

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF APRIL 9, 2019**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr.                      Chair    7:04 PM

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

Commissioners Present:                      Mike Davis, Jr., Hank Prebys, Alex Pettit, Ron Rupert

Commissioners Absent:                      Erika Lindsay, Jane Schmiedeke, Anne Stevenson

Staff Present:                              Scott Slagor, Preservation Planner

**APPROVAL OF AGENDA**

Motion:                      Prebys (second: Pettit) moved to approve the agenda as submitted.

Approval:                      Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS—none**

**PUBLIC HEARING—none**

**OLD BUSINESS - None**

**422 N River**

*\*Repaint exterior of the house.*

Applicant:                      Kristen Perkins, owner –Present

Discussion:                      Perkins: Explains that the house has ornate details not original to the house. Would like to one day restore the house but in the meantime paint exterior a neutral gray with a contrasting trim of a light, almost white gray, and a yellow door.

Davis: Stated that the commission had concerns regarding which color will be applied to the current darker trim pieces?

Perkins: All trim would painted the cool gray color.

Rupert: Asked for clarification that the cool gray included on the porch brackets as well.

Perkins: Confirmed.

[Discussion of paint colors and how to treat the brackets]

Perkins: Stated that a historical photo shows that the house did not have originally have a porch or the brackets in question. She would prefer to not highlight the features since they are not original.

Motion: Prebys (second: Rupert) moved to issue a certificate of appropriateness for the work at 422 N river as submitted in the application dated March 19, 2019, for removal of the painted exterior using standard scraping tools, no power washing, and repainting with Valspar paint in a base of Mason Gray, trim of Cool Gray, and doors in Golden meadow.

Secretary of the Interior Standards:

#7- Clean building gently.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carried

## **NEW BUSINESS**

### **211 N Washington**

*\*Replacement gutters without a permit.*

Applicant not Present, moved to the end of New Business.

Discussion: Davis: Asked staff to confirm that the gutters are minimally visible from site visit.

Slagor: Confirmed.

Davis: Stated that he does not object to the Modern K-style gutters but would like them painted in a dark color.

Slagor: Stated that the applicant said they would be willing to paint them.  
*[Discussion of motion]*

Motion: Pettit (second: Prebys) moved to issue a Notice to Proceed for the work already completed at 211 N Washington as submitted in the application dated March 26, 2019 for the replacement of gutters on the one-story ell on

the north elevation with the condition that the new gutters be painted a dark color to be consistent with the trim pallet.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **317 W Cross**

*\*Mural.*

Applicant not Present, moved to the end of New Business.

Discussion: Prebys: Asked for clarification of which elevation the mural will be placed.

*[Discussion: Mural location]*

Davis: Given that murals have been approved before and the surface is already painted, there does not appear to be any issues with the project. Need to be specific that the surface cannot be power washed.

Slagor: Clarified that the application states that preparation of the surface does not include power washing, but will be sure to include that in the letter.

Motion: Pettit (second: Prebys) moved to issue a Certificate of Appropriateness for the work at 317 W Cross as submitted in the application dated March 27, 2019 for wall preparation and painting of a mural on the east elevation.

Secretary of the Interior Standards:

#7- Clean building gently.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **306 N River, Suite D**

*\*Amendment of earlier approved window replacement application.*

Applicant: Eric Mullins, business owner – not present  
Gary Turner, contractor – present

Discussion: Turner: Stated that he is not fond of approved Jeld Wen windows, and would prefer to use Anderson 400 Series windows. Proposing pre-finished windows in forest green to match the trim of the existing windows. The window interior would be pre-finished in the same color. The proposed Anderson window is more economical as the applicant did not receive Downtown Development Authority matching grant money for this project.

Turner finds the Anderson window to be a higher quality and more economical.

Prebys: Stated that based on information the HDC gathered, the window appears to be clad in vinyl.

Turner: Stated from his interpretation of the Anderson catalog, it appeared to be coated in a vinylized paint on a wood frame.

Davis: HDC research prior to the meeting revealed that the Anderson 400 Series is a double-hung wood window clad in vinyl. Anderson also makes an A Series, E Series, and 400 Series Woodwright that are clad in fiberex, which has been previously approved.

*[Discussion: Anderson window types, and difference between vinyl, fiberglass, and fiberex windows].*

Turner: Stated that the desired timeline is to complete project is about a month. Hoping to complete the project economically with a higher quality product.

*[Discussion: Quality of Jeld Wen windows, and Commissioners opinions of other window types].*

Prebys: Asked commissioners if they could approve other window types from the 400 series.

Pettit: Confirmed that would be appropriate.

*[Discussion: Three window types and size]*

Motion: Prebys (second: Pettit) moved to approve the amendment of the application for 306 N River Suite D, to continue to included the installation of the Jeld-Wen 2500 series wood windows, or similar Jeld-Wen windows that are aluminum-clad wood; or Anderson 400 Woodwright series with a wood interior and fiberex composite exterior; Anderson A series with a wood interior and fiberglass and fiberex composite exterior; or Anderson E series with a wood interior and aluminum exterior. If available, all windows are to be furnished with a dark green finish.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried

## STUDY ITEMS—

### 206 S Huron

\*Replacement of Porch Decking

Applicant: Joseph Lawrence, owner –Present

Discussion: Lawrence: Stated that the porch deck deteriorates because it holds water and cups. Also stated that the color palette is very important to him as it was professionally designed. Also stated that a modern material is necessary to keep future decks from deteriorating.

*[Discussion: Material options for replacing porch decking, visibility, color, and price.]*

Rupert: Stated that treated lumber has the same problem with cupping as tongue-and-groove porch flooring.

*[Discussion: Composite porch decking longevity and whether it can be painted]*

Davis: Recommended three options, replacement in-kind, using previously approved Aeratis decking, or using a composite decking that comes pre-colored.

*[Discussion: Continued discussion of composite decking cost and longevity]*

Pettit: Stated that Azek installation says it is paintable.

*[Discussion: of paintable composite material].*

Lawrence: Agreed to investigate paintable composite decking options.

## ADMINISTRATIVE APPROVALS

### 116 N Hamilton

\*Reroof

Applicant: Eric Maurer, owner – Not Present

Motion: Prebys (second: Rupert) moved to accept the administrative approval of the reroofing application for 116 N Hamilton.

Approval: Unanimous. Motion Carried.

## OTHER BUSINESS

## **1. State of Michigan Historic Preservation Plan**

Slagor: Noted that the Michigan State Historic Preservation Office is working on the 5-year state historic preservation plan. Several workshops are coming up, the nearest is on May 21 in Detroit. HDC members are encouraged to attend or pass along information to Staff who will be attending.

### **HDC Fact Sheet Updates**

None.

### **Property Monitoring**

Slagor: Working on compliance issues with 208 E Cross. Property is difficult to view due to refuse.

Rupert: Noted to look at adjacent house that is peeling paint.

Slagor: Staff will look into what can be done to proactively preserve the building.

### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

*\*Audience participation occurred prior to discussion of 317 W Cross.*

Irmgard Gelletly: Regarding three houses on River Street, does the HDC consider how the colors go together.

*[Discussion of paint colors].*

Prebys: The HDC is not in a position to dictate compatible colors with neighboring properties. Residents would have to organize independently and come to the HDC.

Davis: Paint colors ultimately fall under Standard #10, new work shall be removable.

*[Discussion of paint colors and architectural styles].*

Gelletly: Discussed considerations for restoring siding her house at 414 N River.

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes of March 26, 2019**

Motion: Prebys (second: Pettit) moved to approve the minutes of March 26, 2019.

Approval: Unanimous. Motion carried.

### **ADJOURNMENT**

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

**MEETING ADJOURNED at 8:19 p.m.**