



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, September 13, 2022

Freighthouse

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
James Chesnut, Vice Chair
Jimmy Huffman
James Ratzlaff
Delrhea Byrge
Jeff Muir
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 3 - 12
513 N River--application has been amended, see attached
[1 513 N River agenda item](#)
 - 6.2. NEW BUSINESS 13 - 18
[2 216 S Washington agenda item](#)
 - 6.3. STUDY ITEMS 19 - 39
[3 Study Item 115 Maple](#)
[4 Study Item 311 Washtenaw](#)
 - 6.4. ADMINISTRATIVE APPROVALS
320 N Washington Street--asphalt roof to asphalt roof
115 Maple--asphalt roof to asphalt roof plus gutters and downspouts
 - 6.5. OTHER BUSINESS
 1. Property Monitoring--Commissioner Ratzlaff concerns?, resident suggested that the depot should be discussed as a potential demolition by neglect, other?
 2. Updates from Staff--will schedule a meeting that had been requested in August soon, commissioner resignations
 3. Commissioner Comments
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS
 - 8.1. Approval of meeting minutes 8/23/2022 41 - 46

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 513 N River

Property History: The house is considered non-contributing in the National Register nomination. It is described as "2-story, hipped roof, early 20th century" and the nomination notes that "no original exterior materials" are visible.

Date of Application: 8/2/22; revised design received 9/1/22—please see attached. Roofline is now separate over shed and patio areas, and patio area is now proposed to be 11' x 16' instead of 10' x 16' and patio height to roof will be at least 6'8".

Date of Review: 8/3/22; re-review 9/8/22

Date of Meeting: 9/13/22

- Item was postponed at the 8/9 and 8/23 meetings due to lack of quorum;
- item has been placed on the 9/13 meeting agenda
- The HDC must take action on this application at or before the 9/27/22 meeting.

Proposed work: Add a shed and patio behind garage

Materials:

Shed: gray roll roofing, smooth Azek trim on garage fascia and as trim, 8.25" Hardie-plank siding, custom double doors (**material needed**), paint to match existing garage

Patio: treated wood posts, either 4x4" or 6x6", 2"x8" treated wood beams, Azek trim (smooth side out), paint or stain wood to match existing garage paint

Fence: Black aluminum fence

Staff review:

1. Applicant proposes a shed and covered patio behind the garage.

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

2. The proposed new construction would not be visible from the front or side of the property (the house is on a corner). It's not clear to staff, however, what will show from River Street from the perspective shown in Picture 2.
3. Staff believes that the proposed work meets Secretary of the Interior's Standard 9 in that the additions are secondary to the house and the proposed work does not diminish any historic character or features.
4. Staff notes that by the City's Porch fact sheet, "Treated lumber should be used only for the substructure of the porch. All parts of the porch that are above ground shall be painted or stained an opaque stain." Paint or stain is proposed here.
5. Staff wonders if a 6-12" elevation drop over 11' is too much slope to be comfortable for a patio.
6. Before proceeding with work, applicant must obtain the appropriate building and zoning department permits.

Relevant Secretary of the Interior's Standards:

9—"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Recommended Motions:

Move to issue a certificate of appropriateness for application PHDC 22 0071 dated August 2, 2022 for a new shed and covered patio behind the garage because the proposed work meets Secretary of the Interior's Standard 9, as long as any treated lumber will be painted or opaquely stained once it cures and as long as the proposed work successfully passes zoning and building department review.

Prepared by:

Ellen Thackery, Preservation Planner



Picture 1. Courtesy of Bex Realty (<https://www.bexrealty.com/Michigan/Ypsilanti/513-N-River-St/home/>)



Picture 2. Google October 2020.



Picture 3. Google October 2020.



AUG 02 2022

RECEIVED

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

\$65

30201
1102

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

513 N River

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

House-Storian, LLC

Address

232 N River St

Apt 1

City

[REDACTED]

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Stefan Szumko of House-Storian, LLC [REDACTED]

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

1. Add attached shed (8' x 16') to south side of detached garage
 - * Roof - gray, roll-roofing with gray drip edge
 - * Garage Fascia above shed - 1"x??? Azek smooth side out to eliminate gap between overhang and new roof (sealed on ends)
 - * Trim - Azek smooth side out (1"x4" on vertical corners, 1"x6" on fascia, 1"x12" under upper roof fascia)
 - * Siding - Hardie-Plank (8.25") LP Siding
 - * Doors - Custom double doors, ~60-72" total width, height to be determined
 - * Paint - Trim/Siding/Doors to match existing garage paint
2. Add attached patio roof to (10' x 16') to north side of new shed.
 - * 6"x6" treated wood posts (4"x4" if building department permits) - exposed and
 - * 2"x8" treated wood beams
 - * Trim - Azek smooth side out (1"x12" under upper roof fascia)
 - * Paint or stain exposed wood to match existing garage paint
3. Install metal fence (similar to neighbor's driveway) from southeast corner of the house to neighbor's driveway

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$13700

Permit fee:

\$45 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date: 2 August 22

Print Name:

STEPAN J. SWANKO

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

Ellen Thackery

From: Stefan Szumko [REDACTED]
Sent: Thursday, September 1, 2022 8:48 PM
To: Ellen Thackery; [REDACTED]
Subject: 513 N River
Attachments: 513 N River Shed and Patio Plans 1Sep22 - 2 structures.pdf

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Greetings and Salutations!

Ellen and Kurt,

Attached is the final revision for the shed and covered patio at 513 N River. I will drop off a paper copy to the building department Friday, September 2.

We were concerned about the headroom of the patio with the roofline matching the new shed. The elevation difference for the new patio area is approximately 6-10 inches below the existing patio and existing garage. So to ensure that the entire patio is a comfortable height, we are proposing two separate structures adjacent, but in close proximity to each other.

Ceiling height in the shed is not a priority, since it is simply for storage. But since the patio will be used for generations to come, we'd like to ensure that the ceiling is a minimum of 6'-8" (80") across the span, possibly higher, depending on how the landscaping works out. The patio roof will extend a few inches over the new shed roof. The shed roof will have a gutter which will also drain a portion of the existing garage.

Along with the change in elevation, a concrete garden block retaining wall will fortify the base of the shed. The retaining wall will be extended to provide step(s) down to the patio area.

Kurt - Since this final proposal is technically 2 structures, though adjacent to each other, I'm not sure if the new shed walls need to be 1-hour fire rated. Please advise. Thanks.

Ellen - Is there anything else I can offer for the HDC? Hopefully we'll have a quorum next time.

Stefan

Stefan Szumko
House-Storian, LLC
[REDACTED]
[REDACTED]

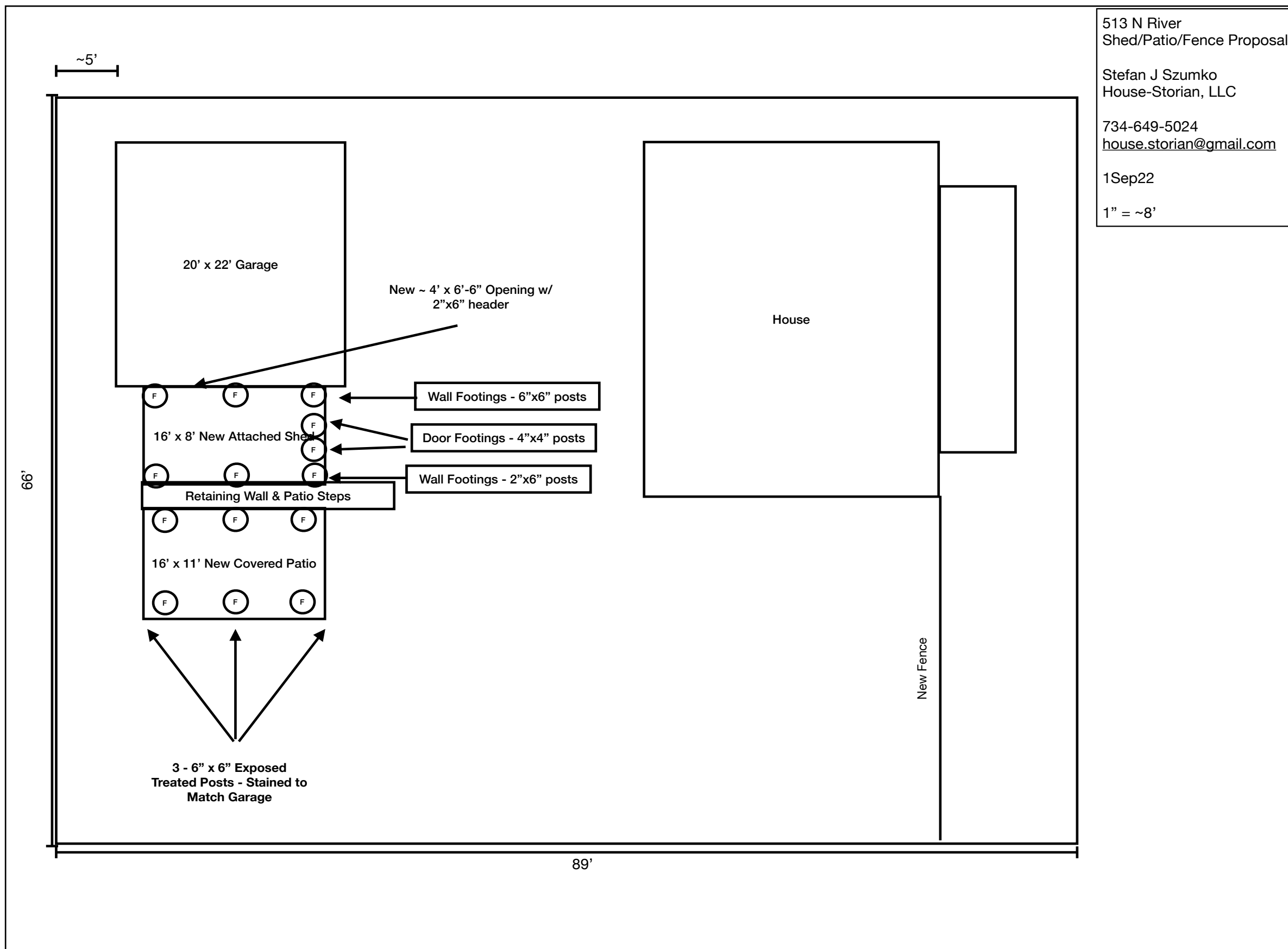
513 N River
Shed/Patio/Fence Proposal

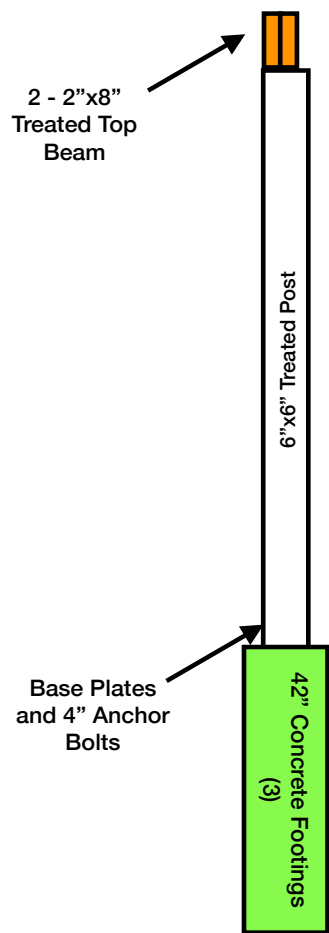
Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

1Sep22

1" = ~8'





513 N River
Shed/Patio/Fence Proposal

Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

1Sep22

1/2" = 1'



HDC Work Permit Staff Review

Property address: 216 S Washington

Property History: This house contributes to the National Register and the local historic district. The National Register nomination describes the house as, "2-story, side-gable, stucco-and-half-timbered Elizabethan with subsidiary front gable at one end of façade."

Date of Application: 9/2/22

Date of Review: 9/8/22

Date of Meeting: 9/13/22

Proposed work: Install a new bathroom fan that vents to the outside.

Materials: 4" vent cap that's paintable UV-resistant plastic (according to Lowes.com)

Staff review:

1. The applicant needs to vent their bathroom to the outside.
2. This is a very small vent cap and will be painted to match the stucco.
3. Staff believes the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.
4. Staff finds that the proposed work will not destroy historic materials, features, and spatial relationships that characterize the property.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to issue a certificate of appropriateness for application PHDC-22-0078 for the installation of a 4-inch white vent cap

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

for a bathroom fan to be painted to match the stucco proposed at 216 S Washington because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner



216 S Washington from Google streetview October, 2020.



SEP 01 2022

RECEIVED

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

216 S WASHINGTON ST, YPSILANTI MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

CLAIRE SMALL

Address

216 S WASHINGTON ST

~~YPSILANTI~~

~~MI~~

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

BLT BUILT LLC (734) 945-0651

Type of work

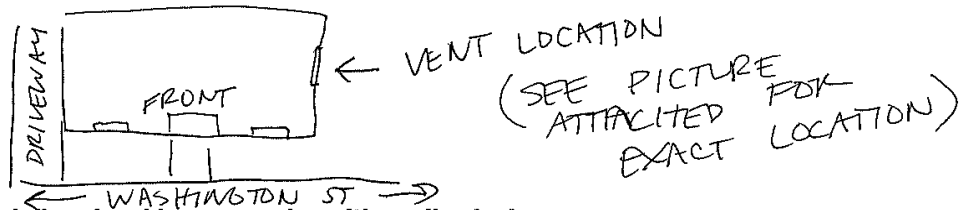
- ☐ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

WE ARE UPDATING OUR BATHROOM FAN TO A VENTED FAN. THERE IS CURRENTLY NO EXTERNAL VENTING (ONLY HEATED FAN) SO WE NEED AN EXTERIOR POINT TO VENT OUTSIDE. WHITE VENT WILL BE PAINTED TO MATCH THE STUCCO SO IT BLENDS INTO THE EXTERIOR.

**Materials (for paint include color chips or samples with application):**

4-INCH VENT CAP PRD W/ 3-INCH PIPE WHITE
+ STUCCO PAINT COLOR

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$300

Permit fee:

\$45 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

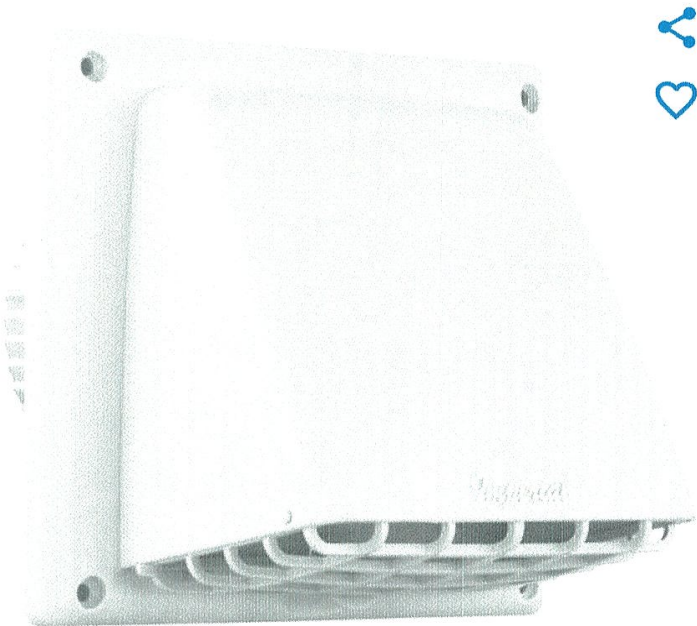
8/29/22

Print Name:

CLAIRE SMALL

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



 View In Your Space

BEST SELLER

IMPERIAL

4-Inch Vent Cap PFRD with 3-Inch
Pipe White

Aisle 13

Bay 23

\$11 78

1



Add to Cart







Historic District Commission

Study Item and Materials

115 Maple



DAVID R ARNSDORF, PE
Structural Engineer
LDA Consultants LLC, CIVIL STRUCTURES
3450 Vintage Valley Road, Ann Arbor, MI 48105.
734-276-3045 drarnsdorf@gmail.com

August 12, 2022

Michael Leininger
[REDACTED]
[REDACTED]

House at 115 Maple St., Ypsilanti, MI

Dear Michael,

I was asked to inspect your house foundations. The house appears to have been built in at least 3 different pieces probably at different times. The oldest part of the house was built in 1888. It is considered a historic house and as such modifications that you can make are limited. The front part of the house has a basement but the back part of the house is on a very shallow crawl space and the foundation walls are very shallow and not to 42" depth requirements and are not in good condition. It also appears that the joists framing the floor in this area are too small because they feel a little bouncy. The floor also slopes to one side. This crawl space is partially excavated next to the basement area.

It appears that there are two structural issues, the foundation wall in this area needs to be replaced and the floor joists need to be reinforced. This structure is not great construction and if you could I suggest removing the back area and rebuilding. If you cannot do that then I suggest a two step process.

Step 1 is to fix the foundations and excavate under the crawl space. There are two reasons for this, to gain access to the underside of the floor and to lower the soil so it is farther below the wood joists. At present it is so close it may be touching in some areas. This is a big risk of causing rot and insect damage. You will also need to excavate the crawl space to get access to install shoring.

Replacing the foundation is typically done by first digging out the crawl space to get access and then adding temporary supports to hold up the floor. This is typically beams sitting on studs or concrete blocks sitting on the soil in the crawl space. Once that is in place, you can excavate around the foundation on the outside, remove the existing foundation wall, pour a new foundation and either pour or lay block to create a new foundation wall. You may be able to level the floor when you do this as well. Lifting wood houses works well because the wood is very flexible and the house is not very heavy. The foundation wall does not need to be more than 12 inches wide.

After the foundation is in place, you can look at the floor framing and decide what the simplest way of strengthening it is. A simple approach is to add a beam under the existing floor in the crawl space to reduce the span. This is an easy and quick way of reinforcing a floor.



If you have any questions or any of the details are not clear, please contact me. Thank you.

Sincerely,

David R. Arnsdorf, PE



Email to accompany study item at 115 Maple, 9/2/22

Ellen,

I have included the structural report received as well as some more photos of the kitchen area. The photos of the cobble stone wall degradation are located in the files labeled "Foundation/foundation". There are some included photos of the kitchen joists which are in definite need of repair, but are again cut tongue and groove style into the sill plate. The file labeled "kitchen NW corner2" hopefully shows the current depth of foundation as well as previous emergency repair work. You can see numerous brick decaying and crumbling. You cannot see any supports vertically however.

As I mentioned the other day in your office, I did have what seemed to be my best and most honest consultation with Omega Construction. I feel comfortable quoting the price floor given on this project at that time beginning at 30K for the lifting, hand digging, repouring of footer, etc. This cost was also explained to me as being high due to the necessity of hand digging as I sit on a elevated portion where there is a drop within 5 feet of the wall. (We would be forced to hand dig versus use machinery due to the proximity to the lot line essentially.)

At this time, I would like to revisit what information is available on what 115 Maple and how it "contributes" to the "character" of the neighborhood, as I understand it. I would like to discuss what portions of my floor plan is considered "viewable" and also which parts the HDC considers "original" as well as what parts of my site would be listed as additions in any records. As always, your guidance and assistance is always appreciated during this process.

Many Thanks,

Michael Leininger
115 Maple St

Study Item: 115 Maple

Images from Staff Site Visit 9/7/2022



South (front) end and east side along driveway.



East side, along driveway from the front of the house. The oldest portion of the house is toward the front of the house, closest to the viewer. There is also an addition just past the downspout (you can see the change in the roofline), and then another addition toward the rear (north), where the roof changes again.



East side from the rear (north).



North end.

The west side of the house, with the chimney, is very close to the lot line and difficult to photograph.

Homeowner-provided images, 9/2/22



Chimney tie-in Depth



Kitchen Foundation Depth



Kitchen Foundation Furnace Glass Block



Kitchen Joists 3



Kitchen Northwest Corner 2—the pile of dirt almost touches the joists above

Basement and Foundation Images from Staff Site Visit 9/7/2022



In the basement, looking at the northwest corner, there is a large pile of dirt that spans the whole north wall and you can see the slope of the pile against the west foundation wall.



When you come down the basement stairs, slightly ahead of you and on your left, toward the east, is this brick wall that has been opened up and you can see the pile of dirt to the east, toward the driveway.



The pile of dirt, looking at the east brick wall of the foundation, along the driveway, through the opening cut in the brick shown in the previous picture.



Historic District Commission

Study Item and Materials

311 Washtenaw

Statement from Ron Rupert, contractor:

The owners of 311 Washtenaw would like to remove the deteriorating Insulbrick siding on the rear addition and replace with the rough sawed cedar OS 4x8 sheet siding like what was done at 313 Washtenaw, or whatever else you think would be appropriate, given that 313 Washtenaw was never permitted or approved.

Model Property, 313 Washtenaw, no permit.





311 Washtenaw, currently

Homeowners would like to do the work outlined on the cover page







MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Freighthouse

Tuesday, August 23, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

In absence of chair, staff called meeting to order at 7:09 pm.

ROLL CALL

Commissioners Present:

Stefan Szumko - Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Commissioners Absent:

Alex Pettit – Washtenaw County, City of Ypsilanti, excused
James Chesnut – Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti

Staff Present:

Christopher Jacobs, Community Development Manager

ELECTION OF TEMPORARY CHAIR

Commissioner Ratzlaff moved to elect Commissioner Szumko as this meeting's chair. Commissioner Byrge seconded. Roll call vote. Unanimous. Motion carried.

APPROVAL OF AGENDA

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

Approval: Voice vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING—none

OLD BUSINESS

408 N Huron**Rebuilding a foundation wall*

Applicant: Thomas McKee, applicant, present.

Staff Report: Per packet.

Discussion: Applicant: Doing foundation work, old stone foundation. Prior owner added a Michigan basement. Original stone foundation only went 18" deep. Homeowner and contractor discovered this fact when they started their repair. Because of that instability, what was going to be a repair became work because much of the foundation on that south side then crumbled/collapsed. Only the south side is being discussed now. Homeowner believes the other walls are fine. Contractor told homeowner that the stone is unsalvageable and concrete block is the only viable material option for the foundation work. Commissioner noted that staff report states that proposal is inappropriate and outside of the Standards and Guidelines and commission had a brief discussion regarding what exactly is inappropriate—it is appropriate to best support the building, and some conversation about the Standards and a wood window vs a vinyl window vs a glass block window below grade. Conversation about the fact that the notice to proceed was recommended by staff because the historic foundation materials and basement window are being replaced, out of necessity.

Motion: Ratzlaff (second: Szumko) moved to issue a notice to proceed for the rebuilding of the stone foundation wall with concrete block and modern glass block basement windows as proposed because the work began as a repair and became an emergency replacement, and an inadequate foundation wall could be viewed as a hazard to the safety of the occupants.

Approval: Voice vote. Unanimous. Motion carried.

421 N Adams**Remove asphalt siding, repair and paint wood once exposed*

Applicant: Applicant present. Confirmed proposal. Commissioner confirmed that the colors are from Sherwin Williams' historic palette—applicant confirmed.

Staff Report: Per packet.

Motion: Ratzlaff (second: Byrge) moved to issue a certificate of appropriateness for the work proposed at 421 N Adams (Application PHDC 22 0072) to remove asphalt siding and repair, caulk, prime, and paint the revealed historic wood siding, with the conditions that horizontal joints between boards will not be caulked and that a powerwasher or other harsh cleaning or stripping agents will not be used.

Relevant Secretary of the Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Approval: Voice vote. Unanimous. Motion carried.

513 N River

**New shed and patio.*

Discussion: Szumko explained that he must recuse himself from this vote.

Motion: Szumko moved to postpone this item until the next meeting because quorum is lost without his participation. Ratzlaff seconded.

Approval: Voice vote. Unanimous. Motion carried.

NEW BUSINESS

5 and 7 S Washington

**New awning covers on existing frames*

Applicant: Applicant present.

Staff Report: Per packet. Commissioner Szumko read the staff review into the minutes and requested discussion. Hearing none, requested a motion.

Motion: Huffman (second: Ratzlaff) moved to issue a certificate of appropriateness for the proposed awning recovering in slate canvas at 5 and 7 S Washington, with writing only on the valance and no lighting under or on the awning. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Approval: Voice vote. Unanimous. Motion carried.

305 E Forest

**Re-side non-contributing house in vinyl siding*

Applicant: Applicants present. Confirmed their proposal.

Staff Report: Per the packet.

Discussion: Applicants described how the house is non-contributing and its immediate neighbors are non-contributing also. Also described that many of the immediate neighbors have also been re-sided. Most in aluminum, some in vinyl. Commissioner clarified that this house is in the historic district

but is non contributing to the district. Applicant further clarified that the home does not contribute to the district because its date of construction was outside of the period of significance for the district, it relates more to the homes in the neighborhood immediately to the north, and it is on the very edge of this district. Staff stated that the main question of this application is, is the wood siding beyond repair and, if it is, is vinyl an acceptable substitute in this case? Commissioner clarified that siding will be smooth, applicant confirmed. Another commissioner asked about condition of wood siding. Applicant confirmed that the nails are splitting all the wood, the contractor stated that all boards would have to be replaced, and applicant reiterated that the previous owners who removed the aluminum siding without a permit and did not do anything to repair or prepare the wood siding properly for paint. Commissioner asked what the contractor would do to protect the wood under the proposed vinyl siding? What would proper insulation look like in this case? Commissioner explained that these nails that have been exposed were not meant to have been exposed so can't be painted over. Some discussion about construction of the house and the damage the house has. Commissioner referred to page 89 of the meeting packet as helpful information the commission can use. Discussed how the size of the proposed vinyl will match what's on the house now.

Motion: Ratzlaff (second: Huffman) moved to issue a notice to proceed for the work proposed in Application PHDC 22-0076 at 305 E Forest for the installation of 7-inch vinyl siding over the 7-inch wood siding on the house and garage because requiring the applicants to maintain and preserve the wood siding on this noncontributing house in this location among several non-contributing and re-sided houses at the edge of the historic district would cause an undue financial hardship. The siding must be smooth siding and not "wood grained."

Approval: Voice vote. Unanimous. Motion carried.

STUDY ITEM

401/407 N Huron

Property owner: Museum director of operations Dave Egeler attended and reminded commission where this study item is (has been a study item at a previous meeting): newer, non-historic, non-contributing building—apartments behind the historic firehouse museum. Not ALL of these windows need to be replaced, but are looking at replacing all anyway to reset the clock on the next maintenance cycle/product lifecycle. Some of the sashes no longer fit properly in their openings because the building settled. Aluminum-clad wood windows are what are currently in the window openings now. Has looked into aluminum-clad wood but also would like to look at vinyl since the building is non contributing and there would be a \$30,000 cost savings.

At the last meeting when this issue was a study item, the commission had requested a couple more pieces of information: sample of product (he brought one but noted the actual product would be a beige or sandstone color and not white), and measurements showing current glass surface vs proposed glass surface (he emailed that to staff and staff included it in packet).

Staff had also received questions from a commissioner after the last meeting, and staff shared those with Dave so he could be thinking about these ahead of the meeting on 8/23. These questions were (summarized):

- 1) If the claim is that vinyl windows are now better than previous generations of vinyl windows, please bring supporting documentation.
- 2) If the claim is that it is difficult to get contractors to install windows, please bring documentation that shows the efforts that have been made to secure contractors and the lack of response.
- 3) If cost will be a factor in the discussion, please bring documentation showing the cost of several window options.
- 4) If building settling has occurred and contributed to the deterioration of the existing windows, but will not impact new window replacements, please bring documentation that supports this.

For the first question, he provided links to two articles. For the second, he provided his notes documenting companies/installers he called and documenting their responses. For the third, he provided a spreadsheet of products the Museum has considered and the costs of them based on estimates received. Dave did not seem to address the fourth question.

There was some discussion of costs and finances. Dave explained that for 38 windows, vinyl provides a savings of \$30,000 over total project; for nonprofit, a significant amount of money. With expensive options, the nonprofit would be underwriting apartments instead of the other way around. They (the Museum) are charging \$1300 for a two-bedroom apartment with garage, which is way below market rate. The organization needs to look at rental rates, they know that that is significantly below market rate, and they strive to keep costs down. Could phase job so that they replace only the ones that must be replaced and wait for the others to fail and then replace those when necessary. He'd really rather replace all at once. He spoke about talking with Ellen (preservation planner) about how the commission tends not to approve vinyl. He is suggesting it may be a way to help address costs. A couple apartments face Huron but many face the alley. Staff offered a clarification that when we are looking at finances and hardship, we aren't looking at individual applicants and their finances—instead, we are looking at the building/project and comparing the costs of the various options and that building/project and it has to be shown that for that building or project, these options are not feasible because of material/installation costs etc. It's not so much about the personal or organizational finances but instead it's about the building or project and its feasibility.

Some windows face Huron but most face the alley. Commissioner suggested submitting two different applications—one for the more public-facing windows and one for the secondary façade(s) because the commission approves or denies whole applications. Dave mentioned that if they approve two different window types on the building (some on one façade, some on another), there could be a color difference.

Commission suggested that since a couple commissioners are missing who have significant experience and institutional knowledge, the commission directs staff to reach out to those absent commissioners to get their feedback on this study item so that their feedback can be noted and

conveyed to Dave and so this conversation doesn't need to be had all over again when those commissioners return. Staff will do this.

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff – an update that a past decision is being appealed.

3. Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of August 9, 2022

Motion: Szumko (second: Ratzlaff) moved to approve the minutes of August 9, 2022, as submitted.

Approval: Voice vote. Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:50 p.m.