

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF FEBRUARY 26, 2019

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:00 PM

Meeting Location: Ypsilanti City Hall, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent: Erika Lindsay

Staff Present: Joe Meyers, Economic Development Director
Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff indicated that an "HDC Staff Review" for 315 Washtenaw was erroneously inserted into the application packet for the 317 S Huron property address, which is on the agenda for review.

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as submitted, noting the erroneous insertion of the "HDC Work Permit - Staff Review" for 315 Washtenaw Avenue, into the application packet materials for 317 S Huron.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS —none

NEW BUSINESS

10 N Adams

**Application is for sign face replacement.*

Applicant: Shanta Adhikari, business owner – Present

Discussion: Adhikari: Stated that he and his wife are opening a restaurant at the 10 N Adams location which was previously also a restaurant space.

Davis: Asked if the application is to only replace the sign face.

Adhikari: Confirmed.

Prebys: Asked if backlighting is proposed.

Adhikari: Confirmed, no. Stated that just around the frames is where it is going to be lighted.

Davis: Asked for clarification.

Adhikari: Stated that he believes the frames that are already there were lighted. Stated that anything else is not going to be lighted.

Davis: Stated that the sign did not have previous lighting that was approved by the HDC.

Adhikari: Stated that if there was no previous sign lighting, that there are no plans to change anything. Stated that the application is just to replace the face.

Prebys: Stated that the goose neck lamps shown [*reference materials*] may be what is being referred to.

Adhikari: Acknowledged.

Davis: Stated that the HDC has special regulations for signage and that if lighting is desired, more information is required. Advised applicant not to add lighting on the sign without first bringing it before the Commission.

Asked if there was a canvas awning over the door at one point.

Adhikari: Confirmed. Stated that there still is. Stated that no other cosmetic part is being changed beside the sign.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the application at 10 N Adams for the face change replacement of the sign as submitted on February 5 2019. The application and motion do not include lighting.

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 Carried.

317 S Huron

**The application, which is for window repair following a vehicle collision with the building, was moved to the end of the meeting, as the applicant was not present.*

302 E Cross Street

**Application is for roof replacement - determination of "danger of demolition by neglect" in progress.*

Applicant: Maxwell A. Ziebarth, owner – Present

Discussion: Davis: Stated that the application is for reroofing. Asked applicant to provide an overview of what is proposed.

Ziebarth: Stated that the original roof is pretty much original. Stated that following some initial wood repairs along the eaves, the existing deck would be re-sheeted with seven-sixteenths oriented strand board or one-half inch plywood over the complete deck surface. Stated that there would be very little cornice work. Stated that the proposal is to use a metal W-style valley. Applicant stated having brought two different styles of shingles for review – Grand Manor and CertainTeed *[reference samples]*. Stated that in the future, applicant would like to do some additional work on the east elevation where a bannister stair had run up the wall and kind of cut into the overhang.

Prebys: Asked about the color of the shingle.

Ziebarth: Stated that the proposed color is Gatehouse Slate. Stated that the preference is to keep white as the house color.

[Discussion re: aesthetics, longevity and application of the shingle product]

Rupert: Asked if the color of the drip edge would be white.

Ziebarth: Confirmed.

[Discussion re: reasoning for color decisions]

Rupert: Asked if gutters would be installed.

Ziebarth: Confirmed. Stated that half round gutters are proposed.

Davis: Asked if there is a plan to install gutters with this project.

Ziebarth: Confirmed, no. Stated that it would be afterwards – possibly spring.

[Discussion re: "danger of demo by neglect" HDC determination; future repair considerations and applicant acknowledgement of the volume of work needed]

Davis: Stated that with the process of demolition by neglect in progress, that applicant will receive more correspondence from the HDC as the summer approaches. Advised applicant to expect to return and provide an overall timeline of repairs.

Asked if there is a ridge vent on the house.

Ziebarth: Confirmed, no – that there is no ventilation.

Davis: Asked if applicant proposes to install ridge vents.

Ziebarth: Confirmed.

Rupert: *[Discussed installation re: can type vents]*

Stated that applicant should call and/or return as a study item for any questions that may arise.

Schmiedeke: *[Initiated discussion re: the roof shingle samples provided – comparables/consideration]*

Motion: Prebys (second: Pettit) moved to approve and issue a certificate of appropriateness for reroofing work at 302 E Cross to include underlayment, Grand Manor shingles in the Gatehouse Slate color, replacement drip edge in white, and new ventilation. If more ventilation is required other than the proposed ridge vents, can type vents may be used on the east side of the building.

Secretary of the Interior Standards:
#5 – Preserve distinctive features.

Approval: Unanimous. Motion Carried.

317 S Huron

** Recalled after all other business items were addressed.*

***The application is for window repair following a vehicle collision with the building.*

Applicant: Adam Jaskolski, Vision Restoration Project Manager – Not present

Discussion: Davis: Asked if the commissioners have enough information to review the application without the presence of the applicant.

Schmiedeke: Asked for clarification on where the damage is.

Rupert: Stated that it is on the south side of the building.

[Discussion ensued re: the location of and type of building damage]

[Discussion re: window replacement installation considerations, reference materials]

Slagor: Clarified that the photo included in the packet shows the current existing windows. Stated that new windows have not yet been installed.

Prebys: Stated that the grille work would need to be on the exterior for HDC approval.

[Discussion ensued re: grille work, grid color]

Meyers: Explained that the insurance company is the applicant proposing repair. Stated that the insurance company was aware that the application was being reviewed tonight and is amenable to what HDC determines is appropriate.

Motion: Stevenson (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 317 S Huron to include four replacement windows as specified and described in the spec sheet, noting that muntins must have an exterior reveal, and that the window exterior should be painted black to match the original windows.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

Rupert: Asked if it was specified that the windows are to be wood and could have a metal exterior coating.

Stevenson: Stated that the motion included “as specified and described in the spec sheet”, which spec sheet includes that it is a Sitaline wood double hung window. Stated that she will amend the motion to include that it may be aluminum-clad.

Stevenson (second: Rupert) moved to amend the motion to include that the windows may be aluminum-clad.

Approval: Unanimous. Motion Carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)-none

Property Monitoring- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 22, 2019

Prebys: Noted that a correction is needed. Stated that the motion for 206-210 N Washington incorrectly lists "Prebys", who was absent, as the maker of the motion to table the application.

Motion: Rupert (second: Pettit) moved to approve the minutes of January 22, 2019, as amended to show "Rupert" as the maker of the motion to table the application for 206-210 N Washington.

Approval: Unanimous. Motion carried.

Scott Slagor – newly hired Historic Preservation Planner

Mr. Slagor introduced himself and shared some personal, education and previous work history. He was heartily welcomed by the Commission.

The commissioners, in turn, introduced themselves, shared a bit of background information, as well as history outlining their involvement with the Historic District Commission. Commissioner Davis offered introduction of Commissioner Lindsay in her absence. Commissioner Davis also provided a brief summary about the general workings of the Commission.

National Alliance of Preservation Commissions (NAPC) CAMP Training

Mr. Meyers: Discussed the upcoming National Alliance of Preservation Commissions CAMP training, being held on March 15th, that the City is hosting; and urged commissioners to register for the event.

ADJOURNMENT

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

MEETING ADJOURNED at 7:56 p.m.