



# MINUTES

## City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, October 26, 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 7:04pm

Commissioners Present:                Alex Pettit – 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:                Erika Lindsay, Amy Swift

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

### APPROVAL OF AGENDA

Discussion:        Staff requested to add 316 N Grove to the agenda as a study item.

Motion:            Chesnut (second: Ratzlaff) moved to approve the agenda as amended.

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

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

### NEW BUSINESS

**202 N Washington**

*\*Brick Veneer.*

Applicant:        William Sloan, owner – present

Discussion: Slagor: Staff provided a review citing the following information -- that the proposed project was reviewed by the HDC as a study item on October 12, 2021; that the applicant had removed a brick veneer on the building that was in poor condition and that applicant was looking for re clad options.

Staff noted that additional research showed that based on Sanborn maps, the Assessing records which date the building to 1924 are incorrect and that that was probably when the original filling station was built; that Building Department records show that a permit was pulled to construct the extant building in 1950; that the first building permit did not have any details but, in 1970, a second permit was pulled to add the brick veneer and put on the mansard roof that currently exists; and that based on that information, the original filling station possibly had an enameled panel veneer *[further discussed similarity of veneer style and architectural design to a local car repair building and local gas station, respectively]*.

Staff indicated that after discussing all the options, applicant proposes to redo the veneer in a simple, red thin brick that matches what was there; and to brick to match the non-historic vinyl siding on the bulkhead wall under the window *[reference photo materials]*.

Staff referenced various photos showing the previous façade before work was done and the removed brick veneer on the side elevation.

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Sloan: Acknowledged the staff review. Stated that the intent is to use the comparable brick veneer as to what is there now and put that underneath those main windows and on the south side of the building to match *[reference photo materials]*.

Ratzlaff: Initiated discussion as to what caused the original veneer to disconnect itself from the underlying structure.

Pettit: Stated that it looks like there are several different ways that the proposed system could be mounted which would seem to all include some sort of anchoring.

Sloan: Confirmed.

Chesnut: Asked for clarification on how the windows and trim would be treated as to the corners.

Sloan: Stated his understanding is that there are bricks specifically made for those type of corners. Stated that there was aluminum trimming around the window and door *[reference photo materials]*.

Pettit: Stated that it looks like that is aluminum where the glass from the front wraps around and then meets the brick *[reference photo materials]*.

Sloan: Stated that the aluminum trim on the bottom portion of those windows is still there.

Chesnut: Stated that he does not mind the aesthetic of the veneer brick if it is book-ended by the vertical white stripes and the window is cased with white because the language of the building will be more consistent. Stated that he would question, a little bit, the corner brick being used and running it back into the aluminum mullion of the glazing system. Stated an opinion that that would become a unique condition.

Sloan: Stated that the intent is to basically restore it to how this picture is *[reference photo materials]* with the white trim except for the use of the vinyl; that where the white vinyl is would be brick veneer as well.

Chesnut: Asked what would be used for the trim.

Sloan: Stated that he would like to use the aluminum trim as shown in the photo *[reference photo in packet materials]*.

Ratzlaff: Stated an opinion that from a materiality perspective, it is good, as long as it has the white trim around it. Acknowledged that the intention stated by applicant is to make it look the way it did previously.

Szumko: Asked if the plan is to run the brick all the way down to the ground.

Sloan: Stated yes, so that it matches the front.

Chesnut: Discussed thoughts as to the area to the right of the gutter leader *[reference photo material]* – area of transition from the brick veneer.

*[Further clarification discussion as to installation locations of aluminum trim and brick veneer]*

Motion: Ratzlaff (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 202 N Washington as submitted in the application dated October 21, 2021, for installation of a thin brick veneer in “plantation red” with gray mortar on the south elevation and under the display windows, as well as white aluminum trim around the fenestration, as specified.

Secretary of the Interior Standards:

#6- Repair don’t replace. Replacements shall match the original.

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

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

## **STUDY ITEMS**

### **202 N Washington**

*\*Mural.*

Property owner, William Sloan, discussed proposal of a mural installation on the building.

**316 N Grove**

*\*Roof drainage.*

Applicant/representative not present. Study item not discussed.

**ADMINISTRATIVE APPROVALS**

**210 Washtenaw Roof**

**304 E Forest Deck**

**304 E Forest Roof**

Motion: Chesnut (second: Szumko) moved to accept the administrative approvals cited above, as submitted by staff on 10-26-2021.

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

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

**OTHER BUSINESS**

**1. Property Monitoring**

Commissioners/Staff discussed status of a property issue under review.

**2. Updates from Staff**

Re: HDC commissioner vacancy.

**3. Commissioner Comments—none**

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of October 12, 2021**

Motion: Szumko (second: Chesnut) moved to approve the minutes of October 12, 2021, as submitted.

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

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 7:45 p.m.**