



# MINUTES

City of Ypsilanti  
**HISTORIC DISTRICT COMMISSION MEETING**  
Ypsilanti Historical Society – 220 N Huron Street  
Ypsilanti, Michigan 48197

Tuesday, May 28, 2019  
7:00 P.M.

## CALL TO ORDER AND ROLL CALL

Mike Davis, Jr.                      Chair    7:00 PM

Commissioners Present:        Mike Davis, Jr., Hank Prebys, Erika Lindsay, Jane Schmiedeke,  
Anne Stevenson

Commissioners Absent:        Alex Pettit, Ron Rupert

Staff Present:                      Scott Slagor, Preservation Planner  
Nancy Hare-Dickerson, Commission Recording Secretary

## APPROVAL OF AGENDA

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

Approval:                      Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

## OLD BUSINESS

### 302 E Cross

*\*Update on work in compliance with demolition by neglect timeline for repair was moved to the end of the agenda as the applicant was not present.*

## NEW BUSINESS

### 317 N Washington

*\*Application for sign face replacement was moved to the end of the agenda as the applicant was not present.*

## 215 S Washington

*\*New siding, window replacements and lamppost installation.*

Applicant: Pace Nielson, owner- present

Discussion: Davis: Asked applicant to update the Commission regarding the application.

Nielson: Stated that applicant was previously asked to bring in samples of the fiber cement material proposed for replacement of the aluminum siding. Stated, *[referencing sample]*, that this is another option. Stated that they are both the same from a product standpoint *[referencing two fiber cement samples]*. Stated that applicant was unable to obtain a sample of the smooth option, which is available by special order only.

*[Discussion re: fiber cement material - style, size, warranty information]*

*[Referencing a picture of the house, applicant discussed a brief history of the home design]*

Schmiedeke: Asked what is proposed down in this area – if that goes just on this addition *[referencing picture]*.

Nielson: Confirmed. Stated that it is from starting right here to this corner *[referencing picture]* and then it returns to the house about another eight feet.

Lindsay: Asked if applicant proposes installing shake on that portion.

Nielson: Stated that applicant would prefer to do this *[referencing materials]* but brought options.

Davis: Asked applicant to talk to the Commission about the windows.

Nielson: Stated that the windows are the Pella 450 series. Stated that they are the same size as what was there before, and a double hung operation. Stated that the three windows that were replaced were not original to the home.

Davis: Asked if those are one-over-one.

Nielson: Confirmed.

Davis: Asked about the lamppost.

Nielson: Stated that this is the first choice *[referencing materials]*.

*[Discussion re: lamppost preference and options - referencing packet material and cell phone photos]*

Lindsay: Stated that the design of the lamppost options appears ornate, different from the “simple and modern” design that had been discussed - faux historic.

Stevenson/Prebys: Stated agreement.

*[Discussion continued as to lamppost designs and historic appropriateness]*

Davis: Stated that the concern felt by the Commission arises from Secretary of the Interior Standard #3 – “Do not imitate earlier styles”. Stated that because there is nothing that was there originally that can be matched to, the Commission would prefer that it be clear that the lamppost is not original – that it is a new addition. Stated that just as with the new siding, that is going to be clear that that part is new.

*[Referencing materials, discussion continued as to lamppost designs, lighting/fixtures and HDC appropriateness]*

*[Discussion re: the most efficient way to proceed]*

Motion: Stevenson (second: Prebys) moved to issue a certificate of appropriateness for work at 215 S Washington as submitted in the application dated May 17, 2019, including recladding the former rear porch with LP SmartSide shingles in Curio Gray, and installation of two lampposts at the west and south sides of the property- see attached photo of the lamp that was provided to staff by the property owner [Sage Ridge Collection 19” high dark sky post mount light]- with a single plain post to match the color of the lamps.

And:

Stevenson (second: Prebys) moved to issue a notice to proceed for the work already completed at 215 S Washington for the replacement of three windows on the rear former porch with Pella Proline 450 series wood windows.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

#6- Repair, do not replace; replacements shall match original.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **322 E Cross**

*\*Rear porch demolition and replacement; and replacement of a rear door with a window.*

Applicant: Joseph Bertoletti, owner- present

Discussion: Davis: Stated that the application is for removal of the two-story porch and the construction of a new porch. Asked applicant to walk the Commission through the application.

Bertoletti: Stated that it is not an original porch. Stated that the porch is deteriorating and is a

hazard. Stated that the proposal is to remove it and replace it with a one-story screened-in porch with a roof. Stated that the plan is to replace the second-level doorway with a same-style window that would match the rest of the windows in the house. Stated that the plan is to go with the 400-Series Andersen window. Stated that the screened-in porch would be with a knee wall and lap siding on the bottom, down to the ground. Stated that the proposed color would match the existing front porch brick, which is a maroon brick color. Stated that, above, would be a white trim with the screened-in windows.

Davis: Asked if the window color will be white.

Bertoletti: Confirmed. Stated that all the window trim would be white with the same design as on the rest of the windows on the house.

Schmiedeke: Asked about the height of the knee wall.

Bertoletti: Stated that it will be about thirty inches at the most.

Schmiedeke: Asked if applicant will be able to see the back yard if sitting on the porch.

Bertoletti: Confirmed.

Motion: Lindsay (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 322 E Cross as submitted in the application dated May 21, 2019 for demolition of the porch on the south elevation and construction of a new one-story screened porch; and replacement of a second story door with a window. The new porch shall match the dimension and material specified in the submitted drawings. Porch trim shall be painted white and the knee walls painted in a complimentary color. The new window shall be a one-over-one unit and may be an Andersen 400 Series Woodwright, A-Series, E-Series; or another all wood and fiberglass or aluminum-clad brand. The remainder of the door opening shall be infilled with stucco and painted to match the main body of the house.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **30-36 N Washington/121 Pearl**

*\*Application for awning replacement was moved to the end of the agenda as the applicant was not present.*

## **STUDY ITEMS—**

### **14 S Washington**

Applicant: Deborah White, Ypsilanti Thrift Shop Representative- present

Discussion: White: Stated that HDC approval is being sought to repair a crack on the southeast exterior wall.

Stated that the matter is time sensitive, as a YDDA grant is being applied for.

Slagor: Stated that applicant was asked to appear before the Commission as a study item to discuss their plan to repair the exterior wall crack with the installation of stainless-steel tie-bars and to provide any requested information regarding the YDDA grant.

White: *[Provided a description of how the repair work would be done by the Helifix Company; discussed the proposed contractor and contractor recommendations]*

*[Discussion re: the most efficient way to proceed]*

Motion: Stevenson (second: Prebys) moved to allow for administrative approval for the brick repair at 14 S Washington with the support of the Commission.

Approval: Unanimous. Motion carried

### **OLD BUSINESS**

*\*Returned to Old Business after hearing all other business items for those in attendance.*

### **302 E Cross**

*\*Update on work in compliance with demolition by neglect timeline for repair.*

Applicant: Maxwell Ziebarth, owner- not present

Discussion: Slagor: Stated that staff contacted owner, who indicated the following: That owner was planning to work into the evening on the property and would not be in attendance at the meeting; that owner stated that the roof is only partially completed due to the numerous days of rain. Stated that staff also spoke with the mason re: the foundation. Stated that it was indicated that the three foundation walls will need to be "raised to the plate". Stated that it was indicated that concrete block would be installed halfway up and then brick above grade, as was discussed with the Commission. Stated that owner indicated that he worked on bracing the porch because the south porch was unsafe to stand on. Stated that staff reminded owner that his presence is necessary at the June 11 or June 25, 2019 meeting to discuss the porch repair as a study item.

*[Discussion ensued re: procedure]*

Motion: Prebys (second: Schmiedeke) moved to affirm that the Commission received an administrative update by staff and will learn more information at the June Historic District Commission meetings.

Approval: Unanimous. Motion carried.

### **NEW BUSINESS**

*\*Returned to New Business after hearing all other business items for those in attendance.*

### **317 N Washington**

*\*Sign face replacement.*

Applicant: Jennifer Glover, contractor– not present.

Discussion: *[Discussion re: packet reference materials]*

Motion: Prebys (second: Stevenson) moved to issue a notice to proceed for work at 317 N Washington as submitted in the application dated May 14, 2019 for the refacing of a backlit sign with the condition that the blue parts of the sign be opaque so that light may only be emitted through the logo and the lettering.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **30-36 N Washington/121 Pearl**

*\*Awning replacement.*

Applicant: Darryl Daniels, owner- not present

Discussion: Slagor: *[Provided fabric swatches for review]* Stated that applicant proposes to replace existing awning fabric as specified in the application. Stated that applicant is seeking HDC approval as part of a DDA Façade Grant application.

Davis: Asked if it is new fabric.

Slagor: Confirmed.

Davis: Asked if there is signage.

Slagor: Confirmed no.

Davis: Asked if there is lettering.

Slagor: Confirmed no.

Schmiedeke: Asked if it is the same style.

Slagor: Confirmed.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 30-36 N Washington/121 Pearl for the replacement of awnings with Marygrove vinyl awnings as specified in the application dated May 21, 2019.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

## **ADMINISTRATIVE APPROVALS**

### **36 E Cross**

*\*Air conditioning condenser installation*

### **119 N Huron**

*\*Window repair and repaint*

Motion: Prebys (second: Stevenson) moved for acceptance of the administrative approvals for 36 E Cross for air conditioning condenser installation; and 119 N Huron for window repair and repaint.

Approval: Unanimous. Motion carried.

## **OTHER BUSINESS**

### **Property Monitoring**

#### **302 E Cross**

Davis: Indicated that staff provided an update earlier in the meeting indicating that work is being done.

#### **Painting of Approved Wooden Fences – 206 N Huron, et al.**

Schmiedeke: Discussion re: HDC enforcement of approved wooden fences being stained or painted.

Slagor: Indicated that staff will review and update Commission on findings.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of May 14, 2019**

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of May 14, 2019 as submitted.

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 7:49 p.m.**

