

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 12, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 12, 2012 \(PDF\).PDF](#)

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 12, 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 - none

B. NEW BUSINESS

1. **317 W. Cross**

Construction of replacement shed

2. **201-203 Michigan**

Painting

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

3. **100 E. Cross**

Stucco repair

E. OTHER BUSINESS

4. **Administrative Approval Procedure**

5. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 22, 2012

VIII. ADJOURNMENT

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Ypsilanti Historic District

Work Permit Application

Date filed 5/18/12 for HDC meeting date 5/18/2012

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 317 W. CROSS ST

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name The Ugly Mug Cafe & Roastery / Jim Johnson

Address 317 W. CROSS St.

City Ypsilanti

State MI Zip 48197

Phone 734-484-4684

Fax 734-483-2322

E-mail uglymugcafeandroastery.com

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$1,000.00

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.

Rec. 14763
CHK 5436

Ypsilanti Historic District Work Permit Application

Date filed 5/18/12 for HDC meeting date 5/18/12

Property Address 317 W. Cross St.

Applicant Jim JOHNSON / owner

Description of proposed work (see sample applications)

exterior storage shed - replacing original
shed that was damaged by customer's
vehicle.

Materials: utilizing existing concrete slab.

New materials: 2x4 studs, 4'x8' sheets OSB.
Architectural shingles, vinyl siding + trim.
Steel security doors.

Colors (Attach color chips or samples)

Body med. grey

Accent 1 _____

Trim light grey

Accent 2 _____

Roof dark grey

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]
Signature of Applicant

5/18/12
Date



dark grey

light grey

medium grey

We talked to Connie today + she suggested we come to the mtg tonight + she could do an administrative permit for OK. Because next mtg isn't until June 12th -



Ypsilanti Historic District

Work Permit Application

Rec 14772
cash

Date filed 5/31/12 for HDC meeting date 6/12/12

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 201-203 Michigan Ave

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Brian Breckley - Breckley Properties

Address 201 West Michigan Ave

City Ypsilanti State MI Zip 48197

Phone 734-260-2119 Fax 734-482-0480

E-mail Brian @ TapRoom Ypsi.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor C/early Construction & Painting
(Name, address, phone) Ypsilanti MI 734-730-1054

Action Items only:

Construction Cost \$8500

Permit Application Fee 300

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
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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.

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 5/31/12 for HDC meeting date 6/12/2012

Property Address 201 West Michigan Ave.

Applicant Bruckley Properties

Description of proposed work (see sample applications)

Paint building exterior, front & side
1. scrap old paint in compliance with
OHSA safety standards by Lead paint
Certified contractor

Materials

Color matched Loxon Primer
Duration Sorman William final coat

Colors (Attach color chips or samples)

— see Attached

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.)

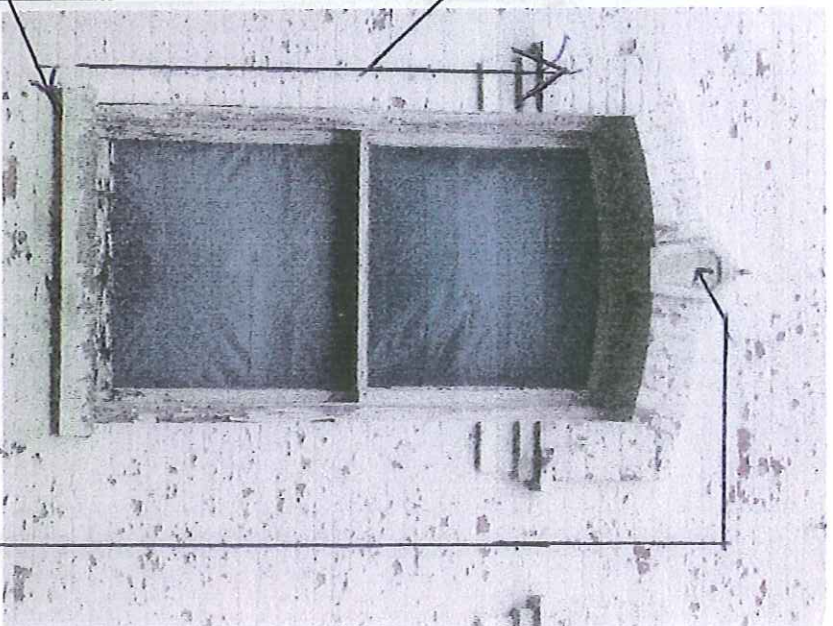
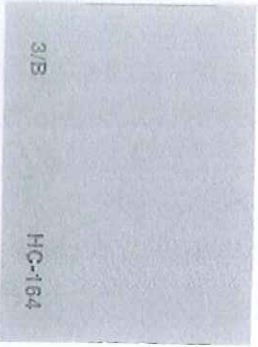
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

[Signature]
Signature of Applicant

5/31/2012
Date



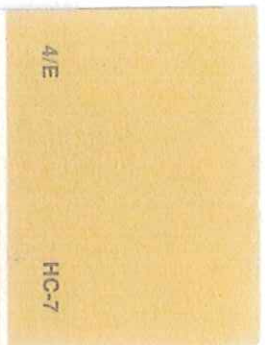
Main Building color



trim



Accent



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 22, 2012

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion: Prebys (Second: Rupert) moves to approve the agenda with the addition of 214 W. Forest as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD 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.

The HDC notes that it appears the building has already been re-roofed, but due to the lack of information provided and the time elapsed since the initial application, it must deny the application.

Motion: Stevenson (second: Pettit) moves to deny the application due to the 60-day time limit for rendering a decision.

Approval: Unanimous. Motion carries.

11 Oak

- Applicant: Nathan Zautcke, owner (not present)
- Discussion: Application is for the replacement of the existing side porch 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. No new material regarding the application has been submitted, and due to the length of time that has elapsed since the initial application, the HDC must deny the application.
- Motion: Stevenson (second: Henriksen) moves to deny the application due to the 60-day time limit for rendering a decision.
- Approval: Unanimous. Motion carries.

NEW BUSINESS

333 Oak

- Applicant: Judith Lucchetti, owner (present)
- Discussion: The property currently sports a Wolmanized back porch, railing, and lattice. Applicant would like to preserve these features by painting them with a solid color stain. They have suggested Behr brand Redwood Neutral Tone.
- Motion: Prebys (second: Henriksen) moves approval for staining all of the unfinished Wolmanized wood deck, including lattice work, in Behr's Redwood Neutral Tone.
- Secretary of Interior Standards cited:
#10 – New work shall be removable.
- Approval: Unanimous. Motion carries.

518 N. Huron

- Applicant: Terry Raymond, owner (not present)
- Discussion: Application is for the replacement of the existing shingles and the repair of damaged wood due to an existing leak. Thunder vents would be installed on the roof. No changes to the gutters would be made.
- Motion: Prebys (second: Henriksen) moves approval for the installation of roofing shingles in Chateau Brown, with a drip edge to match the color of either the roof or the trim on the house. Venting shall be on the rear portion of the house so as not to be visible from the street. Flashing will be brown as indicated in the work proposal.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

213 N. Adams

Applicant: Stephen Thomashefski, owner (present)

Discussion: Application is for new roofing on the house and carriage house with new K-style gutters. The applicant would also like to paint the house and carriage house light green with an off-white trim. In addition, the existing windows will be retained and altered to allow for the installation of double paned glass, with aluminum frame screens added to the bottom half of the windows. Condon notes that while the sashes are out, the windows should be weatherstripped if possible

The current light pattern of the windows is 1-over-1, with no muntins.

Regarding gutters, the applicant notes that some downspouts are missing; others are located in various places around the building. The applicant would like to move all downspouts to the corners of the building.

Motion: Condon (second: Henriksen) moves approval for the application to include the removal of the existing roof shingles and replacement with a 40-year dimensional shingle in "Weathered Rock", with the installation of ridge venting. Any additional venting required shall be placed so as to be minimally apparent from the street.
The drip edge shall be in a color sympathetic to the trim or shingles.
K-style gutters will be repaired or replaced as necessary
The house shall be repainted in Valspar's "Green Tea Leaves," with Valspar's "Crafted White" used for trim color. Paint finish shall be satin or semi-gloss. Clean the house gently; no powerwashing. Instead, use garden hose pressure with a soft bristle brush and mild detergent. Prime bare wood with an oil base primer.
The existing window sashes shall be removed and repaired, with double pane glass inserted in place of existing single pane glass.

Secretary of Interior Standards cited:

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

#7 – Clean building gently.

Approval: Unanimous. Motion carries.

STUDY ITEMS

214 W. Forest

Applicant: Bob Barnes, owner (present)

Discussion: Applicant has been informed by the Building Department that the property will not be issued a Certificate of Occupancy without HDC approval of the vinyl windows currently installed. Photographs and

documentation in the possession of the Building Department indicate that the windows were installed in the fall of 2009, after the current owner purchased the house. The applicant insists he did not install the existing vinyl windows.

The HDC notes that it will not approve vinyl windows in any circumstance, even retroactively, and suggests the applicant continue working with the Building Department on the issue. The applicant has received a copy of the Windows Fact Sheet for reference in the event that he is required to apply for new windows by the Building Department.

ADMINISTRATIVE APPROVALS

720 Norris

Discussion: Application is for a renewal of the approval granted by the HDC on September 13, 2011 for the installation of solar panels along the roof of the front façade. Staff was authorized by the Chair to grant administrative approval.

203 S. Huron

Discussion: Application is for a renewal of the approval granted by the HDC on March 8, 2011 for the construction of an addition onto the Gilbert Residence. Staff was authorized by the Chair to grant administrative approval.

119 N. Huron

Discussion: Application is for the installation of a flat roof at 119 N. Huron. No torch shall be used during the installation of the roofing.

Motion: Rupert (second: Condon) moves to accept the administrative approvals for 720 Norris, 203 S. Huron, and 119 N. Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

- 120 W. Michigan:** A new sign was installed at the address which does not fit into the allotted space for a sign frame which is to be installed by the building owner. A letter will be sent to the renter regarding the sign and to the owner regarding the installation of the sign frame.
- 16 N. Huron:** An inappropriate sign was installed without HDC approval; a letter has been sent. Issue pending Building Department action.
- 100 E. Cross:** The stucco has been removed from the façade without HDC approval. The issue will be investigated further.

- 306 N. Hamilton:** A letter has been received regarding the ongoing issue of noncompliance at 306 N. Hamilton. Legal action by the property owner may follow.
- 333 E. Cross:** On May 8, 2012, the owners of 333 E. Cross briefly discussed their plans for vinyl window installation. After being told that vinyl windows would not be approved, the homeowners have not submitted an HDC application. The issue will continue to be monitored.
- 329 E. Cross:** Inappropriate railings have been removed, but the treated lumber on the porch still remains. The issue will continue to be monitored as it develops.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2012

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

ADJOURNMENT

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

MEETING ADJOURNED AT 7:45 p.m.