



**CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION MEETING  
DRAFT MINUTES**

**Tuesday, February 10, 2026 at 7:00 p.m.**

City Hall, Council Chambers  
1 S Huron St, Ypsilanti, MI 48197

---

**I. Call to Order**

Meeting called to order by Chair at 7:05 p.m.

**II. Roll Call**

*Commissioners Present* – Alex Pettit (Chair), James Chesnut (Vice-Chair), Stefan Szumko, John Van Bolt, Chuck Bultman

*Commissioners Absent* – Hannah McCready (excused), *one vacancy*

*Staff Present* – Carrie Malas (Preservation Planner)

**III. Agenda Approval**

Staff notified commission of a draft request for City Council to Establish a Historic District Study committee proposed to be added under housekeeping business.

Request from owner of 121 N Washington for a study item.

*Motion*

Move to approve tonight's amended agenda.

–*Moved (Szumko), Seconded (Bultman). Unanimous, motion carried.*

**IV. Public Comments on Agenda Items – None**

**V. Business Session**

**A. Old Business – None**

## B. New Business

### 315 Washtenaw

*Paver driveway and bike hoop*

*Property Owner* – Karl Staffeld (owner), *present*

#### ***Discussion***

Staff gave their review of the proposed work (included in agenda packet). Chair commented that this was the first time they had heard of a zoning requirement for pervious pavers for commercial properties, and asked staff to request a representative of the zoning department to come discuss the pervious paver requirement at the next regular meeting. Staff confirmed they will talk with City Planner. Commissioner Chesnut requested an updated spec sheet with correct thickness of paver. Also expressed concern with lack of edge treatment; Chair conferred. Commissioner Van Bolt said it may meet minimum requirements per the Standards. Commissioner Bultman asked if Commissioner Chesnut and Szumko expressed further concern with edge detail. Applicant expressed concern that his building permits are waiting on approval from the HDC. Chair discussed that they approve design details in meetings. Applicant expressed he could provide one to staff. Commissioner Van Bolt noted that it seems to be clearly separate from interior work. Staff noted that any time work requiring HDC review comes to the Building Department, they put a hold on all the work in the building permit until HDC approval is granted. Staff said that applicants, in the past, have separated Building Permit applications to avoid scheduling issues while part of the work gets HDC approval. Applicant offered to describe a driveway edge detail if this could satisfy the requirement. Commissioner Chesnut wondered if there could be a way to approve if the applicant described the detail and supplied a detail drawing to staff after the meeting. Applicant offered a potential amendment to the application to include a 6” concrete and two 3” rebars in the proposed concrete curb, one foot depth entirely surrounding the paver driveway. Chair noted that this is why they encourage applicants to attend so that they can provide missing details.

#### ***Motion***

**Move to issue a certificate of appropriateness** for application PHDC-26-0001 for the concrete paver driveway and bike hoop installation, as described in the application and as further described at the meeting by the applicant as a concrete retainer on the exterior sides of the driveway to be 6 inches wide, one foot in depth, with two (2) #3 rebar. And with the further condition that the applicant submit a further drawing of the revised retaining system to staff within one (1) week, \*\*\*and that a spec sheet for an appropriate paver be provided to staff as well.\*\*\* The subject resource is noncontributing, and the proposed work is removable. The applicant shall be responsible for obtaining all other relevant permits before work begins. This motion is predicated that the proposed work meets the Secretary of the Interior’s Standards for Rehabilitation

*#10 – New work shall be removable.*

*–Moved (Van Bolt), Seconded (Szumko). Unanimous, motion carried.*

*\*\*\*Friendly amendment (Chesnut), accepted (Van Bolt), that a spec sheet for an appropriate paver be provided to staff.*

#### ***Discussion***

Commissioner Bultman expressed concern about dwelling on materials for paver materials. There is a wide variety of pavers that can be appropriate in the historic district. Expressed that construction detail for edge detail may not be as critical as some of the details lacking in other applications that the commission has approved in the past. Commissioner Chesnut countered that he believed construction detail is exactly what the commission should be reviewing, as this is what makes the final installation a good installation. Chair noted that the commission may pay more attention to this sort of application as they do not see very many paver driveway applications. Commissioner Bultman clarified with applicant that the drawings used in the application package was not a survey; applicant noted the Building Department has the survey that shows the encroachment of the neighboring property's building.

### **324 Oak**

*New construction of rear 8'x12' shed*

***Applicant*** – Troy Abrahams (owner), *absent*

#### ***Discussion***

Staff gave their review of the proposed work (included in agenda packet). Chair did not see paint materials in the application materials. Staff confirmed the applicant provided that material as an addendum, and it is in the supplemental materials. Chair asked if commissioners had any comments. Commissioner Bultman noted that there is no approval of a temporary building, and staff confirmed that it is indeed intended to be a permanent structure.

#### ***Motion***

**Move to issue a certificate of appropriateness** for application PHDC-26-0002 for the construction of an 8'x12' shed in the rear southeast corner of the property, as amended to be placed at a 5 foot setback from the rear (south) and side (east) property lines. The applicant is responsible for obtaining all other relevant permits before work begins. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation

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

#10 – *New work shall be removeable.*

–*Moved (Szumko), Seconded (Van Bolt). Aye – 4, Nay – 1 (Bultman). Motion carried.*

#### ***Discussion***

Commissioner Bultman expressed that he has as much issue with T1-11 as he does with vinyl siding and would like to see a more appropriate material.

### **119 N Huron**

*Two (2) combination floodlight/cameras on side and rear*

***Applicant*** – John Bredell (owner), *present*

#### ***Discussion***

The applicant provided handouts to the commission and staff, showing examples of similar cameras and lights in the historic district. He noted that he is away from the

property one week a month and has had past issues with protecting it in the past. Noted that the Ring floodlights/cameras were installed before the Dark Sky Compliance zoning code was adopted. Provided letter from tenant requesting that the lights remain. Provided an AI generated photo that showed his Ring lights with a color matched version of it. He also noted that he is required to light the parking lot. He has owned the property for more than 20 years and has restored the building; he installed the lights to protect his investment. Staff gave an overview of the application (included in the agenda packet); this application is to correct work without a permit. Staff did encourage the applicant to speak with the City Planner to make sure any revised applications meet zoning requirements.

Chair opened commissioner comments. Chair also referred to photos in the packet and noted existing lights in the porticos seem to be appropriate as they are appropriately shielded. Noted that the proposed lights do not shield, nor design guidelines for lighting in the district. Commissioner Bultman noted that lights are a necessary evil that the commission is often figuring out the best way to mitigate negative effects. Commissioner Szumko noted the location of the fixtures stick out. Chair noted color is not a design element. Applicant noted the lights are dimmable.

Commissioner Chesnut stated the focus should be finding a viable solution, and asked for staff to pull up the HDC Fact Sheet on Lighting. Discussed options: shielded option with appropriate design; pedestal lights around parking perimeter; other building mounting location, such as brick? Cautioned that the conversation may become circular to meet zoning requirements. Chair noted maybe it is a question of a proper enclosure for the proposed fixtures to achieve shielding and design requirements. The property is unique which may require a unique lighting solution. Commissioner Bultman noted that there are several alternative fixtures and placements that would be more appropriate for lighting the parking lot. Commissioner Chesnut noted that, though the commission cannot create a solution for the applicant, there can be a discussion of approvable options; pole lighting may be a solution for illuminating the parking lot. Chair asked applicant had spoken with zoning about whether the light fixtures were approvable; applicant confirmed he had not as HDC was his first stop. Chair noted typically applicants would work with zoning simultaneously to ensure what is being proposed meets zoning requirements. Applicant noted that he could always go back to his former solution of using a bulb socket extension for the fixtures housed under the portico roofs. Chair confirmed the commission would also like to see a better permanent solution, similar to the applicant's desires. Chair summarized: commission is looking for a design that respects the building and site without light spillover to neighboring properties.

### ***Motion***

Move to deny application PHDC-26-0005 for the two (2) Ring floodlight/cameras installed without a permit on the side and rear elevations of the building. The fixtures and proposed additional glare shields do not meet Standard #9 or HDC Fact Sheet on Lighting. The commission requests that the applicant remove the Ring fixtures installed without a permit and either (a) repair the damaged areas of the roof structures with in kind materials where the electrical supply cut through, or (b) submit a new application for inconspicuous or compatible fixtures per the HDC Fact Sheet on Lighting and Secretary of the Interior's Standards for Rehabilitation.

*–Moved (Bultman), Seconded (Chesnut). Aye – 1 (Chesnut), Nay – 4, motion failed.*

***Discussion***

Commissioner Szumko noted that he would not find the fixture on the north side appropriate. Commissioner Van Bolt said he would not be able to deny, but would move to table instead, and would not be prepared to deny with the language including repairs. Applicant noted another example of similar lights in the district. Chair clarified that the commission was only discussing the application at this time. Applicant noted the commission should require applications for similar light fixtures he saw in the district.

***Motion***

Move to table this application until the March 10<sup>th</sup> meeting.

–*Moved (Van Bolt), Seconded (Szumko). Aye – 4, Nay – 1 (Chesnut), motion passed.*

**418 Oak**

*Installation of 7' wood privacy fence in side yard*

***Applicant*** – Damian Ewald (owners), *present*

***Discussion***

Staff gave their review of the proposed work (included in the packet). Applicant noted that the location of the property is on the edge of the district. Prospect Park, elementary school, and bus stop. Noted that they are working with zoning department for approval at the moment. Chair noted that, historically, the fence is not a feature that was intended for privacy, and would often be covered in vegetation. He noted that plantings are a whole other consideration. Applicant did confirm that they were considering screening with plantings, such as arborvitae. Commissioner Szumko noted that the 408 Emmet fencing application that staff referenced in their review, in side yard fence was lowered in order to achieve traffic visibility from right-of-ways. Commissioner Van Bolt discussed that he would not be prepared to deny an application based on horizontal fencing. Commissioner Bultman also noted that he also would not deny the application for horizontal fencing. Recommended that the applicant look at other fences in the district that are next to right-of-ways. Bultman expressed he does not believe a 6' fence next to a sidewalk is appropriate. Chair confirmed that the height maximum is determined by zoning department; Commissioner Bultman noted that the HDC may impose a design requirement, such as height, in order to meet a Standard. Applicant confirmed they are not proposing to extend the fencing, and they would consider a future application for plantings where the existing chain link fence is. Commissioners discussed that perhaps a more appropriate motion could be approval with adjusted height, opaque stain. Commissioner Bultman warned of what precedent this may set in the district for appropriate streetscapes. Commissioner Chesnut expressed that he is comfortable making decisions case by case. Bultman reiterated that the notion of precedent still exists with HDC approvals.

***Motion***

Move to approve application PHDC-26-0006 for a fence at 418 Oak that has already been installed and the commission still does request the following sent to staff, which is an opaque stain or paint for the fence that has been previously installed, referencing the Secretary of the Interior's Standard's #9 – *Contemporary designs shall be compatible and shall not destroy significant original material*; and #10 – *New work shall be removeable*.

–Moved (Chesnut), Seconded (Van Bolt). Aye – 2 (Chesnut, Van Bolt), Nay – 3 (Pettit, Bultman, Szumko). Motion failed.

### **Discussion**

Chair commented that they believe a lower fence with greater opacity, in combination with vegetation screening, would be more appropriate for this location. Applicant and chair discussed the HDC guidelines, and how vegetation can be an appropriate solution for screening. Commissioners discussed opinions on height of fence. Chair mentioned that another screening option could be a structure, such as a lattice, on the deck. Applicant noted there was a garden in between the property line and the deck that they would like to enjoy from their deck. *[Commissioners and staff had a discussion regarding Robert’s Rules of Order about whether a motion to approve failed implies denial of the application.]*

### **Motion**

Move to table application PHDC-26-0006 for the fence at 418 Oak so that the applicant can provide revised materials and additional information by the application deadline for the March 2026 regular meeting. The commission requests the following in a revised application:

- (a) clarification in the total fence length and height, based on the zoning review; and
- (b) use of opaque or solid stain or paint.

–Moved (Szumko), Seconded (Van Bolt). Aye – 3 (Szumko, Van Bolt, Pettit), Nay – 2 (Chesnut, Bultman) Motion carried.

### **Discussion**

Point of order: Commissioner Bultman commented that he was unsure if the commission understood Robert’s Rule of Order concerning. *[Commissioners again discussed the matter of bringing a second motion on an application. Chair was willing to accept the motion to table as seconded.]*

## **10 N Washington**

*New flat roof, gutters, repair to damaged masonry, and replacement clay tile coping*

**Applicant** – Austin Akers (contractor, representative of MacDermott Roofing), *absent*

### **Discussion**

Staff gave their review of the proposed work (included in the agenda packet). The application was to correct work without a permit that had been done last November. The commission denied the application as proposed back in December and requested a new application. Staff noted that the roofing membrane and termination bar that was previously installed over the top of the parapet roof were removed. Chair is concerned with the damaged masonry exposed to the freeze thaw cycles. Staff stated they did not see significant damage on masonry units from the right-of-way. Chair noted that we do not have photos of the bricks as they currently stand. Commissioner Chesnut stated photo documentation would be very helpful. Discussion of different proposed materials ensued, and commissioners seemed to be open to the proposed materials. Commissioners were in favor of retaining the damaged masonry as long as the damage was not too extensive (i.e. only have holes from fasteners versus being split or defaced). Staff clarified that the only “new” supplemental photos provided was actually an older annotated photo showing the

proposed termination bar location. Chair noted that the original clay tile coping is a bit flatter than what is proposed. Commissioner Szumko was not opposed to the proposed clay tile coping having a steeper ridge to shed water.

### ***Motion***

Move to issue a certificate of appropriateness for application PHDC-26-0009 for the re-roof, gutter installation, repair of damaged historical material, and replacement of lost clay tile coping at 10 N Washington, as described in the application, pending photographic evidence of the damage to the brick and limestone capping provided to the Preservation Planner; approvable if damage is, in staff's opinion, compatible with repair rather than replacement. This work is approved to bring the formerly unpermitted work into compliance with the Secretary of the Interior's Standard's for Rehabilitation and the HDC's Design Criteria. The applicant is responsible for obtaining all other relevant permits before work begins and submitting the photos before a permit can be submitted to the Building Department by the HDC. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation

*#5 – Preserve distinctive features;*

*#6 – Repair don't replace; replacements shall match original; and*

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

*–Moved (Szumko), Seconded (Pettit). Aye – 2 (Szumko, Pettit), Nay – 3 (Chesnut, Bultman, Van Bolt). Motion failed.*

*\*\*\*Friendly Amendment: Chair recommended that the commission review the photo documentation rather than staff. Amendment not accepted; rather it was discussed that perhaps another action would be more appropriate if it were to be reviewed by the commission.*

### ***Motion***

Move to table application PHDC-26- for the re-roof, gutter installation, repair of damaged historical material, and replacement of lost clay tile coping at 10 N Washington. The Commission requests that the application provides revised materials and additional information by the application deadline for the March 2026 regular meeting. The commission requests the following in the revised application:

(a) Photos of holes in brick;

(b) Photos of any snapped fasteners that remain in the brick from the removal of the termination bar; and

(c) Photos of the existing limestone caps after the roofing was pulled back.

*–Moved (Chesnut), Second (Van Bolt). Unanimous, motion carries.*

## **C. Study Items**

### **121 N Huron**

*Door replacement, new overhang on garage, placement of security camera*

***Presenter*** – Doug Kisor (owner), *present*

Presenter gave background to proposed project and discussed options. Chair noted that, for the different options presented for the overhang, he did not have any particular

comments. Most commissioners agreed that all three could be considered; Commissioner Bultman noted that he would not be able to vote for option #1 as it does not appear to be compatible with the district. Moving on to the door, Commissioner Chesnut and Chair noted that the door is interior and may be worth replacing. Chair questioned the presenter on the proposed door design: what is the plan for the edges of the door panels and stiles and rails. Commissioner Bultman noted that the proposed door's 2" upper stile is that atypical, and discussed turning that stile into a muntin. Presenter acknowledged that possibility. Presenter also discussed the proposed location of mounting a motion sensing camera on a black steel pole mounted to nonhistoric trellis at rear of property. Commissioners noted it is very subtle and small.

### **213 Pearl**

*New gable roof*

***Presenter*** – Amy Grettum (owner), *absent*

Chair did not see anything in the materials provided that would be helpful for the commission to render a decision. Noted that, with whatever they choose to design, what the commission cares about is what each elevation will look like. Commissioner Chesnut communicated that scaled architectural drawings that are an accurate representation of the proposed work will be helpful for the next time it comes before the commission. Chair recommended that whatever the building department requirements would be for application materials are likely to be helpful to the commission as well. Commission moved on as the property owner was not present.

### **422 N Hamilton**

*Reconstruction of demolished historic carriage house*

***Presenter*** – Michael Hattfield (contractor), *absent*

Staff discussed what had happened since the December meeting. Excavation work had been completed without a permit, staff gave some detailed feedback on drawings and draft application, to which the contractor provided revised versions of for the commission's review. Commissioner Chesnut commented that a siding product that matches the original is common and readily available. They confirmed that material samples would be helpful for a future application. Chair noted that the detail drawings of features like doors and windows should show dimensions of all components, including stiles, rails, etc. Commission moved on as the property owner was not present.

### **121 N Washington**

*General repairs, light fixture, door replacement*

***Presenter*** – Randy Mascharka (owner), *present*

Presenter noted that he did some exploratory work on the back door and the plywood is glued and bolted on the original back door. Proposed repairs with Bondo product to holes in aluminum panel above main entrance door. He would propose a steel door replacement with similar hardware to what is on the current door, and he would paint the door to match the rest of the building. Proposed light fixtures are dark sky compliant.

Commissioners did not have any comments or concerns on proposed materials and methods.

## **D. Administrative Approvals**

### **413 Maple**

*Rear painted wood picket privacy fence with lattice top*

### **303 E Forest**

*Driveway expansion*

## **E. Other Business**

### **1. Property Monitoring**

Chair asked about status of 90 Maple. Staff confirmed the property is in closing at the moment; they had spoken with the prospective owner prior their offer being accepted and made them aware of the demolition by neglect procedures as well as provided them with links to the relevant agenda packets in the past year and historic photographs and survey forms. Commissioner Szumko noted that boarded up windows at 2 W Michigan have been removed. Staff stated they met with the architects and owner in the past month to discuss next steps for the window applications. They are looking into asbestos remediation at the moment, as well as a conditions assessment to understand if they are able to repair or need to replace some or all of the windows. They plan on submitting an application. Chair asked if the six rear mechanical units at 315 Washtenaw had received approval; staff will look into this. Staff noted that there are several applications (including some on tonight's agenda) that have resulted from enforcement. Noted that they are working with 313 Olive still.

### **2. Updates from Staff**

Discussed the additional printout staff provided regarding the draft resolution and background on the request to City Council to establish a historic district study committee following the 2025 resurvey of the local historic district.

### **3. Commissioner Comments**

Commissioner Szumko said that he has had issues with applying for HDC work permits via BS&A Online portal; he finally figured out it is under PZE processes. Recommended to make that more obvious or link to it on the city's Historic District webpage. Commissioner Bultman commented that he has had issues with consistent nomenclature – for example “special use permit” being used for a form title, but a shortened title being used on BS&A Online. Staff confirmed they will look into this.

## **VI. Public Comment on Non-Agenda Items – None**

## **VII. Housekeeping Business**

### **1. Review of request for City Council to establish historic district study committee**

Commissioners clarified with staff that there are no external timelines that they need to follow regarding this matter; staff confirmed it was more of an internal timeline to keep momentum on the matter. Commissioners had a couple comments for grammatical corrections on the drafted background and indicated they may like more time to review. They also discussed they would like time to consider who they might consider recommending to City Council for the study committee in addition to the general organization and institution list that staff drafted, as this was a recommendation from SHPO. Agreed they would review again next month.

### **2. Approval of Minutes**

#### ***Motion***

Move to approve January 13, 2026 HDC meeting minutes.

–*Moved (Bultman), Seconded (Szumko). Unanimous, motion carried.*

### **3. Election of Officers**

Staff provided nomination forms for chair and vice chair elections to commissioners. Commissioners filled forms out; staff collected. Based on the nominations, staff will provide a ballot form to commissioners next month for elections to take place.

### **4. CLG End of Year Report**

No comments.

#### ***Motion***

Move to adopt the annual CLG report.

–*Moved (Van Bolt), Seconded (Szumko). Unanimous, motion carried..*

### **5. Review of HDC Rules and Regulations**

#### ***Discussion***

No discussion from commissioners; they were satisfied with current amendments and ready to move this to City Council.

#### ***Motion***

Move to submit the following amendments to the HDC Rules and Regulations discussed and agreed upon at the January 13, 2026 regular meeting, for approval by City Council.

The amendments are to include the following proposed changes and draft text amendment.

Proposed changes:

- A. Change “Community & Economic Development Department” to “Community Services Department” to reflect the recent departmental name change. *(Five instances total, found in Sec. 3.1.B, Sec. 3.1.C, Sec. 3.1.E, and Sec. 5.3)*
- B. Inclusive Language
  - i. Replace “his/her” with “their” *(Sec. 2.3.B)*
  - j. Replace “he/she has” with “they have” *(Sec. 2.4)*
  - k. Replace “his” with “their” *(four instances total, found in Sec. 3.1.E, Sec. 4.5.D.2)*
  - l. Replace “his or her” with “their” *(Sec. 5.1)*
- C. *(Sec. 4.9)*. Omit the rule, “Motions shall be reiterated by the Chairperson before a vote is taken,” as this rule duplicates Robert’s Rules of Order.  
*–Moved (Chesnut), Seconded (Szumko). Unanimous, motion carried.*

**F. Adjournment**

Meeting adjourned by Chair at 11:37 p.m.

# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
February 10, 2026 HDC Meeting

Application Materials for 10 N Washington

# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
FEBRUARY 10, 2026 HDC MEETING

Termination Bar Details for 10 N Washington Application



**10 N Washington, proposed termination bar location.** “We will line up the termination bar on the inside of the wall, just below the limestone, so the limestone will not be touched or covered.”

# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
February 10, 2026 HDC Meeting

Application Materials for 119 N Huron



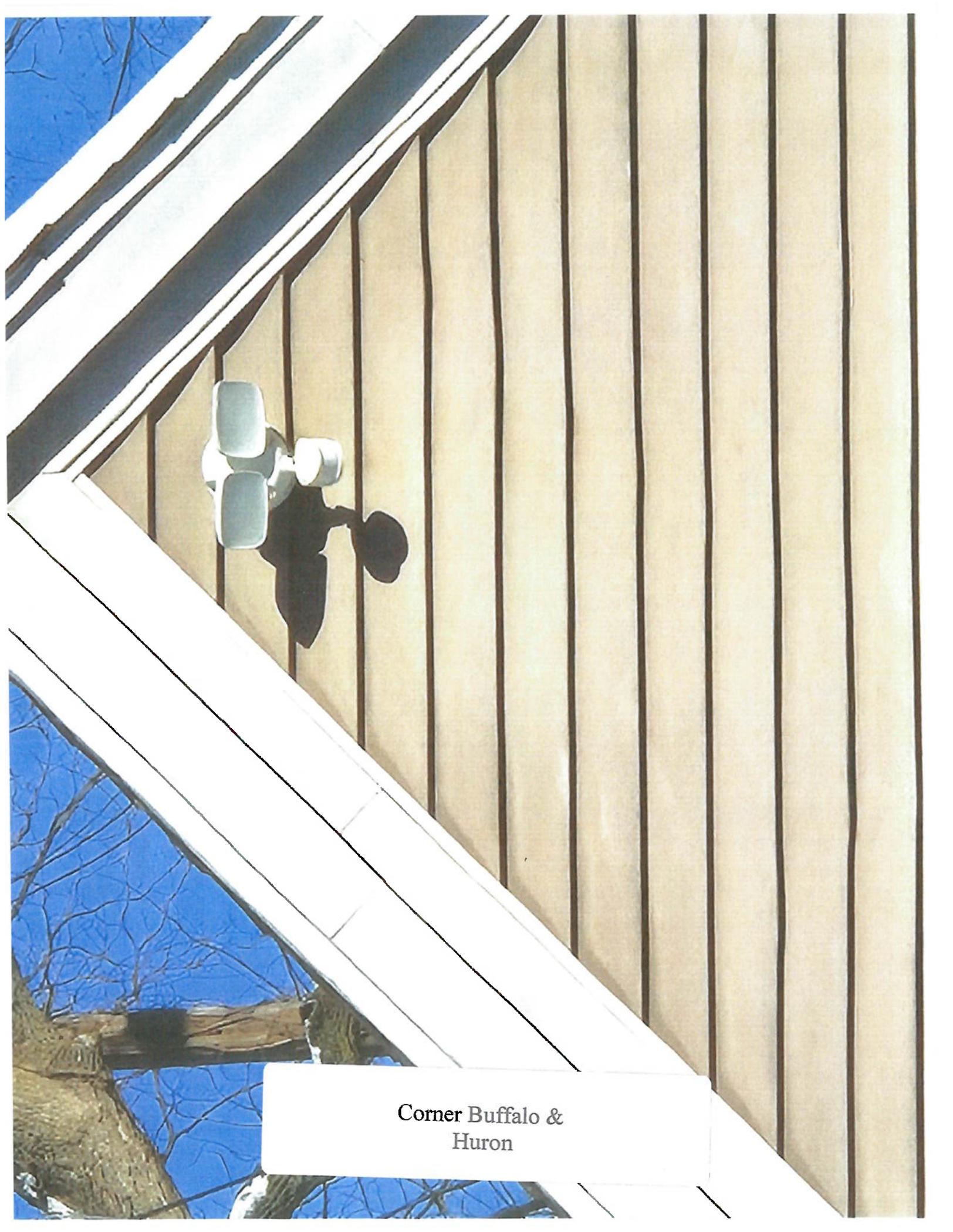
109 River Street



25 S. Huron  
Ring Spotlight



306D River Street



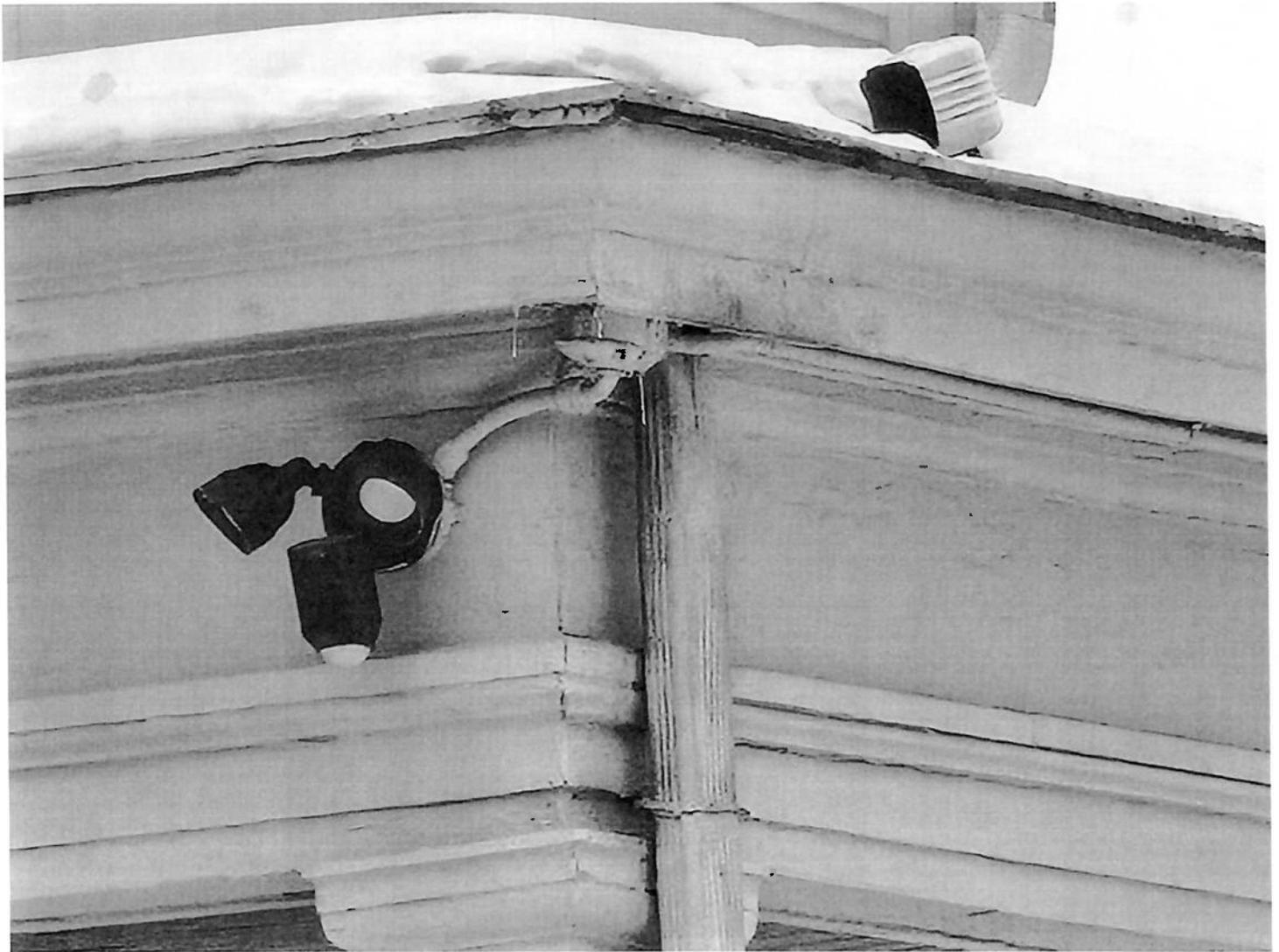
Corner Buffalo &  
Huron



109 Buffalo



507 Washington



206 N. Huron



206 N. Huron



Parking Lot  
Behind Ace  
Washington Frontage



Alley Off of  
Catherine



Historic District



Ma Lou's  
(Next to City Hall)



Gilbert Residence  
(10 sets of Floodlights)



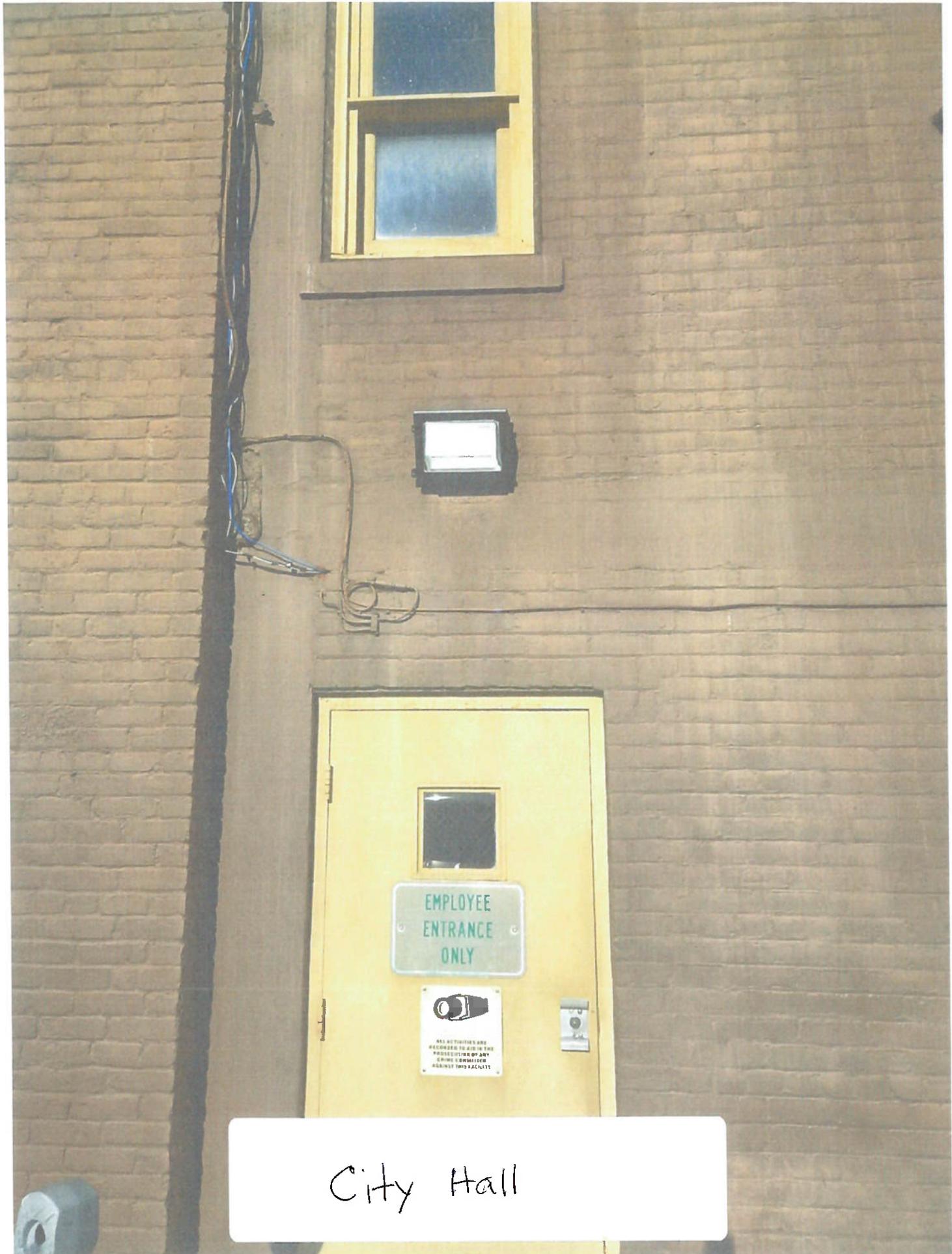
309 Washington



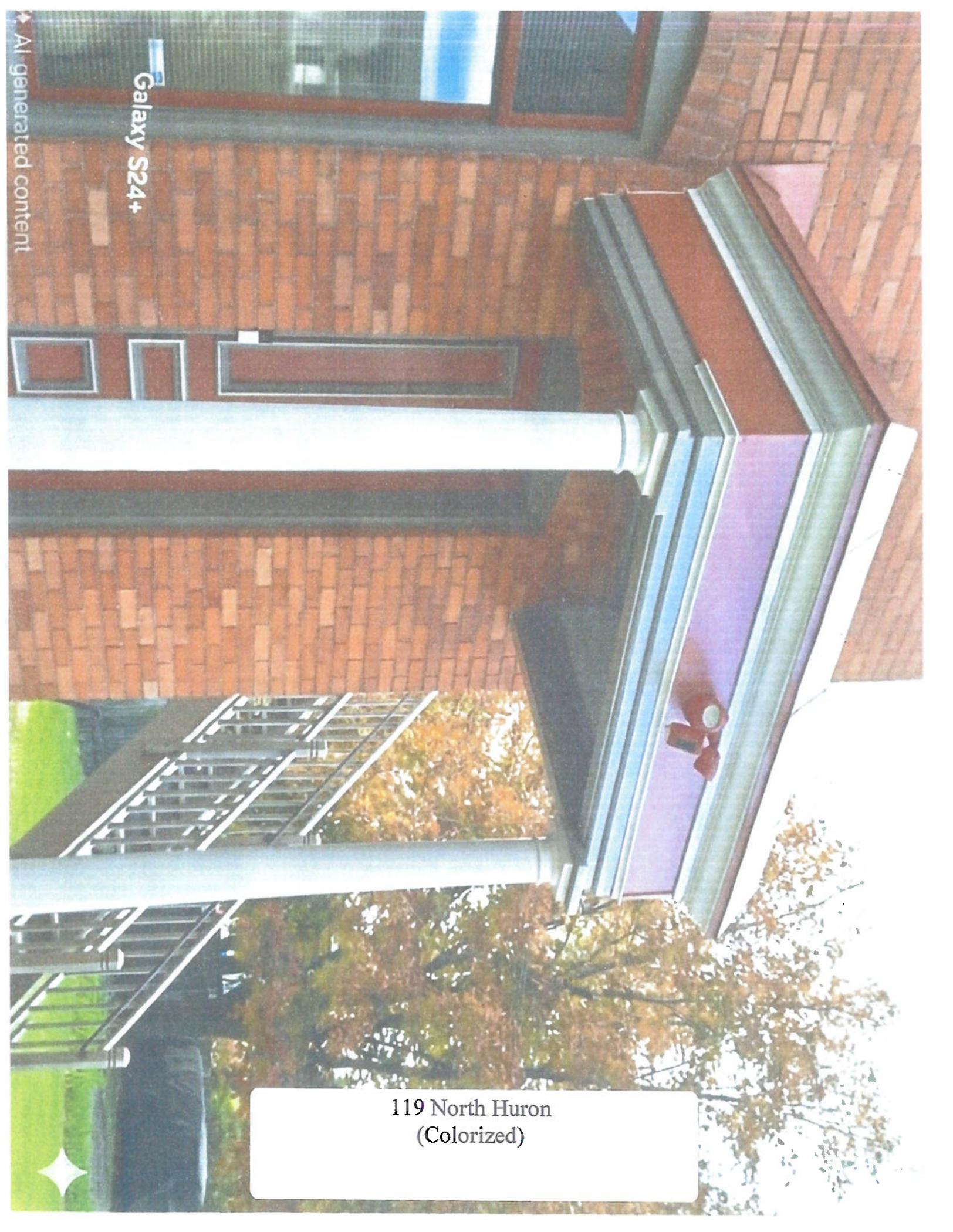
Ypsi Co-op



331 Oak



City Hall



Galaxy S24+

AI generated content

119 North Huron  
(Colorized)



To Whom It May Concern,

My name is Gordon Mattingly, Jr. and I own and operate GDM Taxes LLC. For many years I rented space from long time city attorney, John Barr. When Mr. Barr sold his building, his son Karl suggested that I contact John Bredell and move my business to his building, which I have done.

I have a full time job and my tax preparation hours are in the evening, typically from 5 pm to 9 pm. Many of my clients are a bit older and are very appreciative of having illuminated walkways. Mr. Barr's office was on a very well lit street and lighting was never an issue. Mr. Bredell's office has parking in the rear of the building and my clients will be walking to the front of the building, from the rear lot. When I first looked at Mr. Bredell's building, I was concerned that there was no lighting in the rear parking lot. I am very comfortable with the lighting that Mr. Bredell has provided and I hope it will be allowed to continue.

Sincerely,

Gordon Mattingly, Jr.

# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
February 10, 2026 HDC Meeting

Study Item Materials for 121 N Huron

#### 4. Move Security Camera

I was recently informed by DTE that my security camera attached to the power pole is not allowed. I would like to move the camera from the power pole to the trellis post as shown in the photos. The camera is minimally visible and would be attached using a steel pole and stainless steel screws. The steel would be black and is the type used for bird feeders.

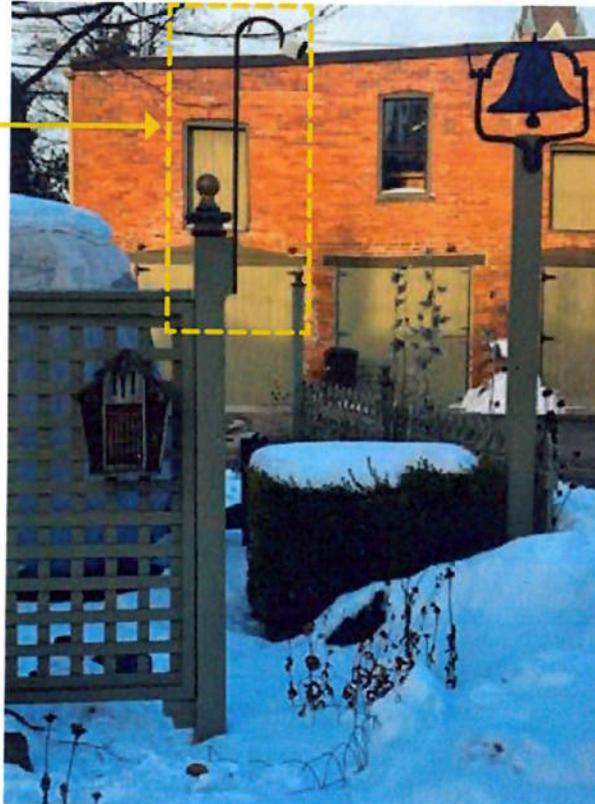
*Old location*

*New location*



*Proposed new location and attachment.*

*The camera is battery operated, so there are no wires. It's location needs to inline with the router and this location is perfect.*



# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
February 10, 2026 HDC Meeting

Study Item Materials for 121 N Washington

**Office Use Only:**

Receipt:

Method:

Action/Study Item PHDC-

One South Huron • Ypsilanti, MI 48197  
Phone: (734) 483-9646  
[www.cityofypsilanti.com](http://www.cityofypsilanti.com)

**To complete this application:**

1. Complete this form.
2. Attach the following documents:
  - Photo(s) showing all locations where work is proposed (can be emailed).
  - Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
  - Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
  - A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday (eleven (11) days) prior to the meeting.

**INCOMPLETE APPLICATIONS WILL BE REJECTED**

**Property**

Address 121 N. Washington

**Applicant**

\*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name Randall James Mascharka

Address 45455 Muirfield drive

City Canton

State Michigan

Zip 48188

Phone / Fax 734-635-6966

E-Mail \*Staff will contact you primarily via  
rmaschar@gmail.com email

**Contractor**

Contractor Name & Contact Info

**Type of work**

- Roofing       Porches       Painting  
 Window/Door Replacement       Sign       Other  
 Fence (or other sitework)       Application Amendment

**Complete Description of Proposed Work:**

Repairs detailed in building department inspection of property.

**Front of building**

- repair tiles above front door with flush patching.
- Restore and paint brown wood under windows (Sarsaparilla)
- Wash windows to remove diffusion paint.

**Rear of Building**

- Replace damaged wood rear door with brown metal door. (Sarsaparilla)
- Repair glass in window.
- Replace rear light fixture with downward facing fixture.
- Repaint exterior of building in medium tan color ( Pueblo)
- Repair stucco and paint.

**Materials (for paint include color chips or samples with application):**

Pittsburg Paint samples included in addendum.

**Permit Application Fee (action items only)**

The fee is \$48 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. An additional fee of \$60 applies to HDC work started without the applicable permit.

Construction Cost: Estimated \$500.	Permit fee:	\$48 + = \$48.
-------------------------------------	-------------	----------------

**Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

**I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.**

S  
i  
g  
n  
a  
t  
u  
r  
e  
:



Date: January 12, 2026

Print Name:

Randall James Mascharka

# Proposed Renovations for 121 North Washington Ypsilanti, Michigan



**Front of Building:** Repair holes in panel above entrance with flush Bondo patch and paint to match aluminum surface. Sand, repair and paint wood window supports. Clean rusted metal.

## **Inspector comments:**

1. Peeling paint
2. Rusted metal
3. Damaged ceiling tiles at entry door.
4. Wood on front of building needs to be repaired.

# 121 N. Washington - page 3



1. Replace wood rear door with brown metal door.
2. Repair window.
3. Replace rear light with downward facing light.
4. Repainting exterior of rear of building.
5. Repair stucco.

Inspector comments:

Rear door boarded.

Rear light in disrepair.

Rear window boarded.

# Rear Light Options.

I am needing a downward facing light to meet dark sky ordinance standards. This light will be mounted in the same position as the previous light.



[Click to see full view](#)

**2 pack**

### UME 2 Pack LED Outdoor Wall Light Fixtures, Dusk to Dawn Outdoor Wall Lantern, Exterior Waterproof Wall Sconce Light Fixtures, Black Front Porch Lights Wall Mount Lighting

Visit the UME Store  
4.3 stars (115) | Search this page

Amazon's Choice

50+ bought in past month

**\$49.99** (\$25.00 / count)  
Price History

Thank you for being an Amazon customer. Get \$50 off: Pay \$0.00 ~~\$49.99~~ upon approval for Amazon Visa.

FREE Returns

See 20% on 2 select item(s) Shop Items

Available at a lower price from other sellers that may not offer free Prime shipping.

Color: **Black**

 \$49.99 (\$25.00 / count)	 \$49.99
---	--

<b>Brand</b>	UME
<b>Indoor/Outdoor Usage</b>	Outdoor
<b>Color</b>	Black
<b>Material</b>	Aluminum, Plastic
<b>Style</b>	Modern

[Share](#)

---

**prime**  
Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.  
[Join Prime](#)

**Buy new:**  
**\$49.99** (\$25.00 / count)

**FREE delivery Saturday, February 14**

Or Prime members get **FREE delivery Tomorrow, February 10**. Order within 7 hrs, 18 mins.  
[Join Prime](#)

 Deliver to **Rendell - Canton 46186**

**In Stock**

Quantity:

[Add to cart](#)

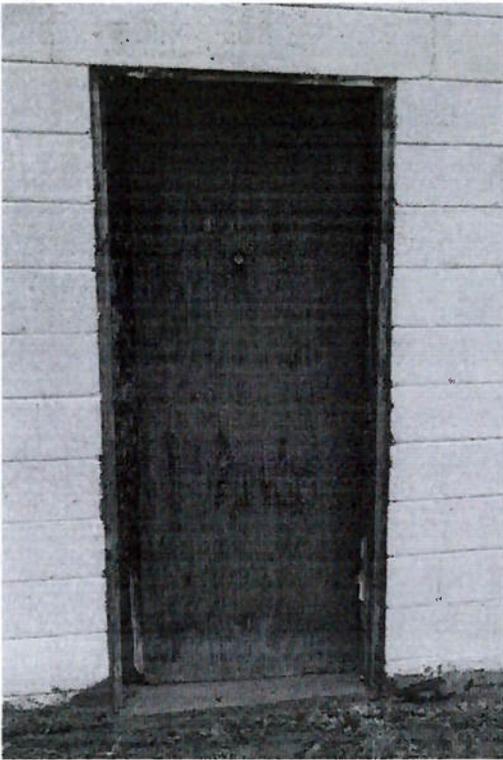
[Buy Now](#)

Ships from: **Amazon**  
Sold by: **UME US**  
Returns: **FREE 30-day returns/replacement**  
Packaging: **Sales in product packaging**  
[See more](#)

Dark Sky Compliant. LED light with 3000K color temperature.

7.5 Watt output.

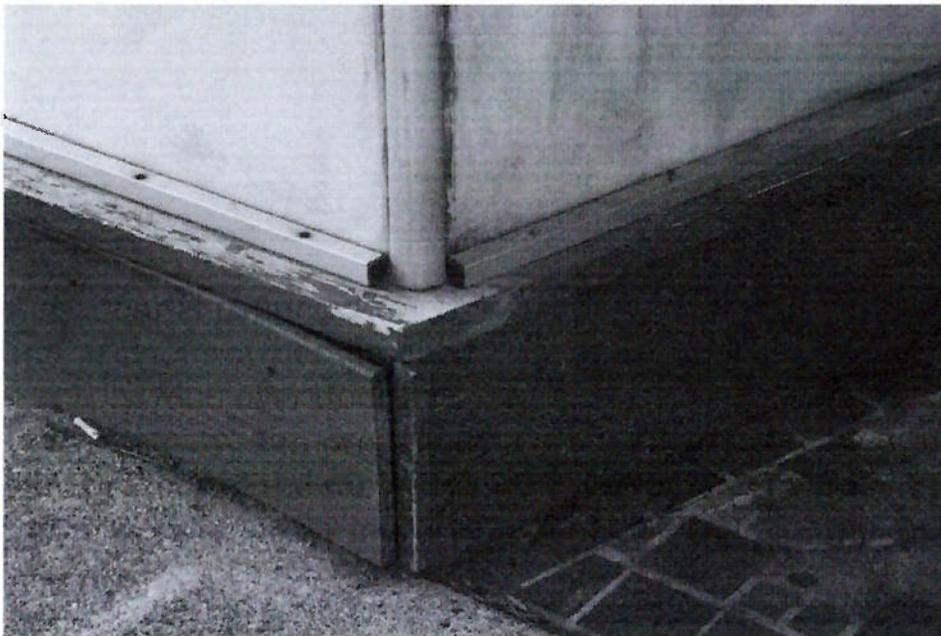
## 121 N. Washington Details



Rear door is paneled wood and previous owner attached 3/4" plywood over door for more security. I'm proposing a metal door in the same style as the wood door for more security.



Damage to the tile was a result of removing a rusted alarm system box. I propose using Bondo to fill the holes and painting to match the aluminum.

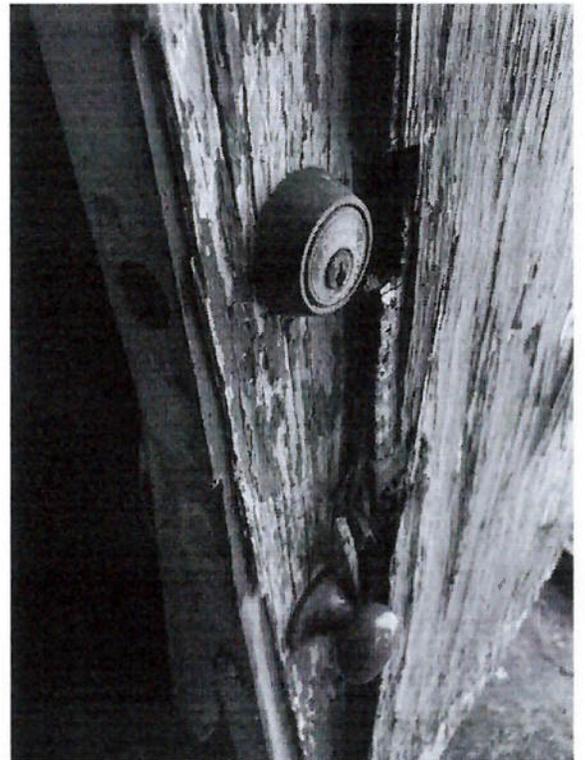
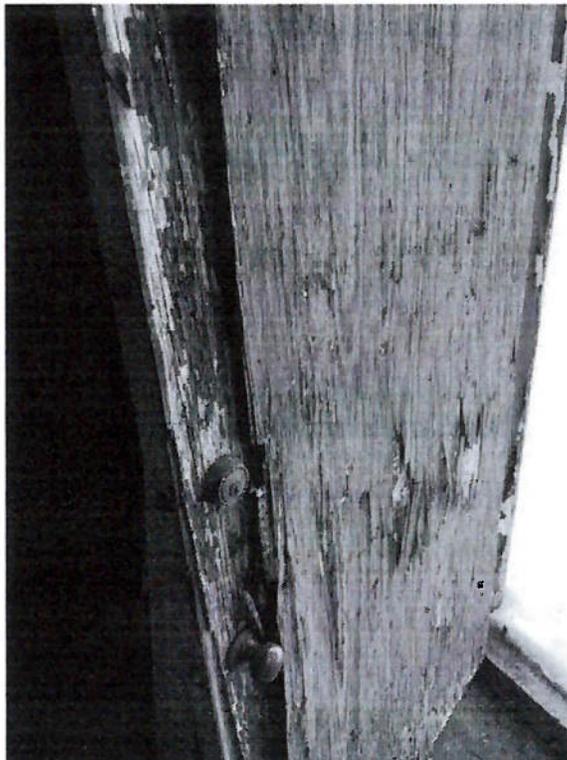


Wood window framing needs sanding and brown paint. Decking board underneath needs reattachment and repaint.

# 121 North Washington



The current rear door is damaged beyond salvaging. Exterior plywood is glued and bolted to the wood door. I propose using a steel door for security that looks like the previous wood door.



# PRINTOUTS

PROVIDED TO THE COMMISSION AT THE  
February 10, 2026 HDC Meeting

Draft Resolution and Cover Letter to send to City Council  
regarding Request to Establish Historic District Study  
Committee to Explore Recommendations from 2025  
Local Historic District Survey Report



Request to Establish Historic District Study Committee  
February 10, 2026

From: Ypsilanti Historic District Commission  
Carrie Malas, Preservation Planner

Subject: Request for City Council to Establish Historic District Study Committee

---

## **Summary & Background**

Historic resources in Michigan rely on protection from inappropriate alterations, incompatible new construction, and development pressures that often result in demolition. This protection comes from Michigan's current Local Historic Districts Act, PA 169 of 1970.

Since 1978, when Ypsilanti's Historical Preservation Ordinance was approved by City Council, Ypsilanti's Local Historic District ("historic district") has played a crucial role in preserving the history of Ypsilanti as told through its built environment. Since becoming a Certified Local Government (CLG) in the 2002, Ypsilanti has obtained funding from the CLG grant program for various projects to support its historic preservation program and protect its cultural resources and heritage.

Most recently in 2023, the State Historic Preservation Office (SHPO) awarded a \$50,000 CLG grant to the City of Ypsilanti to complete a reconnaissance-level resurvey of the City's local historic district. The historic district was last surveyed in 1983, and the updated survey was required in order to update the historic district to meet current documentation standards; maintain good standing required by State law for local historic districts and Certified Local Government program; develop a list of recommendations to further maintain and update the historic district according to best practice; and continue to ensure that the City and local historic district property owners maintain access to vital funding and resources.

The resurvey project was successfully completed in September of 2025 by Vinewood Preservation Planning, whose consultants meet the federal professional qualifications for Historian and Architectural Historian set forth in 36 CRF Part 61. In total, the district's 1,057 were recorded – the first time in Ypsilanti's history that a complete inventory of historic district resources was photographed and documented, as well as accompanied by a comprehensive final survey report on the history of the district. Based on the themes, areas of significance, and

resources identified in the survey, the consultants recommended that the boundaries, period of significance, and list of contributing and noncontributing resources for the Ypsilanti Historic District be amended – ideally codified in the City’s Historical Preservation Ordinance (Sec. 54). This process would require the establishment of a historic district study committee (appointed by City Council) and holding of a public hearing to satisfy the requirements of the Michigan Local Historic District’s Act (PA 169 of 1970, Sec. 3 and Sec. 14, as amended) and the City’s Code of Ordinances (Historical Preservation Ordinance, Sections 54-41, 54-54, 54-66, 54-67).

## **Conclusion & Request**

The Ypsilanti Historic District Commission adopted a resolution February 10, 2026 to respectfully request that City Council establish a Historic District Study Committee to review the recommendations resulting from the 2025 Resurvey of Ypsilanti’s Local Historic District, found in “Section III: Planning Needs and Recommendations” of the final survey report. This historic district study committee would be charged with exploring and potentially recommending amendments to the historic district, and codified in the City’s Historical Preservation Ordinance (Sec. 54). The recommendations included in the final survey report by Vinewood Preservation Planning are as follows:

- clarify and update boundary description;
- update period of significance;
- amend boundaries to reflect present conditions of resources;
- update list of contributing and noncontributing resources; and
- reclassifying non-contiguous resources within the district

These amendments will more accurately reflect the state of the district’s current conditions, and allow both the City and historic district property owners to maintain access to vital resources, such as grants and historic tax credits, ensuring the ongoing protection of Ypsilanti’s historic resources.

A list of enclosed resources as well as a list of potential study committee members Please reach out to the City’s Preservation Planner, Carrie Malas, with any questions you may have regarding this request.

## **Enclosed / Linked Resources**

- 2025 Survey of Ypsilanti's Local Historic District ([link](#))
- Ypsilanti HDC's February 10, 2026 Resolution
- SHPO guidance, "The Local Historic District Process"
- Relevant Excerpts from State Law and the City's Code of Ordinances

## **List of Qualified Potential Committee Members**

State law requires that a historic district study committee contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation. According to SHPO, the study committee is typically comprised of 5 – 7 members, with not more than one (1) current HDC commissioner (recommendation), and at least one (1) resident of historic district in question (recommendation). Members are encouraged to be residents of the city, but this is not a requirement. The HDC would recommend that City Council consider appointing committee members from the following preservation organizations and institutions within the City:

- Ypsilanti Historical Society Board Members
- Ypsilanti Heritage Foundation Board Members
- Former Ypsilanti Historic District Commissioners
- Eastern Michigan University Faculty within the Preservation Studies Program
- Residents within Ypsilanti Local Historic District

**RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF YPSILANTI:**

**Date:** \_\_\_\_\_

**WHEREAS,** The City of Ypsilanti has a proud and successful historic district that has functioned as an invaluable asset to the community through its efforts to safeguard and preserve local historic resources; and

**WHEREAS,** the City Council designated a local historic district in 1973 and the passing of the historical preservation ordinance in 1978; and

**WHEREAS,** the City of Ypsilanti officially became a State-recognized Certified Local Government (CLG) in 2002 to support its historic district and historic preservation planning; and

**WHEREAS,** the City of Ypsilanti actively maintains a local historic district and historic preservation program, which includes regularly surveying historic resources; and

**WHEREAS,** the Ypsilanti Local Historic District was resurveyed between 2024-2025 by consultants who meet the federal professional qualifications for Historian and Architectural Historian set forth in 36 CRF Part 61; and

**WHEREAS,** the recommendations of the consultants resulting from this resurvey process included potential amendments to the Ypsilanti Local Historic District, including but not limited to clarify and update boundary description; update period of significance; amend boundaries to reflect present conditions of resources; update list of contributing and noncontributing resources; and reclassify non-contiguous resources within the district; and

**WHEREAS,** the Ypsilanti Historic District Commission acknowledges that these recommendations have been made by qualified consultants and reviewed by the Michigan State Historic Preservation Office, and have been made according to best practice; and

**WHEREAS,** it is the purpose and intent of the Ypsilanti Historic District Commission to safeguard the heritage of the city by preserving culturally significant districts, which must periodically be reviewed, updated, and amended to reflect current conditions and enable the City of Ypsilanti and property owners within the Ypsilanti Local Historic District to maintain access to vital resources, such as grants and historic tax credits, which ensures protection of Ypsilanti's historic resources; and

**WHEREAS,** this process would require the establishment of a historic district study committee and holding of a public hearing to satisfy the requirements of the Michigan Local Historic District's Act (PA 169 of 1970, Sec. 3 and Sec. 14, as amended) and the City's Code of Ordinances (Historical Preservation Ordinance, Sections 54-41, 54-54, 54-66, 54-67).

**NOW THEREFORE BE IT RESOLVED THAT,** the Ypsilanti Historic District Commission requests that the Ypsilanti City Council establish a Historic District Study Committee in order to fully review and explore the recommendations included in the final survey report from the 2025 resurvey of Ypsilanti's Local Historic District.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE: