



MINUTES

**City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti City Hall, Council Chambers**

**Tuesday, October 11, 2022 (approved 10/25/22)
7:00 P.M.**

CALL TO ORDER AND ROLL CALL

Chair called meeting to order at 7:05 pm.

ROLL CALL

Commissioners Present:

James Chesnut – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti

Commissioners Absent: Alex Pettit – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda with the amendment that staff suggested that there are actually five administrative approvals staff left off the agenda.

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—attendee/homeowner noted that the study item address on the agenda is listed as 311 N River but it should be 311 E Forest.

APPROVAL OF AMENDED AGENDA

Motion: Ratzlaff (second: Szumko) moved to approve the agenda with the amendment that the agenda's study item is actually 311 E Forest, instead of 311 N River.

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

47 N Huron

** New mural on non-historic portion of the building, where the concrete block is*

Applicant: Applicants present.

Staff Report: This application is for a mural on the south side of the building toward the west end, along the parking lot, on the concrete block portion of the building. The whole structure has been painted in the past, and this mural will use all vapor-permeable paint and sealer. The brand names are being added here to the minutes and staff has confirmed that both products are breathable/vapor permeable: PPG Permanizer paint and VandlGuard Anti-Graffiti Coating. With the paint, the flatter the finish, the more permeable the paint is.

Discussion: There were three applicants/presenters. The first applicant explained that she is an educator and works with youth and she has been involved with this youth project and she mentioned that some of the feedback that they have gotten from youth is that they are deeply affected by gun violence. The interim director of the Corner Health clinic explained that they are honored to host this mural for the community. The third presenter was an artist and youth mentor Curtis Wallace and he explained that this is not his mural, but his role is to teach the young people how to plan and paint murals like these. The materials used here are the same as the materials used on a mural on S Washington. Commissioner asked if there would likely need to be ongoing maintenance of the mural; group agreed that this art is a fixed piece when it is complete and they should not add names after it is sealed. Staff clarified, however, that if the group does decide to maintain some paint or sealer on the mural over time, that can be considered maintenance and only needs staff approval instead of whole commission approval. Staff also clarified that in the letter they receive as their certificate of approval, staff will include contact information for the staff they'll need to work with to close part of the parking lot while they work.

Motion: Szumko (second: Byrge) moved to issue a certificate of appropriateness for Application PHDC 22-0085 for a new mural to be painted on the south side of the building at 47 N Huron toward the west end with all vapor-permeable products. Because the work is not on a historic portion of the building, and because breathable products will be used, the work meets Secretary of the Interior's Standard for Rehabilitation #9.

Approval: Roll call vote. Unanimous. Motion carried.

218 N River

**Chimney partial rebuild and complete repointing*

Applicant: Not present.

Staff Report: This application is for the removal and rebuild of a couple courses of bricks and then a complete repointing of the chimney using soft mortar. The owner and contractor will skip a seal coat that had been mentioned on the application.

Discussion:

Motion: Ratzlaff moved (Byrge seconded) to issue a certificate of appropriateness for Application PHDC-22-0089 for the partial rebuilding of the chimney at 218 N River and the repointing of entire chimney, with the conditions that a soft mortar appropriate for historic bricks is used in the work and that a seal coat is not applied to the chimney. Relevant Secretary of the Interior's Standards for Rehabilitation include #2 and #6.

Approval: Roll call vote. Unanimous. Motion carried.

STUDY ITEMS

311 E Forest Ave

Contractor: Homeowner Nikki Nabozny present.

Discussion: Homeowner would eventually like to install a patio, possibly a paver patio, and would like a sliding door and step to access this patio. As she envisions it now, the sliding door would replace a window at the rear of the house. Since the house is non contributing and there is no historic material to preserve (the siding is aluminum and the windows are vinyl) and since this is the rear of the property, commissioners agreed that they would not be opposed to the idea of changing a window to a sliding door, but they did express that they would be hesitant about a vinyl door and would be interested in the idea of reviewing a fiberglass or aluminum-clad wood door as opposed to a vinyl one. They also suggested that it would be good if the whole project was included in the application (door, step, patio), even if the work will be phased, so that the commission could understand the whole vision and how the parts will work together. Staff stated that an HDC approval requires that work begin in 6 months, but doesn't have an expiration date, whereas building permits have expiration dates and can be extended. Commissioner thanked the applicant for bringing the study item and invited her back as a future study item if she wanted to discuss further or could bring an application for action when she's ready.

ADMINISTRATIVE APPROVALS

508 N River—replace gutters and downspouts

40 E Cross—restore 3 sets of paired wood windows and install wood storms

115 Maple—paint

118-120 Maple—reroof

218 N River—reroof

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff

3. Commissioner Comments

- a. mentioned that they would be interested in hosting some workshops, like wood window demonstrations or a home maintenance talk, and staff agreed that would be possible.
- b. Staff also mentioned that she has reserved the freighthouse for a **Historic Home Expo Sunday May 7** and envisions timed demonstrations and vendors, as well.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS-none

HOUSEKEEPING BUSINESS

Approval of the Minutes of September 27, 2022

Motion: Ratzlaff (second: Byrge) moved to approve the minutes of September 27, 2022, as submitted.

Approval: Roll call vote. Unanimous.
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:17 p.m.