

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF July 13, 2021

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

Commissioners Present: Alex Pettit, Ypsilanti, Washtenaw County, Michigan
James Chesnut, Ypsilanti, Washtenaw County, Michigan
James Ratzlaff, Ypsilanti, Washtenaw County, Michigan
Stefan Szumko, Ypsilanti, Washtenaw County, Michigan
Amy Swift, Ypsilanti, Washtenaw County, Michigan
Erika Lindsay, Ypsilanti, Washtenaw County, Michigan

Commissioners Absent: Anne Stevenson

Council Liaison Jennifer Symanns, not present

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

Slagor: Noted that the applicant for 301 S Huron would not be in attendance and proposed moving discussion to the end of New Business.

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

421 N Adams
**Gutter and Rain Chain*

Applicants: Andrew Rodriguez, owner; - present

Motion: Lindsay (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 421 N Adams as submitted the application on June 25, 2021, for installation a half-round gutter and rain chain on the front porch as specified.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous.

Motion carried.

11 E Cross

**Sign*

Applicants: Jordan Philips, business owner - present; Kevin Short- Johnson Sign Company- not present

Motion: Swift (second: Ratzlaff) Move to table action for the proposed work at 11 E Cross as submitted in the application on July 2, 2021 for installation of an aluminum sign panel as specified. Some guidelines for design proposal that we would like to see are as follows: if the sign is to be put over the ghost sign, we would want some of the proportions to be relatable to the ghost sign, for instance the height of the sign and perhaps individual letters, although that seems cost prohibitive. Other options could be to move the sign to other locations on the façade where the ghost sign is not present, either over the garage door or over the man door. Also to consider cleaning up some of the design language and typology, and simplification of the overall design to be compatible.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous

Motion carried.

301 S Huron

**Porch guardrail, steps, and storm door*

Applicants: Karen Himmelspach, owner; - not present

Motion: Ratzlaff (second: Szumko) Move to approve and issue a Certificate of Appropriateness for the work at 301 S Huron as submitted the application on June 30, 2021, for installation an aluminum guardrail and steps on the north porch as specified; and a replacement aluminum storm door at the location specified.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

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

#10- New work shall be removable.

Approval: Unanimous.

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

318 W Cross Roof

Motion: Lindsay (second: Szumko) Move to accept the administrative approval for 318 W Cross as submitted by staff.

Approval: Unanimous

Motion carried.

OTHER BUSINESS

Demolition by Neglect Discussion with City Attorney

Property Monitoring

Updates from Staff

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 22, 2021

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of June 22, 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 9:47 p.m.

DRAFT