

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**ACTION MINUTES OF OCTOBER 12, 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

Commissioners Absent: Erika Lindsay, Amy Swift

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 7:04 pm.

**APPROVAL OF AGENDA**

Motion: Chesnut (second: Szumko) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

**NEW BUSINESS**

**415 N Huron**

*\*Porch stairs*

Applicant: Steven Hudock, owner; - present

Motion: Szumko (second: Swift) Move to approve and issue a Certificate of Appropriateness for the work at 415 N Huron as submitted in the application dated September 27, 2021 for installation of two rear stair systems, as

specified. The stairs may use Trex decking in "island mist" and a signature rod rail as submitted. The contemporary designs and materials are appropriate in this instance as the area is small, detached from the building, and not visible from public view. Additionally, the stair systems create a visually distinctive contemporary design that does not compete nor detract from the historic fabric of the building. Risers are intended to be black to contrast the decking.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

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

#10- New work shall be removable.

Approval: Unanimous.

Motion carried.

### **309 N Grove**

*\*Handrail*

Applicant: Mary Ellen Hagenauer, owner; - present;

Motion: Szumko (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 309 N Grove for installation of an aluminum handrail at the façade entrance as specified in the application dated September 29, 2021.

Secretary of the Interior Standards:

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

Approval: Unanimous.

Motion carried.

### **307 N River**

*\*Fence*

Applicant: Kyle Chatfield, contractor; - not present;  
Luis Guiling and Mark Demorset, property representatives; - present

Motion: Ratzlaff (second: Chesnut) Move to approve and issue a Certificate of Appropriateness for the work at 307 N River as submitted in the application dated October 5, 2021, for installation of a fence enclosure in the front yard, including a 4' picket fence and a 6' dogeared privacy fence. The fence must meet the requirements of Sec. 122-675 of the Zoning Ordinance to preserve historic viewsheds and allow for traffic visibility. Additionally, the HDC understands that the final version of the picket fence will likely have pickets

with greater spacing to achieve required transparency. Approval is conditioned that the fence is finished in a paint or opaque stain.

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.

## **STUDY ITEMS**

### **220 N Huron**

\*Ramp and Parking Lot

Applicant: Bill Nickels, property representative.

### **316 N Grove**

\*Roof drainage

Applicant: Not present, application not discussed.

### **202 N Washington**

\*Exterior treatments

Applicant: William Sloan, property owner.

## **ADMINISTRATIVE APPROVALS**

313 Maple Fence

205 Maple Roof

106 N River Roof

9 N River Roof

Motion: Chesnut (second: Szumko) Move to approve the administrative approvals as presented on 10/12/2021.

Approval: Unanimous.

Motion carried.

## **OTHER BUSINESS**

### **Property Monitoring**

### **Updates from Staff**

### **Commissioner Comments**

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

**HOUSEKEEPING BUSINESS**

**Approval of minutes from September 28, 2021**

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of September 28, 2021, as drafted.

Approval: Unanimous. Motion carried.

**ADJOURNMENT**

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

**MEETING ADJOURNED at 9:12 p.m.**

DRAFT