



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, December 22, 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 7:05pm

Commissioners Present: Alex Pettit, Amy Swift, James Chesnut, James Ratzlaff

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

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

APPROVAL OF AGENDA

Motion: Swift (second: Ratzlaff) moved to approve the agenda as submitted.

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

11 E Cross

**Restored Garage Doors and New Pedestrian Door.*

Applicant: Samantha Campbell, owner - not present

Discussion: Pettit: Indicated that the application is for work that has already been completed.

Slagor: Provided an overview of the property history and completed unpermitted work, reference materials provided in packet.

[Commissioners/staff reviewed and discussed reference photos]

Swift: Summarized that it appears applicants restored what is there and it looks like the man door replacement is ultimately what is in question. Stated that it looks like it has been chosen to match the color that the doors are. Stated that there is not much historic reference in the door. Stated an opinion that the door is the only potential problem area. Suggested that the man door be discussed as to its appropriateness.

[Discussion was had regarding the man door – appearance in relation to the other doors/general façade aesthetics]

[Procedural discussion ensued; staff shared results of his Administrative Hearings Bureau contact with applicant's attorney]

Motion: Swift (second: Chesnut) moved to issue a Notice to Proceed for the work already completed at 11 E Cross as submitted in the application dated December 17, 2020 for restoration of the two garage bays with the original extant garage doors, and installation of an aluminum-framed glass entry door. Also note that the restoration of the two garage bays with the original extant garage doors may have elevated to be approved for a Certificate of Appropriateness had they been submitted in a single application.

Secretary of the Interior Standards:

#1 – Use property for original purpose or provide compatible use with minimal alteration.

#2 – Do not destroy original character. Do not remove or alter historic material or features.

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

Nays: None

Absent: Commissioners Stevenson, Lindsay, Rupert

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

217 N River – New Roof

Motion: Swift (second: Chesnut) moved to accept the administrative approval for 217 N River – New Roof, as submitted.

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

Nays: None

Absent: Commissioners Stevenson, Lindsay, Rupert

Motion carried.

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns, issues under review and procedural query.

2. Staff Updates

Re: Historic Tax Credit

Re: City Hall closure until January 4, 2021

Re: Major IT transfer affecting staff access to phones and computers during closure period

3. Commissioner Comments

Commissioners/Staff acknowledged and welcomed James Ratzlaff, newly sworn-in HDC commissioner. Commissioner Ratzlaff introduced himself and shared background information and interests; commissioners and staff likewise reciprocated. Commissioner Pettit included a brief introduction of commissioners not in attendance.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

1. Approval of the minutes of December 8, 2020

Motion: Chesnut (second: Swift) moved to approve the minutes of December 8, 2020, as submitted.

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

Nays: None

Absent: Commissioners Stevenson, Lindsay, Rupert

Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:30 p.m.