



MINUTES

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

Tuesday, November 12, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:05 PM

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

Commissioners Absent: Amy Swift

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

APPROVAL OF AGENDA

Slagor: Staff request to add 100 E Cross as a study item.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended, to add 100 E Cross as a study item.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

224 N River

**Front porch replacement.*

Applicant: Judy Weinburger, owner- present.

Discussion: Weinburger: Stated that she has been upgrading the house *[reference before/after photos]*. Stated that one of the last pieces is the wood porch. Indicated that the porch has to be painted every year and that she would like to change it to a Trex-type product *[reference photos]*. Stated

that it is a compressed wood that is very low maintenance *[provided sample for review]*. Stated that it would be the same style of railing. Stated that the railing is a metal product and would match. Stated that it would all be a dark kind of Rosewood color *[reference materials]*.

Schmiedeke: Indicated that the sample material appears to be very slippery.

Weinburger: Indicated that the texture of the sample is different than the proposed product. Stated that you can get different textures. Indicated that the proposed product has much more grit in it than the sample does.

Prebys: Asked how the lattice work under the porch would be handled.

Weinburger: Stated that it is going to be lattice work like that *[reference materials]* on the sides and painted to match. Stated that it would look essentially the same to put in new lattice work.

Prebys: Indicated that it would be preferable to have that bit of lattice framed in wood *[reference photo materials]*.

Weinburger: Acknowledged.

Prebys: Asked how the railing system is put together.

Weinburger: Stated that the top of the balusters is metal. Stated that the railing itself is a capped product like this wood *[reference materials]*.

[Discussion continued as to installation process of the railing system/appearance]

Weinburger: Stated that she can reconsider the kind of railing. Stated that she would like the railing to match as closely as what she has. Stated that she can go to a different place and get a different product in wood and paint it. Stated that the railing does not deteriorate the way the surface does.

Lindsay: Asked about the possibility of using the existing railing.

Weinburger: Stated that it would be possible to sand and repaint it. Stated that this *[reference proposed product]* would need less maintenance and that it comes with the handrails that match.

[Discussion continued as to proposed materials; considerations re: a non-historic home; installation/color considerations]

Stevenson: Asked if applicant is okay with a framed wood lattice that would be painted to match.

Weinburger: Confirmed.

Motion: Stevenson (second: Rupert) moved to issue a certificate of appropriateness for work at 224 N

River as submitted in the application dated October 31, 2019, for replacing the front porch exterior wood components with Ultra Deck Low-Maintenance Composite materials; including the deck, treads and balustrade in the color "Rosewood," per the drawing submitted and dated November 12. Also, the property owner will install a wood lattice skirt, painted to match the "Rosewood" color.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried.

305 N Hamilton

**The application for roof replacement and gutter installation was moved to the end of the agenda as the applicant was not present.*

311 E Forest

**Garage door replacement.*

Applicant: Nikki Nabozny, owner –present.

Discussion: Pettit: Indicated that the application is for a garage door. Asked applicant to talk to the Commission about what is being planned.

Nabozny: Indicated that she recently purchased the home. Indicated that she was told that the garage door is unsafe because of the springs. Stated that the door is rotting. Stated that the plan is to replace the garage door with the Clopay T50S style metal door, in standard white, with windows along the top. Stated that in the submitted permit, two windows were listed but that there are actually four windows along the top.

[Discussion re: current manufacturer styles of garage door options]

Rupert: Asked if it is a single car garage.

Nabozny: Confirmed.

Rupert: Asked if the current door opens out and swings up.

Nabozny: Stated that it swings up and then into the garage.

Rupert: Asked if the replacement is a roll-up section.

Nabozny: Confirmed.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for work at 311 E Forest as submitted in the application dated November 5, 2019, for replacement of the overhead garage door with a Clopay Value Series T50S short panel door, in white, with two or four single-light windows.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried

422 N Hamilton

**Roof and structural repairs for carriage barn.*

Applicant: Karl and Azar Staffeld, owners –present.

Discussion: Pettit: Indicated that there is an out building that needs work. Asked applicant to talk the Commission through what is proposed.

K. Staffeld: *[Discussed background history of past planning/work preparation]*. Stated that the inside is now completely clean and that they are prepared to straighten the building as best as possible. Stated that the building is out of plumb by about five inches. Stated that the plan would be to chain from one side, at the very bottom of one post to the top of the other, and pull the chain tight and unrack it. Stated that he has already put one chain on it and it moved the building quite a bit.

[Continued discussion as to reasons for intended process to straighten building]

Stated that once the building is straighter, the plan is to have horizontal cross bracing in there at the point where the roof meets the wall, to secure the roof. Stated that the plan is to tear the roof all the way down to the rafters and put new OSB on, new shingles, a new continuous ridge vent, deck vents and also a three-inch sanitary penetration to go through the roof for a future unit. Stated that new collar ties will be installed at all of the rafter locations and that a king post will be installed to secure each one of the thirteen rafters. Stated that the roofing material is a dimensional shingle to match the existing house. Stated that the existing color will be matched.

Rupert: Asked if it has a dirt floor.

K. Staffeld: Confirmed.

Rupert: Asked what will be done with the foundation of the building.

K. Staffeld: Indicated that a foundation would be dug from the inside when the ground thaws. Stated that the plan is to straighten the building, put a new roof on it, get rid of and clean up the vegetation that is growing up the side, button it up; then come back in March and start at that point to dig the utilities in and then to build the foundation and then work on the inside.

Pettit: *[Initiated discussion as to timeline]*

K. Staffeld: Stated that the trusses and straightening the building will not take more than two weeks. Indicated that he can have this wrapped up in four weeks from now.

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 422 N Hamilton as submitted in the application dated November 5, 2019, for stabilization of the carriage barn structure as described by the property owner in order to straighten and return the building from being out of plumb using a variety of methods, et al., as explained; to mothball the building, do clean-up work and removal of vegetation; reroofing with an OSB underlayment and Heritage Tamko dimensional shingles in "Weathered Wood." Flashing and drip edges shall be dark brown. Ventilation shall be achieved through ridge and deck vents.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.

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

Approval: Unanimous. Motion carried

315 Washtenaw

**Lighting and door permit- extension.*

Applicant: Karl and Azar Staffeld, owners –present.

Discussion: K. Staffeld: Stated that they had previously submitted an application for door colors for three doors that needed to be installed. Stated that there was also lighting that was submitted and approved by the HDC. Indicated that the time allotted has expired and asked that it be extended to allow time to complete the aforementioned work at 422 Hamilton.

Motion: Prebys (second: Stevenson) moved to extend the decision on the application for 315 Washtenaw for six months.

Approval: Unanimous. Motion carried

422 N Hamilton

**Demolition by Neglect Determination.*

Applicant: Karl and Azar Staffeld, owners –present.

Discussion: Pettit: *[Procedural discussion ensued]*

Stevenson: Suggested that the things just discussed on the previous application may address the issues that are here.

[Discussion as to amount of time needed for progression of work]

K. Staffeld: Stated that the vegetation could be removed in two weeks. Stated that they also have a quote from the roofer.

A.Staffeld: Stated that they would have to do the work in two phases. Asked for sixty days to allow for preparing the building for winter and to remove the vegetation. Stated that phase two could occur in May/June to be able to make inside improvements.

[Timeline and procedural discussion continued]

Motion: Lindsay (second: Stevenson) moved to table the discussion of demolition by neglect determination for the outbuilding at 422 N Hamilton, citing the need for more information and progress on the project.

Approval: Unanimous. Motion carried

STUDY ITEMS

302 E Cross

**The Demolition by Neglect Timeline for Repair was moved to the end of the agenda as the owner was not present.*

100 E Cross

**Solar installation.*

Applicant: Dave Strenski, SolarYpsi.

Discussion: Strenski: Explained the backstory and details of his involvement in the solar installation project for the Ypsilanti Auto Museum. Stated that a \$25,000 donation will cover the cost of a 10KW system. Stated that he has a quote from ChartHouse Energy to do that *[reference handout material]*.

[The Commission reviewed and discussed handout material]

NEW BUSINESS

**Returned to New Business*

305 N Hamilton

**Roof replacement and gutter installation*

Applicant: Jack Sofia, owner –not present.

Discussion: *[The Commission reviewed and discussed reference materials]*

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 305 N Hamilton as submitted in the application dated October 31, 2019, for reroofing the house with RoofGuard dimensional shingles in “American Walnut.” The existing can vent on the façade slope shall be removed and new can vents shall only be added to the side and rear slopes. New K-style gutters in “Imperial Brown” shall be added to the house and porch, with the condition that the downspouts are to be placed at the corners of the building. New fascia boards are to be replaced in-kind and painted to match the existing trim.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

STUDY ITEMS

**Returned to Study Items*

302 E Cross

**Windows and Siding Update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Slagor: Staff updated the Commission as to contact with owner. Stated that owner dropped off a packet on the windows and siding sample materials. Staff discussed telephone conversation that was had with owner as to issues with building.

[Discussion as to lack of work progress] [Procedural discussion ensued]

Motion: Rupert (second: Stevenson) moved that the building at 302 E Cross, demolition by neglect determination, should be immediately sealed off with tarps and boards on the windows and openings.

Approval: Unanimous. Motion carried

ADMINISTRATIVE APPROVALS

1. **207 Olive** Roof replacement
2. **516 N Hamilton** Roof replacement

Motion: Lindsay (second: Stevenson) moved to accept the administrative approvals for 207 Olive and 516 N Hamilton, both for roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

1. Property Monitoring

Slagor: General comments/discussion on property monitoring.

400 N River

Rupert: Update.

100 W Michigan

Slagor: Update.

2. Staff updates for HDC in 2020

Discussion regarding upcoming changes.

3. Honoring Commissioner Jane Schmiedeke

Staff presented Commissioner Schmiedeke with flowers from Mayor Bashert, Council and City staff, as well as a card from the Historic District Commission to honor her 40 years of service on the Commission and her dedication to the City.

4. Commissioner Comments

Pettit: Discussion as to improving flow of discussion during meetings.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Special Election - Vice Chair

Nominations: Anne Stevenson – Accepted, 10-22-2019

Motion: Prebys (second: Schmiedeke) moved to accept the nomination of Commissioner Stevenson as Vice Chair.

Voice Vote: Unanimous. Motion carried.

2. Approval of the minutes of October 22, 2019

Motion: Rupert (second: Lindsay) moved to approve the minutes of October 22, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:26 p.m.