



# MINUTES

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

Tuesday, September 24, 2019  
7:00 P.M.

## CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:01 PM

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

Commissioners Absent: Jane Schmiedeke

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

## APPROVAL OF AGENDA

Slagor: Staff request to add 428 N Hamilton as an action item under New Business.  
Staff request to add 311 W Cross as a study item.

Motion: Stevenson (second: Prebys) moved to approve the agenda as amended to add 428 N Hamilton as an action item under New Business and to add 311 W Cross as a study item.

Approval: Unanimous. Motion carried.

## PUBLIC COMMENT ON AGENDA ITEMS

**Re: 406 E Forest, 504 N Huron, 504 N River**

Cameron Getto expressed support for the solar installation proposals.

## PUBLIC HEARING—none

## OLD BUSINESS

### 133 W Michigan

*\*The application for window replacement was moved to the end of the agenda as the applicant was not present.*

## NEW BUSINESS

## 410-412 Maple

*\* Balcony/Porch reconstruction.*

Applicant: Gary Turner, contractor- present.

Discussion: Pettit: Indicated that applicant was before the Historic District Commission as a study item at the September 10<sup>th</sup> meeting. Asked applicant to briefly update the Commission on what is proposed.

Turner: Stated that it is an existing side porch on the existing residence. Stated that the southeast corner is dilapidated from water damage and that drastic repairs are needed. Stated that the proposal is to fix any structural problems, replace any damaged trim and restore as is, same-for-same. Stated that the only change would be the roofing. Stated that it is a walk-out balcony and that a polyurethane pedestrian walkway system is proposed that is not visible from anywhere but on the balcony itself. Stated that it is well described in the drawings, full plans, elevations, notes and details.

*[Commissioners reviewed/discussed materials]*

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 410-412 Maple as specified in the application, dated September 5, 2019, for the repair and reconstruction of components to the east porch. The repairs shall be made to specifications, and the new exterior components painted to match the house.

Secretary of the Interior Standards:

#6 – Repair, don't replace, replacements shall match the original.

Approval: Unanimous. Motion carried.

## 102 N Hamilton

*\*Vinyl porch enclosure.*

Applicant: Sharonda Simmons, Ozone House representative; Jan Culbertson, architect- present.

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

Culbertson: Indicated that they were present as a study item at the August 27<sup>th</sup> meeting.

*Simmons: [Reiterated the reasons for the proposed enclosure as indicated at the August 27<sup>th</sup> HDC meeting; i.e., expansion, safety]*

Culbertson: Stated that they met with Marygrove Awning and discussed how to do it simply and economically. Stated that the proposal is to do four panels on the inside of the porch. Stated that there would be a two-by-two mill finish frame around it. Stated that some of them might be one-by-two. Stated that it would be the clear on the top and that it would be seamed *[reference materials]*. Stated that the rail and below would be the yellow and that the yellow is slightly brighter than the siding. Stated that she took a photo of the sample behind the rail and that it would actually be a couple of inches further back than it is in the photograph *[photograph passed*

*to commissioners for review*]. Stated that the reason for having that vinyl on the lower part is because it is much sturdier than the clear vinyl.

Rupert: Asked if that is a metal *[reference diagram]*.

Culbertson: Confirmed. Stated that they do have to put a metal in the center. Stated that the idea would be to align that with one of the rails below *[reference diagram]*.

Motion: Prebys (second: Stevenson) moved to approve the issuance of a certificate of appropriateness for work at 102 N. Hamilton for installation of a vinyl weather barrier, with the understanding that the weather barrier is a removable feature of the building and increases usability in the winter.

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

#### **406 E Forest**

*\*Solar panel installation.*

Applicant: Kelly McRae, owner; Amy Strutz, contractor- present.

Discussion: Pettit: Indicated that applicant was before the Historic District Commission as a study item at the September 10<sup>th</sup> meeting. Asked applicant to briefly update the Commission on what is proposed.

Strutz: Stated that the plan is for roof-mounted panels on the east, west and also on the south. Stated that they will be surface mounted. Stated that they will be all black. Stated that they will all be facing the rear of the house and that none will be visible from the front. Stated that it is highly likely that these rails *[reference materials]* will need to become more structural to provide some lateral support.

Pettit: Asked what is meant by "more structural".

Strutz: Stated that it would be possibly a two-by-six. Stated that possibly the homeowner will decide to put actual rails there. Stated that, minimally, it would need to be attached to the house and to the post. Stated that the rails that are currently there do not attach but that they exist. Stated that the material may not be sound enough to reuse. Stated that the plan would be to mimic the existing.

*[Review and discussion of materials]*

Stevenson: Asked if it would just be replacing with in-kind materials.

Strutz: Confirmed. Stated that it would need to be very nominally longer so that it attaches to the house and to the post.

*[Continued review and discussion of materials]*

Lindsay: Asked that a Porch Fact Sheet be given to applicant in case a decision is made to add more. *[Staff complied]*

Strutz: Acknowledged.

Motion: Stevenson (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 406 E Forest Street for the installation of solar panels as presented in the application, noting that there will be some in-kind repair on the back-porch railings, with a small extension so the panels can attach to the house and posts.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

Approval: Unanimous. Motion carried.

### **504 N Huron**

*\*Solar panel installation.*

Applicant: Amy Strutz, contractor- present.

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

Strutz: Stated that it is a carport in the rear of the house. Stated that it is surface mount in the same plane as the carport. Stated – all black solar panels.

Prebys: Asked if they go on the carport.

Strutz: Confirmed.

*[Review and discussion of materials]*

Motion: Prebys (second: Stevenson) moved to approve and issue a certificate of appropriateness for work at 504 N Huron Street for the installation of solar panels as presented.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

Approval: Unanimous. Motion carried.

### **504 N River**

*\*Solar panel installation.*

Applicant: Amy Strutz, contractor- present.

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

Strutz: Stated that this is engineered and designed combining both racking engineering and architectural engineering to create a suitable surface and cover for the porch area. Stated that it is not a full cover. Stated that it is permeable along the vertical seams. Stated that the horizontal seam will be sealed with black solar seal. Stated that the frame *[reference sample]* is required to be heavier-duty in order to keep it simplified and not have lots of posts.

Pettit: Stated that there was a fair amount of discussion about the detached arrangement there *[reference materials]*.

*[Review and discussion of reference materials]*

Rupert: Asked if this is being done because of the positioning of the house *[reference materials]*.

Strutz: Stated that the positioning of the house, the trees in the front and the angle of the house roof make it not adaptable to an east/west. Stated that if it was a shallow pitch, it would be good with east but that it is a really steep pitch. Stated that a microinverter is being used on this one. Stated that it would be panel mounted on the back side of the panel.

*[Discussion re: the routing of the wiring]*

Motion: Rupert (second: Stevenson) moved to approve and issue a certificate of appropriateness for work at 504 N River to install a semipermeable porch cover with Solar panels 4" x 4" wood posts attached to 2" x 6," wood painted to match the house in SW 7032, Warmstone, concrete pads, galvanized post base and 2" by 6" Simpson LUC 26 Z concealed fact mount hanger.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

Approval: Unanimous. Motion carried.

### **302 E Cross**

*\*The demolition by neglect timeline for repair extension was moved to the end of the agenda as the applicant was not present.*

### **428 N Hamilton**

*\*Fence installation.*

Applicant: Jason Tallant, owner- present.

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

Tallant: Indicated that he had an unexpected dog move in to the home which necessitated repair

of missing fence panel that was on the back of the house. Stated that he had some left-over materials - cedar post and trim which he used to quickly put up a fence. Stated that the request is for a variance for the materials of a five-foot-wide fence, cedar, with metal corrugated panels.

Pettit: Asked if applicant could discuss the amount of fencing and the location of the fencing.

Tallant: Stated that there is a map below the picture *[reference materials]*. Stated that it is on the alley of the house, not in front of the house. Stated that it is approximately a six-foot-wide section of fence between the neighbor's fence on Olive and the garage in the back of the house.

Lindsay: Asked if it is the blue line *[reference materials]*.

Tallant: Confirmed. Stated that the small blue line *[reference materials]* is the existing new fence. Stated that there is currently a wire fence in the back, in red *[reference materials]*. Stated that he did not remove that. Stated that the picture is what is currently in place. Stated that, if approved, then he would ask to finish the back half of the alley in the same design.

Prebys: Asked if applicant has a Fence Fact Sheet.

Tallant: Confirmed.

*[Discussion as to the Fence Fact Sheet, proposed fence location, proposed materials]*

Lindsay: Asked if those two end posts are four-by-four posts *[reference materials]* and if they are in the ground.

Tallant: Confirmed.

*[Review of materials/discussion continued]*

Tallant: Stated that he could remove all of the horizontal structure that is on the front face, keep the existing back horizontal structure and then put traditional five-foot-tall flats as a replacement and then subsequently paint them.

*[Discussion as to appropriate alternatives]*

Tallant: Stated that he was looking for something that created a bit more of a barrier to the alley. Stated that the horizontal shadow box or vertical slats would be good. Stated that he would prefer the horizontal.

Motion: Lindsay (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 428 N Hamilton as specified in the application dated September 13, 2019, for the installation of a 6' tall cedar fence with the changes discussed, which include horizontal shadow box panels, with the condition that the wood is painted or stained an opaque color.

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.

## **STUDY ITEMS**

### **311 W Cross**

*\*Concrete porch replacement*

Applicant: Mike Eller, owner; John Beverly, contractor; Zachariah Beverly, contractor – present

Discussion: Eller: Stated that he would like to do a replacement of what is there.

Prebys: Asked for clarification of “what is there”.

Eller: Stated that it is an all-cement steps and porch, the full width of the house. Stated that it has been crumbling for some years. Stated that the stairs and porch would be put back in. Stated that the porch would be under thirty inches in order to stay away from having to put in a handrail around the porch. Stated that there are original black pipe handrails going up the middle of the stairwell [*reference photo materials*].

Rupert: Stated -- which are acceptable.

Eller: Stated that they did hang on to those. Stated that there is about a four/four-and-a-half-inch step-up into each apartment. Indicated that it is his understanding that that is acceptable because they are private entrances into each apartment rather than into a common hall.

Stevenson: Asked if, in terms of the knee walls, for example, they would be put back as they were. Asked if any changes are planned in terms of stair height or appearance.

J. Beverly: Indicated that the plan is to remove the steps, then put them back, and then removing the wall.

Eller: Stated -- these walls along the side [*reference photo materials*].

Stevenson: Asked if the walls are going to be put back.

J. Beverly: Confirmed. Stated -- with block.

Stevenson: Asked -- so it is going to look like it is.

Eller/ J. Beverly: Confirmed.

Stevenson: Asked -- so right in there, it looks like there has been a demo of the stairs [*reference photo materials*]. Asked if the porch part is going to stay the way it is.

J. Beverly: Confirmed, no.

Z. Beverly: Stated that they are in the process of demolition.

J. Beverly: Indicated that the plan is to drop it down seven inches – four inches from the door, down. Stated that that should give it about twenty-five inches height there [*reference photo materials*]. Stated that when the cap is put on it, it should be just right.

Stevenson: Asked if that will affect the stairs.

J. Beverly: Stated that they will leave out one step.

Rupert: Asked about the posts on the porch.

J. Beverly: Stated that they will extend those.

Rupert: Asked if the same detailing would be used.

J. Beverly: Confirmed.

Rupert: Asked if the side walls are going to be rebuilt.

Eller: Confirmed.

*[Discussion re: cement coloring/appropriateness]*

Rupert: Asked if on the foundation, if that is going to be block.

J. Beverly: Confirmed. *[Discussion as to work process]*

*[Procedural discussion]*

Motion: Prebys (second: Stevenson) moved to approve administrative approval for the work at 311 W Cross as discussed in detail on September 24, 2019.

Approval: Unanimous. Motion carried.

## **OLD BUSINESS**

### ***\*Returned to Old Business***

#### **133 W Michigan**

*\*Window Replacement.*

Applicant: Randall Faber, owner- not present.

Discussion: Prebys: Suggested tabling discussion for applicant to return with further information regarding other window options, as discussed at the September 10<sup>th</sup> HDC meeting.

Motion: Prebys (second: Rupert) moved to table the application for 133 W Michigan pending further information.

Approval: Unanimous. Motion carried.

## **NEW BUSINESS**

### ***\*Returned to New Business***

#### **302 E Cross**

*\*Demolition by neglect timeline for repair extension.*

Applicant: Maxwell Ziebarth, owner- not present.

Discussion: Slagor: *[Staff provided an update/initiated discussion-expectations]*

*[Procedural discussion]*

Motion: Stevenson (second: Prebys) moved to extend the timeline for repairs for the house at 302 E Cross, to be presented at the Historic District Commission Meeting on October 8, 2019. The property owner is expected to attend and speak with the Commission.

Approval: Unanimous. Motion carried.

## **ADMINISTRATIVE APPROVALS**

### **534 N Huron**

*\*Fence replacement*

Motion: Prebys (second: Rupert) moved to accept the administrative approval for 534 N Huron for fence replacement.

Approval: Unanimous. Motion carried.

## **OTHER BUSINESS**

### **Property Monitoring**

#### **100 W Michigan**

Rupert: Discussed progress of work.

#### **101 W Michigan**

Rupert/Prebys: Discussed progress of work.

#### **401 E Forest**

Prebys: Status inquiry.

#### **106 S Huron**

Pettit: Discussed appearance.

#### **206 N Huron**

Prebys: Discussed appearance.

**Commissioner Comments-** General discussion of inappropriate doors in the District.

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

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of September 10, 2019**

Motion: Prebys (second: Lindsay) moved to approve the minutes of September 10, 2019 as submitted.

Approval: Unanimous. Motion carried.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 8:09 p.m.**

Full Minutes Prepared By: Nancy Hare-Dickerson