

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF JUNE 22, 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
Anne Stevenson, Ypsilanti, Washtenaw County, Michigan
Amy Swift, Alexandria, Alexandria County, Virginia

Commissioners Absent: Stefan Szumko, Erika Lindsay.

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: Chesnut (second: Stevenson) moved to approve the agenda.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

319 S Washington

**Windows*

Applicant: Dan Gilbert, contractor, and Matt Duncan, Michigan Department of Health and Human Services- both present

Motion: Ratzlaff (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for work at 319 S Washington as submitted the application

dated April 21, 2021, for installation of Weathershield double-hung wood windows with replacement exterior grilles, with the flanking windows on the first story facade groupings having either one horizontal muntin or no muntin. The remaining new grilles shall match the original in dimension and configuration, with the previous stated exception stated. The new sashes shall be painted in a darker color to better blend in with the house. The sill should appear to be continuous between serial collections of windows. Also, the trim should appear to be continuous between flanking windows in serial groupings.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#6- Repair, do not replace, replacements shall match original.

Approval:

Pettit:	Aye
Chesnut	Aye
Ratzlaff	Aye
Stevenson	Nay
Swift	Nay

Motion Carried.

NEW BUSINESS

32 Photo

**New Fence*

Applicants: Adrienne Nickles, owner; - present

Motion: Swift (second: Ratzlaff) Move to approve and issue a certificate of appropriateness for work at 32 Photo for installation of a 67' cedar horizontal board fence at the location specified in the application submitted June 15, 2021. The fence shall be no taller than 5' and may be finished in a clear coat finish. This fence design is appropriate for this particular location due to limited visibility, security issues concerning the high traffic in that part of town, and the contemporary and vernacular nature of surrounding structures. Additionally, the gapping along the change in elevation should be minimized through a specific design intent.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

#10- New work shall be removable.

Approval: Unanimous.

Motion carried.

217 N River

**Metal roof*

Applicants: Gary Turner, owner; - present

Motion: Stevenson (second: Swift) Move to approve and issue a certificate of appropriateness for work at 217 N River for installation of new roofing and gutters as specified in the application dated June 15, 2021. The new roof shall be installed on the façade porch and garage. The roof shall be of constructed of 16" standing seam metal panels in a galvalume finish. The gutters shall be 6.5" half-rounds and downspouts shall be located at the outside corners of the building. In this application, a standing seam metal roof is appropriate on the porch because it is a later historic addition and is a secondary mass to the house that is not connected to the primary mass of the house. The garage is a later addition that does not have historic significance and as an auxiliary structure the Commission will allow more leeway. In addition, the garage faces the street at the gable end so there are limited sightlines to the roof from public access.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval:

Pettit:	Aye
Chesnut	Nay
Ratzlaff	Aye
Stevenson	Aye
Swift	Aye

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

310 Florence	Gutters
224 N River	Roof
309 S Washington	Roof

Motion: Stevenson (second: Swift) Move to accept the administrative approval for 224 N River, 309 S Washington and 310 Florence as submitted by staff.

Approval: Unanimous

Motion carried.

OTHER BUSINESS

Property Monitoring

Updates from Staff

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 8, 2021

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of June 8, 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 9:49 p.m.