

MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION

Regular Meeting held in person, Freighthouse (changed location from City Hall, properly noticed and posted)

**Tuesday, August 8, 2023 (approved 8/22/23)
7:00 P.M.**

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:04pm

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
Hannah McCreedy – Washtenaw County, City of Ypsilanti
John VanBolt – Washtenaw County, City of Ypsilanti

Commissioners Absent: Delrhea Byrge – Washtenaw County, City of Ypsilanti

Staff Present: Holli Andrews, City Planner

APPROVAL OF MEETING LOCATION CHANGE

Motion: Pettit (second: Ratzlaff) moved to approve the location change as proposed.

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff, McCreedy, VanBolt
Nays: None
Motion carried.

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda as proposed.

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff, McCreedy, VanBolt
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

121 N Huron

**replace three nonhistoric windows with three wood and aluminum-clad windows, and replace one nonhistoric door with a window.*

Homeowner Doug Kisor, present

Staff report: As stated in the packet; had been a study item several months ago.

Discussion:

Commissioners: Not much discussion because the item had been considered as a study item previously.

Motion: Ratzlaff (second: Szumko) moved to approve Application PHDC-23-0067 and issue a Certificate of Appropriateness for the proposed work at 121 N Huron to include the replacement of three nonhistoric windows for three two-over-two double-hung wood windows with aluminum cladding, and the replacement of a nonhistoric second-floor door with a two-over-two, wood with aluminum cladding casement window. The proposed work meets the Secretary of the Interior's Standard for Rehabilitation #9 in that the work does not destroy historic material and is compatible with the house's historic materials, features, size, scale, and proportion.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCready, VanBolt
Nays: None
Motion carried.

309 N Park

**Adding six windows and one patio door to nonhistoric garage to convert it to an accessory dwelling unit*

Applicant: Builder Gary Melchi, present

Staff report: As stated in packet; garage is not historic.

Discussion:

Applicant: Applicant confirmed the planned work—fit window openings with windows, create a couple new window openings, and take off garage door and fit opening with a patio door.

[Commission asked some clarifying questions, outbuilding is not historical, less concern since there is no historic material to preserve; more focus is on preserving neighborhood character.]

Motion: Ratzlaff (second: Szumko) moved to approve Application PHDC-23-0068 and issue a certificate of appropriateness for the proposed work on the detached, nonhistoric garage at 309 N Park to

include installation of a wood, aluminum-clad patio door, four one-over-one double-hung wood windows with aluminum cladding, and two small rectangular wood windows with aluminum cladding because this proposed work meets the Secretary of the Interior's Standard for Rehabilitation #9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCreedy, VanBolt
Nays: None
Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—

304 Emmet: black asphalt roof for black asphalt roof

105 W Michigan Ave: rear second-floor French entry doors for same steel doors

OTHER BUSINESS

Property Monitoring

Updates from Staff

Commissioner Comments: Free history walk on Saturday, 8/19. 8/20 is a ticketed home tour event.

Commissioner Ratzlaff will propose a motion in the future for certain administrative approvals of solar panels.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Approval of the minutes for July 25, 2023

Motion: Szumko (second: McCreedy) moved to approve the minutes of July 25, 2023, as amended.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, McCreedy, VanBolt
Nays: None.
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 7:44 p.m.

Full Minutes Prepared By: Ellen Thackery