



# MINUTES-**AMENDED**

City of Ypsilanti  
**HISTORIC DISTRICT COMMISSION MEETING**  
Ypsilanti City Hall – 1 S Huron Street  
Ypsilanti, Michigan 48197

Tuesday, June 25, 2019  
7:00 P.M.

## CALL TO ORDER AND ROLL CALL

Alex Pettit, Vice Chair 7:03 PM

Commissioners Present: Hank Prebys, Erika Lindsay, Jane Schmiedeke, Alex Pettit, Ron Rupert, Anne Stevenson

Commissioners Absent: Mike Davis, Jr.

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

## APPROVAL OF AGENDA

Discussion: 15 E Cross was added to the agenda as a study item.

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

Approval: Unanimous. Motion carried.

## PUBLIC COMMENT ON AGENDA ITEMS—none

## PUBLIC HEARING—none

## OLD BUSINESS

### 208 E Cross

*\*Siding replacement without a permit*

Applicant: Carrie Taylor, owner- present

Discussion: Pettit: Stated that the application before the Commission is for siding replacement work which has already been completed.

Taylor: Confirmed. Indicated that repairs were done, directed by the insurance company, due to tree damage to the home from a storm [*referencing materials*].

Prebys: Asked how long it took for the repair.

Taylor: Stated that, originally, the work was on the roof. Stated that even after the side repair was done, that some boards had to be replaced again.

Prebys: Asked if it took a month.

Taylor: Stated that it took longer than a month.

Prebys: Stated that a concern of the Commission is that applicant had ample time to request a building permit which would have been sent over to the Historic District Commission. Stated that, at that point, applicant could have talked to the Commission about the work that was proposed.

*[Discussion re: appropriateness/compatibility of replacement materials used]*

Slagor: *[Based on research, staff walked the Commission through a timeline re: siding that was on the house]. [Discussion re: most appropriate way to proceed].*

Motion: Prebys (second: Schmiedeke) moved to deny the siding replacement work already completed at 208 E Cross as submitted in the application dated June 3, 2019, as the work is incompatible with the character of the building and does not match the replacement siding previously approved.

Lindsay: *[Further discussion re: materials used and installation technique]*

Denial: Unanimous. Motion carried.

Pettit: Indicated that applicant could review other possible options and then bring the proposed ideas before the Commission as a study item before proceeding with any work.

Lindsay: Explained that the denial is not to create difficulty. Stated that the Commission is charged with the responsibility of following the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures when making decisions.

## **NEW BUSINESS**

### **10 N Washington**

*\*Mural.*

Applicant: Rob Hess, business owner –present.

Discussion: Pettit: Asked applicant to explain what is proposed.

Hess: Stated that the applicant, with approval of the building owner, would like to have a mural painted along the wall facing the alley. Stated that applicant reached out to a local artist to create a centering sort of image for the alley. Stated that the mural would just be over top of this portion that is painted *[referencing materials]* and would not touch any of the windows. *[Explained the background and professional experience of the artist].*

*[Commission reviewed and discussed proposed work referencing photo materials]*

Motion: Stevenson (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 10 N Washington as submitted in the application dated June 6, 2019 for painting a mural on the south elevation as per the drawings. The elevation shall be hand washed prior to painting and no window sill or trim will be painted as a result of the project.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

### **35 Photo**

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

### **306 E Cross**

*\*Gutter installation.*

Applicant: Susan Brokaw, owner- present

Discussion: Pettit: Asked applicant to talk the Commission through what is planned.

Brokaw: Stated that applicant proposes to install gutters along the front porch and then along the west side of the house, just as far as the basement extends *[referencing materials]*.

Schmiedeke: Asked if there are gutters, currently, on the house.

Brokaw: Stated that, originally, there were gutters. Indicated that when previous work was done, the gutters were taken down and not replaced at that time.

*[Discussion re: gutter styles]*

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 306 E Cross as submitted in the application dated June 13, 2019 for installation of All Seasons K-style gutters in white on the façade porch and west elevation. Downspouts will be located on the outside corners of the house and not on the façade porch.

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

### **313 High**

*\*Application for gutter installation was moved to the end of the agenda.*

### **329 E Cross**

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

### **508 N River**

*\*Air conditioning installation.*

Applicant: Vanessa Elms, owner- present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Elms: Stated that applicant would like to install an air conditioner on the north side of the house.

*[Commission review and discussion of packet reference materials]*

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 508 N River as submitted in the application dated June 18, 2019 for installation of an air conditioning unit on the north elevation. The unit shall be placed on a 2'x2' plastic composite pad and be located 18" from the elevation. Natural screening shall be used, if appropriate.

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

Approval: Unanimous. Motion carried

### **STUDY ITEMS**

#### **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.*

#### **116-118 W Michigan**

Applicant: Adam Tasselmeyer, Van Hunsberger-architect

Discussion: Tasselmeyer: *[Discussion re: proposed change in material for the previously approved galvanized steel siding for elevator shaft and stairwell on roof – reference cell phone photos and product sample] [Discussed proposed changes for windows – reference photocopy materials] [Discussion re: proposed metal roof]*

*[Discussion re: differentiation of the two property facades]*

Stevenson: *[Discussion re: window eyebrow hoods]*

Lindsay: *[Discussion re: storefront color in relation to window color]*

#### **15 E Cross**

Applicant: Patrick Echlin

Discussion: Echlin: *[Discussion re: proposed installation of posts for patio sails]*

*[Commission discussion re: patio sail design/color appropriateness]*

**302 E Cross**

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

Applicant: Maxwell Ziebarth, owner- not present

Discussion: Slagor: Indicated that per agreement, owner was expected to be present to discuss porch repairs. *[Staff provided brief update re: text received from owner earlier in the week].* Stated that staff will follow up with owner.

**NEW BUSINESS**

*\*Returned to New Business.*

**35 Photo**

*\*Painting.*

Applicant: Heidi Jugenitz, owner- not present.

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 35 Photo as submitted in the application dated June 6, 2019 for painting the exterior. The surfaces shall be sanded and painted in a base of "Caribbean Coral" and trim of "Classical White." No power washing shall be done.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

**329 E Cross**

*\*Gutter installation.*

Applicant: Cheryl Clifton, representative for the owner- not present

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 329 E Cross as submitted in the application dated June 21, 2019 for installation of seamless K-style aluminum gutters and downspouts, painted to match the trim.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Rupert: Indicated that the Commission's decision to approve the installation of K-style gutters rather than half-rounds is because the majority of the existing gutters are K-style.

Approval: Unanimous. Motion carried

## **ADMINISTRATIVE APPROVALS**

### **312 Oak**

*\*Roof and skylight replacement*

### **308-312 N River**

*\*Door handles*

### **128-130 W Michigan**

*\*Roof and coping metal*

### **306 N Grove**

*\*Roof replacement*

Motion: Stevenson (second: Prebys) moved to accept the administrative approvals for 312 Oak, roof and skylight replacement; 308-312 N River, door handles; 128-130 W Michigan, roof and coping metal; and 306 N Grove, roof replacement.

Approval: Unanimous. Motion carried.

## **OTHER BUSINESS**

### **Property Monitoring**

#### **418 Oak**

Slagor: Discussed porch railings per inquiry from Commissioner Schmiedeke.

#### **206 N Huron**

Slagor: Discussed staff contact with owner regarding the treated wood fence being painted. Staff recommended to owner that painting be completed by Fall.

#### **29 E Cross**

Rupert: Discussed railing installation that is not painted. Staff will follow up.

## **NEW BUSINESS**

*\*Returned to New Business.*

### **313 High**

*\*Gutter Installation.*

***\*\*Commissioners Schmiedeke and Rupert recused themselves as commissioners and moved from their position as commissioners at the table to the applicant seat.***

Applicant: Jane Schmiedeke, owner- present; Ron Rupert, contractor- present

Discussion: Rupert: Stated that applicant would like to have gutters installed right above the door in order to

stop rain water from entering the house through the front door *[referencing materials]*. Stated that the proposal is for a copper half-round gutter to run the width of the porch on the east side of the building, attached to the roof. Stated that the copper color will match the color scheme of the building.

Pettit: Asked about the gutter ends.

Rupert: Stated that one end will be blocked and it will be an eighth of an inch per foot slope. Stated that it will drain around the foundation area.

Stevenson: Asked if there will be a downspout.

Rupert: Confirmed no.

Stevenson: Asked about concerns of water at the foundation.

Schmiedeke: Stated that there are no gutters. Stated that there are French drains that the water goes down into.

Rupert: Stated that there is a 24-inch overhang.

*[Discussion continued re: planning for future erosion concerns]*

**\*\*Commissioners Schmiedeke and Rupert excused themselves from the meeting and left the room for deliberation by the commission.**

*[Commissioners reviewed and discussed reference material].*

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 313 High as submitted in the application dated June 13, 2019 for installation of a copper half-round gutter on the east elevation to cover just the area above the porch. Property owner has been advised to observe the area where the gutter expels water to monitor for erosion.

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

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of June 11, 2019**

Motion: Rupert (second: Prebys) moved to approve the minutes of June 11, 2019 as submitted.

Approval: Unanimous. Motion carried.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 8:56 p.m.**

Full Minutes Prepared By: Nancy Hare-Dickerson