

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF JANUARY 26, 2021

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

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

Commissioners Absent: Anne Stevenson, Ron Rupert

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

Chairperson Pettit called the meeting to order at 7:05 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

301 S Washington

**Door*

Applicant: Bryan Young, owner; - present

Commissioner Ratzlaff recused himself as he is direct neighbor to the property.

Motion: Lindsay (second: Chesnut) Move to issue a notice to proceed for the work at 301 S Washington as submitted in the application dated January 5, 2021, and amended January 19, 2021, for installation of a new steel door matching option number 4, as specified, with the condition that the new door shall have a smooth finish rather than faux wood grain. The Commission acknowledges that the original door is an irreplaceable loss and

this new door at minimum meets the design guidelines in the Door Fact Sheet.

Approval: Unanimous.

Motion carried.

#9- Contemporary designs shall be compatible and not destroy significant original material.
#10- New work shall be removable.

NEW BUSINESS

301 S Washington

**Window*

Applicant: Bryan Young, owner; - present

Commissioner Ratzlaff recused himself as he is direct neighbor to the property.

Motion: Chesnut (second: Lindsay) Move to deny the application for work at 301 S Washington as submitted in the application dated January 19, 2021, for installation of a horizontal sliding vinyl window on the south elevation. A horizontal sliding window is not appropriate for a mid-nineteenth century house where all other windows are double-hung sashes. Additionally, vinyl is an incompatible material with the historic district as it does not expand and contract at the same rate as wood, is not repairable, and does not have a finish or profile consistent with historic wood windows.

Secretary of the Interior Standards:

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

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

Approval: Unanimous.

Motion carried.

208 E Cross

**Siding*

Applicant: Carrie Taylor, owner; - present

Motion: Swift (second: Chesnut) Move to issue a certificate of appropriateness for the work at 208 E Cross as submitted in the application dated January 19, 2021 for siding work as specified in either options 2a or 2b. In either option we would suggest that the new boards be fed in along the seams with the Hardiboard and in Option 2a that the division between Hardiboard and shake

be emphasized with a piece of trim to match the current trim color and material.

Secretary of the Interior Standards:

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

Approval: Unanimous.

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. **2020 Annual Report for City**
2. **2020 Annual Certified Local Government Report for State Historic Preservation Office**

Motion: Chesnut (second: Ratzlaff) Move to adopt the 2020 Annual Report for the Historic District Commission and Historic Preservation Program in Ypsilanti, Michigan as well as the Michigan State Historic Preservation Office Certified Local Government Annual Report January 1, 2020 to December 31, 2021.

3. **Property Monitoring**
4. **Staff Updates**
5. **Commissioner Comments**

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

The Commission received one comment from Bryan Young.

HOUSEKEEPING BUSINESS

Approval of the minutes of January 12, 2021

Motion: Chesnut (second: Lindsay) moved to approve the minutes of January 12, 2021, 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 9:42 p.m.