1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 26, 2012 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 26, 2012 (PDF).PDF

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, JUNE 26, 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. **306 N. Hamilton** — Address existing noncompliance issues
2. **215 S. Washington** — Roof replacement for carriage house
3. **320 S. Huron** — Re-roofing garage
4. **15 E. Cross** — Sign installation

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

5. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 12, 2012

VIII. ADJOURNMENT

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Ypsilanti Historic District

Work Permit Application

Date filed 6/11/12 for HDC meeting date 6/26/12

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 306 North Hamilton

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Raymond Scherer

Address 6720 W Liberty

City Ann Arbor State MI Zip 48103

Phone hm(734) 761-5647 cell (734) 646-4151 Fax (734) 761-8404

E-mail

Owner
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor WORK DONE SO FAR

Contractor
(Name, address, phone)

Action items only:

Construction Cost _____ **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 6/11/12 for HDC meeting date 6/26/12

Property Address 306 N. Hamilton

Applicant Raymond Scherer

Description of proposed work *(see sample applications)*

1. To address outstanding issues regarding the front porch.
2. Side door of house - to remain as is.
3. Whitetrim to remain as is.

Materials

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

6-11-12
Date

Rec. 14814
cash

Ypsilanti Historic District

Work Permit Application

Date filed 4 JUN 2012 for HDC meeting date 12 JUN 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 215 S WASHINGTON ST

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name ARTUR STAROBINSKIY

Address 215 S WASHINGTON ST

City YPSILANTY State MI Zip 48198

Phone 646 573 7222 Fax

E-mail OVERLORD 20 YAHOO.COM

Owner SAME
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action items only:
Construction Cost 1,900 **Permit Application Fee** 25.00
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.

I HAVE A CURRENT APROVAL FOR ASHALT SHINGLE ROOF FOR MY CARIAGE HOUSE. ~~THE LAST~~ I REQUAST TO CHANGE THAT TO A STANDING SEAM METAL ROOF. IT WILL HAVE AN APROVED COLOUR PAINT ON IT.

Ypsilanti Historic District Work Permit Application

Date filed 11 JUN 2012 for HDC meeting date 12 JUN 2012

Property Address 215 S WASHINGTON ST

Applicant ARTUR STAROBINSKIY

Description of proposed work *(see sample applications)*

SWITCHING ASPHALT SHINGLES TO A STANDING METAL ROOF FOR AN APPROVED ROOF REPAIR ON THE CARIAGE HOUSE

Materials

STANDING SEAM PANELS

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

11 JUN 2012
Date

Rec. 14850
CMC 1802

Ypsilanti Historic District

Work Permit Application

Date filed 6.19.12 for HDC meeting date 6.26.12

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 320 Huron

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name James Anguilm

Address 10301 Stony Creek

City Milan State MI Zip 48160

Phone 734-439-0569 Fax

E-mail JBA Sugarcreek@aol.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Sugar Creek 10301 Stony Creek Milan MI 48160

Action Items only:

Construction Cost 1500 **Permit Application Fee** 25.00

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. 14855
chk 101 ($20)
$5 cash

Ypsilanti Historic District

Work Permit Application

Date filed 6·20·2012 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 15 E. Cross

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Julie Waggett - Touch of Glass

Address 15 E. Cross Street

City Ypsilanti State MI Zip 48198

Phone 734·709·2663 Fax 734·439·8442

E-mail jlwaggett@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor (Name, address, phone) Chelsea Signs Chelsea Michigan
Scott Eckland 734·358·0653

Action Items only:

Construction Cost _____ **Permit Application Fee** $20.00

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 <u>all</u> locations where work is proposed
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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 6-20-2012 for HDC meeting date _____

Property Address 15 E. Cross St.

Applicant Julie Waggett - Touch of Glass

Description of proposed work *(see sample applications)*

1. Vinyl Sign - 28" Circle mounted on exterior
2. Neon Sign - 17x30" oval mounted interior window

Materials

1. Vinyl
2. Black Plastic and Neon Light

Colors (Attach color chips or samples) N/A

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.

Julie Dukes Waggett
Signature of Applicant

6-20-12
Date

TOUCH OF GLASS 15 E Cross. Street

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JUNE 12, 2012

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion: Stevenson (second: Henriksen) moves to approve the agenda with the addition of 214 W. Forest as an action item and 215 S. Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

317 W. Cross

Applicant: Jim Johnson, owner (present)

Discussion: Application is for the installation of an exterior storage shed to replace the shed damaged by a vehicle at the property, The Ugly Mug Café. The previous shed was 2 x 4 construction with T1-11 siding, measuring approximately 9.5′ x 12′. Proposed shed will have vinyl siding and will be slightly larger, at 12′ x 12′. The existing concrete pad will be enlarged slightly.

The shed will be purchased from Carter Lumber. Condon asks if an alternate siding option is available and suggests other options, such as wood. Applicant seeks to maintain a similar look to the modernistic building and believes vinyl would be appropriate. The HDC notes that although vinyl siding is not allowed on existing buildings in the district, the shed would be new construction.

Motion: Henriksen (second: Stevenson) moves approval for the installation of an exterior storage shed to replace an original shed previously damaged. Size of the replacement shall be approximately 12′ x 12′, to be located on a concrete slab, clad in vinyl siding. Vinyl siding is not a concern in this application because it is a non-historic structure on a commercial site and will be used as

a new utility building. Shed siding will be light gray, doors will be medium gray, and the roof will be dark gray.

Secretary of Interior Standards cited:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

201-203 W. Michigan

Applicant: Brian Brickley, owner (present)

Discussion: Application is for the painting of the front and side of the building exterior. Proposed body color is light gray, with burgundy trim on the window hoods and yellow keystone accents.

The HDC proposes that the applicant consider painting the body of the building a brick or terra cotta color with putty-colored accents on the window hoods. The applicant notes he has a 19th century photo of the building that depicts it with a white color and notes he would prefer to retain his proposed lighter colors.

No power washing will be done on the building.

Motion: Condon (second: Pettit) moves approval for the repainting of the exterior upper two floors, window sashes, and arch elements. Colors applied for are: Benjamin Moore KC 164, 1267 for window sills and hoods, and HC7 for the accent at the keystone. The HDC suggests an alternative palette, which would use Sherwin Williams Copper Mountain or Pennywise for the body, and a red similar to that originally proposed for window sash. Frames would be Full Moon or Friendly Yellow, hoods and sills would be Relaxed Khaki. No powerwashing. If washing is required, use water with garden hose pressure with a stiff brush and mild detergent.

Secretary of Interior Standards cited:

#7 – Clean building gently.
#6 – Repair, don't replace. Replacements shall match original.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

214 W. Forest

Applicant: Robert Barnes, owner (present)

Discussion: Application is for HDC approval for previously installed vinyl windows. The applicant notes that the windows were installed prior to his purchase of the property, but the Building Department believes they were installed after. The Building Department will not issue a Certificate of Occupancy for the property until the HDC moves on the matter.

The HDC notes that it will not approve vinyl windows in any case.

Motion: Stevenson (second: Condon) moves denial of the application for vinyl windows installed at some point in time at the property.

Approval: Unanimous. Motion carries.

Discussion: Applicant suggests that sash replacement kits be used to replace the vinyl. The replacement sash would fit in the original wood frame. Applicant suggests white aluminum clad sash replacements.

Applicant asks if replacing the windows on the front façade while leaving the vinyl around the other side would be acceptable. The HDC notes that it would not, as it would normally not approve vinyl windows under any circumstanc

STUDY ITEMS

215 S. Washington

Applicant: Artur Starobinsky, owner (present)

Discussion: Applicant is seeking approval for standing seam metal roofing on the carriage house. Applicant was originally approved for asphalt shingles. He is currently seeking lighter color roofing.

When removing the layers of the former roof, the applicant found that the original roof was cedar shake. The HDC suggests that metal roofing in a wood or gray color may be a more appropriate color choice, citing that a lighter color may collect and highlight dirt more over time.

Of the potential colors provided to the HDC by the applicant, the HDC notes that the Rawhide color appears to be appropriate for the structure due to its neutrality. In addition, the HDC notes that the historic color of the roofing would have been a medium to dark color and voices some concern that a light or very bright color may put too much influence on the eventual color chosen for painting the house.

Millworks Building

Applicant: Corinne Sikorski, owner (present)

Discussion: Applicant is seeking paint and feature colors. Will install a new awning and is proposing the color forest green, with lettering along the bottom edge detailing what the Co-op sells. A possibility for signage is individual letters directly on the building above the entry or individual letters on a signboard over the entry. The HDC is receptive to any of these options.

The HDC suggests painting the signage lettering directly onto the building, which would save the brick from being damaged by holes made by drilling for letters. The applicant wonders if the letters would be visible enough, but the HDC notes that the right color combination should be fine.

Changes to some doors will also be required, as the Co-op expands into the adjoining bakery. Altering the way the doors open to meet building code may force the original brick door openings to be altered, and the applicant is seeking the Commission's thoughts on the matter. In addition, she asks if an automatic door may be allowable in the district. The HDC notes that it is not familiar with any currently existing in the district, and that an automatic door that swings out onto the sidewalk would present the same problem as a regular door swinging out onto the sidewalk. However, the HDC may accept an automatic door provided that it was visually appropriate for the building.

120 E. Cross

Applicant: John Harrington, owner (present)

Discussion: Owner of Standard Printing came to discuss replacement windows. Existing windows are the original single pane aluminum windows installed in 1960. Applicant is currently applying for a façade grant for the improvements and has recommendations from the grantor.

Proposed windows would be one large fixed pane and one small operable pane. If windows were replaced with more energy efficient ones, would it be acceptable to replace the 3 pane with the proposed 2 pane?

The HDC notes that the windows are character defining for the building and suggests it would be appropriate to retain the horizontal divider simulating the third pane.

ADMINISTRATIVE APPROVALS

100 E. Cross

Applicant: Jack Miller, owner (not present)

Discussion: The Automotive Heritage Museum at 100 E. Cross recently completed significant stucco repair without first securing HDC approval. Staff was authorized by the Chair to administratively approve the emergency repair.

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

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

306 N. Hamilton: An application for the completed work currently noncompliant with previous decisions by the HDC has been received. The issue will be discussed as an action item during the June 26, 2012 HDC meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2012

Motion: Pettit (second: Condon) moves to approve the amended minutes to correctly indicate that Condon was present at the meeting.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 8:40