

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF JANUARY 14, 2020

CALL TO ORDER AND ROLL CALL

Meeting Location: Ypsilanti Historical Society, 220 N Huron, Ypsilanti, MI 48197

Commissioners Present: Alex Pettit, Hank Prebys, Ron Rupert, Amy Swift, Anne Stevenson, Erika Lindsay, James Chesnut

Commissioners Absent: None

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

Interim-Chair Pettit called the meeting to order at 7:01 pm.

APPROVAL OF AGENDA

Agenda amended to add 428 N Hamilton as a Study Item.

Motion: Prebys (second: Rupert) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

307 N River

**Site Plan with multiple features. Applicant amended the application at the meeting to only include: Site plan details, landscaping, lighting, fencing, and the dumpster enclosure. The ramp, three-season porch, and mural/paint were removed to be discussed at a later meeting.*

Applicant: Ryan Wallace, owner- present.

Motion: Prebys (second: Rupert) Move to issue a Certificate of Appropriateness for the work at 307 N River as presented in the application dated December 14, 2019; with the exceptions of the three-season porch, repainting exterior, mural, and ramp and rail at the rear of the building, according to the applicant [amended at January 14, 2020 meeting]. The approval includes the remaining exterior work as submitted in the site plan and the staining of any wood, including the fence and deck, in Sierra 700 Opaque. Approval is conditioned on the light fixtures having a temperature of 3000k or less.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried.

318 Maple

**Window replacements.*

Applicant: Judy Weinburger, owner, present.

Motion: Swift (second: Prebys) Move to approve and issue a Certificate of Appropriateness for the work at 318 Maple, as submitted in the application dated January 3, 2020, for the replacement of three awning-style windows on the rear second story enclosed porch. The new windows shall be full-frame replacements with Marvin Elevate one-over-one double-hung aluminum-clad wood sashes.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried

629 N River

**Shed and fence.*

Applicant: Elizabeth McCall, owner, – not present.

Motion: Stevenson (second: Rupert). Move to issue a Notice to Proceed for the work already completed at 629 N River, as submitted in the application dated January 3, 2020, for installation of a 3' tall black metal fence parallel to the north property boundary, and a metal clad-garden shed, per the photographs submitted.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

400 N River

**Solar Carport.*

Applicant: Dick Mitchell, project architect, –present.

Motion: Rupert (second: Stevenson). Move to approve and issue a certificate of appropriateness for the work at 400 N River, as submitted in the application, dated January 6, 2020, for installation of a solar paneled carport. The carport is to be built to specifications including a structure of galvanized steel and solar panels framed in aluminum.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

218 (209) Washtenaw

**New parking lot signage.*

Applicant: Robert Moses, property representative, –present.

Motion: Prebys (second: Rupert). Move to issue a Notice to Proceed for the work already completed at the North Adams Lot (218 Washtenaw), as submitted in the application dated January 6, 2020, for installation two new signs, as constructed.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

STUDY ITEMS

302 E Cross

**Windows, foundation, and siding update.*

Applicant: Max Ziebarth, owner –not present.

428 N Hamilton

**Potential addition*

Applicant: Jason Tallant, owner – present.

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

1. Windows Fact Sheet update

2. 2019 HDC Annual Report, for Council

Motion: Stevenson (second Swift) Move to adopt the 2019 annual report for the Historic District Commission as submitted.

Approval: Unanimous. Motion Carried.

3. 2019 HDC Annual Report, for State Historic Preservation Office

Motion: Stevenson (second Prebys) Move to approve and adopt the 2019 annual report that will be submitted to the State Historic Preservation Office.

Approval: Unanimous. Motion Carried.

4. Section 106 Consulting Party- 301 N Hamilton and 401 N Adams

5. Property Monitoring

6. Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 10, 2019

Motion: Prebys (second: Rupert) moved to approve the minutes of December 10, 2019, as drafted.

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 9:38 p.m.