

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF JULY 28, 2020

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

Commissioners Present: Alex Pettit, James Chesnut, Amy Swift, Erika Lindsay

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner; Nancy Hare-Dickerson, Recording Secretary; Andy Aamodt, City Planner; Andrew Hellenga, City Clerk; Chelsea Thomas, Treasury Technician

Chairperson Pettit called the meeting to order at 7:03 pm.

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

201 N River

**Awning*

Applicant: Karen Facer, church representative - present

Motion: Chesnut (second: Swift) Move to approve and issue a certificate of appropriateness for the work at 201 N River, as submitted in the application dated June 30, 2020 for installation of an Americana Sierra Patio Cover, as specified. Structural components mounted to the building shall occur at the mortar joints.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible.

#10 – New work shall be removable.

216 S Washington

**Windows*

Applicant: Brett Mahaffey and Larry Jones, contractors Renewal by Andersen Windows
- present

Applicant amended the application, removing window #101 from the proposed work.

Motion: Swift (second: Chesnut) Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of three windows with Renewal by Anderson in Red Rock brown. The new windows shall be full frame replicas that match the grille pattern and dimensions of the original windows. In the bathroom [Window #202], a hammered glass or similarly obscure and historic glass shall be in the upper and lower sashes.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

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

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

100 W Michigan

**Windows*

Applicant: Conor Doran, property representative; and Nick Kresta, O'Neil Construction - present

Motion: Swift (second: Lindsay) Move to approve and issue a certificate of appropriateness for the work at 100 W Michigan for installation of 12 new Jeld Wen Sitaline double-hung wood windows on the façade second and third stories, as specified.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

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

301 Maple

**Accessory building*

Applicant: Adriaan VanVelden, owner - present

Motion: Swift (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 301 Maple as submitted in the application dated July 8, 2020 for installation of a new garden shed as specified. The new structure shall match the drawings and material lists submitted. Additionally, as discussed, the windows should match the configuration as submitted but be either a wood or aluminum-clad wood material. The door should also match the design submitted with a half-light material and be in compliance with the door guidelines that outline either a natural material or door or synthetic door that does not have a textured finish. The exterior wood components of the structure shall be painted. With the amendment that there was a change after application was submitted to pressure treated footings as opposed to the concrete sono-tubes in the applications.

Approval: Unanimous. Motion carried.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

217 W Michigan

**Balcony deck replacement and additional structural support*

Applicant: Tom Rumford, owner; David Post, contractor – not present

Motion: Chesnut (second: Swift) Move to approve and issue a Certificate of Appropriateness for the work at 217 W Michigan as submitted in the application dated July 14, 2020 for work to the rear egress balcony. A new structural support timber post shall be added as specified; the balcony deck shall be radius edged deck boards as specified; the stair treads may be repaired as needed; and a new balustrade will not be installed at this time per note number 5 in the [staff review]. For future reference and future application, the applicant should reference the handrail guidelines provided by the City of Ypsilanti [see Fact Sheet] prior for submitting for approval. Approval is conditioned that the wood components be painted or stained in an opaque finish. With the additional comment that note B on sheet S1 of the structural drawings be clarified if in fact new column locations are to be located for structural reasons and resubmitted to the City for final approval by the commission.

Approval: Unanimous. Motion carried.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS

Motion: Lindsay (second: Swift) Move to the administrative approvals for 210 Oak, 310 Florence, 326 E Forest, and 116 N Hamilton.

Approval: Unanimous Motion carried.

OTHER BUSINESS

1. **Property Monitoring**
2. **Commissioner Comments**

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 23, 2020

Motion: Lindsay (second: Swift) moved to approve the minutes of June 23, 2020, 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 9:48 p.m.