



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, June 28, 2022
Council Chambers

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
Jimmy Huffman
Delrhea Byrge
James Ratzlaff
Jeff Muir
James Chesnut
Stefan Szumko
Ellen Thackery, Staff

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION

- 6.1. OLD BUSINESS
- 6.2. NEW BUSINESS

- 6.3. STUDY ITEMS

[Study Item 300 W Michigan](#)

- 6.4. ADMINISTRATIVE APPROVALS

114 W Michigan--wood window restoration and new EPDM roof
101 S Huron--non-historic rear door

- 6.5. OTHER BUSINESS

1. Property Monitoring
2. Updates from Staff
3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS

- 8.1. Approval of meeting minutes 6/14/2022
Election of Vice Chair
Confirmation of Commission's Schedule

3 - 21

23 - 29

[Historic District 6-14-2022 Full Minutes DRAFT](#)

9. ADJOURNMENT

Informal Staff Review of Study Item at 300 W Michigan

Because this project is so big at the very edge of our local historic district and because it's a non-historic building, I wanted to offer a bit of a staff report. It's not formal and doesn't include any recommendations since there will be no action immediately, but I wanted to offer some feedback just the same.

Project:

300 W Michigan (former EMU College of Business)

Opened in 1990, designed by Dow (Alden Dow), Howell, Gilmore, and Associates

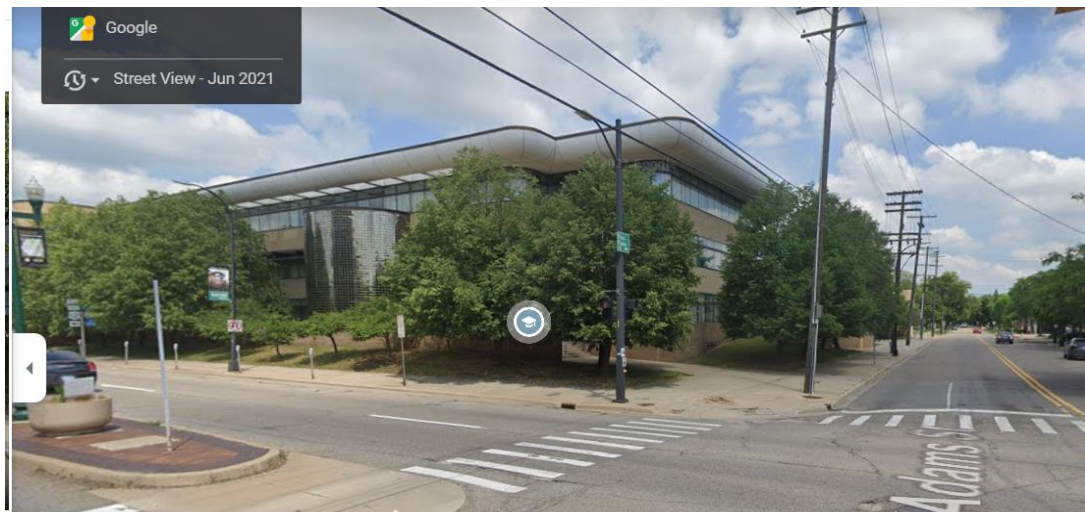
Dow died in 1983 so I don't believe he worked on this building's design at all.

Current Building (from Google, 2020/2021):

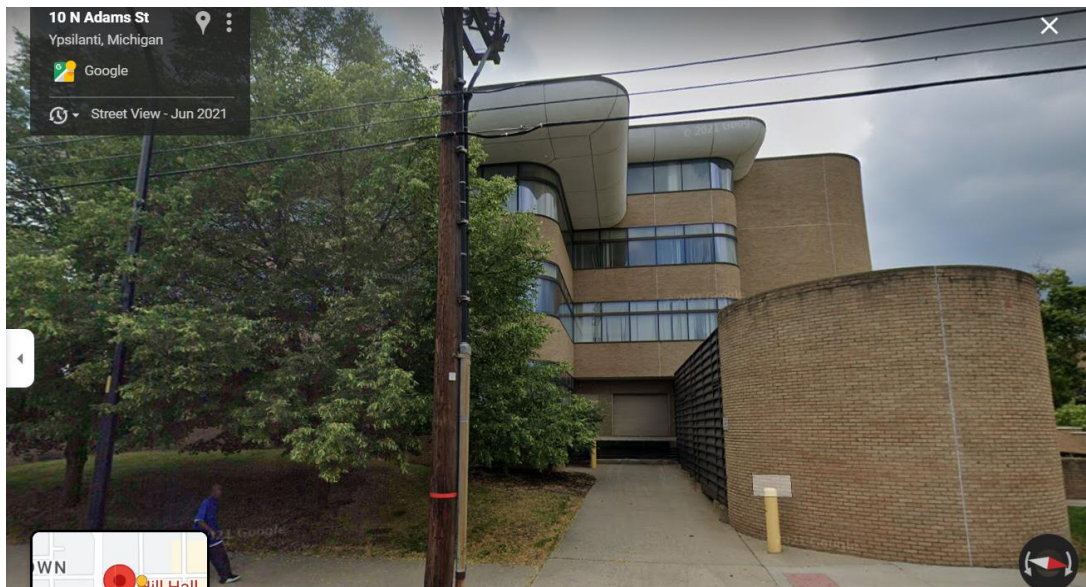
1. From Michigan Ave:



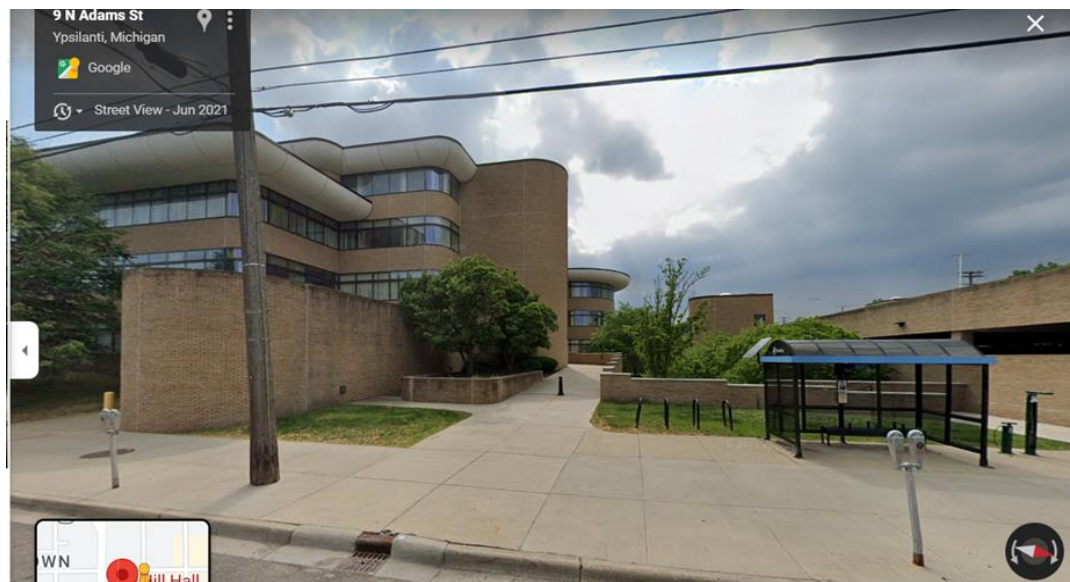
2. From the corner of Michigan Ave and Adams:



3. From Adams:



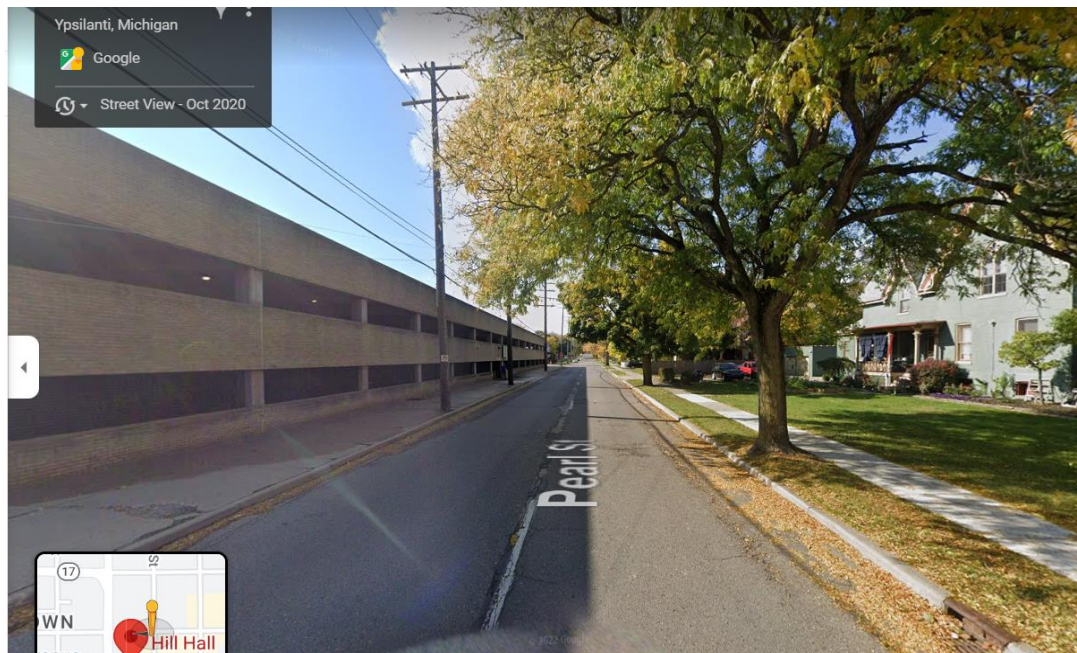
4. From Adams, parking structure on the right (some low brick walls visible):

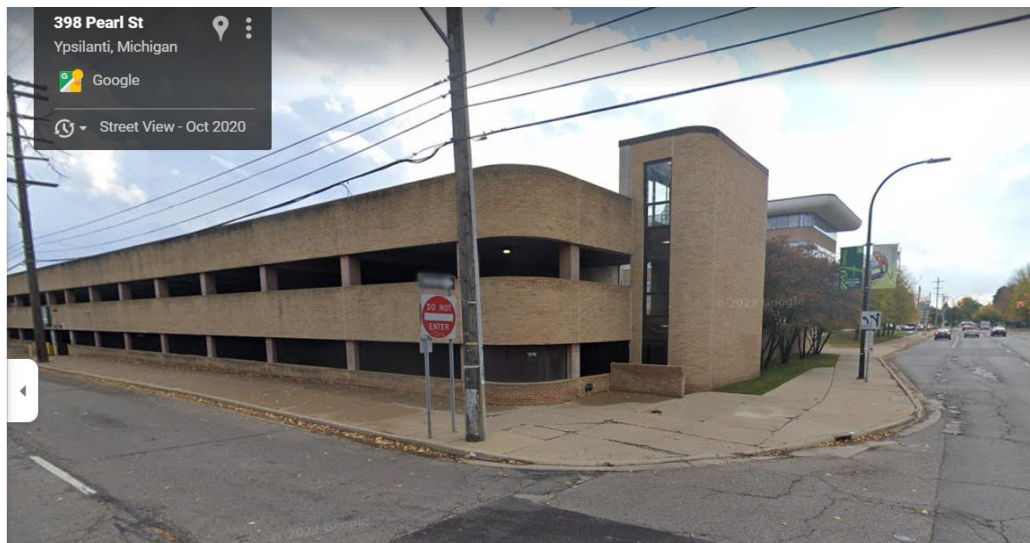


5. Parking structure from Adams:



6. and 7. Parking structure from Pearl:

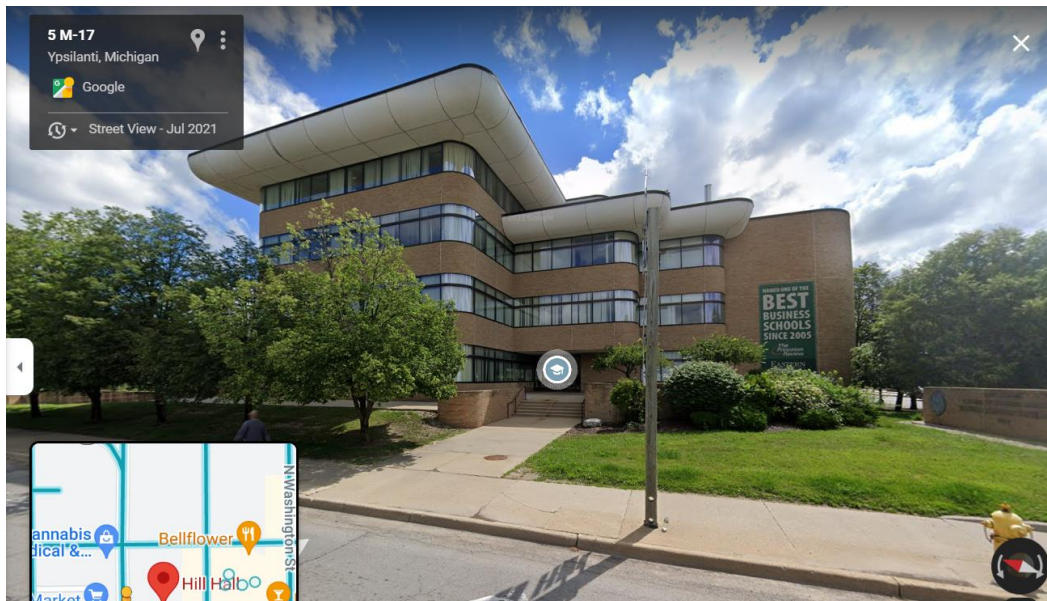




8. From Hamilton (some low brick walls visible):



9. From Hamilton, what seems to be the current main entrance:



10. Edge of the historic district from the west traveling east:



11. Contributing historic resources begin one block to the east:



Context:

This former Eastern Michigan University building is at the edge of the historic district and is much larger than the historic resources to the east and north. Its size, scale, proportion, massing, and height are all outsized for the historic district. (Universities are exempt from local historic district review.) Brick as the material is compatible, but most of the brick along Michigan is more orange-red than the tan on this building. The buff color of the nearby library's stone is somewhat compatible with this building's color.

Review:

Local historic district commissions use the Secretary of the Interior's Standards for Rehabilitation when reviewing proposed work in the district. Standards 9 and 10 address new construction. (This building is over 30 years old, so it's not truly new, but, since it is not considered contributing to the district at this time, these Standards apply.)

Standard 9 states that new construction will not destroy historic materials, features, and spatial relationships and that the new work will be compatible with the historic materials, features, size, scale and proportion, and massing of the environment/district. Standard 10 states that new additions and new construction could be removed in the future without harming the historic building or its environment. (Standard 10 mainly applies to new additions to historic buildings.)

By these Standards, any proposed work that makes the building less compatible with its historic neighbors or the rest of the district or that would damage nearby historic resources would not be approved.

Proposed Work:

From Mr. Smith's email:

"In brief, we hope to open the building up to **Michigan Avenue** and enhance the entrance.

We plan to remove the existing brick walls to make a more welcoming entry plaza.

We will landscape the beds with lower plants to eliminate barriers between the pedestrians and the building. We want this to be a welcoming space that pulls people in.



brick wall along Michigan Ave.

With regard to changes to the exterior of the building, we are trying to enhance/improve the look of the **overhang**. We've looked at several iterations of changes while still being sensitive to the budget. I have attached two variations for discussion.

The other significant change we intend to make to the front of the building (Michigan Ave facade) is to replace the existing [mirrored] **glass block** with clear glass.

In the **courtyard**, we will plan to expand the hardscape and create a more open and inviting area for our scientists and public at large to enjoy, meditate or relax and have a bite to eat.

We are hopeful to replace much of the **sidewalk** in front, east and west end of the building with brick pavers. Lower retaining walls with builtin **planters** will replace the current brick walls that block visitors."

Mr. Smith also clarified to staff that the project architect has proposed staining the brick to a "more modern color."

Staff Feedback:

Staff is researching if there is a chance that this building could be considered significant even before it is 50 years old. Assuming that it is not, staff wonders if there is a way to see whole elevations stained gray. Sometimes, dark colors on a building give it more visual weight, making the building (and parking

structure) appear larger. In this case, if the buildings look even larger than they are, that could negatively impact the nearby, smaller historic resources.

Staff wonders if the windows across all the facades are being replaced? The windows across the facades in the rendering look more mirrored than they do on the Google streetviews, but perhaps that's just the way the rendering looks on the screen. If the windows will be replaced, clear glass is usually recommended in the historic district.

It seems to staff that how we treat our aging buildings is important in terms of future preservation efforts. So, thinking about the original design team's intent, it seems to staff that the overhang is a distinctive element that should be retained.

Last comments, and these are not strictly related to Standard 9 but just general observations:

- Could more trees be retained (or planted) for more building climate control and for pedestrian shade?
- Will a ramp be accessible on the main façade?
- Are any parking structure modifications planned?

Eastern Michigan University

Building Inventory: College of Business



Building Name: Gary M. Owen – College of Business

Architectural Style: Michigan Modern

Year Opened: 1990

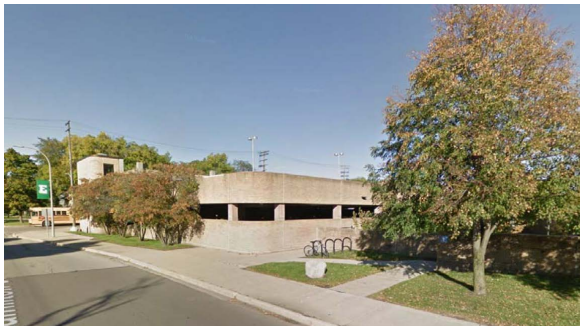
Architect: Dow, Howell & Gilmore Associates

Building Area: 130,351 gsf

Construction Methods: Concrete foundations. Steel framing. Metal and concrete composite decks

Opened in 1990, The Gary M. Owen College of Business serves the academic needs of over 3,500 students. The building is ADA accessible from two levels; the first level via the courtyard to the north, and the second level via entrances from W. Michigan Avenue to the South, N. Hamilton Street to the west, and N. Adams Street to the east. A loading dock is provided at the second level from N. Adams Street. On-street parking is available to the south on W. Michigan Avenue. A detached parking structure provides the primary parking for the structure. Four primary stairways and one elevator serve all five floors. A second elevator will be added in 2018. A three-story atrium provides natural light for interior spaces on the second, third and fourth floors. Several other “overlooks” provide multistory view opportunities.

The building is served by an independent mechanical system consisting of four boilers (3,747 MBH), four air handlers (173,900 cfm total), and a new 320 ton electric chiller with cooling tower in 2017. Electrical service is 480/277V. A new 300kW emergency backup generator was installed in 2017. All exterior (except wall packs) and 85% of interior lighting has been replaced with high-efficiency LED fixtures. (2017)



Building Name: COB Parking Structure

Architectural Style: Michigan Modern

Year Opened: 1992

Architect: Dow, Howell & Gilmore Associates

Building Area: 115,392 gsf

Construction Methods: Reinforced concrete foundations, columns, beams and decks. Brick veneer.

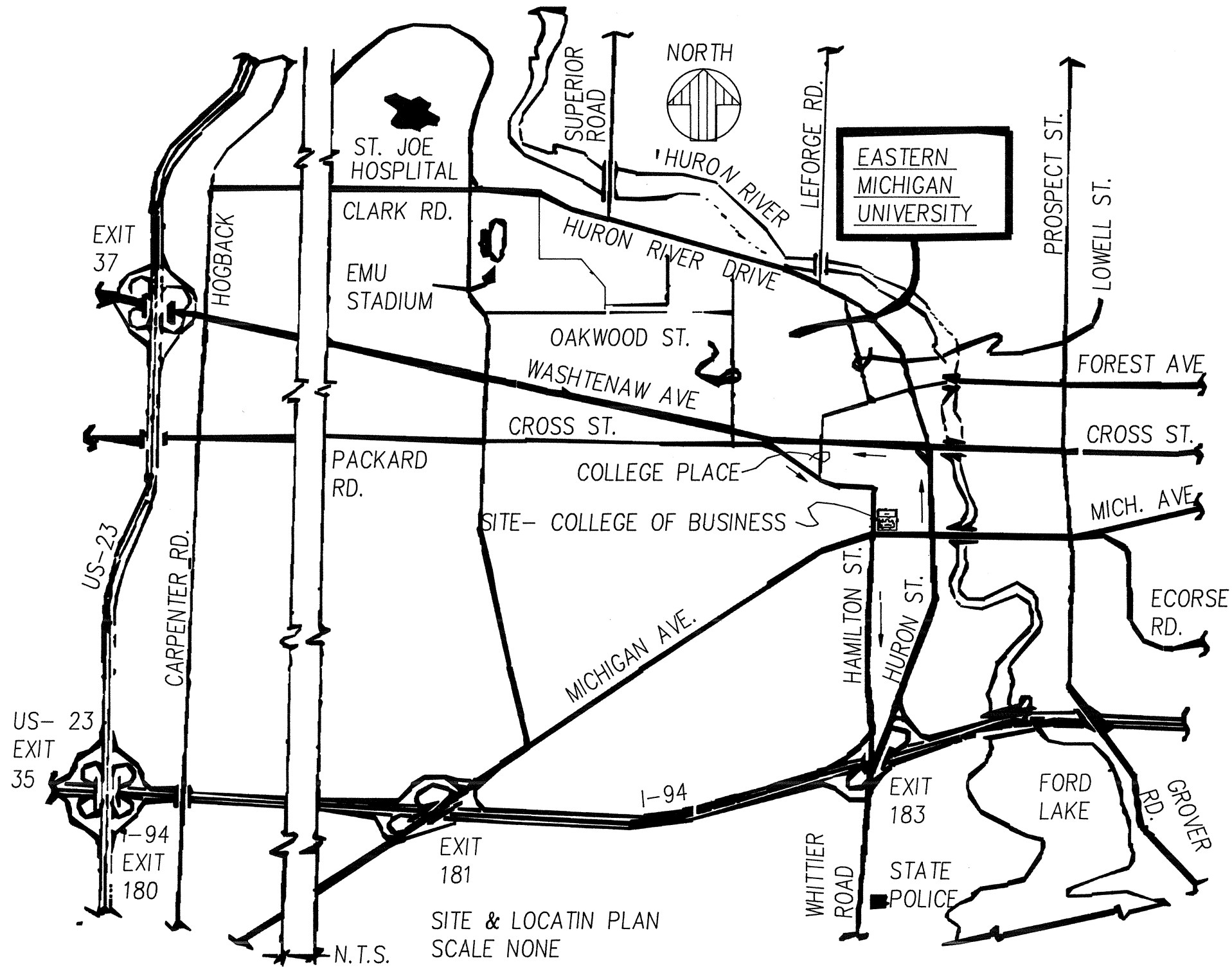
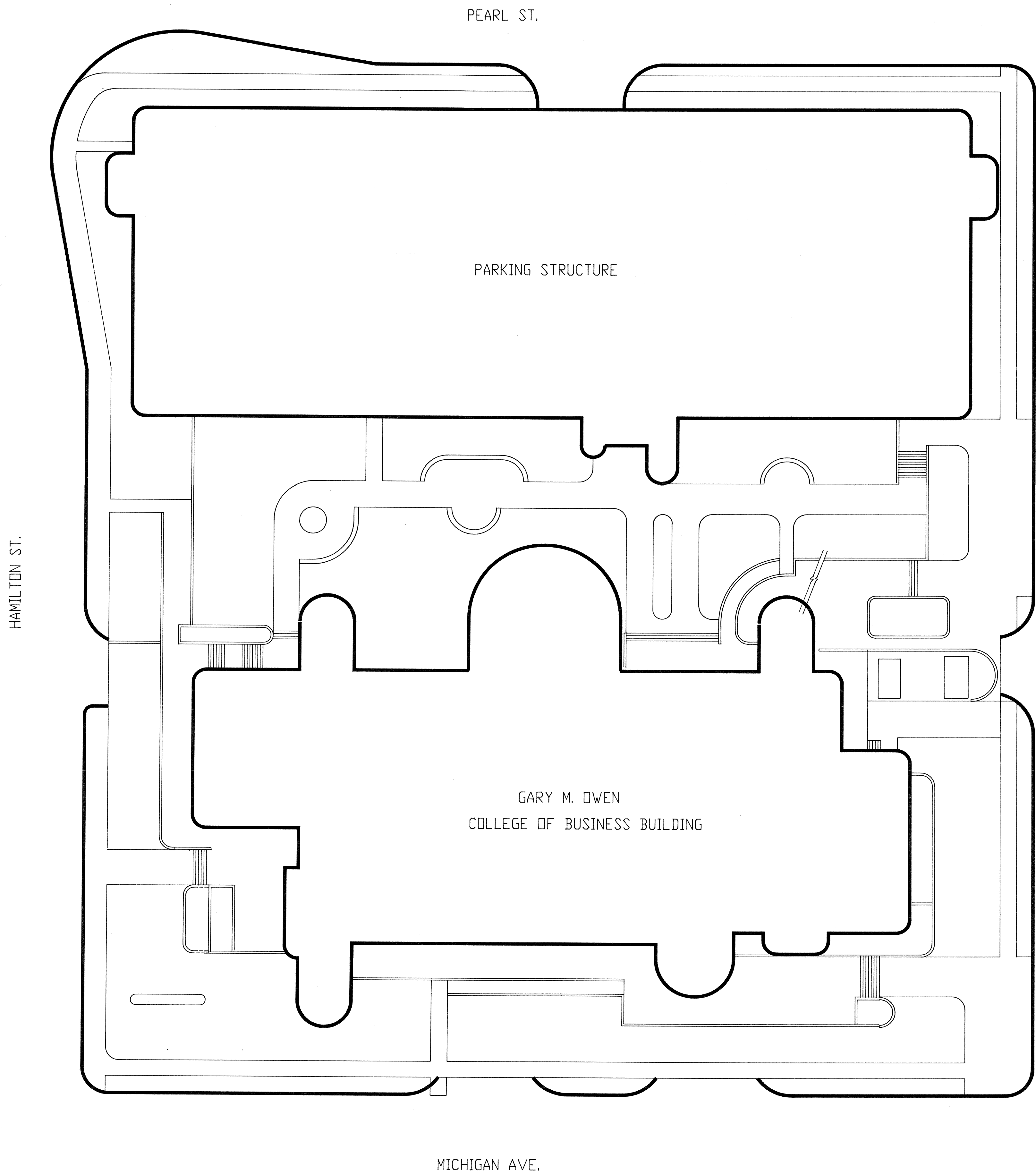
Designed as the final phase of the College of Business campus site improvements, the six-tiered College of Business Parking Structure provides 369 parking spaces (including 12 ADA). Four stair towers and one elevator provide access between levels. The structure is accessed from the north through a gated vehicular entrance/exit on Pearl Street. Pedestrians exit at the lowest level into a courtyard.

The structure is reinforced concrete with a brick veneer to match the adjacent Gary M. Owen College of Business. Lighting has been replaced with high-efficiency LED fixtures. (2017)





REVISIONS					
ZONE	LTR	DESCRIPTION	DATE	CHK	APPV

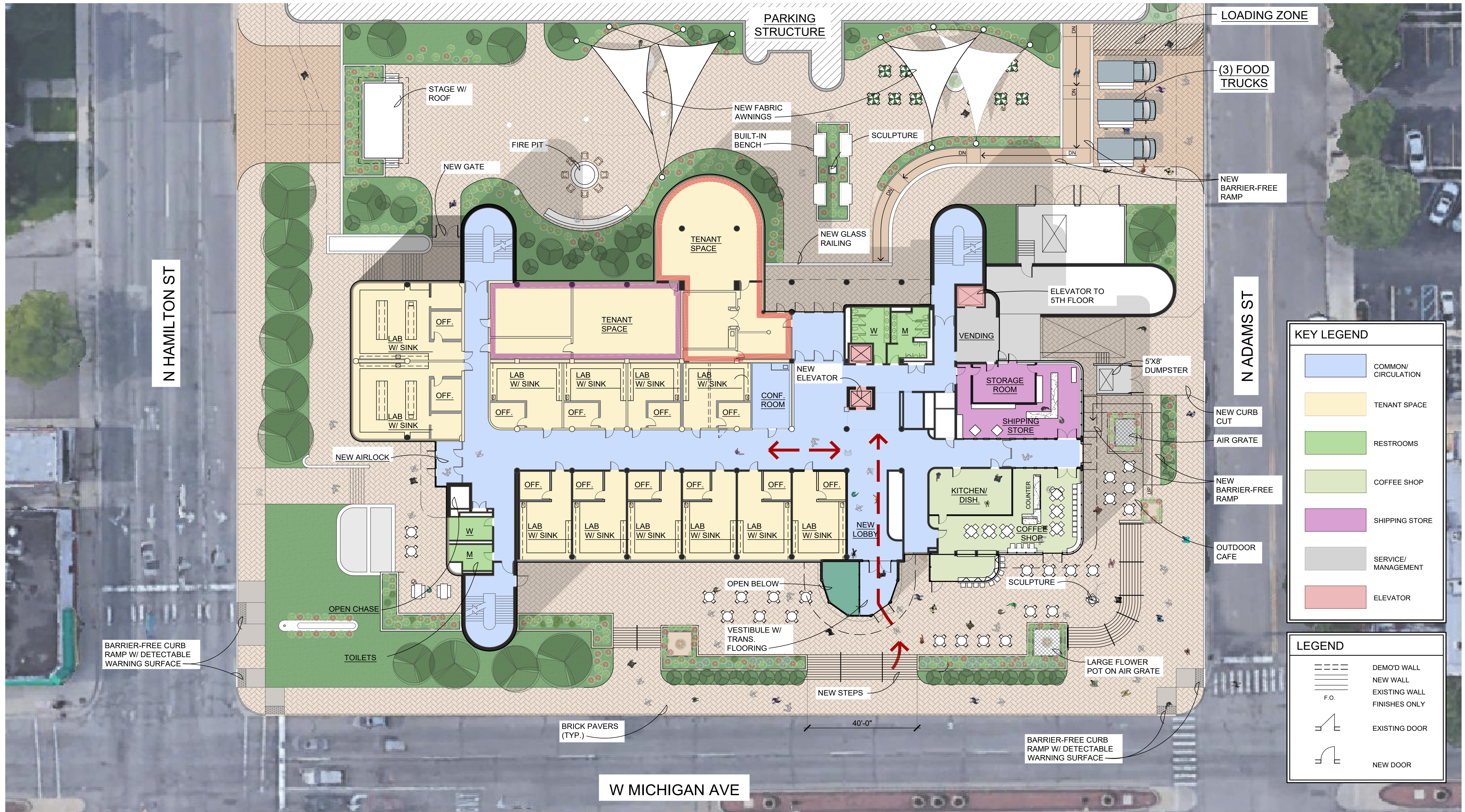


EASTERN MICHIGAN UNIVERSITY PHYSICAL PLANT DEPARTMENT YPSILANTI, MICHIGAN	DATE	
	SCALE	
	APPROVED	
	DRAWING	
	REVISION	
TELECOMMUNICATION WIRING SYSTEM		FILE NO. COB-90-1
		SHEET NO.

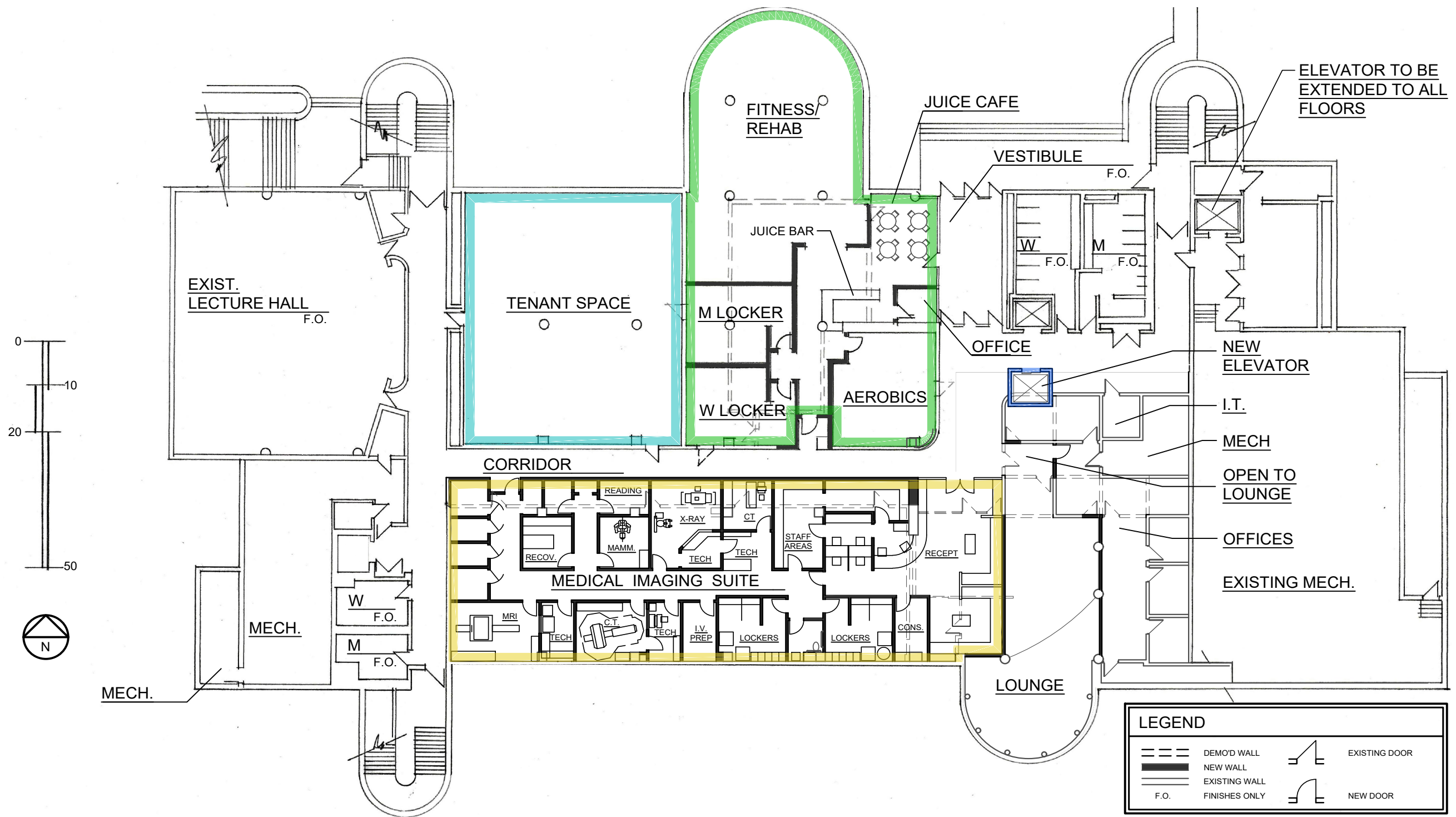
DO NOT SCALE DRAWING	DRAWN S. SMITH	DATE 2/28/90
	CHECKED	DATE
	DESIGNED BY M. ROBINSON	DATE 2/28/90
	ENGINEERED BY M. ROBINSON	DATE 2/28/90
	APPROVAL 2	DATE
FOR APPLICATIONS SEE ENGINEERING RECORDS		

SITE PLAN		
	5277 Jackson Road Ann Arbor, Michigan 48103	
	EASTERN MICHIGAN UNIVERSITY COLLEGE OF BUSINESS	
SIZE E	DRAWING NO. C-1	REV
SCALE 1" = 20' SHEET 1 of 2		





PROJECT	MI-HQ - YPSILANTI	DATE	JUN 2 2022
SITE PLAN EXHIBIT		COMUS CONSULTING 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	



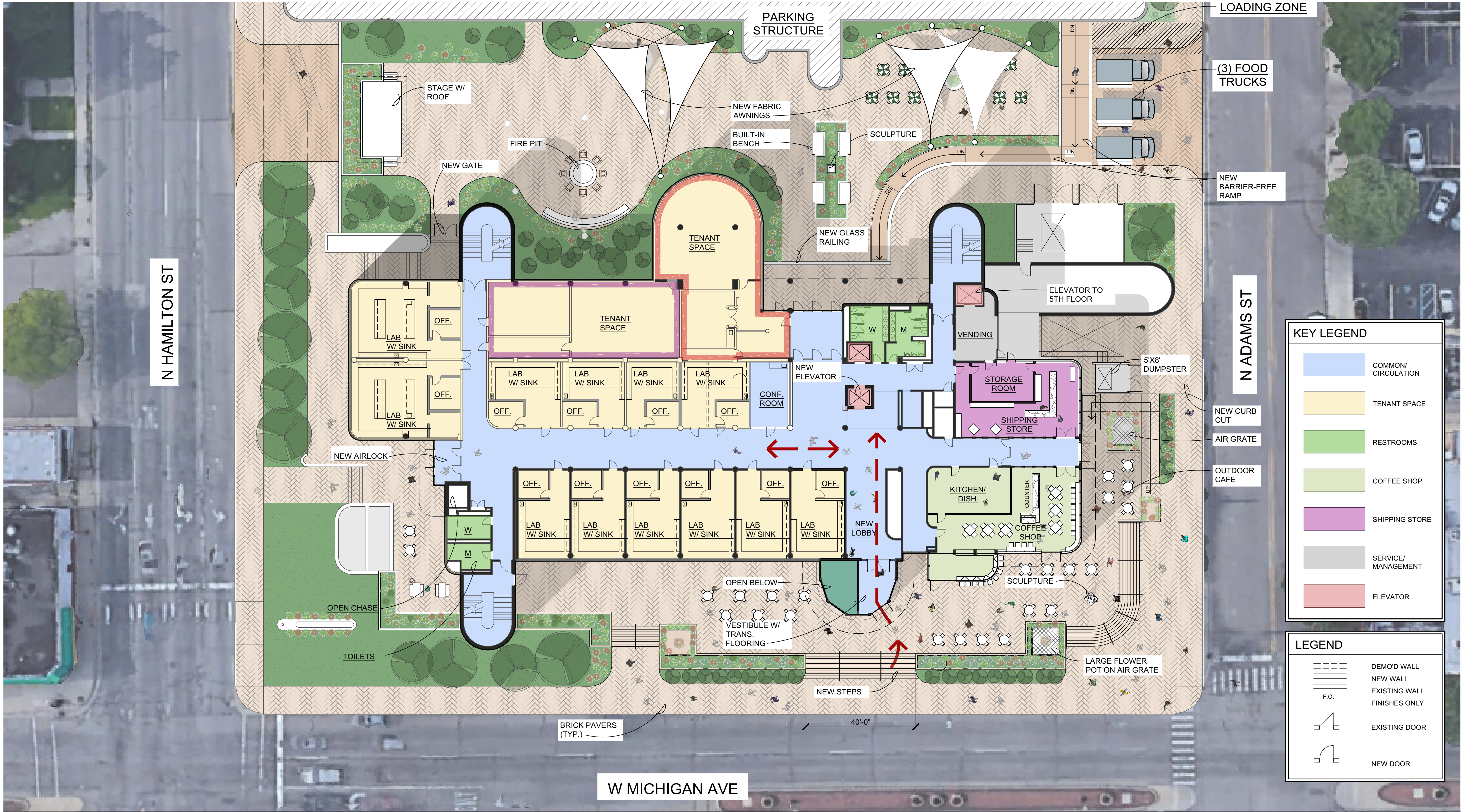
PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI

DATE MAY 31, 2022

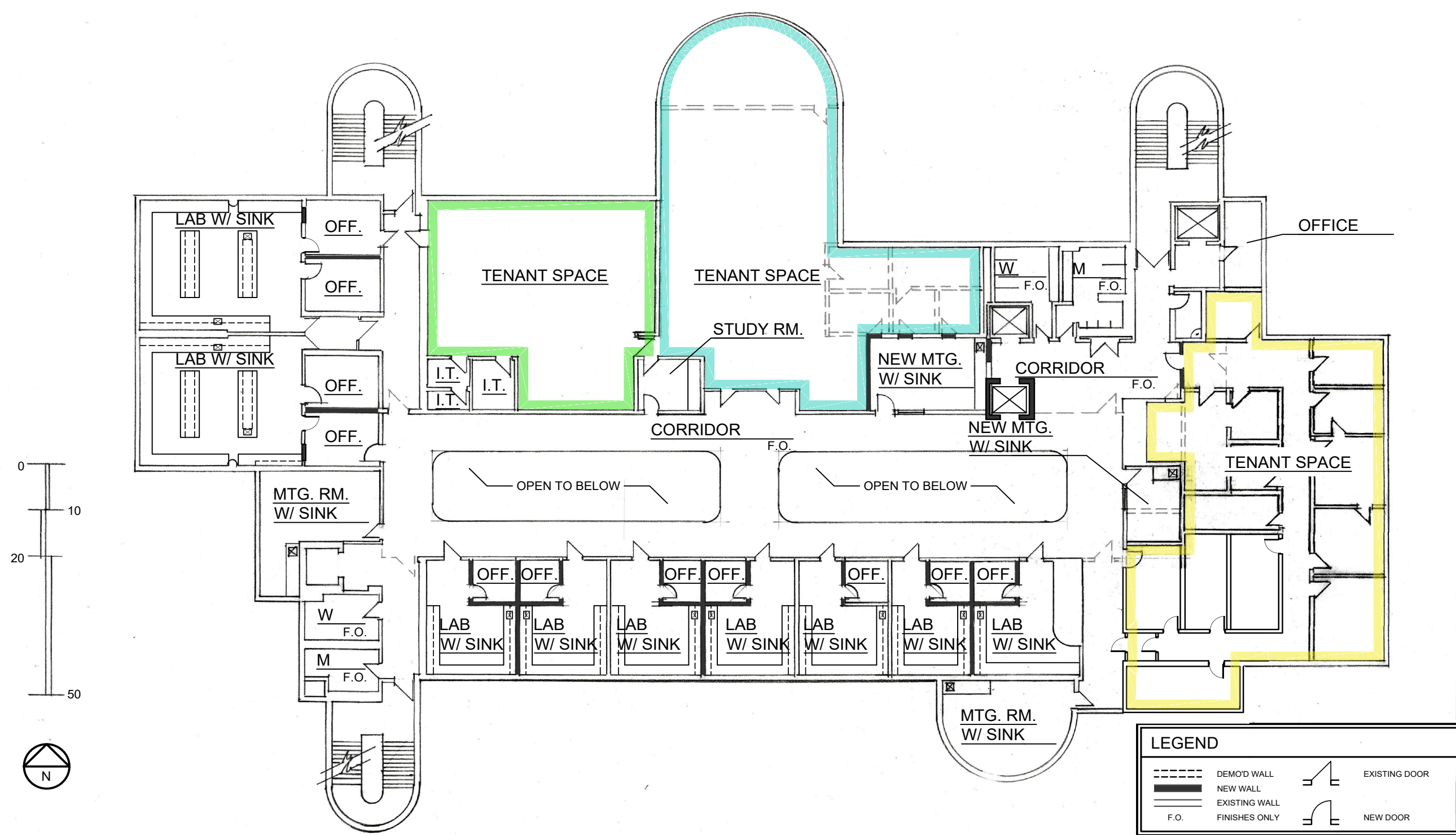
PROPOSED FIRST FLOOR PLAN



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

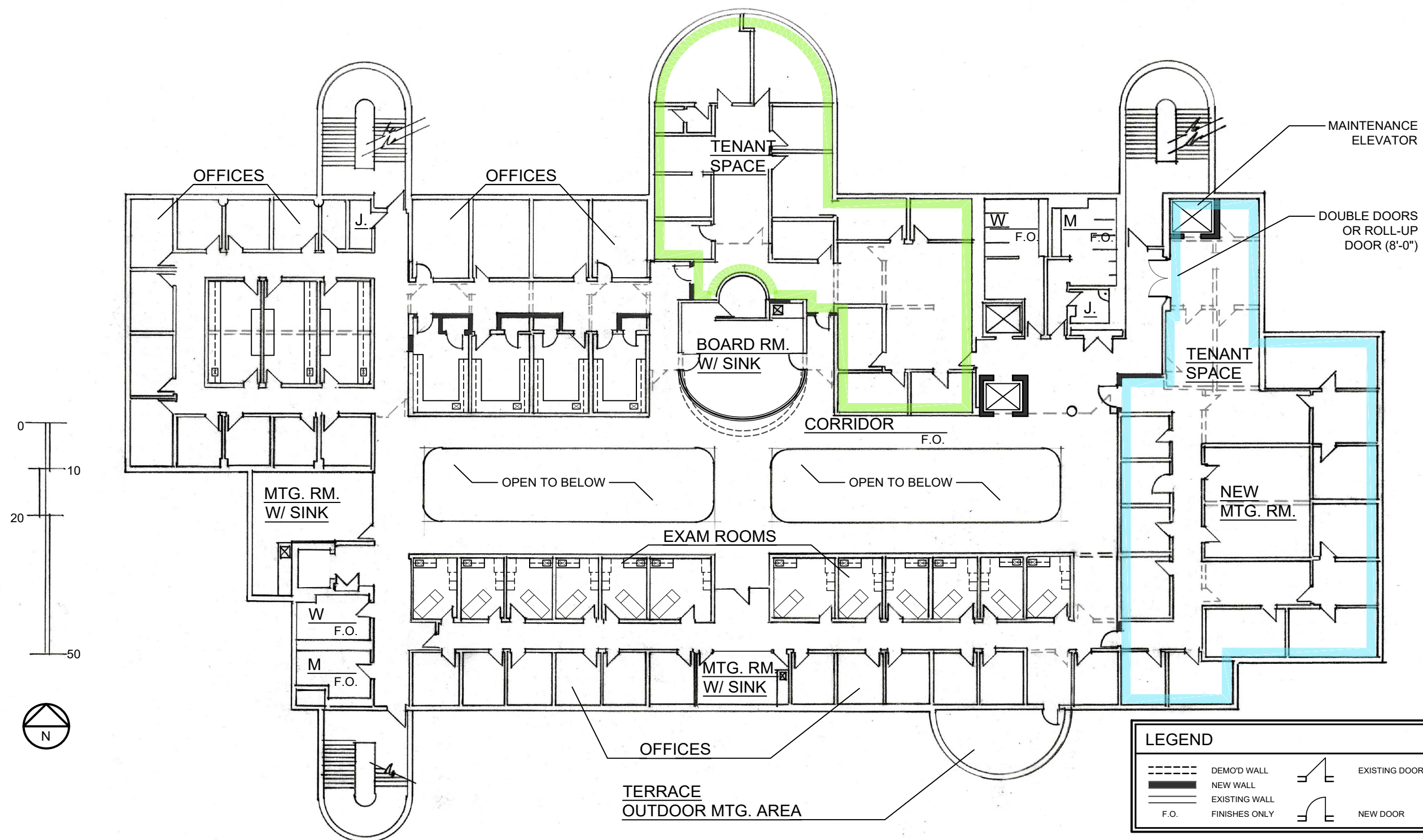


PROJECT	MI-HQ - YPSILANTI	DATE	MAY 31, 2022
SITE PLAN EXHIBIT		COMUS CONSULTING 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	

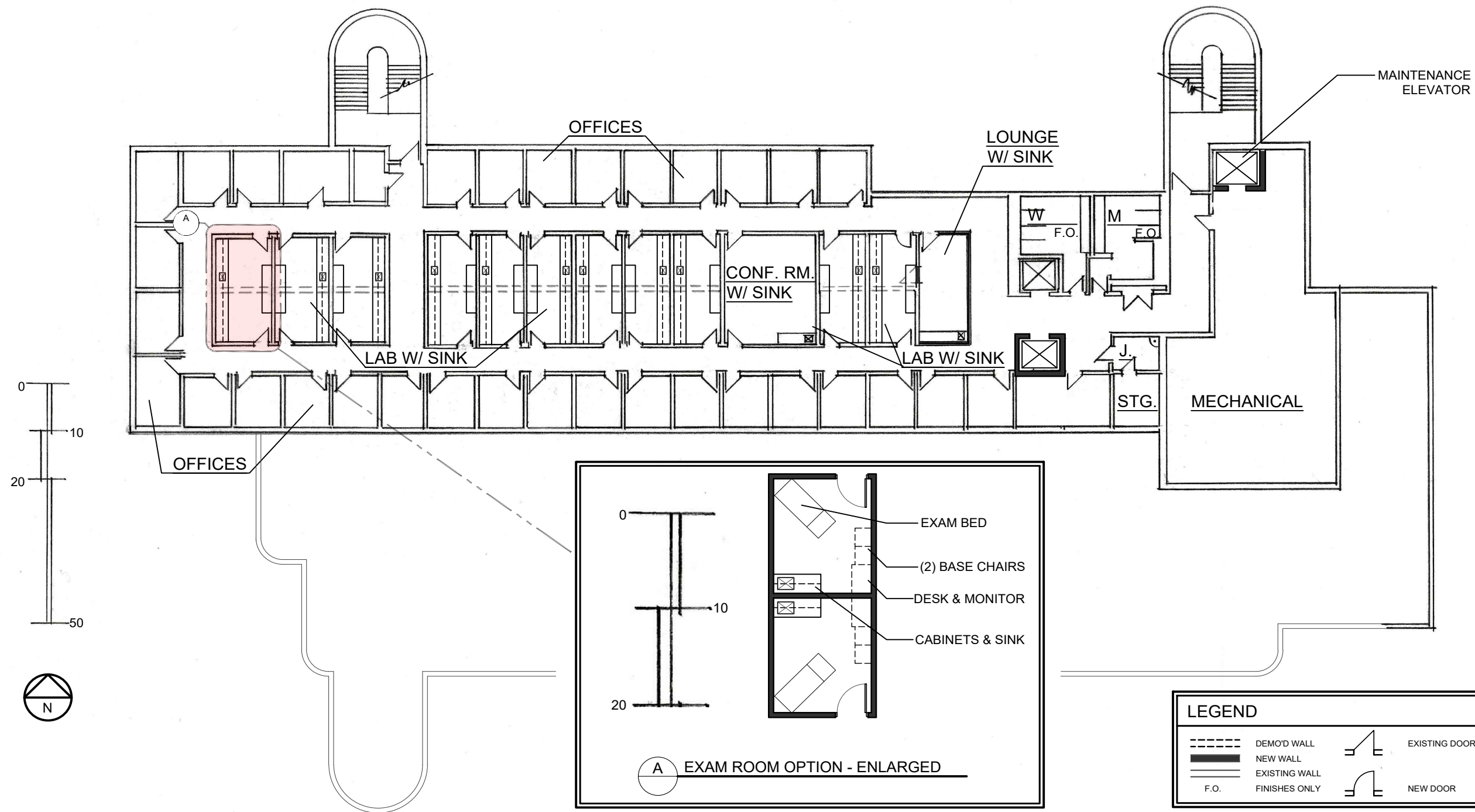


LEGEND			
	DEMO'D WALL		EXISTING DOOR
	NEW WALL		NEW DOOR
	EXISTING WALL		
	FINISHES ONLY		

PROJECT	MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	DATE	MAY 31, 2022
PROPOSED THIRD FLOOR PLAN			106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	DATE MAY 31, 2022
PROPOSED FOURTH FLOOR PLAN	
 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104	



PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI

DATE MAY 31, 2022

PROPOSED FIFTH FLOOR PLAN



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person and by Zoom at City Hall Council Chambers

Tuesday, June 14, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:05 pm

Chair welcomed everyone, told public when and how they would have an opportunity to address commission.

Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Jeff Muir – Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti (arrived a few minutes late)

Commissioners Absent: James Chesnut – Washtenaw County, City of Ypsilanti, excused

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda.

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

BUSINESS SESSION

PRESENTATION: New Infill Construction: Urban Design Characteristics, J. Michael Kirk, AIA LEED AP BD+C, recently retired principal from Neumann Smith

- When reviewing new proposed infill construction, don't consider style; instead, look at urban design characteristics
- These include height (be sure to define height and where on the building height should be measured from), line of setbacks, façade composition, rhythm/pedestrian experience, materials

- and details. For height, usually within 1 story of the heights nearby, but might allow middle of building to be taller.
- Answered questions about approving new designs for new infill neighborhood. Encouraged a set of design guidelines at the outset of a new project so that the builder has some flexibility to build what's needed and to be market sensitive while also being sensitive to the neighborhood. Restated the idea of reviewing new designs focusing on objective aspects of urban design characteristics instead of looking at aesthetic style. Instead of saying that a new proposed design mimics too closely a style (Craftsman, for example) or it mimics it but adds too many details, say instead that the rhythm of the proposed exposed rafter tails is not compatible with the other houses on the street, for example.
- Commissioner Muir had to leave after the presentation but we still had quorum.

OLD BUSINESS

210 Oak

**Removal and replacement of 19 windows and replace with Andersen Fibrex windows.*

**Removal and replacement of front entry door, removal of storm door without replacing. [Amended application for work from a postponed application May 24.]*

Staff Report: House contributes to the National Register and local historic districts. Briefly recapped last conversation and new findings. New findings include that the house was located on an 1868 map and the rear "addition" was present by then. Staff was able to determine some of the evolution of window technology.

Applicant: Andersen's permit coordinator Brett Mahaffey attended the meeting in person. Brett provided an overview of the proposal. 19 windows are proposed to be replaced. The two windows that are the most historic would remain. Ideally, they would replace the one historic one on the east side as well, but applicant acknowledges that that one is also historic like the front one. There is a variety of window types in the house, and all would be replaced in the same configurations as they are now (one-over-ones would remain one-over-ones). Windows would be white on the exterior. The proposed windows are inserts.

Discussion: Commissioners discussed that, after the last meeting, commissioners sought more information about the conditions of the existing windows. Commissioner stated that when it comes to the historic windows, there is some simple maintenance you can do without replacing the windows. Applicant stated that the homeowner had done some maintenance, filling in some wood and repainting the windows, a couple years ago and so the condition is hard to see. To try to trace the evolution of the windows and building, the applicant investigated the house looking at foundation, trim, and doorways to try to determine the house's evolution. Commissioner stated that these are two separate issues, however—there's which windows are original and have acquired significance on their own, *and* there's the condition of the materials, which is separate from that.

Applicant explained that based on their investigation, it looks like the storm cellar doors were added and the basement was likely dug after the house was built. You could see in the storm cellar that the crawl space window had been cemented over and you could see where original windows were and where the doorway was cut through and a door added. You could see how the foundation was cut stone all around except in the back rear section where it was a later addition with a concrete block foundation. Applicant explained that in every part of this house

and even in the same room, you'd have different types of trim and different types of windows. They are doing inserts here instead of full-frame replacements in part because they do not want to work with the asbestos siding and if you remove frames, you need to retrim around windows etc and get into that siding.

Applicant stated that the other kind of investigation/comparison he did was with other Italianates on the same street. There is one nearby with a side addition and another one that may have a rear addition down the street. In looking at the neighboring Italianates that still have all of their historic trim, their windows are very vertically oriented and symmetrical—one above the other—and the doors have very narrow sidelights, which this one does not. Asbestos siding first became available in about 1905. So there was likely a whole Colonial Revival update happening at one time—the Italianate brackets are removed, the front door (and storm) and front and side windows are updated, and maybe other windows too, to lose their mid-19th-century feel and get updated for the new (20th) century. Commissioner notes that it's very likely that if you were to pull the asbestos siding off, the story of the house's changes would become very clear by the evidence left behind there. Even though the c. 1900 front window is likely not original to the house, it has acquired significance in its own right since it has now been there over 100 years.

Proposal is for replacement of 19 windows, leaving the two windows with the smaller upper sash and bigger lower sash since they appear to be oldest and have wavy glass. All the other windows are a variety of different materials and types of operation. Commissioner tried to draw a distinction that the windows in the original square part of the house would have likely been the most original, but those are gone now and replaced by windows of various types. Staff added that part of the reason everyone may be struggling with the window chronology on this house is that we are thinking in terms of an addition on the rear, but that addition on the rear of the house has been there since at least 1868 when it appears on an 1868 map. So if it was added, it was added early on in the house's history. And all of the windows are in all of the rooms—many rooms have every type of window. Commissioner states that it's important to remember that these wood windows were meant to be repaired and are simple components that can be repaired. And if the basic maintenance is done, weatherstripping can also be added that, along with storms, greatly improves energy efficiency. Our drive is to preserve historic materials, and old-growth lumber is fantastic. Commissioner notes that homeowner had been in contact with Amy Swift and had worked on her windows, and reached out to two windows contractors but commissioner thinks it's worth noting that there is a limited capacity in our area for window restoration work.

Commission discussed that it would be helpful if a window restoration professional provided a conditions assessment with an estimate.

Are there elements the commission agrees need to be preserved? Elements we're comfortable with replacing? Do we need more information?

Looking at the door, commission seems to agree that the entry door has deteriorated beyond repair and that the security of the door is important. Commissioner notes that the storm door goes with the Colonial Revival updates and has become a character-defining feature, but applicant notes that the storm door cannot be reinstalled over the new entry door. Once the new frame is in place and the door is squared up, it can't go back on.

Procedural discussion. Straw poll for door—consensus around door. Clarifying windows. Understanding numbering system. One commissioner wanted to give front façade some extra scrutiny, but those windows on the front are mixed—some are zinc liners there but those are likely the most recent replacements. There are cases on this house where two windows that are slightly different (different operations, slightly different dimensions) are mulled together, and if one changes out, won't it even be more obvious than if they both were changed out? And there's one window that has divided lights on the upper sash with zinc track, but no other windows are like that. We strive to save historic materials that contribute to the character of the property, but perhaps not all of these do.

Discussed that where the bedroom is on the east side of the addition, over the cinderblock foundation, that had been a porch that was enclosed after 1868, but perhaps the windows that had looked out onto the porch were reused when the porch was enclosed, because they're string-operated.

Storm windows would be removed on the replacement windows.

Motion: Szumko moved (Huffman seconded) to approve the application and issue a certificate of appropriateness for the work at 210 Oak Street as proposed June 7, 2022 to replace 19 windows with Fibrex double-hung windows with the condition that both the front window and the east-side window with smaller upper sashes on the first floor be preserved and restored. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 4 and 6.

In addition, move to issue a notice to proceed for the replacement of the front entry door at 210 Oak Street with a steel Provia Legacy steel entry door as outlined on the application, because the historic door has been kicked in in the past and this new steel door meets the Secretary of the Interior's Standards for Rehabilitation #6 and will be more secure for the residents. The removal of the storm door is approved as well.

Approval: Roll call. Unanimous. Motion carried.

Relevant Secretary of the Interior's Standards:
4, 6

NEW BUSINESS

6-12 S Washington

**Rebuilding of canopy that had been removed.*

Staff Report: The National Register nomination from 1988 describes 6-12 S Washington as a "2-story Commercial Brick commercial block. Lower story redone in metal panels. More recent vertical boarding below second-story windows." The 1988 nomination actually did not consider this building contributing to the district at the time, but the Ypsilanti Historic District Commission has since found that the building at 6 S. Washington is significant under the National Register of Historic Places (NRHP) guidelines criteria A and C. Staff explained that the canopy had been removed a few years ago and the City has requested an application to rebuild the canopy since 2016. Staff asked whether the projection toward the southern end of the building would be rebuilt or the rounded effect the canopy had toward the northern end would be rebuilt.

Applicant: Propertyowner Andrew Epstein and architect Lis Knibbe attended the meeting in person. Lis provided an overview of the proposal. After being part of the team that rehabilitated the Knapp's building in Lansing several years ago, Lis knows that you cannot get these enameled steel panels anymore, but you can replicate them. She proposes using aluminum composite material panels in the same dimension as the original in white matte that will be painted in the appropriate beige and then sponged to replicate the texture of the enameled steel panels. The caulk seams between the panels will be visible as they were in the "before" pictures. The canopy will be striped and will project a uniform 12" out from the building.

Discussion: There will be no extra projection and no rounding because those are the places that invite water and where you get structural failure. The seams will not be visible on the canopy as they were before because the metal strips will be overlapped for longevity/waterproofing. The 12" uniform projection seemed right to Lis because you don't need to give it extra support or cantilever it at that point. They'd simply add wood framing to the front of the building to form the canopy. The main entrance door is recessed anyway. Commissioner commented that it won't be an exact replica, but that is not necessary for its success in his opinion.

Motion: Szumko (seconded by Ratzlaff) moved to approve the application for the rebuilding of the distinctive Art Deco-style awning at 6-12 S Washington as proposed June 7, 2022 because the work as proposed meets the Secretary of the Interior's Standards for Rehabilitation 4 and 6.

Approval: Roll call. Unanimous. Motion carried.

Relevant Secretary of the Interior's Standards:
4, 6

411 N Huron

**Replace existing gutters and downspouts with copper.*

Staff Report: Property contributes to the National Register and local historic districts. Metal roof was approved by commission a month or two ago; these gutters and downspouts are now before you. Staff could not administratively approve because it is a change of gutter/downspout material.

Applicant: Both homeowners present. Walked through application and showed how the new gutters will solve a lot of problems. There are places where gutters are not currently but they need to be installed. Homeowners researched materials and learned that galvalume gutters do not exist and that aluminum is so expensive right now that copper is comparable and longer lasting. Proposing 6" copper gutters and downspouts and using either bar or strap brackets, paying special attention to the brackets.

Discussion: Color should be fine. Dark bronze color roof, color will patinate and will likely blend in. Molding on fascia will be replicated and replaced in cedar where there is rot. About 15-20' of it. Got molding plates to cut the cedar.

Motion: Ratzlaff (seconded by Szumko) moved to approve the application submitted for 411 N Huron June 7, 2022 and issue a certificate of appropriateness for the repair of fascia boards as necessary in cedar and the same profile as existing, paint touch-up along fascia, the installation of copper bar brackets and roof strap brackets as appropriate, and the installation of copper 6" seamless half-round reverse bead gutters and downspouts. The work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9.

Relevant Secretary of the Interior's Standards: 2 and 9

Approval: Roll call. Unanimous. Motion carried.

9 S Adams

** Remove the top 24"-28" of parapet wall along building's south side, rebuild parapet wall using salvaged and reclaimed bricks, repoint in this section, and repoint in scattered spots around the top 30" of the building.*

Staff: Because this application includes removing a couple rows of brick from across the front of the building and rebuilding that section of parapet, staff thought the application was no longer maintenance but is instead work and so brought the application to the commission. The application calls for removing a couple rows of brick across the front of the building, salvaging bricks as possible, replacing others as necessary, staining some mortar (St Mary's Type N), and repointing in these rows but also repointing in scattered spots around the top of the building.

Applicant: Applicant attended by Zoom.

Discussion: Commissioner clarified that the brick will come from the building itself and then also as necessary from Detroit Reclaim. The building is in the middle of the block between S Adams and S Washington, behind the library, so it's very hard to see. No powerwashing or sandblasting. Commissioner does not think the grinding out of the mortar is an issue. The bricks would just have to be replaced as necessary—they can break if you work on them with a hammer and chisel as well.

Motion: Huffman moved (seconded by Ratzlaff) to approve application for work at 9 S Adams submitted June 9, 2022 and issue a certificate of appropriateness for the work as proposed for the removal of the top 2-3 feet of bricks at the top of the parapet wall along the south side of the building, followed by reconstruction of that section of the wall using salvaged and new matching bricks and matching mortar, and repointing scattered areas (approximately 10-15%) of the bricks along the top of the walls around the building. As long as deteriorated mortar is removed carefully by hand when necessary with a hammer and chisel or carefully using a small pneumatic chisel, and without any harsh cleaning or sandblasting, and as long as power tools are only used on horizontal and not vertical joints and are carefully controlled, the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #2, and #5.

Relevant Secretary of the Interior's Standards: 2 and 5.

Approval: Roll call. Unanimous. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

1. 314 S Washington—roof, like-for-like gutters, bathroom exhaust vent
2. 302 S Huron—painting
3. 421 N Adams—stain/paint fence
4. 114 S Huron—paint
5. 316 N Grove—reroof house, carriage house
6. 411 E Forest--reroof

OTHER BUSINESS

1. Property Monitoring

- a. Commissioners/Staff discussed property concerns and property issues under review.

2. Updates from Staff

- b. Conflict of interest forms—please sign and return

3. Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

1. Energy Audits

- a. These are recommended by Preservation Brief #3 before undertaking any work in a historic resource.
- b. These homeowners' energy audit showed that their windows were not worth replacing. That was not where they were losing energy.
- c. They'd recommend pointing homeowners toward certified energy auditors before replacing their windows. (Certifiers include BPI and RESnet.) These homeowners used Evergreen Energy Savers. It showed them how to insulate etc and get the most bang for their buck. The money spent on replacing windows could likely be better spent on other items that would deliver better energy savings.
- d. Consider/ask whether financing for restoring/repairing windows exists. Does MISaves allow for window repair in their program? There may be unequal access to capital when it comes to repair work as opposed to replacement work.

HOUSEKEEPING BUSINESS

Approval of the Minutes of May 24, 2022

Motion: Ratzlaff (second: Szumko) moved to approve the minutes of May 24, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

ADJOURNMENT

Chair adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 10:00 p.m.