



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, January 28, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:01 PM

Commissioners Present: Alex Pettit, Hank Prebys, Amy Swift, James Chestnut

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- Two public comments were submitted to the Commission in writing.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

24 N Huron

**Installation of concrete block barriers.*

Applicant: Bessie Pappas, owner- present.

Discussion: Pettit: Asked applicant to describe, for the Commission, the work being asked to be done in the application.

Pappas: Indicated a request for approval of three concrete blocks that applicant explained were installed to prevent trespassing from a neighboring property owner. *[Applicant explained several past attempts to enclose the lot]*

[Reference packet materials, discussion ensued regarding materials used]

Motion: Prebys (second: Swift) Moved to deny the work already completed at 24 N Huron, as submitted in the application dated January 10, 2020, as the concrete blocks are a style of barrier inappropriate for the Historic District that diminishes the integrity of the setting.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried.

Pettit: *[Upon query by applicant, clarified the reason for denial of the application]*

317 N Washington

**Canopy sign replacement.*

Applicant: Sara Mheisen, contractor for Bazo Construction - present.

Discussion: Pettit: Asked applicant to walk the Commission through the application.

Mheisen: Stated that the site is a Citgo Gas Station. Stated that the site would remain a fueling station but that the brand is being converted to Sunoco. Indicated that with that change, comes the need for new Sunoco decals and signs that would go up on the canopy and on the pumps. Indicated that all of the dimensions for the signage are in the materials that were provided.

Pettit: Asked if it is only for the canopy signage and not the freestanding sign.

Mheisen: Confirmed.

Prebys: Asked if any lights are involved.

Mheisen: Confirmed. Stated that they are illuminated signs.

[Discussion ensued to clarify type of illuminated signs]

Mheisen: Indicated that illumination would be coming through the Sunoco name itself, just the letters – the yellow portion *[reference photo materials]*.

Swift: Asked if the lighting would be similar to the existing signage.

Mheisen: Confirmed.

[Reference photo materials, discussion continued as to illumination considerations]

Motion: Prebys (second: Swift) Moved to approve and issue a Certificate of Appropriateness for the work at 317 N Washington, as submitted in the application dated January 17, 2020, for the replacement of the surfaces on the gas station canopy, as specified; which will include illumination only behind the "Sunoco" logo.

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.

STUDY ITEMS

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – present.

Discussion: Pettit: Indicated that the Commission expectation was that applicant would bring in details about window replacement and completing closing up the structure. Indicated that applicant was to prepare an inventory of all the windows previously discussed – as to the plan for each window specifically and documentation of the proposed windows for replacement. Stated that if applicant planned to remove original material from the house, that the Commission wished to see some justification for it.

Ziebarth: *[Applicant discussed the condition of the windows]*

Swift: *[Explained conditions that the Commission would consider in terms of approving a replacement over restoration or repair]*

[Applicant continued discussion as to repair issues]

[Offer of commissioner on-site assistance to help with documentation; applicant acknowledged acceptance of offer]

[Procedural discussion ensued]

Pettit: Asked if there are any openings that are not currently closed to the elements.

Ziebarth: Stated that he “pretty much closed everything off”. *[Discussed materials used]*

Pettit: Asked about plans regarding the siding.

Ziebarth: *[Discussed issues involved in not having siding work completed; discussed condition of porch/installation plans]*

Pettit: Asked about applicant’s progress estimates as to siding.

Ziebarth: Stated that the timeframe would be February.

[Discussion continued as to clarifying timeline considerations]

[Discussion continued addressing window/porch/siding repairs; scheduling time for applicant to return]

Slagor: Summarized the discussion-- that a site visit is going to be scheduled. Indicated that following the site visit, possibly having a study item on February 11th pertaining to windows with all the specific details. Indicated that the windows, porches and siding will continue to be addressed sometime in February/March.

Swift: Clarified that the anticipation is that by late February, the siding will be complete. Stated that the Commission would like to touch base again and make sure that that timeline is on track and, then, if the window discussion needs to be revisited, that discussion can continue towards approvals.

Motion: Prebys (second: Swift) Moved to add 301 S Washington to the agenda as a study item.

Approval: Unanimous. Motion carried.

301 S Washington

**Potential garage*

Applicant: Hugo McMenamin, potential owner – present.

Discussion: McMenamin: Stated that he would like to understand the application process and requirements for possibly building a new garage. Stated that it is a corner lot and the front door sits on Catherine.

[Query/requirements/possible ideas were discussed]

ADMINISTRATIVE APPROVALS

1. **117 E Forest** Roof
2. **35 S Huron** Roof

Motion: Prebys (second: Swift) Moved to accept the administrative approvals for 117 E Forest and 35 S Huron, both for roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

1. Windows Fact Sheet Update

[Commissioners reviewed and discussed potential revisions of the Windows Fact Sheet]

2. Property Monitoring

Commissioner comments/query/discussion as to property monitoring.

3. Commissioner Comments

Commissioner Prebys shared that this will be his last HDC meeting after almost thirty years. Insights were shared and commissioners and staff thanked him for his longstanding service.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Approval of the minutes of January 14, 2020

Motion: Prebys (second: Swift) moved to approve the minutes of January 14, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:45 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson