



MINUTES-**AMENDED**

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, July 13, 2021
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 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Erika Lindsay - Washtenaw County, City of Ypsilanti
Amy Swift – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Discussion: Staff 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 as amended.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Stevenson
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

421 N Adams

**Gutter and Rain Chain.*

Applicant: Andrew Rodriguez, owner - present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Rodriguez: Indicated that the plan is to install a half-round gutter with a rain chain on the front of the porch instead of a downspout. Stated that it will be painted to match the existing trim that was previously HDC-approved.

Szumko: Asked for clarification on the means for fastening it to the roof.

Rodriguez: Indicated that it would be fastened to the front fascia of the front of the porch with attachments purchased from Menard's.

Pettit: Stated that the preferred type of hanger attachment would be the hidden type. *[Clarifying discussion followed]*

Rodriguez: Confirmed that he does not plan to attach to the top of the roof or into the shingles.

Ratzlaff: Initiated discussion re: the absence of a gutter and reasons for the decision. Initiated discussion re: the proposed rain chain – as to plans for a water guidance system to support water movement away from building foundation.

Motion: Lindsay (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 421 N Adams as submitted in the application on June 25, 2021, for installation of 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 shall not destroy significant original material.

#10- New work shall be removable.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

11 E Cross

**Sign.*

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

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Philips: Indicated that the new business is commissioning through Huron Sign to install a sign to help direct traffic and provide a bit of background on what is being offered in the space.

Pettit: Initiated discussion confirming installation plans in relation to information contained in packet materials.

Lindsay: Indicated an opinion that after reviewing the application materials, she would not support the proposed sign being placed over the historic (ghost) painted sign *[reference photo materials]*.

Swift: Raised question as to how the sign would be attached and how minimal the disturbance to the brick and substrate would be.

[Discussion ensued as to sign placement concerns/possible remedies; sign attachment considerations; background information as to past building history] [Applicant provided further comment re: commissioner discussion]

Pettit: Summarized that commissioner concerns seem to mostly circle around the visibility of the "ghost" sign and how that is treated either proportionally or visually; e.g., can the sign be read, can it be understood that the sign is there, etc.

[Procedural discussion]

Motion: Swift (second: Ratzlaff) moved 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 the Commission would like to see are the following: if the sign is to be put over the "ghost" sign, the Commission 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 within the typography of the sign, and possible simplification of the overall design of the sign in order to be compatible.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Stevenson
Motion carried.

301 S Huron

**Porch guardrail, steps and storm door.*

Applicant: Karen Himmelspach, owner - not present

Discussion: Pettit: Confirmed that applicant/representative was not present. Stated that the application is for railing, stair and storm door work.

[Commission reviewed and discussed packet materials]

Motion: Ratzlaff (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 301 S Huron as submitted in the application on June 30, 2021, for installation of 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 shall not destroy significant original material.

#10- New work shall be removable.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVAL

318 W Cross Roof

Motion: Lindsay (second: Szumko) moved to accept the administrative approval cited above and submitted by Staff.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

OTHER BUSINESS

1. Demolition by Neglect Discussion with City Attorney

City Attorney John Barr addressed issues with and legalities as to demolition by neglect properties within the City. Commissioner and staff query and discussion followed.

2. Property Monitoring

Commissioners/Staff discussed property concerns and property issues under review.

3. Updates from Staff

Provided updated information re: status of a property previously reviewed.

Re: 319 S Washington

Commissioner Comments:

Swift: Asked about the permitting process. *[Discussion re: the project and permitting process ensued].*

Ratzlaff: Asked - "Was this said when we actually reviewed it, that there was no permit at all for the project? Then I would have changed my decision when time came for approval."

4. Commissioner Comments

Commissioners, who wished, shared additional 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 submitted.

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

Nays: None

Absent: Commissioner Stevenson

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.

Full Minutes Prepared By: Nancy Hare-Dickerson