



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, June 8, 2021
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 7:01pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko – Washtenaw County, City of Ypsilanti

Commissioners Absent: Anne Stevenson, Erika Lindsay, Amy Swift

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

APPROVAL OF AGENDA

Discussion: Staff added 210 Oak and 214 Oak as Study Items.

Motion: Chesnut (second: Ratzlaff) moved to approve the agenda as amended.

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

319 S Washington

**Windows.*

Applicant: Dan Gilbert, contractor – not present

Discussion: *[Excerpt of Staff Review Notes: the application is for work completed without a permit. All wood*

windows on the house were replaced, 39 total, through a grant from the Michigan Department of Health and Human Services (MDHHS) to remediate lead. The grant was federally funded, and therefore would have been reviewed by the State Historic Preservation Office (SHPO) for compliance with Section 106 of the National Historic Preservation Act. Page 31 of 129 c.]

Slagor: Staff indicated that applicant advised he would not be able to be present. Staff shared the content of their contact.

Pettit: Provided a summary of the previous discussions which took place at the May 11 and May 25, 2021 HDC meetings, where action was tabled in order to allow applicant the ability to provide more information regarding the trim brick molding of the windows.

Chesnut: Added additional summary of the previous discussions.

Pettit: Acknowledged the proposed review extension agreement which was requested and signed by the applicant, that was executed by staff, to allow for an extra 60 days of review, setting the new deadline to the regularly scheduled meeting on August 10, 2021. *[Discussion followed]*

[Procedural discussion regarding extension agreement]

Motion: Chesnut (second: Szumko) moved to approve a motion to extend the application of 319 S Washington to August 10, 2021.

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

[Procedural discussion regarding work application]

Motion: Chesnut (second: Szumko) moved to table action on the proposed work at 319 S Washington so the applicant may continue to investigate ways to make the new window trim compatible.

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

NEW BUSINESS

312 W Cross

**New roof with skylight.*

Applicants: Lillianna Blair, owner - present

Discussion: Pettit: Stated that the application is for roof and skylight work.

Blair: Confirmed. Indicated that due to the roof leaking, the plan would be to reroof the home

and replace the skylight in exactly the same way as it currently looks. Stated that the GAF shingle color will be Charcoal [*reference packet materials*].

[Clarifying discussion as to location of the skylight]

Motion: Ratzlaff (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 312 W Cross as submitted in the application on May 24, 2021 for reroofing the house and replacing a skylight as specified. The roof shall be GAF shingles in "Charcoal," with matching ridge vents, flashing and drip edge. The proposed Velux skylight shall replace the existing skylight, matching in size and location.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

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

STUDY ITEMS

210 Oak

**Solar Panels.*

Dave Strenski discussed a proposed installation of solar panels on the home, requesting feedback from the Commission.

214 Oak

**Solar Panels.*

Dave Strenski discussed a proposed installation of solar panels on the home, requesting feedback from the Commission.

ADMINISTRATIVE APPROVAL

310 Florence Paint

Motion: Szumko (second: Chesnut) moved to accept the administrative approval as cited above.

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

OTHER BUSINESS

1. Demolition by Neglect: 302 E Cross

The *HDC Demolition by Neglect Staff Report – Update* and photo materials were reviewed and discussed regarding the status of the property issues and timeline for repairs. The Commission considered taking

legal action to resolve Demolition by Neglect. Additional information from the City Attorney was requested by the Commission. In light of the additional information requested, no action was taken at this time.

2. Property Monitoring

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

3. Updates from Staff

Re: Building permit requirement for windows

Re: Upcoming public meetings for new developments at 220 N Park

4. Commissioner Comments

Commissioners welcomed Stefan Szumko, newly appointed HDC commissioner. Commissioner Szumko shared personal background information and HDC interests; Commissioners Pettit, Chesnut and Ratzlaff likewise reciprocated.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 25, 2021

Motion: Chesnut (second: Szumko) moved to approve the minutes of May 25, 2021, as submitted.

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

Nays: None

Absent: Commissioners Stevenson, Lindsay, Swift

Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:33 p.m.