

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF DECEMBER 14, 2021

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

Commissioners Present: Erika Lindsay, Ypsilanti, Washtenaw County, Michigan
Amy Swift, Ypsilanti, Washtenaw County, Michigan
James Chesnut, Ypsilanti, Washtenaw County, Michigan
James Ratzlaff, Ypsilanti, Washtenaw County, Michigan
Stefan Szumko, Ypsilanti, Washtenaw County, Michigan
Jeff Muir, (Arrived at 7:30).

Commissioners Absent: Alex Pettit

Council Liaison Jennifer Symanns, not present

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

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

APPROVAL OF AGENDA

Motion: Chesnut (second: Szumko) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

27 E Cross

**Sign*

Applicant: Adnan (Ben) Hourani, business owner; - not present;

Motion: Ratzlaff (second: Szumko) Move to approve and issue a Certificate of Appropriateness for the work at 27 E Cross as submitted in the application dated November 10, 2021 for signage. The wall sign shall be installed with

non-corrosive bolts or screws. Window lettering must be removable without damage to the glass.

Secretary of the Interior's Standards:

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

#10 New work shall be removable.

Approval: Unanimous.

Motion carried.

215 N Adams

**Doors*

Applicant: Maxwell Landreville and Erin Berger, owners; - not present;

Motion: Chesnut (second: Swift) Move to deny the proposed work at 215 N Adams as vinyl-clad doors are not appropriate materials for the historic district. Vinyl is a plastic product and is not texturally compatible with historic structures, and it expands and contracts at different rates than wood, which produces long-term problems for historic structures. The applicant may amend and resubmit the application for wood, metal-clad, or some other type of non-plastic doors that match the current doors in style and texture.

Secretary of the Interior's Standards:

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

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

Approval: Unanimous.

Motion carried.

NEW BUSINESS

116-118 W Michigan

**Sign*

Applicant: Adam Tasselmyer, owner; - not present;
Adam Smith, Synedoche Design; present
Sidney Migoski, Synedoche Design; present

Motion: Szumko (second: Chesnut) Move to approve and issue a certificate of appropriateness for the work at 116-118 W Michigan, as submitted in the application dated December 7, 2021 for work to the storefront, north balcony, and masonry as specified. Approval is conditioned that the light fixtures have a temperature of 3000k or less, and that the masonry brick is a compatible texture with the historic brick, and the lime-based mortar used is an appropriate composition for historic masonry; follow the Masonry Fact Sheet and the National Park Service Preservation Brief #2 for guidance.

Secretary of the Interior's Standards:

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

Approval: Unanimous.

Motion carried.

18-20 N Washington

**Windows*

Applicant: Mike Eller, owner; - present;

Motion: Swift (second: Chesnut) Move to deny the work as completed at 18-20 N Washington, including six replacement windows on the façade second story. The previous windows had been restored two-over-two arched sashes that matched the historic appearance of the building. The replacement windows as installed are one-over-one and rectangular, which are not compatible. Arched windows are a character-defining feature of Italianate-style buildings; therefore, façade replacement windows should match the originals, filling the arched opening and having a two-over-two muntin pattern. Additionally, vinyl is not a compatible material for the historic district, as it is plastic in appearance and expands and contracts at a different rate than wood, leading to long term problems with historic structures.

Secretary of the Interior's Standards:

#5 Preserve distinctive features.

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

Approval: Unanimous.

Motion carried.

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

Property Monitoring

Updates from Staff

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of 2022 Meeting Calendar

The HDC discussed and two calendar options and adopted a hybrid model based on the two options. Option 1 was a traditional bimonthly schedule with meetings on the second and fourth Tuesdays of the month. Option 2 was meeting once a month on the second Tuesdays. The schedule adopted meets once monthly during typically slower months and bimonthly during busy months. The schedule is on a trial basis and will be revisited at the fourth meeting of the year. If the schedule is found appropriate, the HDC will amend their bylaws accordingly and submit to Council for approval.

Motion: Szumko (second: Chesnut) moved to have one meeting a month January, February, March and move to two meetings in April as well as discuss in April the one meeting a month decision; two meetings a month in April, May June, July August September, October; going back to one meeting a month in November and December.

Approval: Unanimous. Motion carried.

Approval of minutes from November 23, 2021

Motion: Szumko (second: Swift) moved to approve the minutes of November 23, 2021, as drafted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:58 p.m.