



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, April 28, 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 101 W Michigan as a 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 103 W Michigan

**The application for replacement windows was moved to the end of the agenda as the applicant was not present.*

NEW BUSINESS 501 N River

**The application for chicken coop was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS

101 W Michigan

**Storefront.*

Applicant: Richard Muszynski-owner, Cody Newman-architect- present.

Discussion: Pettit: Asked what has changed and what is different in the revised plans presented.

Newman: Explained that when the 1950s modern façade was removed, there was steel that had not before been seen on the existing. Stated that this resulted in having to slightly modify the window sizes that are on the Michigan Avenue and Huron Street main front side. Stated that the modified dimensions are shown on the A500 Exterior Elevation sheet *[reference materials]*. Stated that there are no changes in color, style and trim. Stated that certain areas of the trim will be slightly wider.

[Per reference materials, discussion as to window/trim -- proportion/dimension/glazing/jamb details]

OLD BUSINESS

--Returned to Old Business

103 W Michigan

**Replacement windows.*

Applicant: Michael Condon, contractor- not present

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

Slagor: Provided an update of contact with applicant. Indicated having received cut sheet information.

[Discussion as to additional documentation]

Swift: Indicated that for the proposed windows, the Commission can review the cut sheets and ensure that they are appropriate for the District. Indicated being unable to tell what the light pattern is. Indicated that the Commission needs to be able to agree that the condition of the existing windows require replacements before approval is given. Also indicated the need to make sure that the grille patterns match.

[Discussion continued as to preservation of materials/light pattern/window location considerations/desire to see existing-window-condition photos]

Motion: Swift (second: Stevenson) moved to table a decision of work on 103 W Michigan for the applicant to provide detailed photos of the deterioration of the windows to be replaced.

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

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

NEW BUSINESS

--Returned to New Business

501 N River

**Chicken Coop.*

Applicant: Dawn Goldstein, owner- not present

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

[Discussion as to appropriate paint finish considerations]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 501 N River for installation of a chicken coop and chicken wire enclosure. The coop shall be built to specifications and finished in a natural whitewash. The structure shall be whitewashed to the greatest opacity possible to match the white finish on the house.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert

Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

8 N River - Fence.

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 8 N River for fencing.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert

Unanimous. Motion carried.

OTHER BUSINESS

1. Draft Door Fact Sheet

Commissioners/Staff reviewed a draft of a new HDC Door Fact Sheet and discussed potential revisions.

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 April 14, 2020

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

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

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:41 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson