



MINUTES

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

Tuesday, October 8, 2019
7:00 P.M.

CALL TO ORDER

In the absence of Interim Chairperson Pettit, Commissioner Lindsay called the meeting to order at 7:05 pm.

SELECTION OF CHAIRPERSON

Motion: Schmiedeke (second: Swift) moved to nominate Commissioner Lindsay as Acting Chairperson.

Approval: Unanimous. Motion carried.

ROLL CALL

Erika Lindsay Acting Chair 7:06 PM

Commissioners Present: Jane Schmiedeke, Erika Lindsay, Ron Rupert, Amy Swift

Commissioners Absent: Alex Pettit, Anne Stevenson, Hank Prebys

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS
133 W Michigan

**Window replacement.*

Applicant: Randall Faber- owner; Ryan from Arbor Glass, contractor - present.

Discussion: Faber: Indicated that there was discussion at the September 10th HDC meeting about the Weathershield window and concern of the insert taking about an inch and a half out of the glass size. Stated that Ryan found another Andersen window that would fit the same space issues but has a little better reset. Indicated that work was done with Quinn Evans in order to get their expert judgment. *[Provided a copy of a Memorandum, with photos and drawings, from Ann Dilcher, AIA from Quinn Evans].*

Ryan-Arbor Glass: *[Discussed the findings of his research re: the Weathershield/Andersen windows].*

Swift: Asked if a formal condition's assessment, opening by opening, was done of the existing windows.

[Discussion ensued re: questions about window assessment, storm window options, sash rebuild options]

Faber: Stated – we are trying to keep the sills and keep all of the historic woodwork. We have been taking great pains to keep that and we are working with Quinn Evans to maintain that. *[Provided update of the September 10th meeting discussion to "update Commissioner Swift" ... discussion continued].*

Lindsay: Stated that there is one image in here *[reference materials]* that is acting as a stand-in for many of the images.

Ryan-Arbor Glass: Stated that the logic was if you are going to replace one and they are all of that certain age, then let's do them all the same way because they are all visually right together in that elevation. Stated that that is how it came to be.

Rupert: Asked about any deterioration of the limestone on the sills on the front.

Ryan-Arbor Glass: Stated that when he was up there to do the board-ups, that they looked in fairly decent shape. Stated that he was not there to assess the sill condition at that time. Stated that everything appeared to be in fairly good order except for the upper sashes. Stated that some were completely rotted out and that some were where they were starting to sag and you could see where they were on their way out.

Rupert: Asked if this would be repaired, at the corner of this one *[reference photo materials].*

Ryan-Arbor Glass: Stated that someone was going to be contracted to clean up the wood and to do the paint. Stated that we are not disturbing any of this stuff *[reference photo materials].* Stated that that is the whole idea of doing an insert, to keep the integrity. Stated that if you look downstairs, *[reference materials]*, these archways all have the same profile and it is very specific detail.

Rupert: Stated – it is all original.

Ryan-Arbor Glass: Confirmed.

Rupert: Asked -- so basically, we are talking about an insert that is going to replace the sashes.

Ryan-Arbor Glass: Confirmed.

Rupert: Asked if the mullions between the windows that are doubled are going to be repaired and painted.

Faber: Confirmed.

[Discussion continued re: window sashes, reference materials]

Rupert: Asked if, in talking about the sashes, the patches that are proposed have aluminum clad color coating or if they are solid wood.

Ryan-Arbor Glass: Stated that the difference between Andersen and Weathershield is that Andersen has got the vinyl wrap to protect the wood surface.

Rupert: Stated that the Commission does not approve the vinyl wrap. Stated that the Commission has found that the aluminum is much more durable. Stated that the vinyl cover deteriorates and comes off from the sun.

[Discussion continued as to the Andersen/Weathershield window options]

Faber: Stated that he is happy to go with the Weathershield.

Rupert: Asked if the proposal is just for the fourteen windows on the upper floor.

Ryan-Arbor Glass: Confirmed.

Faber: Stated -- the fourteen along the Washington side only.

Swift: Asked about the proposed use on the 1st story.

Faber: Stated that it is commercial/office. Stated that they might convert to residential down the line. Stated that that is certainly up for consideration.

Slagor: *[Staff clarified City of Ypsilanti HDC "traditional" procedure re: window repair/replacement–Discussion ensued]*

Motion: Rupert (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 133 W Michigan as specified in the application, dated September 3, 2019, for the installation of 14 Weathershield Premium Series aluminum-clad wood windows on the second

story of the west elevation. The distinctive rounded window molding is to be preserved as much as possible. Color to match the spec.

Secretary of the Interior Standards:

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

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

Approval: Yea: Lindsay, Schmiedeke, Rupert

Nay: Swift

Motion carried.

NEW BUSINESS

200 W Michigan

**The application for storefront and sign repainting was moved to the end of the agenda as the applicant was not present.*

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.*

Audience: Request to add 310 E Forest as a study item.

Motion: Rupert (second: Swift) moved to add 310 E Forest to the agenda as a study item.

Approval: Unanimous. Motion carried.

STUDY ITEMS

310 E Forest

Applicant: Gavin & Carol Carter

Discussion: G. Carter: Stated that they submitted an offer to purchase the land and it was approved. Stated that it is going to cost a lot more now to build a home and do a detached garage compared to homes that are of this time. Stated that they want something that will complement the historical area but shows modern times. Stated that the modern times have attached front-loading garages.

C. Carter: Stated that the lot is not wide enough to do a side-loading garage. Stated that to do a detached garage in the back is probably \$20-\$40,000 more. Asked for the Commission's opinion regarding if a front-loading attached garage might ever get approved.

Slagor: *[Staff provided a copy of design criteria for new construction] [Staff provided background information about the proposed project – discussion ensued as to design thoughts and examples/materials].*

NEW BUSINESS

**Returned to New Business*

200 W Michigan

**Storefront and sign repainting.*

Applicant: Alexander Tucker, representative of 200 W Michigan, LLC. - not present.

Discussion: Slagor: Staff updated commissioners regarding proposed work.

[Commission review and discussion of reference materials]

Motion: Schmiedeke (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 200 W Michigan as specified in the application, dated September 26, 2019, for repainting the wood components of the storefront and signboard, and a hand-painted sign.

Secretary of the Interior Standards:

#7 – Clean building gently- no sandblasting or power washing.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

302 E Cross

**Demolition by neglect timeline for repair extension.*

Applicant: Maxwell Ziebarth, owner- not present.

Discussion: Slagor: *[Staff provided an update as to contact with applicant and progress of work. Staff indicated that applicant confirmed that he would be present at the October 22nd HDC meeting, with material samples and drawings].*

[Procedural discussion]

Motion: Rupert (second: Schmiedeke) moved to table discussion of the timeline until the October 22 meeting for the owner's participation.

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

- | | |
|------------------------|----------------------------|
| 1. 311 W Cross | Concrete porch replacement |
| 2. 202 W Forest | Garage roof |
| 3. 226 N River | Concrete sidewalk |
| 4. 306 N Grove | Roof and soffit repair |
| 5. 317 W Cross | Painting |
| 6. 425 N Adams | Roof |

7. **514 N Huron** Fence

Motion: Rupert (second: Schmiedeke) moved to accept the following administrative approvals: 311 W Cross, for concrete porch replacement; 202 W Forest, for garage roof work; 226 N River, for concrete sidewalk work; 306 N Grove, for roof and soffit repair; 317 W Cross, for painting; 425 N Adams, for roof work; 514 N Huron, for fence work.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

206 N Huron

Rupert: Inquiry/status.

Slagor: Staff provided background and provided update of contact with owner.

422 N Hamilton

Slagor: Staff asked commissioners to view appearance of carriage barn.

315 Washtenaw

Rupert: Comment.

Commissioner Comments- Commissioner Swift initiated discussion re: 3rd-party detailed assessments when there is replacement of original materials.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 24, 2019

Motion: Schmiedeke (second: Rupert) moved to approve the minutes of September 24, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:14 p.m.