

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF MAY 25, 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
Amy Swift, Ypsilanti, Washtenaw County, Michigan
Anne Stevenson, Ypsilanti, Washtenaw County, Michigan
Erika Lindsay, Ypsilanti, Washtenaw County, Michigan

Commissioners Absent: None

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 7:04 pm.

APPROVAL OF AGENDA

Motion: Lindsay (second: Chesnut) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

319 S Washington

**Windows*

Applicants: Dan Gilbert, contractor, and Aaron Yankee, Michigan Department of Health and Human Services, present

Motion: Chesnut (second: Ratzlaff) Move to table action on the proposed work at 319 S Washington so the applicant may continue to investigate ways to

make the new window trim compatible. Critical points are removing the brick molding and producing a more compatible trim that doesn't stand proud of the existing and providing options for the window sill, understanding that it would need to remain in place as installed with this particular window manufacturer.

Approval: Unanimous.

Motion carried.

NEW BUSINESS

412 N Adams

**Brick Veneer*

Applicants: Andrew Rodriguez, owner - present

Motion: Ratzlaff (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 421 N Adams as submitted the application on May 10, 2021 for installation of a Royal Thin Brick veneer on the foundation of the façade porch as specified. The brick shall be laid in a stretcher bond and include corner pieces.

Secretary of the Interior Standards:

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

Approval: Unanimous.

Motion carried.

120 N Adams

**Roof, Gutters, Skylights*

Applicants: Brad Fracclosi, owner- present

Motion: Chesnut (second: Stevenson) Move to approve and issue a Certificate of Appropriateness for work at 120 N Adams as submitted the application on May 18, 2021 for roof and gutter replacements, and the addition of 3 of 4 Velux skylights as specified. The roof will be finished in architectural shingles with matching flashing and drip edge. The applicant may replace existing can vents but no new can vents shall be added. If possible, the Commission recommends removing the can vent on the façade dormer. Gutters shall be seamless K-style gutters in terratone and match current gutter configuration. The Velux skylights are permitted as presented in option three with the understanding that although they will be visible, they are on secondary elevations and have a minimal impact on historic integrity.

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.

311 E Forest

**Door*

Applicants: Nikki Nabozny, owner; - present

Motion: Stevenson (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 311 E Forest as submitted the application on May 18, 2021 for replacing the east elevation door with a Jeld-Wen "Craftsman-style" steel door as specified, to be painted in "Bunglehouse Blue" to match the shutters and front door.

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—none

ADMINISTRATIVE APPROVALS

310 Olive	Roof
101 S Washington	Roof
214 Oak	Paint

Motion: Stevenson (second: Lindsay) Move to approve the administrative approval as submitted.

Approval: Unanimous

OTHER BUSINESS

Property Monitoring

Updates from Staff

Staff acknowledged that the Commission was sent communication from Larry Yapp earlier in the day via email. Commission members confirmed receipt of the communication.

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 11, 2021

Motion: Chesnut (second: Swift) moved to approve the minutes of May 11, 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 9:15 p.m.

DRAFT