

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF APRIL 27, 2021

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

Commissioners Present: Alex Pettit, Ypsilanti, Washtenaw County, Michigan
James Chesnut, Ypsilanti, Washtenaw County, Michigan
James Ratzlaff, Ypsilanti, Washtenaw County, Michigan
Erika Lindsay, Ypsilanti, Washtenaw County, Michigan

Commissioners Absent: Anne Stevenson and Amy Swift.

Council Liaison Jennifer Symanns, not present

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

Chairperson Pettit called the meeting to order at 7:05 pm.

APPROVAL OF AGENDA

Slagor: Added 324 Oak as a study item.

Motion: Lindsay (second: Ratzlaff) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

222 N River

**Solar Array*

Applicants: William Crawford, contractor; - not present
Zakary Thompson, project representative; present

Thompson: Noted that the final design has not been selected and can be flexible. Amended application to include two options of where the panels could go, essentially reversing the configuration.

Motion: Chesnut (second: Lindsay) Move to issue a Certificate of Appropriateness for the work at 222 N River in the application dated March 18, 2021, installation of two solar arrays on the south roof slope, using LG NeON solar panels in black, and Ironridge anchor system as specified. The inverter, disconnect, and other power apparatuses shall be located on the rear east elevation. Approval is granted with the understanding that the work is removable and although visible, the panels are not directly street-facing and have minimal impact on the historic setting. Two options were discussed on April 27. The preferred option is option [A] where the full solar array is on the west side of the chimney, street side of the house, and the shorter array is on the east side of the chimney. Option B is as shown with the larger solar array on the east side of the chimney, which is also acceptable but not the preferred option.

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.

39 E Cross

**Rooftop patio improvements*

Applicants: Keith Gipfert, contractor; - present
Santee French, owner; -present

Motion: Lindsay (second: Chesnut) Move to issue a Certificate of Appropriateness for the work at 39 E Cross as submitted in the application dated March 22, 2021, for construction of a roof over the rear second floor outdoor seating area as submitted with the conditions that objects mounted to the building are mounted to the mortar joints rather than brick, that the wood components of the structure be finished in paint or an opaques stain and that the composite siding portions of the structure have a smooth finish, rather than faux wood-grain. It is recommended that the materials utilize colors that are similar to or compatible with colors already used on the building. One other condition is the use of the metal roof option. Lighting shall match the requirements of the HDC Lighting Fact Sheet; shielded and a light color temperature of less than 3000k.

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.

NEW BUSINESS

317 S Huron

**Windows*

Applicants: Brent Hall, contractor; - present

Motion: Chesnut (second: Ratzlaff) Move approve and issue a Certificate of Appropriateness for the work at 317 S Huron as submitted in the application completed April 20, 2021 for replacement of a window and door with a double-casement window on the east elevation as specified. The new window shall be an Andersen A Series wood window with composite cladding. Approval is conditioned that the new window be appropriately trimmed, and the new wall space be clad to match the existing siding.

Secretary of the Interior Standards:

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

Approval: Unanimous

Motion carried.

407 E Cross

**Window replacements*

Applicants: Stewart Beal, owner; - not present

Motion: Lindsay (second: Chesnut) Move to deny the application for work at 407 E Cross as completed and submitted for review on April 19, 2021 with the finding of an adverse impact. The original six-over-six windows were a character-defining feature of the building and the new windows do not match the original windows in design or materiality and are not compatible with the character of the historic district.

Secretary of the Interior Standards:

#2- Do not destroy original material.

#5- Preserve distinctive features.

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

Approval: Unanimous

Motion carried.

STUDY ITEMS

302 Oak- Accessory building
119 S Washington- Roof and windows
324 Oak- Garage addition

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property Monitoring

Updates from Staff

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 13, 2021

Motion: Lindsay (second: Chesnut) moved to approve the minutes of April 13, 2021, as drafted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:47 p.m.