

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA APRIL 24, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET APRIL 24, 2012 \(PDF\).PDF](#)

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 24, 2012
7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

1. **508 N. River**

Re-roofing

2. **11 Oak**

Porch replacement

B. NEW BUSINESS

3. **319 N. Huron**

Painting

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

4. **329 E. Cross**

Porch repairs

E. OTHER BUSINESS

5. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 10, 2012

VIII. ADJOURNMENT

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Ypsilanti Historic District Work Permit Application

Date filed 3/27/12 for HDC meeting date _____

Action item ☐

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 508 N River Ypsilanti 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Bronni Inc

Address 1531 Eight Mile

City Whitmore Lake State Mi Zip 48189

Phone 734-662-6422 Fax 734-449-2560

E-mail bronni.1531@yahoo.com

Owner CARL BRONNI
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor SAME AS ABOVE
(Name, address, phone)

Action Items only:

Construction Cost 5600.00 Permit Application Fee 30.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 508 N. River

Applicant Mrs. Elms

Description of proposed work (see sample applications)

Complete Roof.

Materials GAF Shingles

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Signature of Applicant

Date

Image/Sketch for Parcel: 11-11-04-494-007**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** .JPG

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Ypsilanti Historic District

Work Permit Application

Fee 14604
cash

Date filed _____ for HDC meeting date _____

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 11 Oak Street

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Nathan Zautcke

Address 1345 Hidden Creek South

City Saline

State MI

Zip 48176

Phone 734-260-8226

Fax 734-480-0911

E-mail NZautcke@acidirect.com

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only: \$

Construction Cost 1,000⁰⁰

Permit Application Fee _____

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 11 Oak Street

Applicant Nathan Zautcke

Description of proposed work (see sample applications)

Replace existing side porch with new covered porch. The porch will have shingled over hang, with columns for support, wood deck and railings. The current siding shows signs of porch and overhang in the past. I am following the same layout as prior. See attached photos.

Materials

Treated Lumber

Shingles

Cement (for footers of porch)

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Slate shingle

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs and/or evaluating and reviewing this application.

Nathan Zautcke
Signature of Applicant

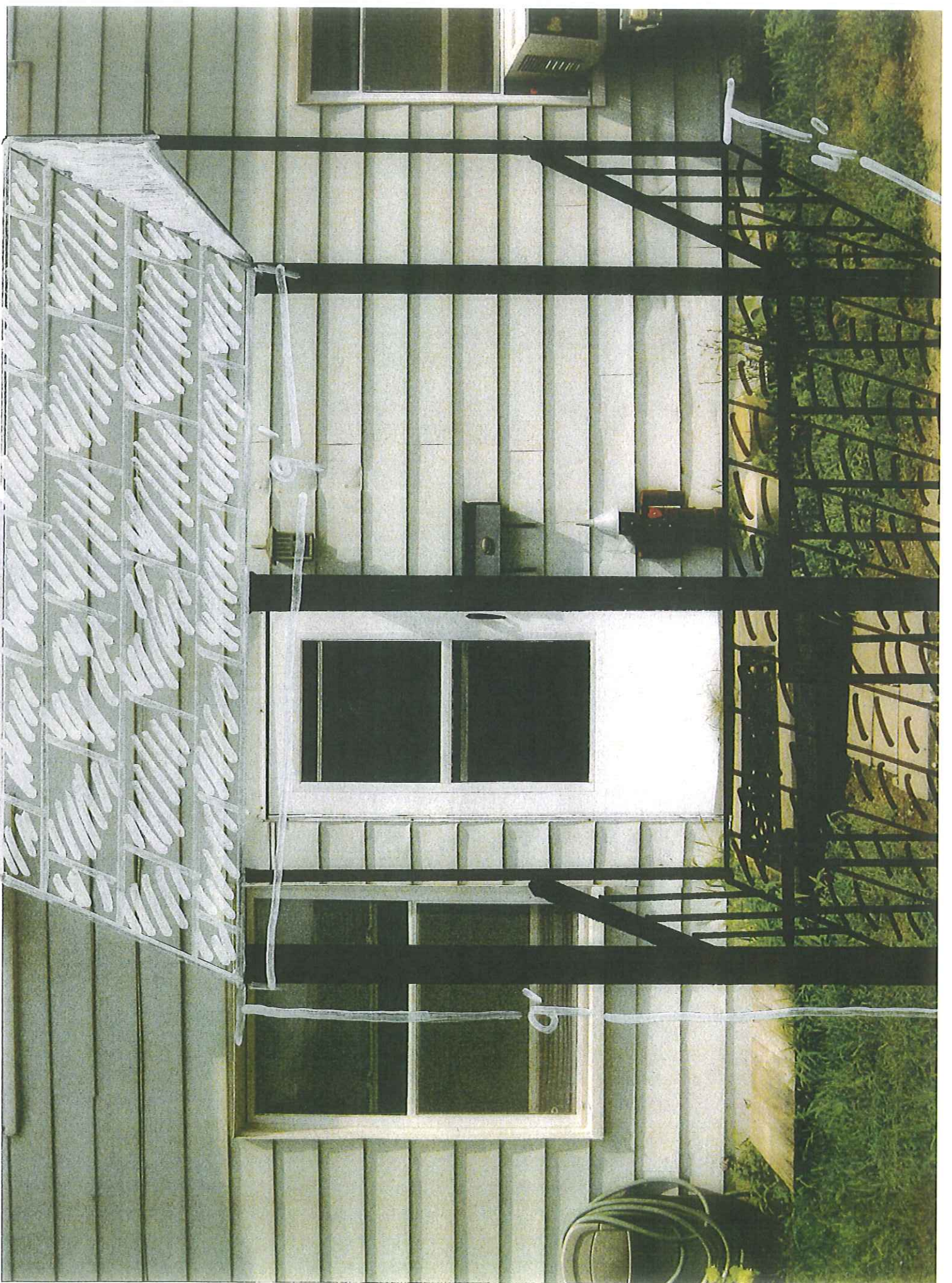
3-28-12
Date

Curran T



current







Ypsilanti Historic District Work Permit Application

Rec 14249
chk 1105

Date filed _____ for HDC meeting date _____

Action item ☒ Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 319 N. Huron St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name My Car Guy Inc

Address 319 N. Huron St

City Ypsilanti State MI Zip 48197

Phone 734-485-2500 Fax _____

E-mail my.car.guy.bruce@yahoo.com

X Owner: Jimmy D. Lake
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee 25⁰⁰

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

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Ypsilanti Historic District Work Permit Application

Date filed 4/5/12 for HDC meeting date _____

Property Address 319 N. Huron St

Applicant My car Guy Inc

Description of proposed work (see sample applications)

Repaint Building - Blue & white

White - basic color

Blue - cosmic blue

Materials

Exterior latex paint

Colors (Attach color chips or samples)

Body white

Accent 1 _____

Trim Blue cosmic

Accent 2 _____

Roof _____

Other _____

- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Bruce Becker
Signature of Applicant

4/5/12
Date



MY CAR GUY AUTO

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 10, 2012

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM
Meeting Location: Fourth Floor Conference Room, City Hall
Commissioners Present: Hank Prebys, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent: Jane Schmiedeke, Ron Rupert, Michael Condon
Staff Present: Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Stevenson (Second: Henriksen) moves to approve the agenda with the addition of 200 W. Michigan, 39 E. Cross, and 215 S. Washington as action items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

508 N. River

Applicant: Bronni, Inc., contractor (not present)
Discussion: Application is for the completion of the roof at 508 N. River in GAF shingles. No specific details on the method, materials, or color has been given on the application.
Motion: Stevenson (second: Henriksen) moves to table the application until more information about the project is received.
Approval: Unanimous. Motion carries.

105 Pearl

Applicant: John Barr, owner (not present)
Discussion: Application is for the painting of the exterior of the building and the preparation of the building for paint.

The commission notes that the application lists that power washing will be used in the preparation of the building. It states that no power washing is permissible, as expressed in the Secretary of the Interior Standards, #7.

Motion: Pettit (second: Stevenson) moves approval of the application to include painting of the exterior. The body color shall be Behr Premium Plus Cream and the trim color shall be Behr Premium Plus Brick Red. Preparation of the surface for painting is **not** to include any power washing. If the surface must be cleaned before paint is applied, use just water and brush or a low pressure spray (garden hose) with a mild detergent.

Secretary of Interior Standards cited:

#7 – Clean building gently.

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

11 Oak

Applicant: Nathan Zautcke, owner (not present)

Discussion: Application is for the replacement of the existing side stoop with a new covered porch, to match what applicant notes is same layout as a former side porch.

The commission finds that the submitted sketch and list of materials is too unclear to render a decision.

Motion: Henriksen (second: Pettit) moves to table the application at 11 Oak for further information on the construction materials and design suggested.

Approval: Unanimous. Motion carries.

200 W. Michigan

Applicant: Maia Hardy and Noah Pylvainen, student representatives (present)

Discussion: Application is for the installation of a temporary interactive art board on the side of the Mix retail store at 200 W. Michigan. The students have received approval for the project from both the building's owners and its renters. The art board will be in place for just a week or two as stipulated in an agreement with the current tenants. The board itself will be composed of plywood, to be drilled into the existing plywood on the boarded-over windows on the side of the structure. The board will be painted with dry erase paint and dry erase markers and will be monitored every few hours to ensure appropriateness.

The commission suggests that the students also paint the edges of the plywood to keep water from causing damage to the board while it is in place on the structure.

Motion: Stevenson (second: Henriksen) moves approval for an interactive board design as submitted, for users to write in the area provided. The colors of the board are to be Barely Jade and Spearmint Gum. Approval is given with the understanding that the board is a temporary project for one to two weeks

that will be monitored by the applicants. The board shall be attached to the side of the Mix building onto the existing wood panels.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

39 E. Cross

Applicant: Aubree's Saloon, owner (not present)

Discussion: Application is of the construction of a new dumpster enclosure at 39 E. Cross. The new enclosure will use the existing concrete pad and will be constructed of CMU masonry with a wooden door/gate with a steel frame.

Motion: Henriksen (second: Stevenson) moves approval for the application at 39 E. Cross for the construction of a dumpster enclosure on the existing concrete dumpster pad. The walls of the enclosure shall be painted CMU masonry. The doors or gate of the enclosure shall consist of a metal frame with cedar infill. The masonry walls will be capped with a pre-cast concrete cap in a pyramid shape. The steel bollards shall be installed as shown in the drawing submitted with the application; the bollards shall also be painted.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

215 S. Washington

Applicant: Artur Starobinskiy, owner (present)

Discussion: Application is for the replacement of several windows at 215 S. Washington that have been damaged by weather over time. Two of the windows are located on the first floor; they are small and are not visible from street. The applicant attests that these windows are too badly damaged to repair; the bottom part is missing entirely and the glass is hanging freely. Windows at the rear of the building on the third floor also need replacements. All of the windows are currently double hung; the applicant would like to replace them with a modern style window that is white to match the existing color of the windows. A large window on the front façade also needs repair.

The applicant is given the HDC Window Fact Sheet for review. The commission agrees that any replacement window must have the same light pattern as the original.

Motion: Henriksen (second: Pettit) moves approval for the repair and replacement of some of the existing windows at 215 S. Washington. One of the large windows on the front shall be repaired where the wood has been damaged. Two windows on the north side of the structure and the damaged windows on the third floor at the back of the structure shall be replaced with wood windows. The replacement windows may be clad in aluminum or vinyl and

shall be double hung. All replacements shall be full replacements with a new sash and frame, but the existing window openings shall not be altered.

Secretary of Interior Standards cited:

#6 – Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

STUDY ITEMS

329 E. Cross

Applicant: Cheryl Clifton, daughter of owner (present)

Discussion: The applicant appeared as a study item at the March 27, 2012, HDC meeting and has returned with a Work Permit Application and photos of the porch at 329 E. Cross. The applicant notes that both the front and side porches need significant work. She also reminds the commission that she would like to put railings and handrails up for the safety of her elderly father.

The commission is amiable to the proposed work but notes that the deck boards used for the porch floor—the part that can be walked on and seen—must not be treated wood, but must be vertical grain tongue and groove porch flooring.

Motion: Henriksen (second: Pettit) moves to authorize staff approval of the application for 329 E. Cross. At the front porch, the following work shall be completed:

- Reconstruction of the porch framing, including new concrete footings and the repair of the bottom of the existing wood columns with wood in profile to match existing
- Replacement of the porch decking with vertical grain tongue and groove porch decking to match original, as documented in photos
- All exposed wood shall be painted or stained with an opaque stain
- Reconstruction of the front porch stairs in wood
- Addition of a handrail or pipe rail at the front steps, to be painted.
- Installation of wood porch skirting, to be painted or stained with an opaque stain. Skirting lattice to be framed as described in the HDC Porch Fact Sheet.

At the side porch, the following work shall be completed:

- Replacement of the damaged wood columns in kind, with profile and material to match existing.
- Replacement of the wood railing in kind.
- All exposed wood shall be painted or finished with an opaque stain.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features.

#6 – Repair, don't replace. Replacements shall match original.

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

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

306 N. Hamilton: The compliance deadline set by the Building Department has passed without action taken by the owners. The issue will continue to be monitored as it develops.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 27, 2012

Motion: Pettit (second: Stevenson) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Stevenson (Second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:50 p.m.