

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA AUGUST 13, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET AUGUST 13, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 13, 2013
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.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, 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
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING- None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 200 E. Cross	Roof Replacement
2. 41 Photo	Fence Installation

B. NEW BUSINESS

1. 124 Pearl	Sign Installation
2. 119 S. Washington	Garage Door Replacement
3. 513 N. Adams	Painting
4. 41 Photo	Siding Removal, Painting, Basement Windows, and Gutters
5. 305 Maple	Garage Construction

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL- None

E. OTHER BUSINESS

Property Monitoring- None

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 23, 2013

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

Rec. 15919

Work Permit Application

Date filed 6-12-2013 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 200 E CROSS

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name CARL BRONNI BRONNI INC PRESIDENT

Address 1531 8 MILE RD

City WHITMORE LAKE

State MI Zip 48189

Phone 234-260-4911

Fax 234-449-2560

E-mail _____

Owner MR CORLEND
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor BRONNI INC

(Name, address,
phone)

1531 8 MILE RD WHITMORE LK MI 48189

Action Items only:

Construction Cost 9000.00

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.

Ypsilanti Historic District Work Permit Application

Date filed 6-12-2013 for HDC meeting date _____

Property Address 200 E. CROSS

Applicant BRONNI INC

Description of proposed work (see sample applications)

ROOF IS LEAKING; REPLACE IT; 3 LAYER TEAR
TEAR OFF, SHEET, ICE 6 FT UP, FELT REST, NEW METAL TRIM,
SHINGLE, VENT, FLASH
USING 30YR EAF LAMINATED SHINGLES COLOR (HICKORY)
DARK BROWN CLOSE TO BLACK

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.)

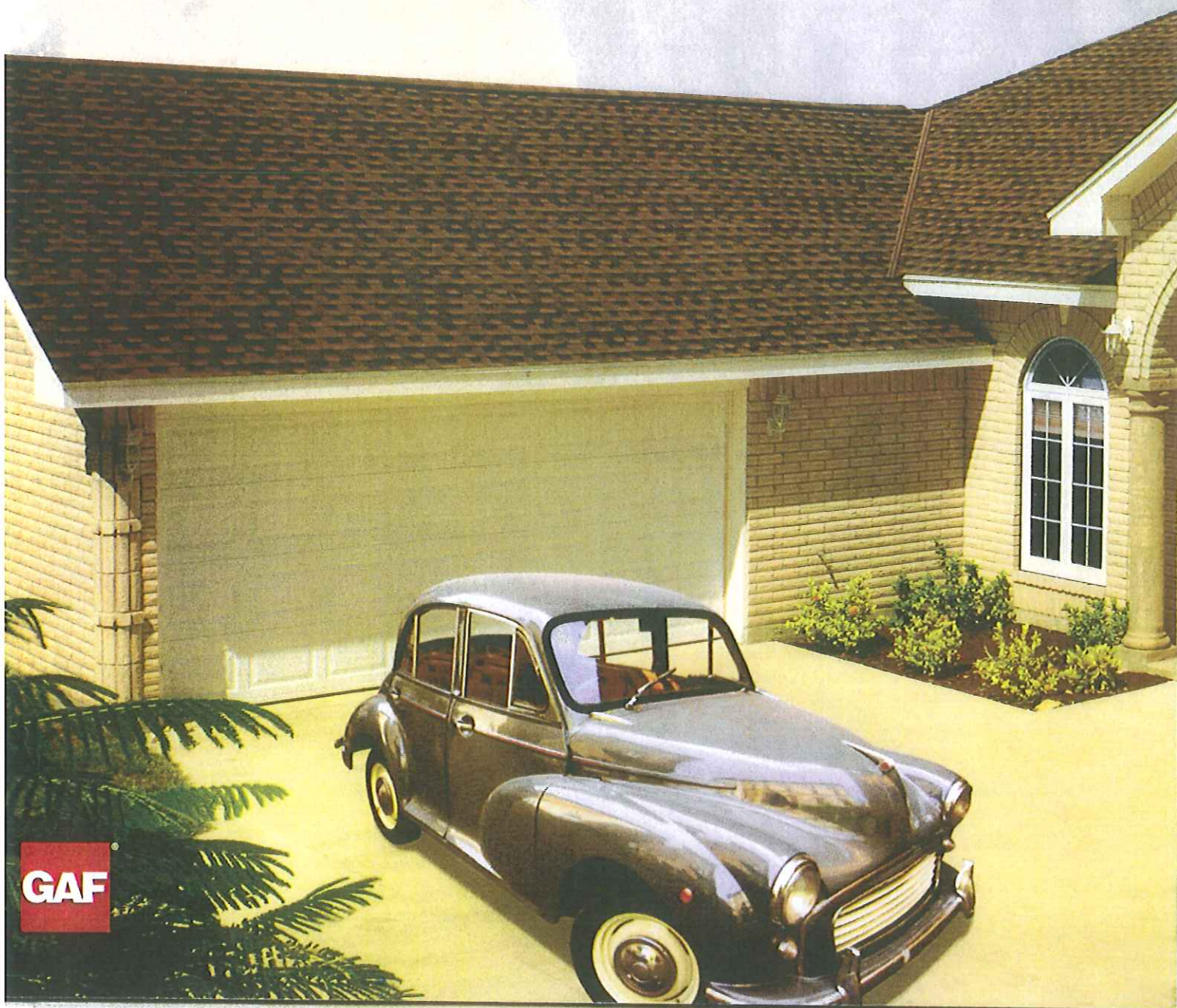
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Carl Bronni
Signature of Applicant

6-12-2013
Date

X

Hickory is an inviting brown shade that has the added element of a red undertone, giving it a rich look. It's an excellent companion to both brick and stone homes that have shades of red or terra cotta. You'll also love how this color looks on homes with warm neutrals of brown and beige as well as with yellows and golds.



GAF



Ypsilanti Historic District
Work Permit Application

Rec. 15937

Date filed _____ for HDC meeting date 6/25/13

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 411 PHOTO ST

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name APPLIED FENCE & SECURITY SYSTEMS, INC

Address 4188 CARPENTER RD

City YPSILANTI State MI Zip 48197

Phone 734-971-0020 Fax 734-431-2460

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address, phone)

Action Items only:	
Construction Cost _____	Permit Application Fee <u>25.00</u>
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 _____

Applicant _____

Description of proposed work (see sample applications)

INSTALL PRESSURE-TREATED WOOD PRIVACY
FENCE, 5' + 6' HEIGHTS.

Materials

ALL PRESSURE-TREATED LUMBER

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.)

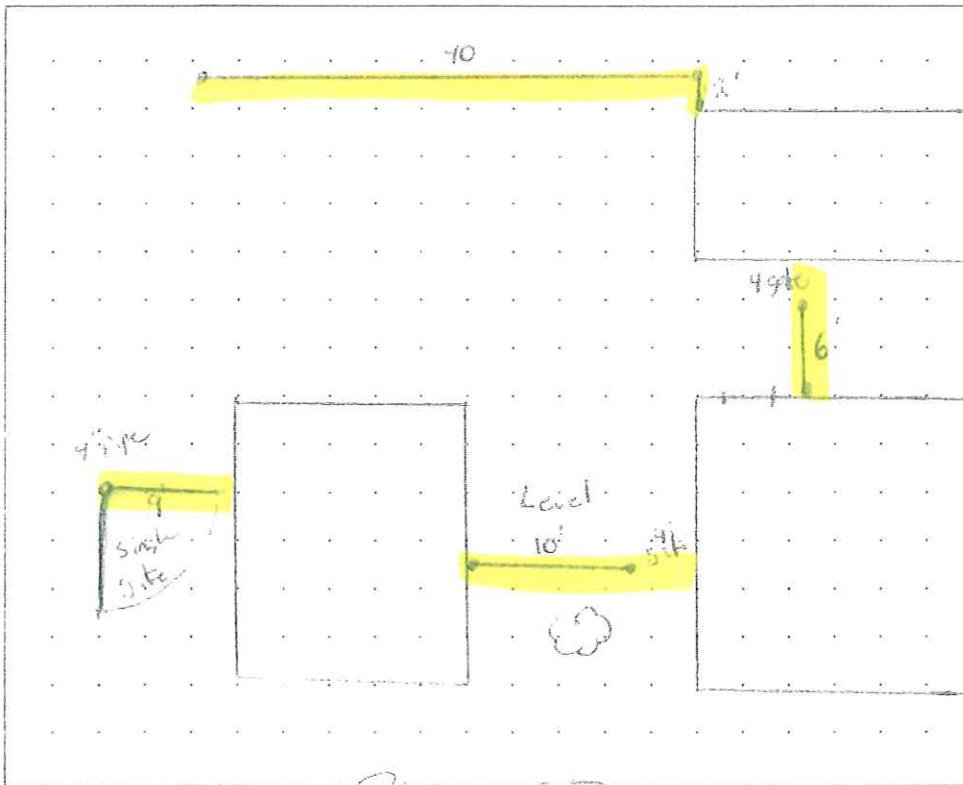
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Don De...
Signature of Applicant

6-12-13
Date

Address 91 Photo Street Email _____
City Yick, Ark. AL Phone Number 505 7272 Fax _____

We propose to furnish, deliver and erect the following as per fence plan and measurements herewith:



Type Fence	<u>wood pt</u>
Height	<u>6' inc 5'</u>
Footage	<u>58'</u>
Spec	<u>50-B S&S</u>
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	<u>4x4</u>
Tie In	_____
Top Rail	<u>2x4</u>
Single Gate	<u>4'</u>
Double Gate	<u>9' on Section</u>
Hinges & Latch	_____
Color	_____
Asphalt	_____
Concrete	_____
Grade	_____
Miss Dig	<u>4x4</u>

AGREEMENT

IF PROPOSAL IS ACCEPTED, PLEASE SIGN & RETURN WHITE COPY TO ALLIED FENCE & SECURITY SYSTEMS, INC.

The above proposal, when accepted by both parties hereto, becomes a contract between the two parties and is not subject to countermand. Owner to establish lot lines, grade and remove all obstructions from lot lines, unless otherwise provided for in writing.

Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or any other causes beyond his control. If harassment or change in job, owner will be charged extra therefore. The down-time charge for Allied crews is \$60.00 per man hour.

Fence when complete will remain the property of Allied Fence & Security System, Inc., until paid for.

Fence will be built to average general grade in disregard to unevenness of ground. If survey or permits are necessary, the property owner is required to pay for that service. Owner is responsible for association regulations and private underground lines, including sprinkler systems.

Owner agrees that in the event of cancellation of this contract, before work had started, owner shall pay to contractor on demand twenty-five percent (25%) of the contract price as its stipulated damages for the breach. Verbal agreements other than expressed on this contract are not binding.

The purchaser shall accept responsibility for loss or damage of materials on the job in the absence of the contractor personnel.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Special Provisions: Pr 2,980, Per wood 3,360, I. Stake out. Saw 180.00
3" space for Posts by house

ACCEPTED:

TOTAL BID PRICE \$ _____ DOWN PAYMENT \$ 1,000

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Ben Lander

Date 4-26-13

BALANCE ON COMPLETION \$ _____

OWNERS

OWNER

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy



Ypsilanti Historic District

Work Permit Application

Date filed 7/18/13 for HDC meeting date 8/23/13

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 124 Pearl St Suite 101

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Kimberly Gardette

Address 2400 Lakeshore Blvd #658

City Ypsilanti State MI Zip 48198

Phone (734) 330-0573 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Fast Signs
(Name, address, phone) 3410 Wadsworth Ave A2 MI 48108 (734) 677-1500

Action Items only:

Construction Cost _____ Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 124 Pearl St Suite 101 Ypsilanti, MI 48197

Applicant Kembaly Harditt

Description of proposed work (see sample applications)

Installation of sign.

Materials

Dye Band / Aluminum & Plastic

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

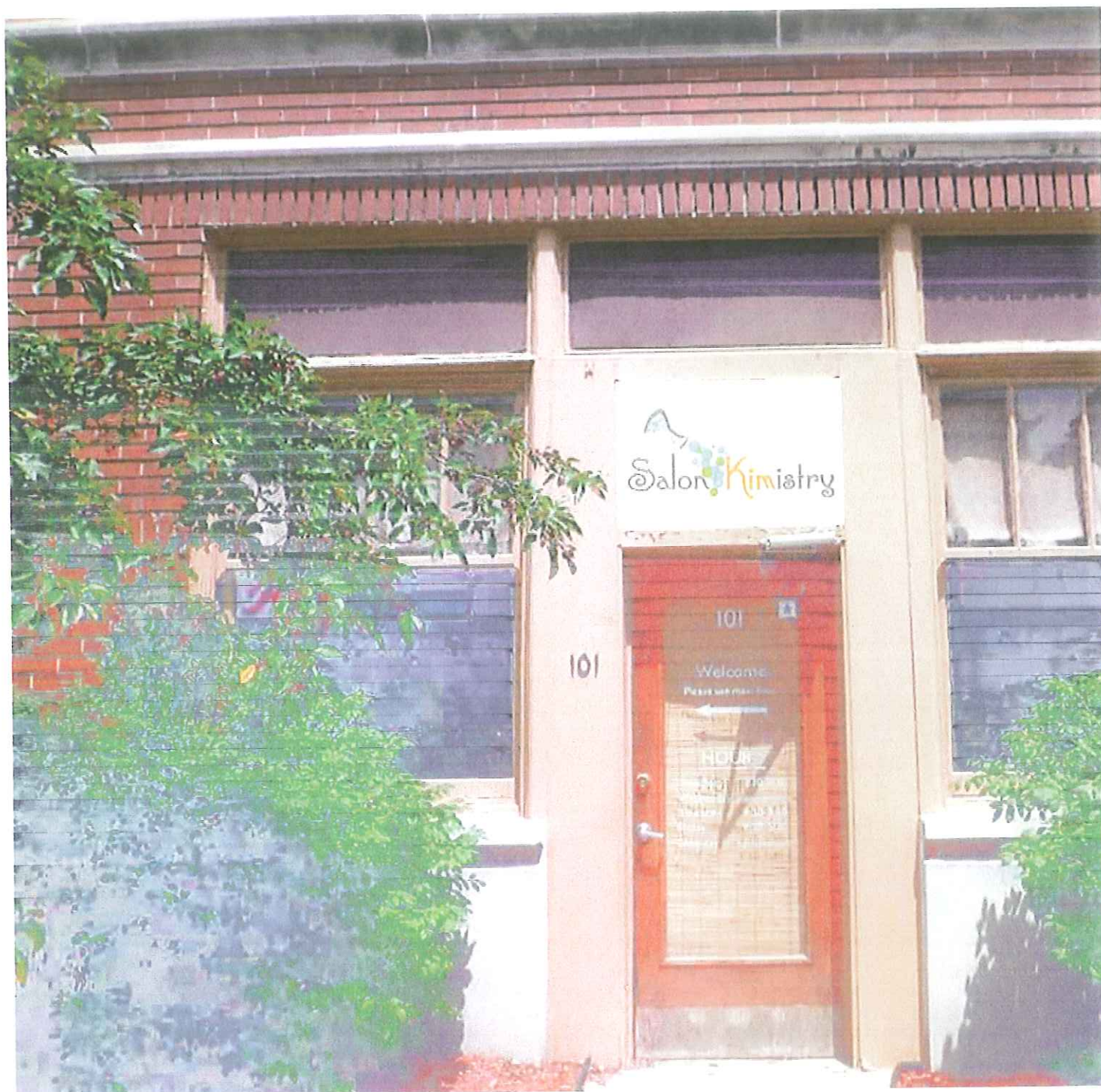
Roof _____ Other _____

- ☒ 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.)

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K Harditt
Signature of Applicant

Date



33" X 53"



Ypsilanti Historic District Work Permit Application

Ree 162004

Date filed 7-23-2013 for HDC meeting date 7-23-2013

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 119 South Washington Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Mauna & Christian Overland

Address 119 South Washington Street

City Ypsilanti

State MI Zip 48197

Phone 734-484-6924

Fax 313-982-6221

E-mail ~~734-484-6221~~ MCOVERLAND@comcast.net

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Ann Arbor Door

Action items only:

Construction Cost 1000.00

Permit Application Fee \$20.00

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 119 South Washington StreetApplicant Maura & Christian Overland

I am writing to you about our garage door, which has buckled & collapsed and is beyond repair. It is a fiberglass two car rolling garage door, which has pressed (faux) colonial revival style panels, which is not appropriate for a mid twentieth-century cinderblock - parapet roof attached garage. The door is currently jammed in place and hanging vicariously without the proper structural support. Because this is an attached garage there are certain security issues to our home as well as it is not safe for our family and we need to replace the garage door as soon as we can. We would like to replace the door with an appropriate flat/flush (no panels nor any adornment or decoration) garage door. Specifically, we would like to replace our door with a heavy steel insulated #610 flush Haas Door see -

<http://www.haasdoor.com/residential/600/index.html>

Haas Garage Door #610, Flush-Flat insulated heavy gauge steel door to be painted green to match the garage colors

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

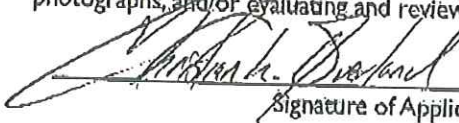
Accent 2 _____

Roof _____

Other _____

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Signature of Applicant

7-23-2013
Date

Rae 116219



Ypsilanti Historic District

Work Permit Application

Date filed 7/30/13 for HDC meeting date 8/13

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 513 N. Adams

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Eric Farrell

Address 513 N. Adams

City Ypsilanti State MI Zip 48197

Phone 734-645-4724

Fax _____

E-mail ericpfarrell@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost 1000 - Permit Application Fee 25 -

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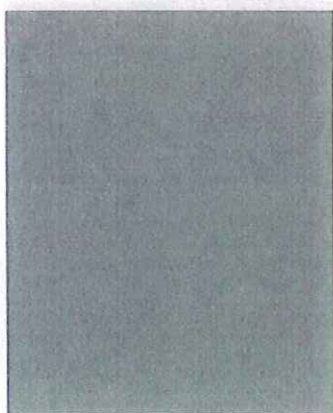
Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 513 N. Adams
Applicant Eric Farrell

Description of proposed work (see sample applications)

Painting of House, Trim and Front Porch



Software

SW 7074



Bluebell
SW 6793

Williams paint
bell (SW 6793) - House
white

SW 7005
Pure White

Colors (Attach color chips or samples)

Body Blue bell SW 6793

Trim Pure white SW 7005

Roof _____

Accent 1 _____

Accent 2 _____

Other Software SW 7074 (Porch Surface)

- ☐ 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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Signature of Applicant

7.30.13
Date



Ypsilanti Historic District Work Permit Application

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 41 PHOTO ST. YPSILANTI MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name MARK BULLARD

Address P.O. Box 980309

City YPSILANTI State MI Zip 48198

Phone 951-505-7272 Fax _____

E-mail ~~bullard@kw.com~~ mark@ypsilive.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Chuck Heath (734) 474-7243
(Name, address, phone)

Action Items only: ~~less than~~ \$5600-

Construction Cost ~~\$3000~~

Permit Application Fee \$30-

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 41 Photo St. Ypsilanti MI 48198

Applicant Mark Bullard

Description of proposed work (see sample applications)

- Remove aluminum siding & expose wood clapboard, repair / replace all rotten / damaged areas with cedar siding (matching profile) as needed. Install new aluminum gutters & downspouts K style to match existing and paint them trim color. Prep exterior with oil-based primer & paint w/ exterior Satin latex.
- block in 2 small basement windows (currently blocked with wood) with concrete block on East side of house adjacent to Sidetrack parking lot for safety reasons.

Materials

- K style aluminum gutters / downspouts from Home Depot to match existing, painted trim color, (Amerimax Product)
- Wood clapboard siding (cedar) from Fingerle Lumber
- oil based primer & latex paint by Valspar
- concrete block from ~~Fingerle Lumber Supply~~ Home Depot

Colors (Attach color chips or samples)

Body 5006-SA Belle Grove Accent 1 Sabot

Trim 5006-SB Belle Grove Accent 2 Aloe Green

Roof _____ Other Basement / Foundation: Mark Twain House Omb Gray 4004-2A

- ☒ 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





This double hung wood window has been completely repaired. It was sided over in the past and will be exposed when siding is removed. This is located on the East side along N. side st.









(2) Windows

Repaired metal basement window that were able to be repaired.



(2) Windows

missing and damaged basement window. These 2 windows were boarded up when I purchased the house. Frames are rusted beyond repair and windows removed.



AMERIMAX HOME PRODUCTS 5 IN. WHITE K-STYLE ALUMINUM GUTTER

CLOSE X



5006-5
NATIONAL TRUST FOR
HISTORIC PRESERVATION

NATIONAL TRUST FOR
HISTORIC PRESERVATION

5006-5A
Belle Grove Sorbet

5006-5B
Belle Grove Aloe Green

4004-2A
Mark Twain House
Ombra Gray



Ypsilanti Historic District

Work Permit Application

Date filed 7/31/13 for HDC meeting date 8/13/13

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 305 Maple St

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple

City Ypsi

State

Zip

48198

Phone 485-2653

Fax

E-mail mike@ypsilantirestoration.com

Owner Cameron Getto
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Y LLC

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.
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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 _____ for HDC meeting date _____

Property Address 305 Maple St

Applicant Ypsilanti Restoration LLC

Description of proposed work (see sample applications)

Construction of a new 2 car garage at rear of property.

Materials

Wood frame gable ended 2 car garage
wood trim at corners & doors
smooth fiberglass or steel overhead door.
hardiplank 4" exposure siding

Colors (Attach color chips or samples)

Body To match house 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

7/27/13
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 23, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, Ron Rupert, Jennifer
Henriksen, Michael Condon, Jane Schmiedeke, Alex Pettit

Commissioners Absent: None

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended:

 -Addition of 621 N. River as an action item.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Pettit) moved to add 119 S. Washington as a Study Item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

200 E. Cross

Applicant: Carl Bronni, President of Bronni, Inc. (absent)

Discussion: Applicant is seeking approval for replacing the existing roof with 30 year
EAF Laminated shingles, to be "Hickory" in color. In addition new ice guard
will be installed 6 feet up, new flashing, and new metal trim. The application
was tabled at the July 9, 2013 HDC meeting pending receipt of information
regarding the metal trim, vent types and locations, drip edge, flashing, and
whether gutter work will be conducted. No new information has been
received.

Motion: Schmiedeke (second: Prebys) moved to table the application for 200 E. Cross pending further information on any proposed drip edge, venting, and gutters.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

200 E. Cross

Applicant: Allied Fence and Security Systems, Inc. (absent)

Discussion: Applicant is seeking approval for the installation of a 52-foot long, 36-inch high picket fence and the installation of a 93-foot long, 6-foot high privacy fence per submitted drawing, consisting of pre-stained pressure-treated lumber.

The commission discussed the additional materials that were submitted by the applicant.

Motion: Henriksen (second: Pettit) moved to approve the application for 200 E. Cross to include installation of a 36" tall wooden picket fence on the east side of the property and a 6' tall solid wooden privacy fence on the south and west sides of the property, the fencing will have a dog-eared profile and finish shall be opaque stain or paint, and will NOT be transparent stain as presented in the submitted materials.

Secretary of the Interior Standard: 9

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Allied Fence and Security Systems, Inc. (absent)

Discussion: Applicant is seeking approval for the installation of a pressure-treated wood privacy fence. Proposed fence would have sections 5 and 6 feet high. The application was previously tabled pending further information.

Schmiedeke noted that the fence has already been installed.

Motion: Henriksen (second: Prebys) moved to table the application for 41 Photo pending further information on the wood finish which can be paint or opaque stain.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

312 Olive

Applicant: Spring Tremain, Owner (Present)

Discussion: Applicant is seeking approval for the replacement of six windows, two on the front and two on either side of the property. The property is a rental and the owner hopes to replace all the windows in stages. The windows are a fibrex material (composite of 40% wood, 60% polymer) and are available in several colors. The property owners would like to install them in white. The windows are a full frame replacement to avoid glass loss, with the original exterior trim left in place. A section of the sill will be removed to allow for installation and will be replaced with a faux sill. Per the submitted application materials at last meeting, units 101 and 102 on the photos do not have divided lights, but the other windows do. Homeowner's preference is to not have divided lights.

The applicant noted that storm windows from the 1960s or 1970s are currently placed over the existing windows. She is uncertain but believes the current windows are the original double-hung windows. Stevenson noted that the two issues which led to the application being tabled were that the commission was unsure as to the current state of the windows and the extent of their damage, and that they were unfamiliar with fibrex as a material. She then stated that the damages the applicant stated were present in the windows can easily be repaired. The applicant then remarked that most of the framing of the original windows, especially the sills, were totally rotten and missing underneath the storm windows. Condon noted that full replacement of the window with wooden or wood-clad windows are allowed within the historic district, but the fibrex material is fiberglass with specks of wood in it. He continued by reviewing the various options available on the current market that the applicant might consider. Rupert noted that aluminum clad windows last longer than vinyl clad windows. The applicant established that the commission is not supportive of the Fibrex product. Prebys then commented that the maintenance of the glazing pattern on the windows would be an important consideration for the commission.

Motion: Condon (second: Henriksen) moved to deny the application for 312 Olive on the basis that the windows are a synthetic product and in the historic district of Ypsilanti only wood replacements are allowed.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 6

NEW BUSINESS

621 N. River

Applicant: Judy Weinburger (present)

Discussion: Applicant is seeking approval for removal of existing aluminum siding and replacing it with Hardy cement board siding to be painted white; replacement and repair of existing soffit; and painting window trim a dark green color.

Stevenson began by reviewing the application. The applicant briefly summarized the discussions held during previous meetings regarding the siding. She continued by explaining her goals and desires for the project.

Prebys inquired as to the width of the revealed exposure of the siding. Mike noted that hardy board comes in 6 and 4 inch widths, with the 4 inch width better replicating clapboard siding. Rupert remarked that the smooth side of the hardy board should face the exterior. Schmiedeke inquired regarding the soffit repairs, the applicant noting that it will be replaced in wood and will match existing.

Motion: Prebys (second: Rupert) moved to approve the application for 621 N. River to include removing of the aluminum siding, replacing with hardy cement board siding, the narrower width and smooth side out, replace and/or repair soffit with wood, and trim all windows and sills. Trim work will be dark green, siding will be white.

Secretary of the Interior Standard: 5

Approval: Unanimous. Motion carries.

STUDY ITEMS

214 N. Huron

Applicant: Cheryl Farmer, Owner (present)

Discussion: Applicant would like to enclose the area underneath the house with screens and install glass doors to enclose the porch on the rear of the structure.

The applicant noted that the house is Italianate in style and constructed in 1885. She then explained that she wants to enclose the area in order to keep out wildlife, and use glass doors in an attempt to preserve the view and natural lighting. The applicant is considering having roll down screens inside of the glass doors. Prebys expressed an appreciation for the idea of the open glass doors, which Henriksen seconded.

119 S. Washington

Applicant: Christian Overland, Owner (present)

Discussion: Applicant would like to replace the existing colonial revival garage door which was damaged by a tree. Prebys inquired whether the commission would be willing to authorize staff to issue an administrative approval.

Approval: Prebys (second: Schmiedeke) moved to authorize staff to issue an administrative approval for the replacement of the garage door at 119 S. Washington St.

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of July 9, 2013

Motion: Prebys (second: Henriksen) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:14pm