

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF March 26, 2019**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr.                      Chair    7:04 PM

Meeting Location:                      Ypsilanti City Hall, 1 S Huron St, Ypsilanti, MI 48197

Commissioners Present:                      Mike Davis, Jr., Jane Schmiedeke, Hank Prebys, Anne Stevenson, Alex Pettit, Ron Rupert

Commissioners Absent:                      Erika Lindsay

Staff Present:                              Scott Slagor, Preservation Planner

**APPROVAL OF AGENDA**

Slagor:                      Noted the correct date for the agenda should be March 26, not March 12 as it was written. Two study items were also added to the agenda, 220 N Huron and 208 Emmet.

Motion:                      Schmiedke (second: Prebys) moved to approve the agenda, amended to include the correct date and with the addition of 220 N Huron and 208 Emmet to the study items.

Approval:                      Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS** - None

**NEW BUSINESS**

**104 S Huron**  
*\*Solar Array Installation.*

Applicant: Gail Wolkoff, Educate Youth–Not present  
Katie Bertcher, Contractor/University of Michigan Student -Present  
Dhruv Tatke, Contractor/University of Michigan Student -Present  
Dave Strenski, Contractor/Solar Ypsi –Present

Discussion: Bertcher: Stated that nothing had changed from the study item application. The solar array would be on a rear roof slope, out of view from the right-of-way, only visible to the neighboring property. Work would include the installation of a 12-panel solar array with four rails. The array would be noninvasive, easily removed if future owners did not want it. It would produce 3.2KW hours per years and .8 KW hours per day.

Davis: Asked to confirm that the photo with the blue circle is the location of the solar inverter

Bertcher: Confirmed.

Motion: Prebys (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 104 S Huron as submitted in the application dated March 11, 2019 for the installation of 12 300W SolarWorld panels on the south roof slope on the rear west ell, and installation of a SolarEdge inverter on the west elevation.

Secretary of the Interior Standards:  
#2- Do not destroy original character.  
#10 – New work shall be removable.

Approval: Unanimous. Motion Carried.

#### **422 N River**

*\* Repaint exterior of the house*

Applicant: Kristen Perkins, owner – Not Present

Discussion: Schmiedke: Asked for clarification of where the colors are going.

*[Discussion re: colors scheme.]*

Slagor: Provided original color samples submitted with the application.

*[Discussion re: continues colors scheme.]*

Davis: Porch pieces [brackets] below the roof are currently blue but it is not directly stated in the application what color they would be.

*[Discussion re: colors and washing.]*

Rupert: Application did not specify if the porch deck and steps would be painted. Steps and deck should be a darker color.

Stevenson: Stated concern that the house was going from essentially three colors to essentially two, since the yellow was only being used on the doors. Contrasting colors on the decorative features are being lost.

*[Discussion re: colors of distinctive features]*

Motion: Rupert (second: Schmiedeke) moved to table discussion for the work at 422 N River for an opportunity to consult with the applicant and gain more information on the color of the corbels [brackets] and trim of the house.

Approval: 5 approved. 1 opposed. Motion Carried.

## **STUDY ITEMS—**

### **116-118 W Michigan**

Applicant: Adam Tasselmyer, owner- Present  
Bruce Donovan, contractor- Present

Discussion: Tasselmyer and Donovan: Provided drawings of the proposed amendments to the rehabilitation of the storefront facades at 116-118 West Michigan.

### **414 N River**

Applicant: Irmgard Gelletly, owner- Present

Discussion: Plans to remove present siding and restore materials below. Also discussed window repairs and weatherization.

### **220 N Huron**

Applicant: Alvin Rudisill, Ypsilanti Historical Society  
Millie Latack, Ypsilanti Historical Society

Discussion: Applicants provided photos and schematics of proposed basement expansion of the Ypsilanti Historical Society.

### **208 Emmet**

Applicant: Amy Strutz, contractor AJ Leo Electric & Solar- Present

Steve Pierce, Neighbor –Present.  
Dave Strenski, Contractor/Solar Ypsi –Present

Discussion: Applicants provided photos and renderings of a proposed solar roof on the house at 208 Emmet.

## **ADMINISTRATIVE APPROVALS—**

### **520 N Hamilton**

*\*Reroof*

Applicant: Marty Nyrkkanen, owner – Not Present

Motion: Schmiedke (second: Prebys) moved to accept the administrative approval of the reroofing application for 520 H Huron.

Approval: Unanimous. Motion Carried.

## **OTHER BUSINESS**

### **Memo: Lighting in Historic Districts**

Davis: Noted that up lighting is no longer permitted because they had adopted the dark sky standards. Do we regulate lighting placed interior of windows that is designed to be viewed from the outside?

Prebys: An example is the LED lighting placed in storefront windows.

*[Discussion re: lighting]*

Slagor: Staff will look into it based on the ordinance and professional standards.

*[Discussion re: lighting, and Zoning enforcement officers for property monitoring, and what types of interior work requires HDC approval per our ordinance]*

Davis: An opinion from the City Attorney would be helpful with this issue if the ordinance is unclear.

### **Resolution to support the Michigan Historic Tax Credit**

Motion: Davis (second: Schmiedke) moved to support the resolution in support of the Michigan State Historic Tax Credit Senate bill 54, House bill 4100

Approval: Unanimous. Motion Carried.

*[Discussion re: HDC resolutions]*

**HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)**

None.

**Property Monitoring**

East Cross St. Flag Pole- Staff will investigate

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of March 12, 2019**

Motion: Prebys (second: Stevenson) moved to approve the minutes of March 12, 2019.

Approval: Unanimous. Motion carried.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 9:05 p.m.**