

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, APRIL 10, 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. **508 N. River**

2. **105 Pearl**

3. **11 Oak**

Re-roofing

Painting

Porch replacement

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

4. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 27, 2012

VIII. ADJOURNMENT

Rec 14231
chk 11915



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 48137

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Bronni Inc

Address 1531 Eight Mile

City Whitmore Lake State Mi Zip 48189

Phone 734-662-0422 Fax 734-449-2560

E-mail branni 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

Date filed 3/28/12 for HDC meeting date 4/10/12

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 105 Pearl Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name John Barr

Address 105 Pearl St

City Ypsilanti State MI Zip 48197

Phone 734 481-1234 Fax 734 483-3871

E-mail jbarr@barr-lawfirm.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost _____

Permit Application Fee \$20-

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.

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 - 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
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Ypsilanti Historic District Work Permit Application

Date filed 3/28/12 for HDC meeting date 4/10/12

Property Address 105 Pearl Street

Applicant John Barr

Description of proposed work (see sample applications)

Painting the exterior of the building, including preparation of the building for painting (scraping and power washing/cleaning building and soffets; two coats of exterior paint on building, soffets, and trim.

Materials

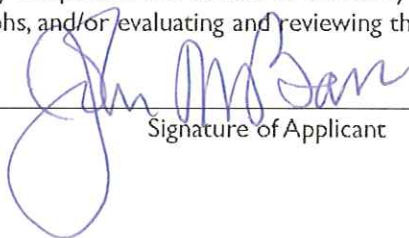
Behr Premium Plus exterior paint, rollers, brushes, and/or paint sprayer, power sprayer, scrapers, wire brushes.

Colors (Attach color chips or samples)

Body <u>Cream</u>	Accent 1 _____
Trim <u>New roof</u>	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

3/28/12
Date

Date Filed: 3/28/2012

for HDC meeting date 4/10/2012

Property: 105 Pearl Street

Owner: John M. Barr

BUILDING COLOR

Cream:

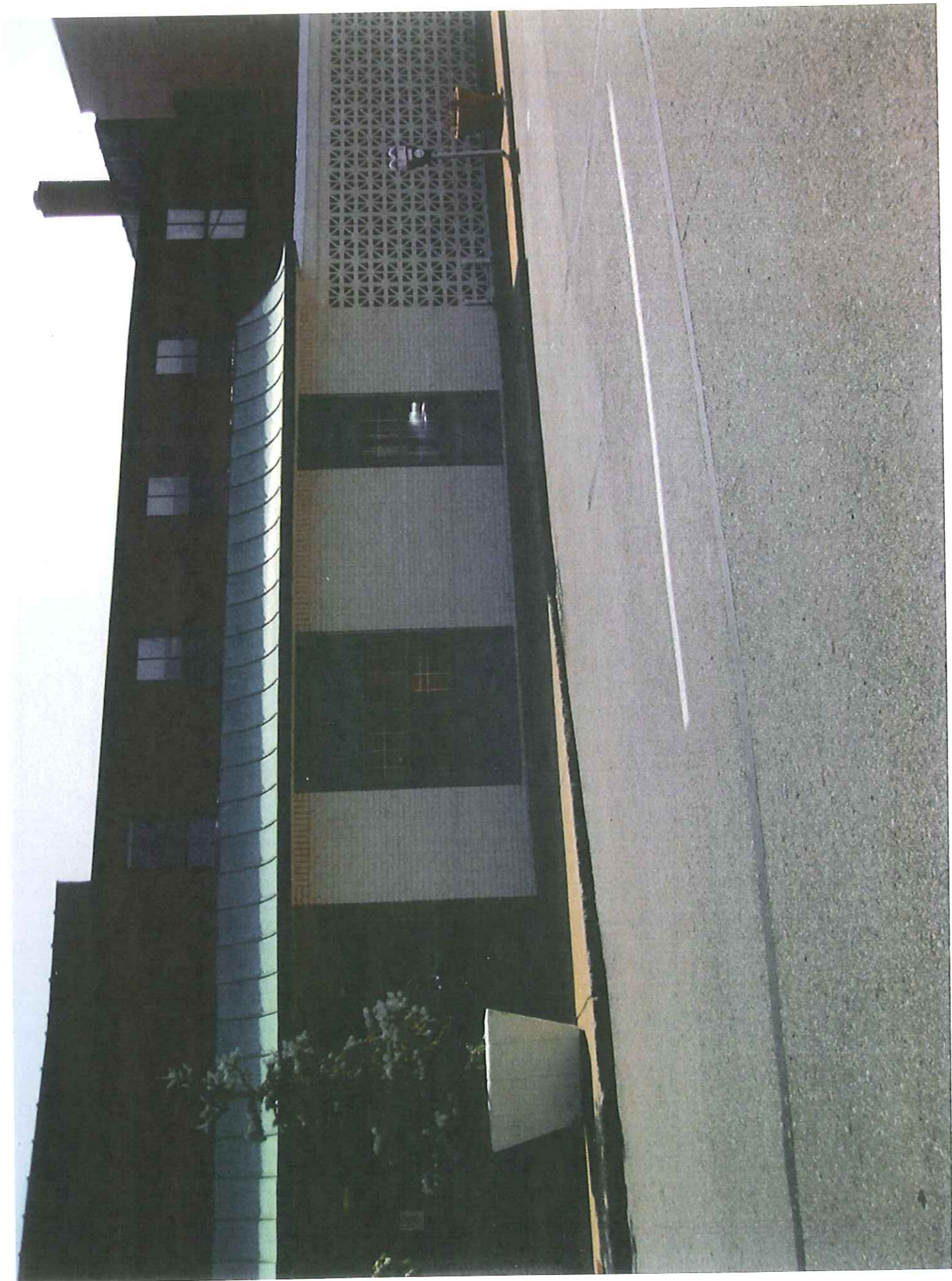


Trim Color:

Brick Red
(New Roof)

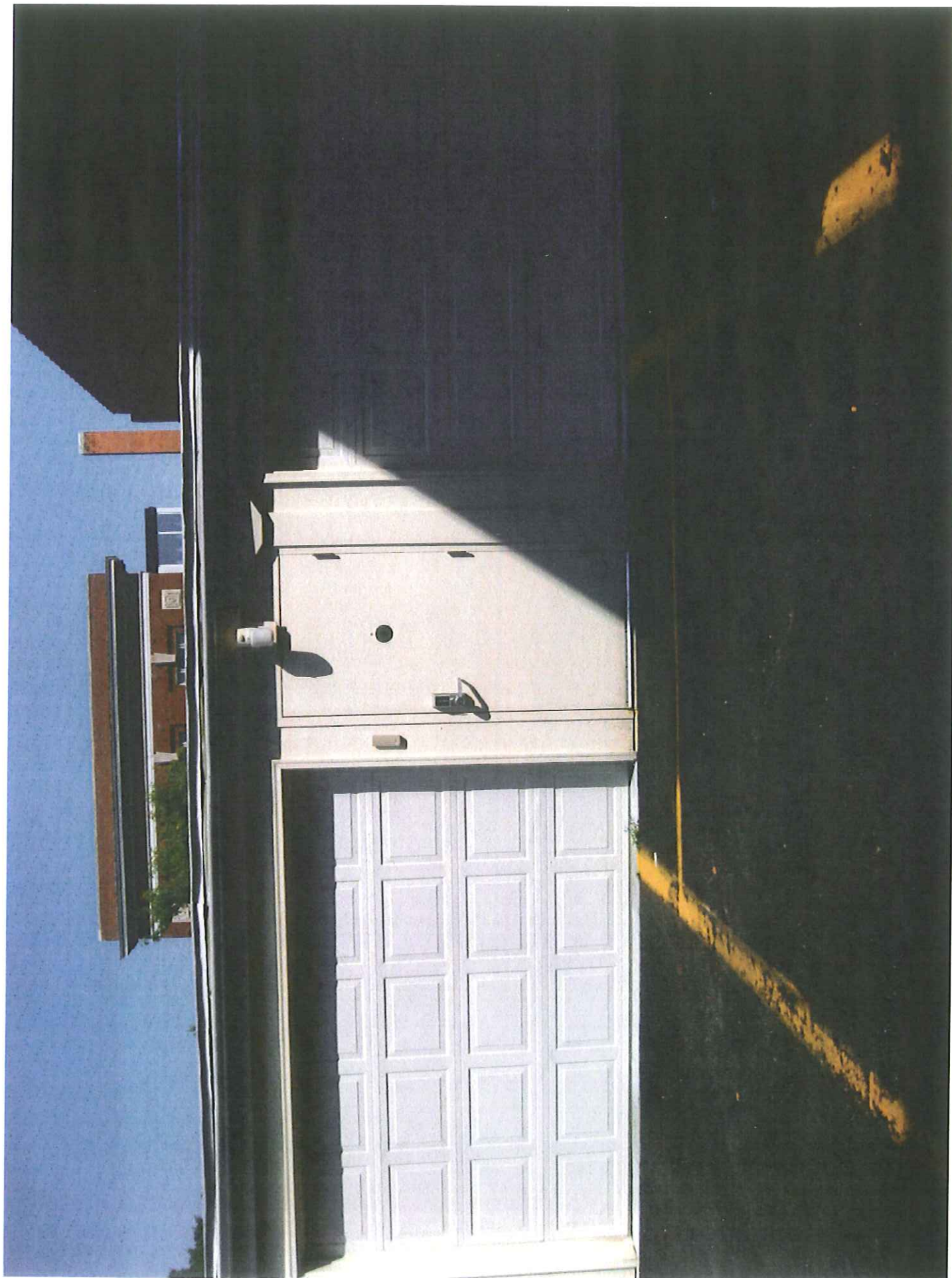








LAW OFFICES
BARR, ANHUT & ASSOCIATES PC





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: <u>\$1,000⁰⁰</u>	
Construction Cost <u>1,000</u>	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
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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

Lurien T



COLLENT



current





CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

OLD BUSINESS - none

NEW BUSINESS

317 N. Washington

Approval: Unanimous. Motion carries.

STUDY ITEMS

329 E. Cross

Applicant: Cheryl Clifton, daughter of owner (present)

Discussion: The applicant appeared before the commission to discuss problems with the porch at 329 E. Cross. The existing porch on the approximately 150 year old home is caving in; the floorboards are starting to give way. The applicant suggests the base of the porch be replaced. The porch is currently supported by cinderblocks, but the proposed work would allow for the porch support posts to be anchored in poured concrete.

The applicant notes that the existing porch floor is not tongue and groove, but the commission explains that the house likely originally had tongue and groove decking on the porch and notes that photos of the feature would be beneficial. In addition, it notes that the replacement materials for the framing structure underneath the decking may be pressure treated wood, but that the decking itself should be the same as original to the porch — non-pressure treated.

The applicant also wants to install a hand rail for the porch steps as well as a railing around the porch edge for safety reasons. The commission voices the opinion that simple pipe rails may serve the purpose of providing safety and would be more cost effective than designing and installing a wooden handrail.

The applicant also hopes to paint the house and install new downspouts to replace the existing rusted ones. The commission notes that all of the items mentioned may be put on the same application and suggests that at the next meeting, the applicant bring photographs, drawings, and her contractor to help explain the details of the proposed work to the HDC.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

226 Maple: One of the foundation walls at the property appears to be in the process of being replaced.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 13, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (Second: Rupert) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 p.m.