

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF SEPTEMBER 22, 2020

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

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

Commissioners Absent: Erika Lindsay, Ron Rupert

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

Chairperson Pettit called the meeting to order at 7:03 pm.

APPROVAL OF AGENDA

Staff added 208 E Cross to the agenda as a study item.

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

The Commission received written public comment via email and five attendees submitted comment during the meeting.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

123 N Adams

**Door*

Applicant: Lillian Harris, representative of Ekklesia Fellowship – not present

Motion: Chesnut (second: Stevenson) Move to issue a Notice to Proceed for the work at 123 N Adams, as submitted in the application dated August 19, 2020, for the installation of a metal security door on the north elevation, with the

condition that the new door and frame be painted to match the trim on the rest of the building.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

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

527 N Huron

**Windows*

Applicant: William Johnson, contractor - not present

Motion: Swift (second: Chesnut) Move to table action on the proposed work at 527 N Huron and request that the applicant share a side-by-side comparison of which window in proposal is to be replacing which window as proposed and more information regarding the condition of the windows in the front façade on the first and second floor.

Approval: Unanimous Motion carried.

19 N Hamilton

**Sign and Paint*

Applicant: Nemer Haddat, business representative- not present; Alan Shamoun, applicant's attorney - present

Motion: Chesnut (second: Stevenson) Move to approve and issue a Certificate of Appropriateness for the work at 19 N. Hamilton St. as submitted in the application dated August 31, 2020 for the painting of the wood-clad portions of the building; and for the work as submitted in the amended application, for the installation of aluminum wall-mounted signage in accordance to Option 2, which is a single-wall mounted sign facing Pearl Street; with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed in anticipation that the post-mounted sign and signage that faces Hamilton will be removed as well.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

#10 – New work shall be removable.

24 N Huron

**Stone-faced concrete wall*

Applicant: Bessie Pappas, owner- present; Maria Pappas, owner's daughter - present

Motion: Swift (second: Chesnut) Move to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, thickness, and materiality of the wall.

Approval: Unanimous Motion carried.

9 S Adams

**New doors and lighting*

Applicant: Elisa Marroquin, project representative - present

Motion: Stevenson (second: Swift) Move to approve and issue a Certificate of Appropriateness for the work at 9 S Adams, as submitted in the application dated September 1, 2020, for the installation of two TruDoor half-light metal doors and Strongway "barn light" fixtures, as specified; with the condition that the light temperature of the fixtures be no greater than 3000k.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

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

406 Oak

**New window*

Applicant: Michael Hurley, owner - present

Motion: Chesnut (second: Swift) Move to approve and issue a Certificate of Appropriateness for the work at 406 Oak, as submitted in the application dated September 1, 2020, for the installation of a replacement of a casement window on the south elevation with an awning style window. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

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

303 N Summit

**New concrete steps*

Applicant: Scott Westover, YCUA representative - present

Motion: Swift (second: Chesnut) Move to table action on the proposal for 303 N Summit to see further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

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

305 E Cross

**New windows*

Applicant: Ashanti Harris, owner - present

Applicant amended the application to not include replacement of the two façade windows.

Motion: Swift (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the amended application as stated at the meeting for the work at 305 East Cross Street for the full-frame installation of eight windows as submitted and specified in the application, specifically with the front two windows being removed.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

#6 – Repair don't replace. Replacements shall match the original.

110 W Michigan

**Sign and paint*

Applicant: Jen Eastridge, business owner - present

Motion: Chesnut (second: Stevenson) Move to approve and issue a Certificate of Appropriateness for the work at 110 W. Michigan Ave. as submitted in the application dated September 17, 2020, for the painting of the trim as specified and the aluminum channel letter signage as specified.

Approval: Unanimous Motion carried.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

STUDY ITEMS

208 E Cross- Siding. The applicant had to leave the meeting before the Study Items section of the agenda was reached, and therefore the item was not discussed by the commission.

ADMINISTRATIVE APPROVALS

Motion: Stevenson (second: Chesnut) Move to approve the administrative approvals for 148 N Washington and 311 E Forest.

Approval: Unanimous Motion carried.

OTHER BUSINESS—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2020

Motion: Stevenson (second: Chesnut) moved to approve the minutes of August 25, 2020, 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 10:01 p.m.