner Comments

Commissioner Schmiedeke initiated discussion regarding voting on a permanent Chair. Staff will double check the procedure, for certainty.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**HOUSEKEEPING BUSINESS****Approval of the minutes of August 13, 2019**

Motion: Schmiedeke (second: Prebys) moved to approve the minutes of August 13, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Acting Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:19 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

ELEVATOR PORCHADE BEYOND

ROOF HIGH + 03'-4 1/2"

3RD FLOOR + 03'-6 1/2"

14" X 12" X 1/4" PROJECTION METAL AWNING W/ STEEL ROD TIEBACKS TO BUILDING FRAMING

3RD FLOOR + 02'-10 1/2"

GLOBAL SOLUTIONS

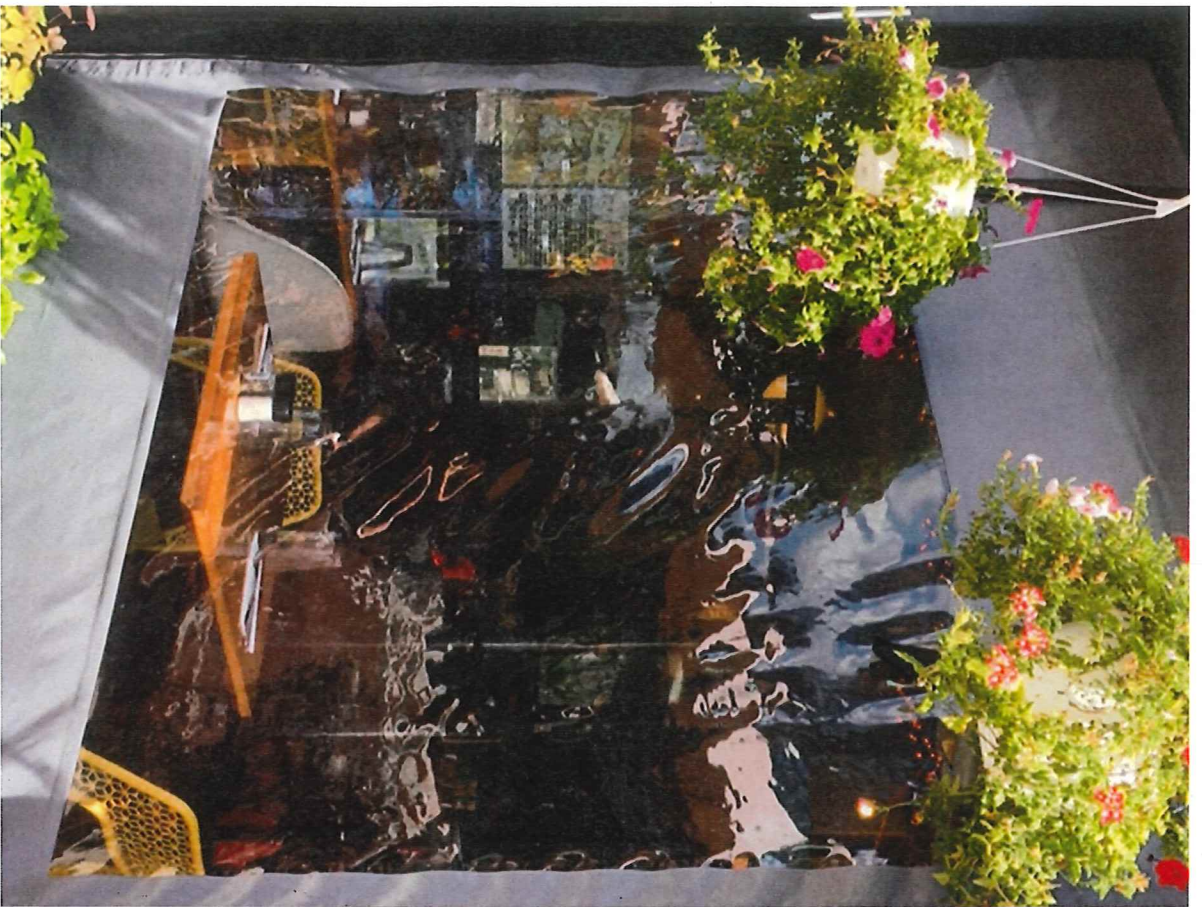
NEW 1" INSULATING GLASS IN PAINTED WOOD FRAMING TO MATCH RECENTLY REMOVED DETAILS

PAINTED COPPERITE RAIL PANELS 4" HIGH TO MATCH RECENTLY REMOVED DETAILS

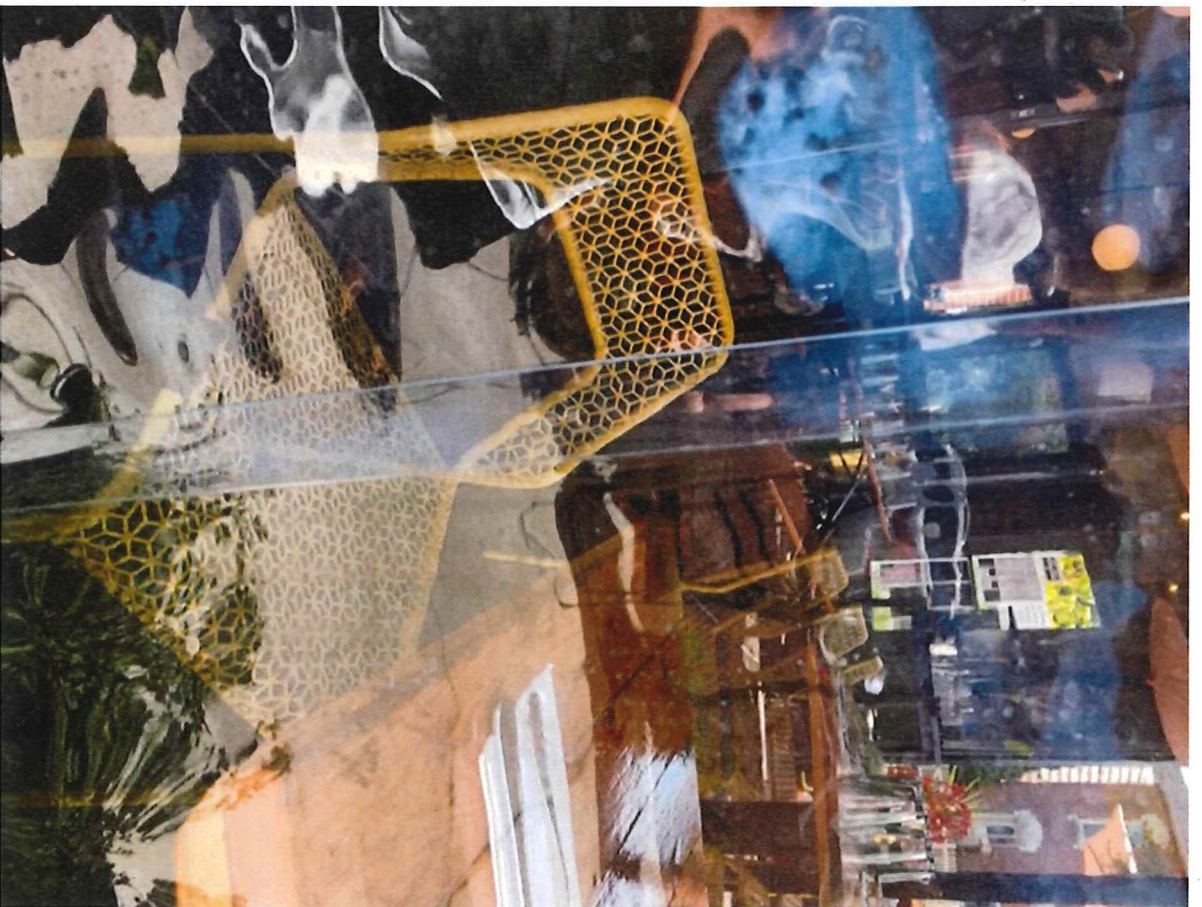
EXIST FR. + 0'-0"

NEW CONCRETE SILL W/ CHAMFERED EDGE TO MATCH RECENTLY REMOVED DETAILS





Clear Vinyl with gray panels



Vinyl material at a seam