



Discussion: Slagor: Staff provided a review report citing the following information -- that the application is to replace the front door, which has already been done, and to replace a storm door; that the house was erected in 1859 and an addition made in 1880 made it from a vernacular building to an Eastlake style building.

Staff stated that the applicant removed the non-historic door, which was approximately twenty years old, and replaced it with an historic-period door; that applicant would like to put an aluminum storm door over the historic-period door so that ventilation is improved and to provide a larger area where the historic door can be seen from the street. Staff also discussed having conversation with applicant as to possibly moving the wood storm door to another elevation. *[reference packet materials]*

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Pettit: Asked if the proposed color of the storm door is Sterling Gray, as shown *[reference packet materials]*.

Shepard: Confirmed. Stated that it is just a smooth gray. Stated that it is mostly glass, so the frame around that edge of it is going to be gray with an antique brass handle *[reference photo materials]*.

Swift: Asked if the proposed new location for the storm door is the same size as the current storm door opening.

Shepard: Confirmed. Stated that it is 80-by-32.

Swift: *[Initiated discussion as to possible door "fit" issues in the proposed new location]* Stated an opinion that the proposed lever-type door handle *[reference packet materials]* is not particularly historic; that it normally would have been a knob feature. Asked about possible other options.

Chesnut: Indicated having less of an issue with the lever-type door handle with it being on a non-historic type door. *[Continued discussion followed]*

Motion: Ratzlaff (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 416 E Cross as submitted in the application on August 9, 2021. Approved work includes the historic-period façade door as installed, moving the façade wood storm door to the rear entry, and installing an aluminum façade storm door in its place.

Secretary of the Interior Standards:

#4- Preserve significant changes acquired over time.

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

**416 E Cross**

*\*Garage door replacements.*

Applicant: Cyndi Shepard, owner - present

Discussion: Slagor: Staff provided a review report citing the following information -- that in addition to the house on the property, there is a garage behind the house which, according to the current owner, was erected in the 1950s after the original carriage barn burned.

Staff stated that the current doors are wood-paneled which, per the applicant, are difficult to open. *[Discussed difficulties in finding accurate garage door replacements]*. Stated that applicant found a proposed replacement through Crawford Door which is similar in that it has panels and has a string of lites across the top; that aluminum doors in gray, to match, are proposed. Indicated that the proposed doors have a faux wood texture; that the doors being a solid color make the wood grain less noticeable from the street and would not detract. *[reference packet materials]*

Staff discussed his conversations with applicant regarding the design alterations made in the original scope of work.

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Pettit: Indicated not seeing any cut sheets regarding the door. Asked what the proposed windows would look like.

Shepard: Stated that her understanding is that the windows would be from the second row, down; not at the top, just like they are now. Indicated that they are just plain square windows, single panes of glass, not opaque.

Chesnut: Indicated preference for having a cut sheet to review.

*[Staff displayed the customer order sheet from Lowe's for review, which commissioners reviewed and discussed with applicant]*

Pettit: Indicated an opinion that if he were to compare wood grain, this one seems a bit more subtle than some others.

Ratzlaff: Indicated not having a problem with the wood grain; that it is not easy to find a garage that does not have a wood grain type texture.

Swift: Indicated not having a problem with the wood grain; that it looks subtle enough. Stated having more of an interest in making sure that the design details are matching the original door.

Pettit: Voiced a reminder that power washing and painting of old structures is not a good combination.

Motion: Swift (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 416 E Cross as submitted in the application on August 9, 2021, for replacing the two garage doors. The new doors shall be aluminum paneled with a string of single-lite windows and colored to match the building, as submitted in the application.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

### **23, 25, 29 E Cross**

*\*Awning Replacements.*

Applicants: Gary and Barbara McKeever, owners – present

Discussion: Slagor: Staff provided a review report citing the following information -- that the application was brought to the Commission as a study item on July 27, 2021; that applicant indicated that the awnings on the structures that were built in 1859 (23, 25 E Cross) and 1849 (29 E Cross) were damaged in a recent storm.

Stated that the current awnings are fabric; that the proposed replacements would be another stripe pattern with a valance and address on the front of the valance -- essentially a like-for-like replacement of what is there now, with just a slight variation in pattern [*reference packet materials*].

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Pettit: Asked if this is just looking at a material replacement with no adjustment to the framing of the awning.

B. McKeever: Confirmed.

Ratzlaff: [*Partially summarized the study item discussion had on July 27, 2021*].

Motion: Chesnut (second: Ratzlaff) moved to approve and issue a Certificate of Appropriateness for the work at 23, 25, 29 E Cross as submitted in the application dated August 24, 2021, for the installation of three Marygrove fabric awnings as specified.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None  
Absent: Commissioner Lindsay  
Motion carried.

**48-54 N Huron**

*\*Window replacement, door installation, and window restoration.*

Applicant: Alexander Munro, owner - present

Discussion: Slagor: Staff provided a review report citing the following information -- that this is a 19<sup>th</sup> century commercial building that was remodeled in the 1920s to reflect the Georgian Revival style on the façade; that this application is concerning the north elevation, to which there are almost no public views to *[reference area photo]*.

Staff discussed the current condition: a door that has been blocked over with a board; a window that has been bricked over but is beneath the brick; a non-historic replacement window up here that is failing *[reference photo materials]*.

Staff stated that the applicant would like to change out the boarded over door with a steel panel commercial door; open up the brick here where the historic window was covered by brick, and restore that window; and then replace this double hung window *[reference photo materials]*.

Staff stated that applicant proposes either a wood window with aluminum cladding and they would also like to find out if the Commission would allow a vinyl window because the wood products are so far on back-order.

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Szumko: Asked if bars are proposed to cover the windows.

Munro: Confirmed, no.

Szumko: *[Further discussed the isolation of the area]*

Ratzlaff: Asked if the non-historic window is failing due to water damage.

Munro: Stated that it is falling totally apart and is probably beyond the longevity of its life; that there is probably a little bit of water seeping through there.

Ratzlaff: *[Initiated discussion about where water may be collecting on the building; reasons for the window being originally bricked over]*

Swift: *[Initiated discussion re: lead time for proposed window options/inappropriateness of vinyl windows in the District]*

Ratzlaff: Asked applicant why the window is needed sooner than later.

Munro: Stated wanting to get apartments rented out and that this is one of the last items on the

list. *[Further discussion followed]*

Pettit: *[Initiated discussion re: consideration of other window options/materials besides metal clad and vinyl]*

Chesnut: *[Initiated continued discussion re: the HDC non-approval of vinyl windows/reasons]*

Motion: Szumko (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 48-54 N Huron as submitted in the application dated August 20, 2021. Work includes replacing a second story window matching Option 1, which is an aluminum-clad wood window; installing a steel panel door within a former door opening; and revealing a historic window, matching Option 1 [should the window need replacing] for an aluminum-clad wood window.

Secretary of the Interior Standards:

#2- Do not destroy original character. Do not remove or alter historic material or features.

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

## **220 N Huron**

*\*Porch deck and repairs.*

Applicant: Bill Nickels, Ypsilanti Historical Society President - not present

Ethan Marin, volunteer - present.

Discussion: Slagor: Staff provided a review report citing the following information -- that this is the home of the Ypsilanti Historical Society which was built around 1860 for Asa and Minerva Dow; that the house has gone through many iterations before the City acquired it for a museum in 1966; that it has been home to the Historical Society since that time; and that the Historical Society purchased the museum from the City in 2006.

Staff explained that the Historical Society approached him and said they were having some problem with water damage on the back deck; that this porch is on the north elevation and is not in the public view.

Staff explained that applicant wanted to replace the rotted decking of the rear porch with a synthetic material so the rotting is less likely to happen again. After conversing with staff, the applicant indicated that they would like to install Azek decking in a brown walnut finish in the vintage collection, which matches this color in the photo *[reference photo materials]*.

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Marin: Confirmed being in agreement with staff's review report. Provided background information about himself, why he is working on the project and what he hopes to achieve by doing so.

Szumko: *[Initiated discussion re: possible material options and considerations]*

Ratzlaff: *[Initiated discussion re: proper water drainage and lead paint testing considerations]*

*[Discussion as to how the proposed work would be done]*

Motion: Ratzlaff (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 220 N Huron as submitted in the application dated August 30, 2021, for replacing the rear porch floor with Azek vintage collection decking with a textured finish (no faux woodgrain), in a gray color. Like-for-like repairs to wood features with treated lumber may also be made.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

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

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

## **11 S Washington**

*\*Mural.*

Applicant: Sim Sethi, owner - present  
Jennifer Goulet, Wonderfool Productions - present.

Discussion: Slagor: Staff provided a review report citing the following information -- that the building is an Italianate-style commercial block, erected in 1874; that the building has already been painted and needs repainting; that the goal is to have "a call for artists", with the art driven by the youth of Ypsilanti; that a mural design has not yet been chosen; and that the architectural features would not be obscured by the mural *[reference photo materials]*.

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Goulet: Explained the details as to the "call for artists" process for the project. Indicated that one technique proposed would involve the temporary process of the students creating their messages on paper shaped as stars that would be applied to the mural with a wheat and water-based paste which provides a short-term layer to a mural, that erodes and disappears over time with rain and weather and then reveals the final mural. Stated that because questions do remain as to how long the process of erosion lasts, the selected artist may do a mural as would traditionally be painted.

Stated that they are clear on the HDC regulations that the mural cannot impact the windows or window framing, any of the architectural details and that they would be required to use the right kind of exterior paint appropriate to the brick surface of the building; that those would be specifications that would be dictated to the artist once selected.

Stated that the hope is to have the questions asked and some conceptual sketch information from the artists by Friday; then the convening of the review committee and, hopefully, a selection made on the final artist by no later than Monday.

*[Discussion ensued as to considerations regarding mural height, utility/power lines, building surface preparation, understanding any wheat paste interaction with the brick]*

Pettit: Indicated that the Commission prefers to have a proposal to review before making a decision.

Goulet: Stated that knowing the HDC meets twice a month, they would be able to provide more information from the selected artist related to the conceptual design and could share that at the next HDC meeting.

Chesnut: Asked if the paint is only applied to the brick and not to the wood frame clapboard area.

Sim: Indicated that the wood will stay just as it currently looks.

Ratzlaff: Asked if the application is only within the scope of basically prepping and painting what would essentially be the background to the mural.

Goulet: Stated that that information is not in the application because they would not have it until they received and reviewed the final proposal. Indicated that the questions raised by the Commission will be addressed with the student artists this week.

*[Procedural discussion]*

Sethi: Requested to amend the application to only include hand-scraping, sanding, and priming to prepare the surface for a mural.

Motion: Chesnut (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 11 S Washington as amended by the applicant to scrape and prime all brick areas on the west and south sides of the building in the application dated September 8, 2021. Surfaces shall be prepared with hand scraping/sanding. No pressure washing or sandblasting. A vapor-permeable paint designed for masonry application is recommended.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

**211 Ferris**

*\*Roof*

Applicant: C. Hedger Breed, owner - not present

Discussion: Slagor: Staff provided a review report citing the following information -- that on April 13, 2021, applicant proposed replacing the façade and porch roof slopes with an architectural shingle instead of a diamond Sheriff Goslin style shingle, which is what was on the rest of the building; that the HDC denied the application with the following language -- "the proposed work establishes conflicting textures between the two roof slopes and does not meet the HDC guideline that states, 'shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material.'"; that the applicant's contractor had already completed the work by the time the HDC issued their denial and now the applicant is searching for ways to come into compliance; that the HDC recommended a solution where both façade and rear roof slopes have matching shingles.

Staff indicated that the rear roof slope is relatively new (2017) and the applicant does not want to have it replaced; that the applicant is proposing to replace the roofs of the two box bay windows on the east and west side elevations of the building with the architectural shingle, which will ensure that the house will have a consistent roof texture from all street-side views; that the back roof slope would remain the diamond pane *[reference photo materials]*.

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Ratzlaff: Indicated, as a reminder, that the original reason for the replacement is because there was a leak in the roof.

Chesnut: Stated an opinion that this is a fairly good middle ground because limiting the patchwork aesthetic so it cannot be seen from the public view is very reasonable.

Ratzlaff: Stated agreement with Commissioner Chesnut. *[Continued discussion followed]*

Pettit: Stated that seeing the photos and now knowing the proposed compromise, that it would be nice to see those match what the primarily viewable shingle is right now.

Swift: Stated an opinion that it is a good compromise for the side roof pieces to be addressed.

*[Continued review and discussion re: shingle considerations]*

Motion: Szumko (second: Chesnut) moved to issue a Certificate of Appropriateness for the work at 211 Ferris for replacement of the boxed bay window roofs on the east and west elevations with GAF Timberline architectural shingles in hunter green. The drip edge shall be colored to match the roof or trim. Replacement of the bay window roof makes the conflicting roof textures more compatible, resolving the need to have the rear slope replaced at this time. Approval is conditioned that all future roofing projects shall have shingles match on the entire roof system and future work shall not be done without obtaining the necessary permits.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko  
Nays: None  
Absent: Commissioner Lindsay  
Motion carried.

## **STUDY ITEMS**

### **407 E Cross**

*\*Windows.*

Applicant: Geoff Van't Hof, owner representative

Discussion: Application for work was denied at the April 27, 2021 HDC meeting with the finding of an adverse impact. Sixty days have passed since the time of the denial; the appeal window is closed. Applicant came before the Commission on July 27, 2021 as a study item and is presently before the Commission to discuss possible solutions.

## **ADMINISTRATIVE APPROVALS**

**9 S Washington Paint**

**106 S Washington Roof**

**109 Catherine Paint**

**214 Oak Roof**

**101 Washtenaw Roof**

**314 Oak Fence**

Motion: Chesnut (second: Swift) moved to accept the administrative approvals cited above, as submitted by staff on 9-14-2021.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko  
Nays: None  
Absent: Commissioner Lindsay  
Motion carried.

## **OTHER BUSINESS**

### **1. Property Monitoring**

Commissioners/Staff discussed property concerns and status of property issues under review.

### **2. Updates from Staff**

#### **Re: 302 E Cross**

Staff acknowledged communication from the City Attorney, which was shared with the Commission.

### **3. Commissioner Comments—none**

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

### **HOUSEKEEPING BUSINESS**

#### **1. Election of Vice Chair**

At the August 10, 2021 meeting, Commissioner Chesnut nominated Commissioner Lindsay as Vice Chair, which Commissioner Lindsay accepted, with no opposition.

Chairperson Pettit conducted a roll call vote to approve Commissioner Lindsay's nomination as Vice Chair.

Ayes: Commissioners Szumko, Swift, Ratzlaff, Chesnut, Pettit

Nays: None

Absent: Commissioner Lindsay

Nomination Approved.

#### **2. Approval of the minutes of August 10, 2021**

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of August 10, 2021, as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Lindsay

Motion carried.

### **ADJOURNMENT**

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

**MEETING ADJOURNED at 10:05 p.m.**

Full Minutes Prepared By: Nancy Hare-Dickerson

Supplemental materials from the meeting for 416 E Cross



**NEVER STOP IMPROVING**  
Date: 08/24/2021

LOWE'S HOME CENTERS, LLC #734  
3900 CARPENTER ROAD  
YPSILANTI, MI 48197-9645  
USA  
(734) 477-5980



  

Project #: 697205165  
Customer Name: CYNTHIA SHEPARD  
Customer Phone: (937) 842-2568  
Customer Address: 416 E CROSS ST  
SUPERIOR TOWNSHIP,  
MI 48198  
USA

Description: garage door 8/24/21

  

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
<p>0001 Actual Size = 8-0-0 in W x 7-0-0 in H</p> 	<p><b>Manufacturer:</b> Wayne-Dalton <b>Division:</b> Millwork <b>Product:</b> Doors <b>Type:</b> Garage <b>Installation:</b> Professional Install <b>Product Category:</b> Residential Doors <b>Window:</b> No <b>Door Material:</b> Steel <b>Model:</b> 9605 <b>Panel Design:</b> Colonial Panel <b>Door Color:</b> Gray <b>Door Configuration:</b> Single Door <b>Actual Door Width:</b> 8-0-0 in <b>Actual Door Height:</b> 7-0-0 in <b>Lite Option:</b> Yes, Lite Inserts <b>Lite Size:</b> Short <b>Window Option:</b> Clear 1 <b>Lite Design:</b> Clear <b>Window Placement:</b> Top Section <b>Low Head Room:</b> Do Not Know <b>Head Room:</b> 1-0-3 in <b>Opener Headroom Allowance?:</b> Yes - Reconnect of Existing Opener <b>Electric Door Opener:</b> Standard Ceiling Mounted Opener <b>Garage Access:</b> Yes (Emergency disconnect) <b>Recommended:</b></p>			
		\$1,543.02	1	\$1,543.02

  

1 of 2

8/24/21, 12:28

  



GRAY  
WOODGRAIN