



# MINUTES

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

Tuesday, July 9, 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, Jane Schmiedeke, Anne Stevenson

Commissioners Absent:        Erika Lindsay, 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

### 401 E Forest

*\*Demolition by neglect legal action.*

Owner:                    Curtis Mullins and Kay Morgan – not present

Discussion:                Davis: Explained that this is for a demolition by neglect motion.

Slagor: Stated that although the Building Department is planning to take these steps, the City Attorney would also like a formal resolution from the Historic District Commission.

Motion:                    Stevenson (second: Davis) moved to approve the resolution as submitted to the HDC.

Approval: Unanimous. Motion carried.

## **NEW BUSINESS**

### **232 N River**

*\*Fence Installation.*

Applicant: Stefan Szumko, owner –present.

Discussion: Davis: Stated that the application is for fencing.

Szumko: Stated that applicant has owned the property for over twenty years. Indicated that with the parking lot of the Hyperion Coffee Company next door abutting to the front of the property, applicant would like to install a privacy fence. Stated that the proposed privacy fence would be wood, dog-eared and painted with "Granite Ridge" opaque stain. Stated that the proposed privacy fence would be installed at the same level as the coffee house next door. Indicated that on the applicant side of the fence, the plan is to build a retaining wall due to an elevation difference between the property and the business. Stated that 16-inch garden stones will be added. Stated that applicant also proposes to replace the existing front picket fence with a new picket fence and gate. Stated that the front picket fence will be gray to match the house and privacy fence. Stated that the rear picket fence will continue to be white.

Davis: Asked about the height of the retaining wall.

Szumko: Stated that it will be 27-inches.

*[Continued discussion re: the appearance of dog-eared fencing]*

Davis: Asked for clarification of the paint colors.

Szumko: Stated that the front and privacy fence will be painted gray. Stated that the rear will be white.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 232 N River as submitted in the application dated July 2, 2019 for installation of a retaining wall and privacy fence on the north property boundary, painted in gray; a picket fence extending east of the retaining wall along the same property boundary; repair and installation of a gate on the west length of fence, painted in gray; installation of a gate on the fence behind the house; and installation of a 6x6 wood hammock/clothes line post with concrete footing- location to be determined. The west and north length of fences shall be stained/painted in opaque gray. The fences at the rear of the house shall remain white.

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

## 15 E Cross

*\*Patio sun shade sail support structure.*

Applicant: Patrick Echlin, business owner- present.

Discussion: Davis: Stated that applicant appeared as a study item at the last meeting and has now returned as an action item.

Echlin: Confirmed.

Davis: Stated that the main concerns of the Commission are the way the sails would be constructed and possible vertical lifting of the posts. Asked applicant to talk about any possible changes that may have been made since the last discussion.

Echlin: Stated that applicant proposes to build a rectangular cube inside of the existing fence and attached to the existing fence. Stated that the sail lift is not a concern, as just the lumber of the existing fence weighs over 1700 pounds. Stated that 12-foot four-by-fours would be added, each of which weighs approximately forty pounds.

Prebys: Asked how the sails would be attached to the structure.

Echlin: Stated that they would be attached with eye hooks to the four-by-four posts.

Prebys: Asked if the attachment would be only at the corners.

Echlin: Stated that three different sails are proposed to cover the large area. Stated that the eye hooks would be at the corners of the sails, so that at all the four-by-four posts would be another attaching point.

Prebys: Asked about the whiteness of the color.

Davis: Stated that when the Commission approved the patio area, it appears that an actual color was not specified. Stated that after having seen the current, it would be appropriate to have any additions be in a darker color. Stated that the rationale is that with newer structures on the old buildings, the building itself should stand out more than the accessory structure. Stated that the darker color would lend more to that end.

Echlin: Asked if the Commission had any colors in mind.

Stevenson: Suggested possibly a dark brown color to match the trim at the top of the structure.

*[Discussion continued re: color options]*

Schmiedeke: Asked about the color of the awning.

Echlin: Stated that they are sand colored sails.

*[Commission review and discussion of reference materials]*

Slagor: Asked if more of a glare issue will be created with the new being a darker color than the existing enclosure.

Prebys: Stated that the things that are in the mid-range of the eye will be dark, which will tend to minimize it.

Stevenson: Stated that she would not be opposed to applicant deciding to paint the existing fencing to match the darker brown.

Prebys: Asked about what happens in the winter.

Echlin: Stated that it is still there. Stated that thoughts to build an enclosure have proven to be cost prohibitive. Stated that the vertical posts will be darker. Asked, what about when they are in the same height range as the existing.

Davis: Clarified -- when they are down.

Prebys: Stated that darker makes as much sense there as it does up.

Echlin: Acknowledged.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 15 E Cross as submitted in the application dated July 2, 2019 for construction of a support structure for sun shade sails over the patio enclosed area, which is existing. The application is contingent on approval from the Building Department. The sun shade sails will be sand-colored canvas, as in the submitted example. The support structure will be painted a dark color to match the trim of the building. Property owner can choose to paint the existing structure a dark color to match, if desired.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Davis: Stated that the possible type of the material of the sun shade was mentioned in some of the notes.

Stevenson: Asked applicant to clarify if the canvas material is what is proposed *[reference materials]*.

Echlin: Confirmed.

Approval: Unanimous. Motion carried

## STUDY ITEMS

### 302 E Cross

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

Applicant: Maxwell Ziebarth, owner- present, with contractor

Discussion: Davis: Stated that this is for a progress update.

Ziebarth: Stated that there are a lot of issues. Stated that he is waiting on trim to finish up the roof. Stated that a lot of the wood trim is in poor condition. Stated that the foundation and the basement work is going along well.

Davis: Asked if the majority of the roof is done.

Ziebarth: Asked -- as far as the install of the actual shingle.

Prebys: Stated -- the underlayment.

Ziebarth: Stated – yes, the new deck. Stated that due to a fire, the elevation that comes off the back of the house has been leaking. Stated that there are some structural issues going on. Stated that the one porch on the park side had to be removed in order to work on the roof. Stated that three or four pieces of wood that were left were salvageable.

Davis: Asked about protocol.

Slagor: Stated that the Commission has not approved any kind of specific porch repair. Stated that because all of the project, per the agreed timeline, would be done sometime in October, study items were set rather than action items. Stated that ideally, owner would eventually come in with an action item for the porch.

*[Discussion as to appropriate material that can be used for the porch deck; i.e., composite]*

*[Discussion as to Standards and not replicating things that may be of the period but not of the structure]*

Ziebarth: Stated that he is talking about going back to using some of the original material on the porches that can be salvaged.

Davis: Stated that in the Porch Fact Sheet, there are also examples of composite material approved by the HDC.

Ziebarth: Stated that he has salvaged everything, as far as the columns on the park side.  
*[Owner continued to discuss repair issues]*

Prebys: Stated that rather than redesigning or redeveloping, that owner think of replacing like with like unless it can be shown how it is inefficient in the way it was done and creates damage in some way.

Schmiedeke: Asked about the removal of the existing columns.

Ziebarth: Stated that he had to remove them to be able to do the roof repair.

Schmiedeke: Stated that they need to be replicated.

Ziebarth: Acknowledged.

Prebys: Stated -- like for like.

Davis: Stated that it sounds like progress is being made and on track for the timeline discussed. Stated that the Commission understands that some things have to get taken down temporarily in order to do the work.

Ziebarth: Stated that although the front porch is in a lot of disrepair, it does not have to totally be dismantled like the side porch.

Davis: Asked if it is reasonable to ask that owner return in two weeks, on July 23rd, with material samples, framing of the skirting and basically with plans of what is proposed for the porch.

Ziebarth: Stated -- yes.

*[Discussion re: skirting and owner referring to the Porch Fact for guidance]*

Davis: Stated that if owner is not ready to come in as an action item on July 23rd, then to bring in what he has at that time and the Commission will review as much as possible as a study item.

## **Depot Town Signage**

### *\*Replacement of sign faces*

Slagor: Stated that the DDA would like to reface the Depot Town wayfinding signs. Stated that the plan is to do wayfinding signs that help brand each commercial district. Stated that the process will begin with Depot Town but the plan is to eventually reface the signs in the same style in the Downtown and in the W Cross areas. Stated that, for Depot Town, the plan is to do a black support pole with orange trim around the sign, with the font and background as shown *[reference packet materials]*. Stated that it is unknown at this time what material will be used because the current signs are welded together. Stated that he did share with the DDA a concern as to whether the faux woodgrain material would be appropriate in the Historic District.

*[Commission review and discussion of reference packet materials as to proposed signage materials and colors]*

Slagor: Stated that staff will relay the Commission's thoughts to the DDA regarding the faux woodgrain sign material and color considerations.

## **ADMINISTRATIVE APPROVALS**

### **309 Maple**

*\*Garage roof replacement.*

Motion: Prebys (second: Stevenson) moved to accept the administrative approval for 309 Maple for garage roof replacement.

Approval: Unanimous. Motion carried.

### **OTHER BUSINESS**

#### **Property Monitoring**

##### **422 N Hamilton**

Schmiedeke: Discussed the barn that was to be demolished by neglect.

Slagor: Indicated that staff will review and update.

##### **110 W Cross – Michigan Firehouse Museum**

Prebys: Discussed the trees that were to be along the side of the building, four of which have died and have just been cut down. Inquired as to the purview of the HDC.

Slagor: Indicated that staff will review and update.

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

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes of June 25, 2019**

Discussion: Stevenson: Asked to have clearer language for 313 High Street as to the recusal of commissioners/property owners involved in the discussion of their application.

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

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 7:47 p.m.**