



# MINUTES

**City of Ypsilanti  
HISTORIC DISTRICT COMMISSION  
Meeting held in person at Ypsilanti Freighthouse**

**Tuesday, August 9, 2022 (approved 8/23/22)  
7:00 P.M.**

## **CALL TO ORDER AND ROLL CALL**

Meeting Called to Order 7:18 pm

Chair welcomed everyone, told public when and how they would have an opportunity to address commission.

### Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti  
James Chesnut – Washtenaw County, City of Ypsilanti  
Stefan Szumko - Washtenaw County, City of Ypsilanti  
James Ratzlaff – Washtenaw County, City of Ypsilanti

### Commissioners Absent:

Delrhea Byrge—Washtenaw County, City of Ypsilanti, excused  
Jeff Muir – Washtenaw County, City of Ypsilanti  
Jimmy Huffman – Washtenaw County, City of Ypsilanti

### Staff Present:

Christopher Jacobs, Community Development Manager

## **APPROVAL OF AGENDA**

Motion: Szumko (second: Ratzlaff) moved to approve the amended agenda. (The amendment was that 513 N River was removed from the agenda because there will be a lack of quorum on that item when Commissioner Szumko recuses himself from that vote.)

Approval: Roll call vote. Unanimous. Motion carried.

## **PUBLIC COMMENT ON AGENDA ITEMS--none**

## **PUBLIC HEARING—none**

## **NEW BUSINESS**

### **220 N Park**

*\*New infill construction*

Staff Report: Per the packet.

Applicant: Shannon Morgan attended and addressed commission. Commission should have received the PUD (staff had forwarded that to the commission last week), and Ms Morgan distributed paper copies of the porch specifications/ details.

Discussion: Petit provided a summary of the questions previously raised by the commission about the project. Questions from Ratzlaff about rail proximity and potential for nuisance sound. Ms Morgan provided an explanation about the grading measures taken to prevent deterioration from rail vibrations and sound deafening measures taken regarding materials. Question about fiberglass exterior doors—would these be appropriate for the local historic district? Another commissioner said that because these are new buildings, he thinks these doors are appropriate. The parks will come under City ownership. More stormwater structure details will be forthcoming.

Motion: Szumko moved (Ratzlaff seconded) to issue a certificate of appropriateness for the new construction at 220 N Park because the materials, exterior designs, and color palette proposed meet the Secretary of the Interior's Standard for Rehabilitation #9.

*Relevant Secretary of the Interior's Standards:*

#9- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Approval: Roll call. Unanimous. Motion carried.

**408 N Huron**

*\*Rebuilding a foundation wall*

Applicants: Applicant not present.

Staff Report: Per packet.

Discussion: Discussed that a photo of the interior of the basement would be helpful, and would like to better understand how thick the new foundation wall will be. There is some confusion about whether the walls are not quite 2' deep or 2' thick. Staff report says "thick," applicant's application says "deep."

Motion: Ratzlaff (second: Chesnut) moved to postpone the application for a new south foundation wall at 408 N Huron so that the applicant could provide more information, including more information about the current foundation wall's condition, thickness, depth, and photos from the inside of the basement.

Approval: Roll Call. Unanimous. Motion carried.

**421 N Adams**

*\*Remove asphalt siding, repair and paint wood once exposed*

Applicant: Applicant requested that this application be removed from this agenda until the 8/23 commission meeting.

Motion: Szumko (second: Chesnut) moved to postpone Application PHDC 22-0072 at applicant's request.

Approval: Roll Call. Unanimous. Motion carried.

### **513 N River**

*\*New shed and patio.*

Item had been removed from the agenda at the approval of the agenda.

### **OLD BUSINESS**

#### **411 N Huron**

*\*Modify a window opening and a sash to get sill up away from the roof so roof can be properly flashed.*

Applicants: Applicants explained that they need to get a window up away from the roof.

Staff Report: Per packet.

Discussion: Applicants summarized the window work they plan to do, and they also described a door situation. Inappropriate door with plexiglass, bondo, and a storm, found a salvaged door to install.

Motion: Ratzlaff (second: Chesnut) moved to issue a certificate of appropriateness for this proposed amendment to application PHDC 22 0018 for one window to be shortened and its sill raised at 411 N Huron, along with the installation of a new wood storm window, because the proposed work will allow proper flashing and follows the Secretary of the Interior's Standards for Rehabilitation 2 and 6.

Approval: Roll Call. Unanimous. Motion carried.

### **STUDY ITEMS--none**

### **ADMINISTRATIVE APPROVALS**

Staff approved painting the already-painted bricks at 5 and 7 S Washington in a new paint scheme.

### **OTHER BUSINESS**

#### **1. Property Monitoring**

a. Commissioners/Staff discussed property concerns and property issues under review.

#### **2. Updates from Staff - none**

**3. Commissioner Comments**—some confusion about sidewalks and HDC jurisdiction still. Concern about a staffperson who is not the preservation planner and who has not discussed this issue with the historic district commission representing the HDC in an email conversation and making decisions on behalf of the HDC. Commissioner states that in historic districts, there is no precedent. Commissioner Pettit would like to have a conversation with some city agencies about this issue—plans to work with Ellen. We all need to get on the same page. Commission also believes that it is important to memorialize these types of decisions for the record. Christopher would like to offer a non-quorum meeting with Ellen, Christopher, Joe Meyers, and Bonnie Wessler. Need to address the messaging around this and create a policy. City staff will set up an internal meeting and bring something back to the HDC.

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the Minutes of July 26, 2022**

Motion: Szumko (second: Ratzlaff) moved to approve the minutes of July 26, 2022, as submitted.

Approval: Roll call. Unanimous  
Motion carried.

## **ADJOURNMENT**

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

**MEETING ADJOURNED at 8:50 p.m.**