

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA AUGUST 14, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET AUGUST 14, 2012 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 14, 2012
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

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 - none

B. NEW BUSINESS

1. **414 N. River**

Re-roofing

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

2. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 24, 2012

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Ypsilanti Historic District

Work Permit Application

Rec 15022
chk 1618

Date filed Aug 8, 2012 for HDC meeting date Aug 14, 2012

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 414 N. River St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael or Irmgard Gelletly

Address 921 Sheridan

City Ypsilanti

State MI Zip 48198

Phone 734-483-3458

Fax

E-mail irm@provide.net

Owner Michael & Irmgard Gelletly
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

Northern Michigan Metal Roof, LLC
522 W. 5th St. Roscommon, MI

Action Items only:

Construction Cost

16,500

Permit Application Fee

100⁰⁰

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 8 Aug 2012 for HDC meeting date 14 Aug 2012

Property Address 414 N. River St.

Applicant Michael & Irmgard Gellertly

Description of proposed work (see sample applications)

Remove current surface of roof, upper & lower, replace with 26 gage 16" metal (steel) roofing, white ridge vent and soffit vent. Replace current attic furnace venting to rear gable of house. Repair roof sheeting as necessary. Remove and replace current gutters if needed.

Materials

Colors (Attach color chips or samples)

Body white

Accent 1 _____

Trim _____

Accent 2 _____

Roof white

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.

Michael W. Gellertly
Signature of Applicant

8 Aug. 2012
Date



Northern Michigan METAL ROOFING, L.L.C.

522 N. 5th St., Roscommon, MI 48653

Phone: 989-275-6900

www.metal-shingles.com

PROPOSAL

Submitted To: Irmgard Gelletly
921 Sheridan
Ypsilanti, MI 48197

Date: November 30, 2011

Property Address: 414 N. River St., Ypsilanti, Michigan

We hereby submit specifications and estimates for the following:

SNAP-LOC STANDING SEAM METAL ROOFING SYSTEM LIMITED 45-YEAR MANUFACTURE WARRANTY

1. A. Remove existing metal roofing from complete roof area.
B. Remove existing asphalt shingles from complete lower roof area.
2. A. Inspect complete roof areas for any damage to existing roof sheeting.
B. If any damage is found and needing replacement it will be done at an additional cost of \$1.50 per square foot.
3. A. Inspect fascia and soffit for any damage.
B. If any damage is found and needing replacement it will be done at an additional cost of \$7.50 per square foot.
4. A. Furnish and install ice and water shield at all eaves and sidewalls. (Ice and water to extend 3' beyond inside wall.
B. Furnish and install vapor barrier over remainder of roof not covered with ice and water.
5. Furnish and install new metal drip edge at all eaves and gables. (Color to match new metal roofing.)
6. Furnish and install new 26 gauge, 16" wide Snap-Loc standing seam metal roofing over complete roof area.
 - a. Color: To be determined.
7. All panels to be hemmed at eaves.
8. Furnish and install continuous vented ridge cap.
9. Furnish and install new pipe flashings.
10. Work to include all other necessary trims and flashings.
11. All work to be performed in a safe, timely, and professional manner.
12. Work to be performed on a daily basis until project is completed, excluding Sundays and some Saturdays.
13. All scrap material and debris will be cleaned up and removed from home site with use of roller magnet for smaller items.

Terms:

- ♦All payments are due upon execution of contract; or on the payment schedule enclosed herein, a service charge of 2% per month (24% per annum) will be added to any overdue payment.
- ♦All materials remain the property of Northern Michigan Metal Roofing until paid in full.
- ♦Vendor shall not be held liable for any damage to the interior of the structure in consequence of installing the above roofing system. Oil canning not a cause for rejection.
- ♦The parties agree that in the event of a dispute regarding performance, product, or payment under this contract, they will submit to binding arbitration under the process of the American Arbitration Association. The parties waive any rights they have to institute an action in state or federal court.

Northern Michigan METAL ROOFING, L.L.C.

522 N. 5th St., Roscommon, MI 48653

Phone: 989-275-6900

www.metal-shingles.com

Irmgard Gelletly
Standing Seam Proposal
Page 2

Date: November 30, 2011

Terms: (continued)

- ♦All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Northern Michigan Metal Roofing offers a five (5) year workmanship warranty.
- ♦Northern Michigan Metal Roofing does not warranty leaks caused by excessive ice damming due to lack of insulation or ventilation.
- ♦Any alteration or deviation from above proposal involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.
- ♦All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.
- ♦Northern Michigan Metal Roofing to have permission to take photos before, during, or after installation and use such photos and locations for advertisement and promotions.
- ♦Northern Michigan Metal Roofing will not be responsible for any damage done to shrubs or trees due to necessary authorized trimming.

We propose hereby to furnish material and labor, complete in accordance with the above specifications for the sum of: **\$16,474.18 26 Gauge, 16" Panel**

\$14,503.07 29 Gauge, 12" Panel

Payment to be made as follows: **\$500.00** deposit, **\$7,000.00** due at start up, and the balance due upon the day of completion.

****Notes:**

- A. There is a cost difference from original quote due to metal cost increase and lift rental (which was not calculated in original quote).
- B. Not knowing what is under existing metal roof, regarding layers (woodshake, asphalt shingles, rolled roofing, etc.), there will be an added cost of \$1,100.00 if there is needed removal of another roof covering before getting down to existing roof sheeting.
- C. Installation of snow blox on the walkway side of the roof would be an additional cost of **\$1,008.00**.

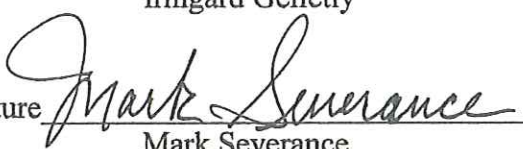
ACCEPTANCE OF THIS PROPOSAL FORMS A CONTRACT

The above prices, specifications and conditions are satisfactory, and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal may be withdrawn from Northern Michigan Metal Roofing if not accepted within 14 days. Please indicate option you are choosing.

Signature _____

Irmgard Gelletly

Date _____

Signature  _____

Mark Severance

**PROUD MEMBERS: BETTER BUSINESS BUREAU
NATIONAL HOME BUILDERS ASSOCIATION**

Siliconized Polyester

High Gloss Paint for 12" Wide 29GA & 16" Wide 26GA Panel



Sandstone (.54)



Clay (.43)



Burnished Slate



Dark Gray



Burgundy (.25)



Regal White (.56)



Tan (.44)



Evergreen (.258)



Ocean Blue



Light Gray (.399)



Patriot Red

valspar®

The colors on this card are as close to actual as color chip reproduction technology allows. Coating samples on metal are available upon request.

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

306 N. Hamilton

Applicant: Raymond Scherer, owner (not present); John and Taryn Scherer (present)

Discussion: Application is for replacing the faux stained glass panel in the side door with clear glass and altering the existing four porch posts to match those depicted in the December 2003 photo provided by the Commission. The applicants were asked to submit measured drawings with specifications for the new posts, which they have now provided.

Motion: Henriksen (second: Stevenson) moves to approve the application for 306 N. Hamilton for the addition of trim to the front porch posts. Work on the posts shall include a chamfer cut on all four corners of each post as described on the column drawing included with the application. The trim profiles included on the submitted drawing are also approved. Porch fascia and porch posts shall be painted white. The window on the side door, which is currently a faux leaded glass, shall be replaced with plain flat glass.

Secretary of the Interior Standards cited:

- #10 – New work shall be removable.
- #9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

NEW BUSINESS

312 N. River

- Applicant: Corrine Sikorski, owner (not present)
- Discussion: Application is for the installation of solar panels at the Ypsilanti Food Co-op. The applicant had previously discussed this project with the HDC as a study item and has now provided photographs and drawings specifying installation location.
- Motion: Prebys (second: Henriksen) moves approval of the installation of 4 kilowatts of photovoltaic solar panels (a total of 8 panels) as depicted in submitted photographs, with the location of the installation to be on the roof of the center building as depicted in the photograph.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

5 W. Forest

- Applicant: William Carlton, representative (not present)
- Discussion: Application is for the installation of signage at 5 W. Forest, the Rainbow Rehabilitation Center. Pettit questions the attachment hardware for the signs. Rupert suggests inserting a silicone polymer in the holes to prevent the penetration of moisture which could damage the brick when it froze.
- Motion: Rupert (second: Pettit) moves approval for the installation of signage at 5 W. Forest. On the front facade, lettering shall include stud-mounted aluminum letters as pictured on submitted application, to mount flush against the building. Silicone polymer should be put in the screw holes to seal them properly, preventing water penetration. Also approved is the installation of vinyl lettering on two side windows as depicted in the submitted application. Cite sign proposal submitted with application, dated 6/28/12. Installation should also adhere to the recommendations given in the HDC's Signs and Awnings Fact Sheet.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

209 Washtenaw

- Applicant: Jerry Jennings, representative (present)
- Discussion: Application is for the treatment of the leading in the stained glass and the installation of new glass window coverings to replace the existing Plexiglas, which has yellowed, cracked, and is causing damage to the existing windows. New glass will be ¼" thick.

The HDC had previously questioned the term "re-cementing" on the application; the applicant explains that this process involves coating the windows with a material to strengthen the existing lead in the stained glass and to fill any cracks or holes in the lead.

Motion: Rupert (second: Prebys) moves to approve the repair work on the stained glass windows at 209 Washtenaw as submitted on the application, with the technique, procedure, and areas to be reworked to be as described. The applicant may replace lead comes as necessary.

Secretary of Interior Standards cited:

#5 - Preserve distinctive features.

#2 - Do not destroy original character. Do not remove or alter historic material or features.

Approval: Unanimous. Motion carries.

STUDY ITEMS - none

ADMINISTRATIVE APPROVALS

220 N. Huron

Applicant: Jerry Jennings, representative (present)

Discussion: At the July 10, 2012 HDC meeting, the HDC moved to authorize staff to issue administrative approval for the repainting of the ADA ramp at 220 N. Huron.

Motion: Prebys (second: Stevenson) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

HDC Training:

The HDC underwent a training session on Saturday, July 14. The HDC discusses the training for the benefit of Henriksen and Rupert, who were unable to attend.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 10, 2012

Motion: Prebys (second: Henriksen) moves to approve as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (second: Pettit) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45