

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA OCTOBER 9, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 9, 2012 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 9, 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

B. NEW BUSINESS

- | | |
|------------------------------|------------------------------|
| 1. 219 N. River | Fencing |
| 2. 23, 25, and 29 E Cross St | Awnings, eave, and downspout |
| 3. 401 E. Cross St. | Re-roofing, decking |
| 4. 423 N. Hamilton St. | Gravel Driveway |

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

3. **Property Monitoring**

- Property at 39 E. Cross St.

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 25, 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. It may also cite HDC Fact Sheets as part of its decision-making process.

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 15224

Date filed _____ for HDC meeting date Oct 9, 2012

Action item ☒ Study item ☐
219 N. River Street

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

Property Address _____

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Brad and Amy Jordan

Address 219 N. River Street

City Ypsilanti State _____ Zip 48198

Phone 734.635.2917

Fax _____

E-mail ajordan@planningmi.org

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost \$700

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 219 N. River Street

Applicant Jordan

Description of proposed work *(see sample applications)*

We are proposing twisted wire fencing, two new gates and wooden posts every 12 feet around the rear yard. Please find photos of the proposed materials and a survey of the property attached for further information.

We are proposing to paint the wooden posts brown.

Materials

Colors *(Attach color chips or samples)*

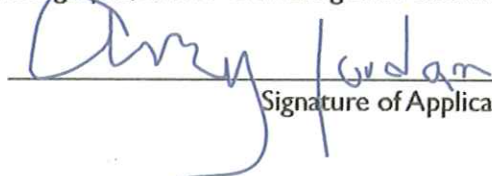
Body _____ Accent 1 _____

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

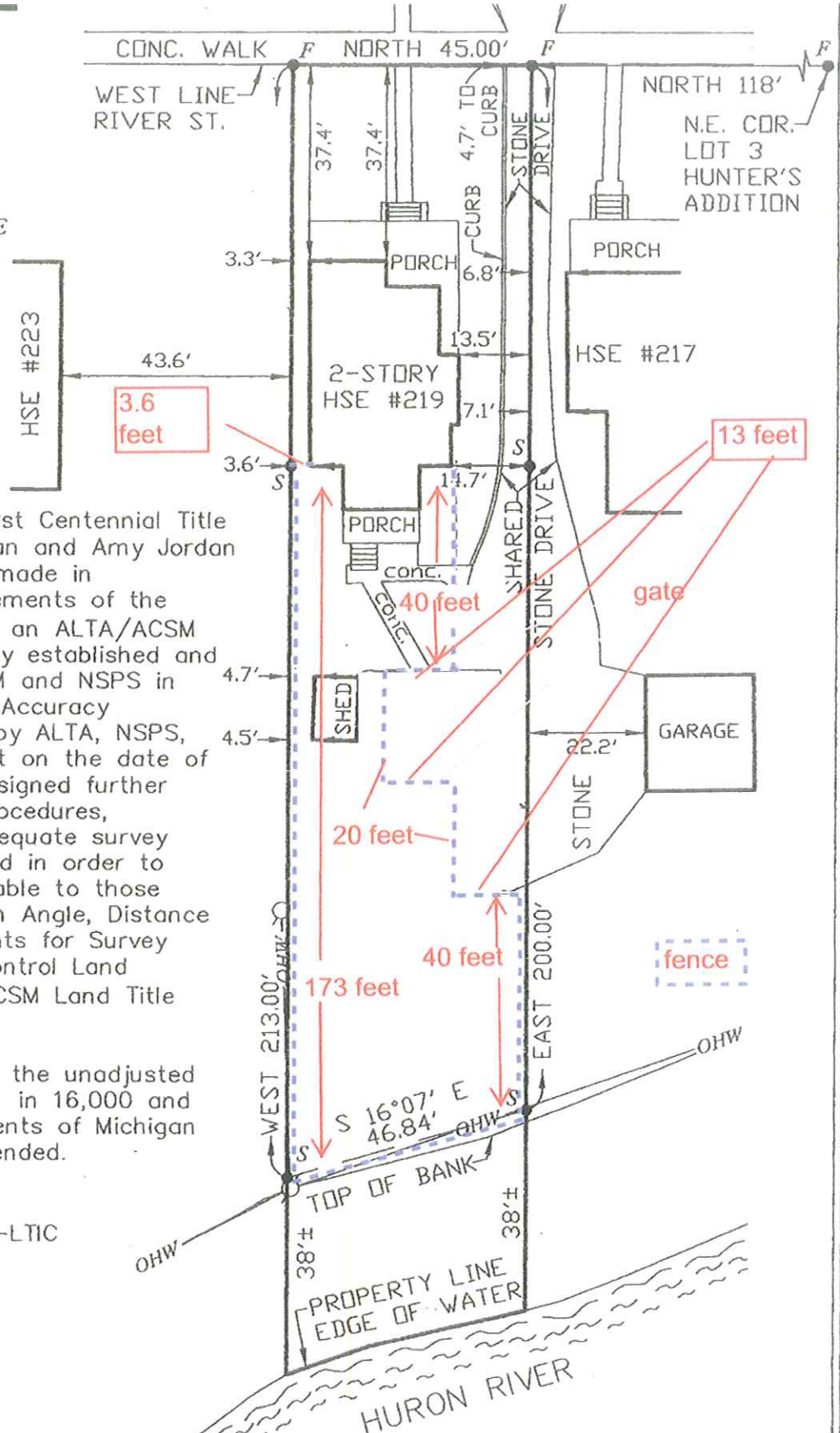
October 2, 2012

Date

SCALE: 1" = 30'

LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- UTILITY POLE
- OHW— OVERHEAD WIRE



This is to certify to First Centennial Title Agency Inc., Brad Jordan and Amy Jordan that this survey was made in accordance with requirements of the minimum standards for an ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

The ratio of closure on the unadjusted field observations was 1 in 16,000 and meets all the requirements of Michigan P.A. 132, 1970, as amended.

Date: 4/25/2011
Title File No. cen53981-LTIC

LEGAL DESCRIPTION:

LAND IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE RIVER STREET, 118 FEET NORTH OF THE NORTHEAST CORNER OF LOT 3, HUNTER'S ADDITION, THENCE NORTH 45 FEET; THENCE WEST TO HURON RIVER; THENCE SOUTHERLY ALONG HURON RIVER TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE BEGINNING.

AMERICAN LANDMARK SURVEY P.L.C.

A PARCEL LOCATED AT 219
N. RIVER STREET, IN THE

DATE 4/25/2011

Gerald F. Deslover
GERALD F. DESLOOVER





Specs for twisted wire fence
(photo to the left)

1047-6-12 (47 inches high,
each square is 6 inches, and
its 12 gauge wire)

4 foot high plain wooden
posts proposed

Photos of rear yard



**It appears as though wire fencing was
used in the past**





Proposed gate



Front of home





Ypsilanti Historic District

Work Permit Application

Rec. 15166
Disc.

Date filed 9/25/12 for HDC meeting date 10/9/12

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 23, 25, 29 ECROSS ST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name GARY MCKEEVER

Address 1721 CLIFFS LANDING #1

City YPSILANTI State MI Zip 48198

Phone 734-483-4256 Fax _____

E-mail gmckeeve@aol.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor MARYGROVE AWININGS
(Name, address, phone) _____

Action Items only:

Construction Cost \$5,000.00 Permit Application Fee 30⁰⁰

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 23, 25, 29 E. CROSS

Applicant GARY MCKEEVER

Description of proposed work (see sample applications)

REPLACE EXISTING AWNING FABRIC + CHANGE COLOR

REPLACE EAVE TROUGH + DOWNSPOUT @ 29 E. CROSS REAR DECK.

Materials

AWNING FABRIC - same as existing but striped, swatches will be at meeting

ALUMINUM EAVE TROUGH 3 DOWNSPOUT like existing but larger

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.

Gary McKeever
Signature of Applicant

9/25/12
Date



Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 10-9-12

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 401 E. Cross St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael Newberry

Address 328 E. Cross St.

City Ypsilanti State MI Zip 48198

Phone 734-660-4964 Fax _____

E-mail mnewberry@emich.edu

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Robert White 313-408-3455
(Name, address, phone) 1656 Parkwood Ypsilanti MI 48198

Action Items only:

Construction Cost \$4000.00 Permit Application Fee \$30.00

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:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 401 E. Cross St.

Applicant Michael Newberry

Description of proposed work (see sample applications)

- tear off and re-roof garage and house
- decking repair replacement where necessary with OSB plywood
- roofing paper and iceguard per code requirements

currently "three-tab"
- asphalt based shingles in
grey color

Materials

- CertainTeed Landmark 30 yr. dimensional algae resistant shingle in "resawn cedar" color
- ridge vent (and vented drip edge will be used on north side of house) and soffit vents (white aluminum)
- brown chimney flashing - white drip edge and step flashing all in aluminum

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof Resawn Cedar (light brown) 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.)

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Michael Newberry
Signature of Applicant

9/15/12
Date



401 E Cross St., Tax Assessor Photograph 6/20/2012

Resawn Shake



ARS Manufacturer Photograph of Proposed Tiles, 10/4/2012



Ypsilanti Historic District Work Permit Application

Date filed 10/03/2012 for HDC meeting date 10/09/2012

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 423 N Hamilton St, Ypsilanti, MI

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Eric Lofstrom

Address 3050 Barclay Way

City Ann Arbor

State MI Zip 48105

Phone 734-646-7944

Fax 734-527-6074

E-mail ericlofstrom@hotmail.com

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Ben Cunningham

(Name, address,
phone)

734-355-4269

Action Items only:

Construction Cost \$1,800

Permit Application Fee \$30 + \$25

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:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 423 N Hamilton St, Ypsilanti, MI

Applicant Eric Lofstrom

Description of proposed work (see sample applications)

Replace existing dirt driveway with gravel driveway.

Driveway will be 12 feet wide and 40 feet long stretching from the existing sidewalk to the gate of the fence. The driveway will not extend into the back yard.

The driveway will be excavated 12 inches down and a base of 9 inches (compacted each 3 inches) installed using limestone gravel. A top coat of 3 inches will be installed using decorative limestone off-white in color.

Driveway will roughly match the driveway that exists at 417 N Hamilton St.

10/4/12 additional details: - 12' x 46' = 552 sq. ft.
- Roughly 8" of '23a Crushed Limestone' for the foundation
- Roughly 3" of 'drivestone' - Owner is open regarding color

Materials

Limestone gravel.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

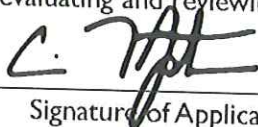
Accent 2 _____

Roof _____

Other _____

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Signature of Applicant

10/03/2012

Date



423 N. Hamilton, Existing Driveway, 10/4/2012



423 N. Hamilton, Existing Driveway, 10/4/2012

The contractor noted that the wooden frames will be removed as a whole unit, and the vinyl replacement inserted. Condon responded that the HDC only approves replacement of wood windows with wood windows.

Motion: Condon (second: Prebys) moved to deny the application for window replacement at 11 Oak St. because it violates Secretary of the Interior Standards.

Secretary of the Interior Standards cited:
None

Approval: Unanimous. Motion carries.

NEW BUSINESS- none

STUDY ITEMS

219 N. River St.

Applicant: Amy Jordan, owner (present)

Discussion: Applicant is proposing to add twisted wire fencing with two new gates and wooden posts every 12 feet around the rear yard.

Owner has consulted the fact sheet, and an architectural historian from within the county. Owner would like to have some fencing that can have vegetation grown upon it, and proposed placing the fence within the property line. She also noted 3 posts for previously existing wire fencing located on her neighbors' property.

Prebys is of the opinion that the HDC should not have a problem with twisted wire fencing. Pettit asked the height of the proposed fence, which the owner stated to be 47 inches tall. Prebys suggested she submit the application and is confident it will be approved. The commission was of the opinion that Mrs. Jordan would not need to be present at the next meeting unless extensive changes are made to her proposed application. Condon suggested she ought to specify the size of the squares on the application. Rosebane color does not apply to this application and was mistakenly included. Rupert recommended painting the wood a dark green or brown color, which will fade away but without as much needed repainting.

ADMINISTRATIVE APPROVALS

417 N. Adams St.

Applicant: Stewart Beal, owner (absent)

Discussion: Staff was notified that painting was being performed without a permit. After talking with the owner, it was determined that the paint was to be of the

same color. After a permit application was submitted, it was administratively approved.

Rupert noted that the house had been spray painted two years previously at a time when the temperature was below 20 degrees, which made its failure inevitable.

Motion: Hank (second: Henriksen) moved to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

1. 621 Norris- roofing
 - a. Staff is still working to contact property owner
2. 325 East Cross- concrete without approval
 - a. Staff is still working to contact property owner

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 11, 2012

Motion: Prebys (second: Pettit) moves to approve on condition that:
Condon's motion from last meeting will be "K-style to match existing" in the final draft.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Henrikson) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:30pm