

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF OCTOBER 9, 2018**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr.                      Chair    7:03 PM

Meeting Location:                      City Hall, Council Chambers, 1 S Huron, Ypsilanti

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

Commissioners Absent:                      Anne Stevenson

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

**APPROVAL OF AGENDA**

Motion:                      Rupert (second: Schmiedeke) moved to approve the agenda as submitted.

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS—none**

**PUBLIC HEARING—none**

**OLD BUSINESS**

**206-210 N Washington**  
*\*Demolition by neglect consideration.*

Owner:                      Balmoral Holdings, LLC– Not present

Motion:                      Schmiedeke (second: Prebys) moved to table the demolition by neglect consideration for 206-210 N Washington until the October 23, 2018 HDC meeting indicated in the second notice to appear.

Secretary of the Interior Standards:  
   N/A

Approval:                      Unanimous. Motion Carries.

## NEW BUSINESS

### 130 N Huron

*\*Application is for reroofing and the replacement of gutters and downspouts.*

Applicant: Thomas Monahan, contractor – Present

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

Monahan: Stated that the original roof had cedar shake and that two layers of asphalt shingle roofing was added over the years. Stated that the proposal is to remove the three layers of shingle and install a lifetime dimensional shingle in its place. Stated that because the current gutters are hung from the roof, they will need to be removed for the roof replacement. Stated that new gutters will be installed which match the existing.

Prebys: Asked about venting.

Monahan: *[Referencing photos of the outside and attic space]* Stated that there is the attic space and that you can see all of the bottom of the roof decking. Stated that this one was completely insulated and drywalled. *[Continued referencing photos of attic space]* Stated that there is no intake and no exhaust ventilation; that it never was set up with any. Stated that there is no practical way to install ventilation.

*[Discussion ensued re: venting considerations]*

Davis: Asked about the half-round gutters.

Monahan: Stated that they exactly match the existing. Confirmed that the bracket hanger styles that will be chosen will be historically correct.

Prebys: Asked if there will be a drip edge.

Monahan: Confirmed.

Prebys: Asked about the color of the drip edge.

Monahan: Confirmed black, to color match the shingles.

Rupert: Asked if gutters will be aluminum or galvanized.

Monahan: Confirmed galvanized.

Davis: Asked about a darker color for the downspouts.

Lindsay: Asked about the downspout color possibly matching the shutters.

*[Discussion re: gutter and downspout color considerations]*

*[Commission consensus for dark green for downspouts to color match shutters]*

Kochanek: Advised that for roof approvals, the gutter straps need to go under the roof shingles or brackets be used instead.

Monahan: Stated that the gutter installer has a bracket that is put on top of the new plywood but under the shingle roof material.

Rupert: Stated that that is the strap kind.

Monahan: Stated that there is also one that attaches directly to the fascia and also has a clip system over it but does not physically attach to the roof material. *[Deferred to the Commission's recommendation]*

Rupert/Prebys: Stated that as long as it is not on top of the shingles.

Monahan: Stated that due to the height and steepness of the building, that manlifts will need to be used. Stated that it will not be known if the fascia material is solid or needs replacement until the gutters and roof are removed.

Pettit: Stated that repairing as needed with like materials, not doing a mass removal, is considered by the Commission as a repair and appropriate.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 130 N Huron to include the reroofing of the structure with CertainTeed Landmark dimensional shingles in the color driftwood. Work to also include the replacement of the existing gutters and downspouts with new half round gutters and downspouts. The gutters are to be in wicker color and the downspouts in green, similar in color to the shutters. They will occur in the same locations as they currently are. Drip edge is to be black.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

## **215 W Michigan**

*\*Application is for door replacement.*

Applicant: Ben Harrington, representative for SPARK & Eric Maurer, owner– Present

Discussion: Davis: Asked applicant to explain to the Commission the work they are

proposing.

Harrington: Stated that the facility is being remodeled with plans of increasing staff and capital equipment investment. Stated that as a security upgrade, the proposal is to replace the existing door with an aluminum frame commercial door with multiple levels of energy efficient glass.

Davis: Asked if the glass will be clear.

Harrington: Confirmed.

Davis: Noted a staff note advising a dark bronze finish to match what is there, rather than the aluminum silver.

Harrington: Stated that the preference is for the aluminum because it matches the interior doors. *[Deferred to the Commission's recommendation]*

Prebys: Stated that when thinking about the exterior and the 19<sup>th</sup> century quality of the building, that the bronze is more appropriate.

Harrington: Acknowledged.

Kochanek: Asked the Commission about stile preference.

Harrington: Stated that the stile quoted was narrow.

*[Commission discussion re: stile preference; consensus as to "narrow", per materials]*

Davis: Asked if it would be double doors.

Harrington: Confirmed

Motion: Rupert (second: Prebys) moved to issue a notice to proceed for the work at 215 W Michigan for the replacement of the front entry doors with Ramco narrow stile double door in aluminum with a 10" bottom rail. A condition of approval is that the doors be installed in a dark bronze anodized finish.

Secretary of the Interior Standards:  
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

### **320 N Washington**

*\*Application is for garage door replacement.*

Applicant: Chris Janowiak, owner – Present

Discussion: Janowiak: Stated that the Commission approved new garage doors for the building three years ago. Stated that authorization was given to do recessed long panel and long windows without dividers *[referencing materials]*. Stated that applicant would prefer installing a different door from a different company. Stated that it is a better built and nicer garage door but that it only comes in a raised panel *[referencing brochure sample]*.

Rupert: Asked if it is an insulated door.

Janowiak: Confirmed.

Kochanek: *[Referencing overhead materials]* Stated that this is the original application, with a recessed long panel with the plain window.

Rupert: Asked if the current door has raised panels.

Janowiak: Confirmed that recessed panels are the existing.

Davis: Asked why they are not being repaired.

Janowiak: Stated that the doors have been repaired many times. Stated that they are not energy efficient.

Lindsay: Stated that in looking at the elevation review of the doors, that the overall proportion of the openings is entirely different – the ones on the right-hand side are square; the ones on the left are tall – that the proportion is actually taller than it is wide.

Janowiak: Stated that that is the way the building was.

Lindsay: Acknowledged. Stated that that is part of the character the Commission is possibly interested in keeping.

*[Continued Commission review & discussion of brochure sample, original application/materials, and discussion of appropriate door and window styles/sizes]*

Davis: Asked if the Commission is reaching a consensus of reapproving what was approved in 2015.

Lindsay/Pettit: Confirmed.

Davis: Asked if it is the Haas.

Kochanek: Stated that the model number listed on the previous application is #663.

*[Discussion continued re: appropriate panel selections]*

Janowiak: Asked if the Commission would mark the recommended selections on the brochure.

Davis: Acknowledged.

Kochanek: Asked if there is any designation on the window other than "plain".

Lindsay: Stated that the window is called "plain", under the Carriage House series.

Motion: Pettit (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 320 N Washington to include the replacement of the garage doors on the east side of the building with white Haas # 663 recessed long panel garage doors with carriage house series plain windows to match.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

## STUDY ITEMS

### 320 N Washington

Applicant: Chris Janowiak

Discussion: Janowiak: Stated that the proposal is for replacement of non-energy efficient windows and possibly for security fencing around the air conditioning units. Stated that there was theft of two of the units and damage to another one.

*[Discussion re: alternative possible window repair options including sash packs, appropriate building lighting options and security fencing alternatives]*

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet]*

Pettit: Stated that the Commission would want to see specific lighting fixtures, location of lights and motion sensors, as well as color temperature information.

Janowiak: Acknowledged. Stated that applicant would also return to the Commission if any fencing installation is decided on for the protection of the A.C units.

**209 Pearl**

Applicant: Jesse Kranyak and Mark Maynard

Discussion: Davis: Stated that the Commission received a letter and a drawing.

Maynard: Stated that here are some pictures of the current building and driveway. *[Applicant provided photographs for the Commission to review]*

Stated that applicant was before the Commission a few months ago requesting new doorways be put onto the alley/driveway. Stated that the architect is looking at what could be done with the outside of the building that would increase seating and make the area more desirable, while respecting the history of the building.

*[Referencing drawings and photos, applicant explained the vision of the proposed conceptual space]*

*[Discussion ensued re: alley access, conceptual space breakdown, awning information, concrete & color]*

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet and Signage & Awning Fact Sheet]*

**ADMINISTRATIVE APPROVALS**

**501 N Adams**

*\*Application is for door replacement.*

**307 N Hamilton**

*\*Application is for venting.*

Motion: Prebys (second: Rupert) moved to approve the administrative approvals for 501 N Adams and 307 N Hamilton.

Approval: Unanimous. Motion Carries.

**OTHER BUSINESS**

**Administrative approvals discussion**

Staff asked the Commission to continue thinking about what they would feel is appropriate.

**Demolition process/application discussion**

*[Consensus to temporarily suspend discussion]*

**Property Monitoring**

**206-210 N Washington**

Kochanek: Indicated that a notice to appear was reposted for the October 23<sup>rd</sup> meeting. Stated that per the City Attorney, the Commission can decide on whether it is demolition by neglect at that time, with or without the applicant's presence.

**208 E Cross**

Prebys discussed the appearance of the property and asked staff to look into it.

**Depot Town Letter**

*[Discussion re: the letter content; consensus that it is currently not an HDC action item]*

Commissioner Davis indicated that the HDC would consider any proposals from the City which fall under its venue.

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of September 25, 2018**

Motion: Rupert (second: Lindsay) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 8:24 p.m.**