



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall Council Chambers, 1 S Huron
Ypsilanti, Michigan 48197

Tuesday, December 13, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Chair 7:10 PM

Commissioners Present: Alex Pettit, Delrhea Byrge, James Ratzlaff, Stefan Szumko

Commissioners Absent: James Chesnut

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

412 Oak

**Front entry door and storm door replacements*

Owner: William and Pamela Grams, present.

Staff: This is the second time this item has come before the commission. After the first postponement, staff spoke with Mr. Grams and he explained that he selected the oak color for the front door to match the overhead garage door that had been installed in 2020. That work had been approved as presented.

Discussion: Commission confirmed that this finish will match the garage door finish. Confirmed. Commissioner noted that commission usually does not approve materials that are one material but trying to look like another, like a plastic with a fake wood grain. Commission discussed that garage door finishes appropriate for the historic district have become more difficult to find.

Motion: Byrge (second: Ratzlaff) moved to approve application PHDC 22-0098 for 412 Oak Street and issue a certificate of appropriateness for the replacement of a non-historic front entry door using a fiberglass door with 6 lights and two lower panels and the replacement of a non-historic storm door with an aluminum storm door with a ¾ light and a single lower panel. The work is appropriate because it meets Secretary of the Interior's Standard for Rehabilitation #9 and will not harm the integrity of this house or the larger district. The simulated wood grain finish would not normally be approved, but in this case, the wood grain finish matches the overhead garage door that had been installed in 2020.

Approval: Unanimous. Motion carried.

NEW BUSINESS—none

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property monitoring

2. Updates from Staff

- a. Two commissioner terms are ending at the end of 2022; those will be renewed this month.
- b. When it comes to the removal of non-historic materials, such as asphalt siding that needs to be removed in order to repair and restore the original wood siding underneath, would the commission want staff to have the ability to approve that administratively?
 - i. Yes, the commission supports that.
 - ii. Szumko moved that, in cases where there is nonhistoric siding on top of historic siding and the applicant wants to remove the nonhistoric so the historic material underneath can be repaired and restored, staff should be able to approve the removal of the nonhistoric material administratively on behalf of the commission.
 - iii. Ratzlaff seconded motion.
 - iv. Approval: Unanimous, motion carried.

3. Commissioner comments

- a. Commissioner Szumko is walking the historic district's perimeter Feb 26 and Nov 26 as part of the Bicentennial.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Draft Minutes from November 22, 2022

Staff: There is a repeated phrase ("and issue a certificate of appropriateness...") in the motion for 412 Oak. Staff suggests that the motion should actually read in the minutes, "Chesnut moved (Ratzlaff seconded) to approve application PHDC 22-0098 and allow staff to issue a certificate of appropriateness for 412 Oak Street for the replacement of a non-historic front entry door..."

Discussion: Commission agreed.

Motion: Ratzlaff moved (second: Byrge) to allow for the minutes of November 22, 2022 to be revised so that the second mention of "issue a certificate of appropriateness" can be removed from the motion section for 412 Oak Street.

Approval: Unanimous. Motion carried.

Motion: Szumko (second: Ratzlaff) moved to approve the minutes for November 22, 2022 as amended.

Approval: Unanimous. Motion carried.

2. Approval of the proposed revisions to the commission's rules and regulations

Staff: Suggested revisions to the commission's rules and regulations are as follows:

In 1.0, Change phrase "historic district" to "Historical Preservation" ordinance for the sake of consistency.

In 4.1, first sentence, strike out "each month" and replace it with "during April, May, June, July, August, September, and October, and once during January, February, March, November, and December."

Commission: Noted that in 4.10, phrase that currently says, "All other votes may by voice vote" should actually say, "All other votes may **be** by voice vote."

Motion: Ratzlaff (second: Szumko) moved to approve the amendments to the city of Ypsilanti's historic district commission's rules and regulations as proposed.

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 8:04 p.m.

Full Minutes Prepared By: Ellen Thackery