



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, March 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 7:09pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Anne Stevenson - 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

Commissioners Absent: None

Also Present: Jennifer Symanns, Council Liaison

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

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

114 Woodward

**Garage addition, window and garage door.*

Applicants: Alan and Eileen Young, owners - present

Discussion: *[Excerpt from Staff Review Notes: An application which was reviewed by the HDC at the November 24, 2020 meeting which sought approval for a small addition to a carriage barn, a new window and new garage door, was denied by the HDC with the following language: "The replacement window and the overhead door as installed do not meet the HDC guidelines as cited in the Windows and Doors Fact Sheets. Specifically, vinyl windows are not compatible with the historic character of the building and are not allowed in the District; and the faux-wood grain finish on the steel door is not compatible."*

Sixty (60) days have passed since the denial and the original application cannot be amended nor appealed. To that extent, the applicant has submitted a new application to address the work.]

Pettit: Acknowledged the November 24, 2020 discussion regarding applicants' requested proposed work. Asked applicants to discuss the new application submission.

E Young: Explained that a new application was submitted for the shed addition to the back, which is five-foot-by-twelve-foot, has an original door from the barn, with new hardware which can be lockable. Stated that it has a slightly sloped roof and is sitting on a cement slab. *[Discussed past issues with damage/deterioration of the structure]*

Stated that the window is on the west wall just to the right of the door *[reference photo materials]*. Indicated that they found an old window in the barn and the proposal is to refurbish/repair the window and use it to replace the previously proposed vinyl window.

Indicated that the garage door is a dark door and no real detail can be seen *[reference photo materials]*. Stated that as you walk up, you can tell that the door is dark and that it is framed but you cannot tell that it has a wood grain *[reference November HDC discussion]*. Indicated that they were granted to use the full alley as their driveway, which provides a lot of shade.

Pettit: Asked if commissioners had questions regarding the proposed shed addition work. *[None raised]*.

Asked if commissioners had questions regarding the proposed window refurbishment work.

Swift: Asked if the window will be made operable.

A Young: Stated that the goal is to make it operable so they can open and shut it.

Ratzlaff: Stated that he is glad that the original materials are being used. *[Commission consensus]*

Pettit: Asked if commissioners had questions regarding the proposed door.

Swift: Asked if the original alley/driveway is still a public-access alley.

A/E Young: Confirmed that the alley is not a public-access alley.

[Further confirming discussion re: the non-public-access alley, reference photo materials]

Stevenson: *[Initiated procedural discussion]*

Motion: Stevenson (second: Swift) moved to issue a Certificate of Appropriateness for the work at 114 Woodward as submitted in the application dated March 3, 2021, for work to the carriage barn as specified; including the addition to the north elevation, restoration of the historic window on the west elevation, and the bay infill with a new overhead garage door on the east elevation. The garage door does have a faux-wood finish. The Commission is going to allow that to proceed because the visibility of that finish from the street, or public right-of-way, is minimal and so could not be seen unless a person was standing very close.

Secretary of the Interior Standards:

#2- Do not destroy original character.

#5- Preserve distinctive features.

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

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

Nays: None

Absent: None

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property Monitoring—none

2. Updates from Staff

Re: Michigan Historic Preservation Network – Upcoming training and conference opportunities

Re: Historical Society Virtual Tour – Sunday, March 21, 2021 at 2pm

3. Commissioner Comments

Commissioners discussed decision-making processes.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 23, 2021

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of February 23, 2021, as submitted.

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

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 7:52 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson