



MINUTES

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

Tuesday, June 11, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:02 PM

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

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Discussion: Slagor: Staff requested to amend the agenda, removing applications for 6 S Washington and
418 N Hamilton.

Motion: Rupert (second: Prebys) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

401 E Forest

**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

101 N Hamilton

**Application for gutter installation was moved to the end of the agenda as the applicant was not present.*

214 N Huron

**Chimney reconstruction.*

Applicant: Cheryl Farmer, owner- present; Michael Condon, contractor- present.

Discussion: Farmer: Stated that applicant proposes to have the chimney rebuilt to look like the original, including the installation of a cap.

Prebys: Asked if there was any thought of putting a liner in the chimney above the roofline.

Condon: Stated that if there is an existing terra cotta flue, any broken flue block will be replaced. Stated that, otherwise, it will be rebuilt with the existing flue block.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 214 N Huron as submitted in the application dated May 31, 2019 for the reconstruction of the brick chimney above the roofline on the south elevation. The reconstructed chimney shall match the size and profile of the original, as specified in the application.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried

224-226 W Michigan

**Window replacement/trim and masonry repair.*

Applicant: Michael Condon, contractor- Ypsilanti Restoration- present

Discussion: Condon: Stated that the owner wishes to replace the existing wood sash replacement kit windows due to deterioration.

Rupert: Asked if the existing windows are metal clad.

Condon: Confirmed no. Stated that the paint colors will match, and masonry to be repaired/tuck pointed as needed.

Motion: Prebys (second: Lindsay) moved to issue a certificate of appropriateness for work at 224-226 W Michigan as submitted in the application dated June 3, 2019 for the replacement of fourteen double-hung windows on the façade with one-over-one aluminum-clad sash kits. The new windows shall match the size and glass area of the former windows and will be painted to match the existing trim. Approval also includes the ordinary maintenance work of the exterior trim and masonry as presented in the application.

Secretary of the Interior Standards:

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

#7 – Clean building gently, no sandblasting or pressure washing.

Approval: Unanimous. Motion carried

315 S Washington

**Application for paint was moved to later in the agenda as the applicant was not present.*

100 S Washington

**Application for paint was moved to the end of the agenda as the applicant was not present.*

314 E Cross

**New deck.*

Applicant: Scott and Marti Hwang, owners- present

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

Marti Hwang: Stated that the proposal is to build a twelve-by-twenty deck using pressure treated lumber which will be on the rear/side of the property. Stated that the deck will not be visible from the front of the house. Stated that standard square balusters will be used with a railing around, with a gate, and approximately three to four steps. Stated that the steps will be facing the rear yard. Stated that a grey color stain will be used to match the roof.

Prebys: Stated that the stain needs to be opaque.

Marti Hwang: Acknowledged.

Davis: Asked if the deck is to be attached to the house.

Marti Hwang: Stated that it is not going to be officially attached.

Davis: Asked if the plan is to use fascia board.

Scott Hwang: Confirmed no. Stated that the plan is to walk from that side door [*referencing drawings*] on to the deck. Stated that it will be flush to the house but it is not going to be attached to the house.

Prebys: Asked if the balusters are going to be between the rail and a rail at the bottom.

Marti Hwang: Confirmed.

Schmiedeke: Asked if applicants received a porch fact sheet.

Marti Hwang: Confirmed.

[Staff provided additional porch fact sheet; discussion ensued reiterating fact sheet information/clarifying as to railing/skirting]

Motion: Lindsay (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 314 E Cross as submitted in the application dated June 3, 2019 constructing a deck abutting the south elevation of the house. The deck shall be constructed to the dimensions specified in the application and stained (opaque) to complement the house. Per the Porch Fact sheet, the lattice skirting shall cover open spaces below the deck and be framed.

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

315 S Washington

**Paint.*

Applicant: Falicia Peterson, owner- present

Discussion: Davis: Stated that the application is for paint work. Asked applicant if there are paint samples.

Peterson: Confirmed. *[Staff passed the paint samples to the Commission for review]*

Davis: Asked if the only plan is to paint.

Peterson: Confirmed.

Prebys: Asked if power washing was planned.

Peterson: Confirmed no.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 315 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior with "Wood Thrush Gold" on the first story, "Prairie Grass Gold" on the second story, and "Roycroft Vellum" on the trim. The exterior is to be hand-scraped and primed prior to painting and damaged wood members shall be replaced in-kind as necessary.

Secretary of the Interior Standards:

#7 – Clean building gently, no sandblasting or pressure washing.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

516 N River

**New fence.*

Applicant: Rick Omel, owner- present

Discussion: Davis: Stated that the application is for a new fence. Asked if the fence is aluminum.

Omel: Confirmed.

Prebys: Asked if the replacement is for the entire fence.

Omel: Stated that the fence will be replaced along here *[referencing photo materials]*. *[Clarifying discussion continued as to fence location]*

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 516 N river as submitted in the application dated June 3, 2019 for installation of a new fence along the north property boundary as specified in the application, and with the addition of the fence extending parallel to Oak Street on the interior for a dog run. The new fence shall be a Lowe's Freedom New Haven aluminum fence in black.

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

208 E Cross

**Retaining wall.*

Applicant: Carrie Taylor, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to materials used, paint/stain, color]*

Motion: Pettit (second: Prebys) moved to issue a notice to proceed for work already completed at 208 E Cross as submitted in the application dated June 3, 2019 for replacement of the retaining wall along the north property boundary as specified in the application. The notice to proceed is contingent on the condition that the finished wall be treated with a traditional non-varnished transparent dark brown stain.

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

208 E Cross

**Siding replacement.*

Applicant: Carrie Taylor, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to the most appropriate way to proceed]*

Motion: Prebys (second: Rupert) moved to table discussion of siding replacement work already completed at 208 E Cross to afford the owner an opportunity to comment at the next HDC meeting.

Approval: Unanimous. Motion carried

101 N Hamilton

**Gutter installation.*

Applicant: Jim Barski, owner –not present.

Discussion: Lindsay: Inquiry about color matching of the gutters and trim. *[Referencing materials, discussion re: gutter and trim color to match, location of downspouts] [Discussion as to the most appropriate way to proceed]*

Motion: Lindsay (second: Pettit) moved to issue a certificate of appropriateness for work at 101 N Hamilton as submitted in the application dated May 23, 2019 for installation of seamless K-style gutters and downspouts; with the condition that the gutters and downspouts are painted black to match the trim; and the downspouts are located at the corners. Gutters shall be mounted using hanger straps so as to not disturb the distinctive fascia boards. Gutters may also have leaf relief screens as specified in the application.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

100 S Washington

**Paint.*

Applicant: C. Hedger Breed, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to paint color]*

Motion: Prebys (second: Rupert) moved to issue a certificate of appropriateness for work at 100 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior walls with "Folksy Gold." The walls are to be hand-scraped and primed prior to painting. Paint shall be a satin finish to shed water.

Secretary of the Interior Standards:

#7 – Clean building gently, no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

OLD BUSINESS

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

401 E Forest

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

Applicant: Curtis Mullins and Kay Morgan- owners, not present

Discussion: Slagor: Indicated that owners were not present at the May 14th HDC meeting as requested, in order to come forward with a timeline for demolition by neglect repair. Stated that owners received and signed for a Final Notice to Appear letter, dated 5-20-2019, by certified mail. Stated that with owners still not present, that the HDC may choose to take legal action to ensure that the work gets done as the next step in the demolition by neglect process. *[Discussion continued as to staff exploring legal options, legal ramifications]*

Davis: Indicated that citations and notices were sent to the owners outlining the property disrepair without adequate response from owners. Indicated that Notice to Appear letters were sent to owners without response or action.

Motion: Prebys (second: Davis) moved to allow staff to explore options for legal action to have the property at 401 E Forest repaired as the owner has failed to appear or provide sufficient plans for repair.

Approval: Unanimous. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

14 S Washington

**Structural repair*

311 W Cross

**Roof replacement*

114 S Huron

**Rear roof replacement*

Motion: Prebys (second: Schmiedeke) moved to accept the administrative approvals for 14 S Washington for structural repair, 311 W Cross for roof replacement, and 114 S Huron for rear roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

116-118 W Michigan

Davis: Discussed concern regarding the removal of window hoods on the building.

Slagor: Indicated that staff received email response to its inquiry.

[Commission consensus that the HDC email was thoroughly responded to and that the process is being handled adequately]

302 E Cross

Slagor: Indicated that staff spoke to owner, who indicated he would be in attendance at the June 25th meeting with study items for the porch. *[Staff updated the Commission on repair work and issues re: the roof, per contact with owner]*

227 N Grove

Slagor: Indicated that staff received information that painting and replacement of damaged trim (ordinary maintenance work) was going to be done.

Davis: Discussed HDC approval still needed for lighting. *[Staff will review]*

6 S Washington

Schmiedeke: Inquiry. *[Staff provided update]*

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 28, 2019

Motion: Rupert (second: Schmiedeke) moved to approve the minutes of May 28, 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 8:08 p.m.