



MINUTES

**City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Freighthouse**

**Tuesday, July 12, 2022 (approved 7/26/22)
7:00 P.M.**

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:10 pm

Chair welcomed everyone, told public when and how they would have an opportunity to address commission.

Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Commissioners Absent: James Ratzlaff – Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti, excused

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Staff requested two amendments:

- (1) Removing the 218 N Adams item from the agenda at applicant's request.
- (2) Adding 317 N Washington as an item for reconsideration under "Old Business."

Attendee requested to be added as a study item—Matthew Peters at 109 Maple Street. Noted that he'll step out at 9 pm for a work call.

Motion: Szumko (second: Chesnut) moved to approve the amended agenda.

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—Patton Doyle from 16 N Washington voiced support for the project at 300 W Michigan. Stated that it's a fantastic project.

PUBLIC HEARING—none

OLD BUSINESS

317 N Washington

**Application to demolish non-contributing gas station; expiring motion to postpone from May needs denial.*

Chair stated that as staff noted, we have a situation where the commission cannot currently make a decision based on available information, but we are getting to the expiration date on the application. Sample motion has been provided for a procedural denial.

Motion: Szumko (seconded by Huffman) made the following motion:
I move to deny application PHDC-22-0042 for the demolition of the gas station at 317 N Washington with the following findings:
In May, the Historic District Commission postponed the application for demolition at 317 N Washington so that the Zoning Board of Appeals could determine where a new, expanded building could be built on site before the Commission's public hearing.
In June, the City Planner found that a non-conforming use cannot be expanded and since a gas station in this location is non conforming, the gas station cannot be enlarged. The gas station can continue to operate as is but it can't expand. A separate additional building could be built, however, on the site for the convenience store with a special use permit.
The applicant can now either (1) appeal to the Zoning Board of Appeals for a re-interpretation of the planner's findings, or (2) apply with a new application to the Historic District Commission for a new, additional building on site to serve as the convenience store, and to the Planning Commission for a special use and a new additional building. In either case, a new application would need to be submitted to the Historic District Commission.

As a result, I find that a denial of application of PHDC-22-0042 is appropriate at this time.

Approval: Roll call. Unanimous. Motion carried.

NEW BUSINESS

506 N Adams

**New gutters*

Staff Report: Applicant stated that this contributing house used to have gutters, but they were removed years ago and never reinstalled. Applicant would now like to reinstall 6" k-style aluminum gutters, with 3"x4" aluminum downspouts, straps will be under the shingles in compliance with our Roofing Fact Sheet, aluminum will match house trim, and most downspouts will be at corners. One will be near a side door.

Applicant: Property owner Richard Murphy attended the meeting in person.

Discussion: Question about where a downspout releases, applicant explained that a native rain garden is planned.

Motion: Chesnut (seconded by Byrge) moved to approve the application received June 30, 2022 and issue a certificate of appropriateness for the proposed work at 506 N Adams for the installation of 6" K-style aluminum gutters and 3" x 4" downspouts in an almond color to match the house's trim. Gutter straps will be under the roof shingles and downspouts will mostly be at corners. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.

Approval: Roll call. Unanimous. Motion carried.

Relevant Secretary of the Interior's Standards:
9, 10

16 N Washington

**Solar array.*

Applicants: Applicant Patton Doyle attended in person.

Staff Report: Staff stated that this building contributes to the district and that the proposal is for a new solar array on the roof. The roof is not historic and the work will not be visible from the street. Applicant has clarified for staff that the inverter will be inside and an engineer has confirmed that the building can handle the new weight of the solar installation.

Discussion:

Applicant clarified that the DC disconnect will be outside per code, on the rear of the building facing the N Huron parking lot. Applicant also noted that the meter is planned for the vestibule, but DTE may end up requiring that it be placed outside, adjacent to the DC disconnect. Applicant would appreciate flexibility on that point so he doesn't have to amend his application and return to the HDC.

Motion: Szumko (second: Chesnut) moved to approve the application dated July 1, 2022 for 16 N Washington and issue a certificate of appropriateness for the installation of a solar array on the eastern section of the existing roof, as well as moving the meter to the rear exterior if necessary. The work will not negatively impact the historic resource or larger district and so the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9.

Relevant Secretary of the Interior's Standard:
9

Approval: Roll Call. Unanimous. Motion carried.

218 N Adams

**fence*

Removed from agenda at applicant's request

300 W Michigan

**Façade Rehabilitation*

- Applicant: Applicant Mark Smith attended in person. Reminded commission of some concerns from last meeting—the overhang will remain and there are two potential treatments for that—photos have been provided. One is smooth and one has a bit more projection. Planning to remove the glass block and reuse that glass block in the parking structure.
- Staff: Staff did try to look into the significance of the building but has not had success yet. In any case, the building’s overhang (a character-defining feature) will remain, so that concern has been addressed. The brick stain is breathable, no significant work will be done on the parking structure, and the handicapped ramp will be on the front, so staff doesn’t have any additional concerns.
- Discussion: Commission discussed that either the smoother or more projected straps on the overhang are fine. Commission discussed that nothing proposed here makes the building less compatible with the district.
- Motion: Huffman (second: Szumko) moved to approve the July 7, 2022 application for the work proposed at 300 W Michigan, including staining the masonry; modifying the overhang along the top of the building using industrial metal cladding; removing the low, perimeter, brick walls; removing reflective glass block in the rounded feature along Michigan Avenue and replacing it with clear glass; reusing reflective glass block in parking structure; and reorienting the building to the Michigan Avenue entrance and creating a plaza there at the corner with Adams with pavers, planter boxes, and street trees. The building is not really compatible with the other resources in the historic district, but the proposed work does not make it any less compatible, in accordance with Standard 9.

Relevant Secretary of the Interior’s Standards:

9

Approval: Roll Call. Unanimous. Motion carried.

STUDY ITEMS

513 N River

**Patio and shed addition to garage*

The original sketch concept showed the shed addition to the garage’s side and a covered patio behind the garage. However, upon a survey, the lot line is not where it was thought to be, so now the idea is to build a shed addition to rear of garage and patio will be further behind that. Rough idea at this point is to leave garage siding intact, build a shed that measures about 8’x 10’ or so behind that garage on level concrete, and then build a patio that follows the slightly sloping grade down. The shed roof would come from behind the garage over the shed, and then another shed roofline would extend out over the patio, and the patio might be about 8’x 10’ or 8’x 12’—the whole thing hasn’t been thoroughly planned. Commissioners thought that since the garage is hip roofed, having the shed roof(s) differentiates the new from the existing adequately so the new

siding could be of the same reveal. On shed, builder is talking about Hardie smooth siding and Azek trim in same or very similar reveal to what exists on garage. Concept was acceptable to commissioners. One commissioner mentioned LP smart siding as a potential building material and wondered if the commission has much experience with it. They do not. Commission seeks smooth siding, not a heavily grained faux wood pattern. Commissioner believes they have a smooth siding.

109 Maple Street

**Siding and Windows progress update*

Homeowner had spoken to the commission a couple months ago. Has since removed some of the aluminum siding and exposed some of the old wood siding, and has removed one of the windows where one of the most water-damaged areas was. Put on a new roof when he bought it but damage had been done. Areas of siding, sill plate, and foundation were water damaged, and some areas had shiplap but it was very water damaged. He wants to keep the materials he can, obviously, but there was an addition and that wood is different from the wood on the main part of the house. However, the way that roof was designed/built led to significant water damage on the addition. Very little material to salvage back there. His plan is to salvage as much original material as possible for the most visible portions of the house (front especially) and then to get new materials as close to original as possible to fill in. He's trying to understand options for siding--looking at looking at LP smart siding, others, and he'd like to understand what commission will approve. Foundation had settled in places and he had it supported. Trim boards along the sill will need to be replaced—he's looking at materials and is considering a fiber-cement product. Several windows have been twisted and he thinks some of the sashes have been replaced. As he works, he may need to replace sheathing and when he does that, the windows come out. Some probably are technically repairable, but some probably are not. He needs to understand where the line is between being repairable and not. One commissioner mentioned that he suspects there is a moisture barrier problem on the whole house. When you are having to pull the house apart to add a moisture barrier, for the long-term preservation of the house, and windows have to come out to put sheathing in, then can look as a commission at replacing windows. Another commissioner mentioned that replacements would match the character of the house. Still needs to put an application in for the windows he is proposing to replace. There are cases where the windows were replaced over replacement siding, so those will need to be replaced. There are some conditions issues, some replacement sashes, aiming to keep everything original on the front of the house. Commissioner requested that he documents in detail all the conditions of the windows he seeks to replace.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

1. Property Monitoring

- a. Commissioners/Staff discussed property concerns and property issues under review.

2. Updates from Staff - none

- 3. Commissioner Comments**—staff needs to check old motion regarding calendar and what action is now necessary. Meeting twice a month through October (unless commission would like to change that), November meeting should be cancelled, staff to confirm how to proceed according to rules.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the Minutes of June 28, 2022

Motion: Szumko (second: Chesnut) moved to approve the minutes of June 28, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

Election of Vice Chair

Motion: Szumko (second: Pettit) moved to elect James Chesnut as vice chair.

Approval: Roll call. Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:36 p.m.