

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF AUGUST 10, 2021

CALL TO ORDER AND ROLL CALL

Meeting Location: Virtual Meeting held via Zoom

Commissioners Present: Alex Pettit, Ypsilanti, Washtenaw County, Michigan
James Chesnut, Ypsilanti, Washtenaw County, Michigan
James Ratzlaff, Ypsilanti, Washtenaw County, Michigan
Stefan Szumko, Ypsilanti, Washtenaw County, Michigan
Erika Lindsay, Ypsilanti, Washtenaw County, Michigan
Amy Swift, Ypsilanti, Washtenaw County, Michigan

Commissioners Absent: None

Council Liaison: Jennifer Symanns, not present

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

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

APPROVAL OF AGENDA

Motion: Lindsay (second: Chesnut) moved to approve the agenda.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

Steve Pierce addressed the commission regarding the application for 206 E Forest.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

206 E Forest

**Solar arrays*

Applicants: Brandon Knight, contractor; - not present; Sara Burg, contractor; - present

Motion: Ratzlaff (second: Lindsay) Move to approve and issue a Certificate of Appropriateness for the work at 206 E Forest as submitted in the application on August 3, 2021, for installation of a solar array and power apparatuses as specified.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous.

Motion carried.

414 Maple

**Rear egress stairs*

Applicant: Stefan Szumko, contractor; - present;

Before discussion, Stefan Szumko recused himself from deliberating and voting on the item, citing a conflict of interest. Commissioner Szumko answered questions about the project, and turned off his camera/microphone when the commission deliberated and voted.

Motion: Ratzlaff (second: Lindsay) Move to approve and issue a Certificate of Appropriateness for the work at 414 Maple as submitted in the application dated August 3, 2021 for replacement of the rear entry deck and stairs. The new deck and stair shall be built to the submitted specifications including a black aluminum stair and guardrail system, and Azek Timbertech deck boards in the "Coastline" finish.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval:

Ayes: Pettit, Chesnut, Ratzlaff, Lindsay, and Swift

Nays: None

Abstain: Szumko

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

9-11 S Washington Extension
332 Oak Roof
207 W Michigan Fence

Motion: Lindsay (second: Ratzlaff) Move to approve the administrative approvals for 9-11 S Washington, 332 Oak, and 207 W Michigan.

Approval: Unanimous.

Motion carried.

OTHER BUSINESS

Demolition by Neglect 302 E Cross

Commissioners considered the case of Demolition by Neglect and submitted the following resolution:

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

WHEREAS, the City of Ypsilanti Historic District Commission is charged with safeguarding the built heritage of the city; and

WHEREAS, the house at 302 E Cross is a significant Queen Anne/Gothic Revival building that is contributing to the Ypsilanti Historic District; and

WHEREAS, the house at 302 E Cross was found to be a dangerous building by the City Building Department and a case of demolition by neglect by the Historic District Commission; and

WHEREAS, the property owner has not sufficiently responded to multiple requests for repair,

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the City filing suit against the owner of 302 E Cross to resolve the case of demolition by neglect, thereby preserving the historic integrity of the resource and the historic district.

Offered by: Stefan Szumko, Supported by James Chesnut

Ayes: Pettit, Chesnut, Ratzlaff, Lindsay, Swift, and Szumko

Nays: None

Abstain: None

Motion carried.

Property Monitoring

Updates from Staff

Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Review of Amended Minutes from July 13, 2021 (no action necessary)

Approval of minutes from July 27, 2021

Motion: Lindsay (second: Ratzlaff) moved to approve the minutes of July 27, 2021, as drafted.

Approval: Unanimous. Motion carried.

Nominations for Vice Chair

Chairperson Alex Pettit opened the floor for nominations for Vice Chair.

James Chesnut nominated Erika Lindsay, who accepted the nomination.

Amy Swift nominated James Chesnut, who declined the nomination.

Chairperson Alex Pettit closed the nomination period.

ADJOURNMENT

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

MEETING ADJOURNED at 8:48 p.m.