

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**ACTION MINUTES OF AUGUST 13, 2019**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr., Chair                    7:11 PM

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

Commissioners Present:            Hank Prebys, Jane Schmiedeke, Mike Davis, Jr., Erika Lindsay,  
Ron Rupert,

Commissioners Absent:            Alex Pettit, Anne Stevenson,

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

**APPROVAL OF AGENDA**

Motion:                    Prebys (second: Schmiedke) moved to approve the agenda.

Approval:                Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

**NEW BUSINESS**

**Highland Cemetery nomination to the National Register of Historic Places**

Robert O. Christensen, presenting on behalf of the Highland Cemetery Association.

Motion:                    Prebys (second: Lindsay) Move to resolve that

**WHEREAS**, the City of Ypsilanti is a Certified Local Government (CLG), and is responsible for supporting the National Register of Historic Places (National Register) nomination process; and

**WHEREAS**, each commissioner has read the draft National Register nomination for Highland Cemetery, and visited the site;

**NOW THEREFORE BE IT RESOLVED THAT**, the Ypsilanti Historic District Commission finds that Highland Cemetery is significant under National Register Criteria A and C, and meets the National Register standards of integrity, as defined in National Register Bulletin 15.

**BE IT FURTHER RESOLVED THAT**, the Ypsilanti Historic District Commission supports listing Highland Cemetery in the National Register of Historic Places.

Approval: Unanimous. Motion carried

### **213 Pearl**

*\*Exterior renovations, including paint, siding, trim, and doors.*

Applicant: Gerald Evans, owner- present. Bill Lucas, contractor- present.

Motion: Prebys (second: Schmiedke) Move to approve issue a certificate of appropriateness for the work at 213 Pearl for the work as specified in the application, dated May 1, 2019, including replacement of the door on the west elevation, repair and replacement of trim, and painting in "Soulful Gray" and "Cosmic Blue" as defined by Valspar paints.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

### **216 S Washington**

*\*Window replacement.*

Applicant: Brett Mahaffey, contractor- present.

Motion: Prebys (second: Rupert) Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of 13 windows, as identified in the application, with Renewal by Anderson in Red Rock brown, with the condition that glass area and grille patterns remain identical to the original windows. That includes replacement of the casements on the façade first story with similar casements.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

#6 – Replacements shall match original.

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

Approval: Unanimous. Motion carried

### **217 N River**

*\*Rear addition, new roof, solar array, and replacement garage windows.*

Applicant: Gary Turner, under contract to be owner- present.

Motion: Lindsay (second: Rupert) Move to approve and issue a certificate of appropriateness for work at 217 N River for a 26'x26' addition to the west elevation, new roof, and solar panels. The addition is to be built per spec, on the drawings submitted August 13, 2019; including a gray parged foundation, Hardi panel siding, half round gutters, a standing-seam metal roof, Woodwright windows, velux skylights, vertically oriented glass panels, and Douglas fir doors. The standing-seam metal roof shall be 16" wide panels, crimped seams no more than 2" high, a low-profile ridge cap with no vent or edge cap, and finished in galvalume. The solar array is to be placed on the south elevation and built to spec. Garage windows to be replaces as cited in the original site plan. The removal of aluminum siding is allowed per the drawings submitted August 13, 2019.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

Approval: Lindsay, Rupert, Prebys. Opposed: Schmiedke, Davis. Motion carried.

## **STUDY ITEMS**

116-118 W Michigan- Applicant left before end of the meeting. Project not discussed.

## **ADMINISTRATIVE APPROVALS**

**8 N River**

**208 Olive**

*\*Roof replacements*

Motion: Rupert (second: Prebys) moved to accept the administrative approvals for 8 N River and 208 Olive.

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 July 23, 2019**

Motion: Rupert (second: Schmiedke) moved to approve the minutes of July 23, 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 8:57 p.m.**

DRAFT