



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, April 14, 2020
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 7:03pm

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

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Slagor: Staff requested to add 109 Maple as a possible study item.

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

Voice Vote: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

Frog Island Park- 699 Rice Street

**New lighting and bleachers.*

Applicant: Bonnie Wessler, City of Ypsilanti Department of Public Services- present

Discussion: Wessler: Stated that the application is for a request to add lighting in Frog Island Park as part of

the upgrade to the border-to-border trail which is planned for the summer. Stated that the plan is also to include adding built-in bleachers where the wooden and metal bleachers currently are in the park.

Pettit: *[Provided a synopsis of packet materials received]*

Wessler: *[Provided a clarifying overview of the packet materials]*

[Commissioners reviewed application and packet materials]

Pettit: Asked what will happen to the one existing light at the park.

Wessler: Stated that the plan is for it to remain.

Pettit: Asked what the final number of lamp posts would be and their planned locations.

Wessler: Stated that the final number and locations will be determined by a photometric study which will be performed by DTE.

[Discussion continued as to type of proposed lighting and locations]

Swift: Asked if the general idea is for lighting locations to only go around the pathways and not throughout the fields.

Wessler: Confirmed. Stated that it is only planned for adjacent to the path and essentially more towards the north end of the park. Indicated that a final layout will be eventually forthcoming.

Lindsay: Asked if consideration had been given to terrace up the retaining seat/wall as an improvement, due to the steepness of the bank.

Wessler: Stated that the primary goal was to provide spectator space for the park. Stated that that could be looked into.

Chesnut: Asked about the type of material proposed for the retaining wall.

Wessler: Stated that it is block.

Chesnut: Asked for clarification of the proposed block material.

Wessler: Stated that the aim is for something identical or similar to the cast blocks made for the amphitheater.

Motion: Lindsay (second: Swift) moved to approve and issue a certificate of appropriateness for the work at Frog Island Park, 699 Rice Street, as submitted in the application, dated March 3, 2020, for installation of new concrete bleachers and light fixtures as specified.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible.

#10 – New work shall be removable.

Voice Vote: Unanimous. Motion carried.

20-22 S Washington

**Signage.*

Applicant: Kamalpreet Singh, owner- not present

Discussion: *[Commissioners reviewed application and reference materials]*
[Discussion ensued as to the glass block window, sign coverage]

Swift: Indicated that as to the sign, in addition to the materials, the graphics and how it is mounted is inappropriate and not in keeping with the aesthetic nature of the historic neighborhood.

Pettit: Indicated that the Commission would typically require signs to be in a signboard area and framed in a certain way. Stated that there is a sign right above it that appears more appropriate.

Swift: *[Discussed alternative remedies which possibly could have been done]*

Stevenson: Indicated agreement with previous commissioner comments. Added that the glass block window is a historic feature of this particular 1946 building and should not be covered up. Stated that looking at the bottom of the window, there appear to also be water issues *[reference photo materials]*. Stated that covering the window with plastic material does not allow the surrounding bricks to breathe appropriately and could become a potential issue.

Lindsay: Indicated agreement with previous commissioner comments. Added that the corrugated plastic material used for the sign is problematic. Stated that corrugated plastic is cardboard made of plastic which is temporary, will fade and is inappropriate. Stated that it would be appropriate for the Commission to request that the window be opened up and for the glass block to be exposed. Added that this is a main street facing elevation.

[Discussion continued as to further considerations]

Motion: Swift (second: Stevenson) moved to deny the application for work at 20-22 S Washington. Although the resource is a non-contributing building, installation of a signboard over a window opening alters the façade rhythm and further intensifies the building's incompatibility with the character of the surrounding historic commercial area.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible.

Voice Vote: Unanimous. Motion carried.

103 W Michigan

**Replacement Windows.*

Applicant: Michael Condon, contractor- not present

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Stevenson: Indicated that not having information on the actual condition of the windows makes it difficult for the Commission to make a determination on whether or not they need to be replaced.

Swift: Indicated agreement. Stated that having information on the condition of the windows would also help guide the Commission on whether or not the windows that are being suggested are appropriate for that opening's condition. Stated that there also appears that there may be storm windows on top *[reference photo materials]* which it would be helpful to know the condition of.

Motion: Stevenson (second: Swift) moved to table decision for work at 103 W Michigan for the applicant to provide additional information, including cut sheets of the proposed new windows and documentation of the condition of the windows that are to be replaced.

Voice Vote: Unanimous. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

309 N Grove - Pavers and downspouts.

Motion: Lindsay (second: Swift) moved to accept the administrative approval for 309 N Grove for pavers and downspouts.

Voice Vote: Unanimous. Motion carried.

OTHER BUSINESS

1. Staff Update: Historic Preservation Advocacy Day

Slagor: Staff provided an update on his participation at the Historic Preservation Advocacy Day, held last month in Lansing, which was hosted by the Michigan Historic Preservation Network.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 25, 2020

Motion: Lindsay (second: Swift) moved to approve the minutes of February 25, 2020 as submitted.

Voice Vote: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:03 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson