



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, November 9, 2021
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Erika Lindsay – Washtenaw County, City of Ypsilanti
Amy Swift – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: None

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

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

209 Washtenaw

**Solar Array.*

Applicant: Brandon Knight, contractor – not present

Discussion: Slagor: Staff provided a review citing the following information -- that the property concerns the First United Methodist Church, historically known as Methodist Episcopal Church, erected in the 1890s, designed by Weary Kramer using his famous "Akron Plan" which was popular for protestant late nineteenth century churches in the Midwest.

Staff indicated that the applicant proposes to install a 36-modular solar array on the flat roof of the education wing of the building which has a parapet on three sides; that the plan is to mount the modules with an iron ridge system that connects to concrete blocks and which will not penetrate the roof; that the conduit, the inverter, disconnect and all those apparatuses *[reference packet materials]* will extend down the west elevation, which is a side elevation to near where the electrical meters are.

Staff outlined the various packet documents and photos showing the layout of the proposed project.

[Commissioners reviewed packet materials]

Motion: Szumko (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 209 Washtenaw as submitted in the application dated November 2, 2021, for installation of a solar array system with 36 Hanwha 400 modules, as specified, with the connection boxes on the west elevation.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: None

Motion carried.

214 N Huron

**Door and Roof.*

Applicant: Cheryl Farmer, owner - not present

Discussion: Staff provided a review citing the following information -- that the property is a prominent Italianate-style house, erected around 1850. Staff indicated that applicant proposes to replace the door at the southeast corner of the house that has been badly damaged by carpenter ants; that applicant looked for a matching historic door to no avail and is proposing to install a compatible door instead.

Staff indicated that applicant also proposes to replace the front porch which has a flat roof, and the rear wrap-around enclosed porch addition which has a very low slope, with a membrane system; that because the slope is visible from Huron street, staff advised applicant that the

membrane system would only be appropriate if it was a dark color in order to match the shingles on the rest of the house so that there is a cohesive roof texture and appearance, which applicant agreed to.

Staff outlined the various packet documents and photos showing the proposed installation locations and project materials.

[Commissioners reviewed and discussed packet materials and appropriate glass style for door]

Motion: Szumko (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 214 N Huron as submitted in the application dated November 2, 2021, for replacement of the door at the southeast corner of the house with the option of the preferred clear glass as opposed to the fancy [stylized] glass; and new porch roofs, as specified. Approval is conditioned that the door be finished in a paint or opaque stain, and that the membrane roof system be colored dark gray on the southeast porch to match as closely as possible to the shingled portions of the building.

Secretary of the Interior Standards:

#6- Repair don't replace, replacement shall match the original.

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: None

Motion carried.

302 E Cross

**Porch.*

Applicant: Max Ziebarth, owner - not present

Discussion: Staff provided a review citing the following information -- that the property includes a circa 1880 "Late Victorian" Gothic Revival-style house; that the property has been considered a case of Demolition by Neglect since 2018; that over the last couple of years, the owner has been working on the foundation and siding repair; and that in order to access the foundation and damaged siding, applicant removed the siding on the side of the house and saved all of the columns and trim material; that applicant indicated that he would like to start rebuilding the porch.

Staff explained that he advised applicant to focus on one detailed item at a time and possibly discuss the rest as study items *[reference original application with multiple items listed]*; that applicant indicated being ready to proceed on the proposed porch work.

Staff summarized a sketch provided by applicant – that the proposed porch is framed out to match the dimensions of the old porch, framed with treated wood, plans to use the original porch columns that were decorative, plans to have tongue and groove porch flooring installed, plans to

use a vertical lattice to skirt the porch; and that applicant indicates there is currently not a concrete plan for the roof.

Staff referenced and summarized photo packet materials of previous and current property conditions.

[Procedural discussion]

[Commissioners reviewed and discussed packet materials]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 302 E Cross as submitted in the revised application dated October 27, 2021 for reconstruction of the west porch. The porch shall be built to specifications, and reuse the historic columns and decorative trim pieces. Approval is for work described in the application only. When the porch roof is reconstructed, the applicant must submit an amendment that details the pitch, dimensions, trim, sheathing and finish material of the new porch roof.

Secretary of the Interior Standards:

#2- Do not destroy original character. Do not remove or alter historic material or features.

#5-Preserve distinctive features.

#6- Repair don't replace, replacement shall match the original.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: None

Motion carried.

STUDY ITEMS

302 E Cross

**Demolition by Neglect Items.*

Property owner, Max Ziebarth, not present. Study items not discussed.

116-118 W Michigan

**Façade alterations and painted brick.*

Sidney Migoski and Adam Smith, project architects, discussed proposed changes to the signage and trim areas, proposed additional lighting and final painting for the building.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns.

2. Updates from Staff—none

3. Commissioner Comments

Commissioner Lindsay initiated discussion regarding a possible mechanism to monitor and follow-up on large HDC-approved projects.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 26, 2021

Motion: Szumko (second: Chesnut) moved to approve the minutes of October 26, 2021, as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: None
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:54 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson