

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA AUGUST 27, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET AUGUST 27, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 27, 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 - none	
B. NEW BUSINESS	
1. 117 E. Cross	Painting
C. STUDY ITEMS - none	
D. ADMINISTRATIVE APPROVAL	
1. 513 N. Adams	Painting
E. OTHER BUSINESS	
Property Monitoring- None	

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 13, 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 16265

Work Permit Application

Date filed 8/20/2013 for HDC meeting date 8/27/13

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

117 E Cross

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name Nancy Mireau

Address 719 E Cross

City Ypsilanti

State MI

Zip 48198

Phone 313 300 9990

Fax

E-mail nancy.mireau@gmail.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

Tim Mast

(Name, address,
phone)

734- 330 7156

Action Items only:

Construction Cost

Permit Application Fee

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

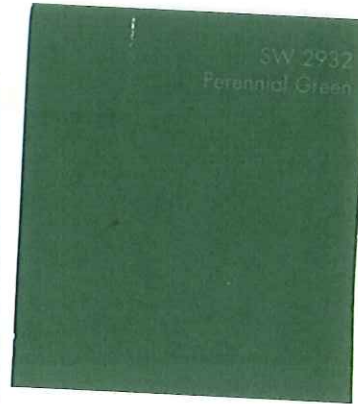
Date filed 8/20/2013 for HDC meeting date _____

Property Address 117 E. Cross

Applicant Nancy Mireau

Description of proposed work (see sample applications)

Exterior Paint



Body

Materials

Base Primer
Exterior Acrylic Latex w/ Satin Finish

Colors (Attach color chips or samples)

Body Perennial Green Accent 1 Wickerwork

Trim Carmel 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.

Nancy Mireau
Signature of Applicant

8/20/2013
Date

Image/Sketch for Parcel: 11-11-04-495-017**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 13, 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: Connie Locker, Management Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda with the removal
of 119 S. Washington and the addition of 305 Maple as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

200 E. Cross

Applicant: Tony Cooch, Bronni Roof representative (present)

Discussion: Applicant is seeking approval for replacing the existing roof with 30 year
EAF Laminated shingles, "Hickory" in color. In addition, new ice guard will
be installed 6 feet up, with 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 is planned.

 All metal trim chimney flashing will be royal brown. Shingles will be a
brown hickory color. The light green roof will be eliminated. Vents will be
ridge vents in the same royal brown color. The gutters will match the brown
drip edge and will be K-style. Paint colors are yet to be determined; painting
is not part of the current application.

Motion: Condon (second: Prebys) moves to approve the application to include the replacement of the roof, drip edge, and all associated flashing. Venting shall be via ridge vent. If a can vent is required, it will be placed so as to not face the street. Color to be used is a royal brown, including royal brown K-style gutters and downspouts. Downspouts will remain in their existing locations.

Secretary of the Interior Standard:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Michael Newberry, property representative (present)

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 notes that the fence has already been installed.

The applicant is not planning on putting finish on the fence because he had intended to replicate a 1940s era fence found on the property that did not have a finish. The HDC requires an opaque stain or paint on all new wood, as a preventative measure to prevent rot. Newberry will pass on information about these fence requirements to the owner.

Motion: Rupert (second: Prebys) moves to approve the installed fence with pressure treated lumber as detailed in the submitted diagram, dated 6/26/13. The fence is to be painted with a solid stain or paint to match the approved color for the foundation of the house (Valspar “Ombre Gray”).

Secretary of the Interior Standard:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

NEW BUSINESS

124 Pearl

Applicant: Kimberly Gardette, business owner (present)

Discussion: Applicant is seeking approval for the installation of a sign per the submitted application. HDC notes that the 33 x 53 size specified on the application would be too large for the planned sign location.

Motion: Schmiedeke (second: Prebys) moves approval for the installation of a sign above the door to the establishment at 124 Pearl. The sign shall fit within the framed flat area above the door. It shall not protrude beyond that.

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

513 N. Adams

Applicant: Eric Farrell, owner (present)

Discussion: Applicant is seeking approval for painting and the installation of new gutters. The HDC is concerned that the blue selected for the body would be too bright and is suggesting a softer color, possibly with a grayer hue. Schmiedeke suggests green as a potential alternative, but the homeowner notes he would prefer the selected blue.

Prebys suggests applicant paint a larger section and come back. Rupert 4x4 area. Stevenson cites standards, that painting is good primarily.

Motion: Henriksen (second: Prebys) moves to table the application for 513 N. Adams for additional information in order to see a larger area of the house painted in the applicant's proposed color.

Approval: Unanimous. Motion carries.

Motion: Henriksen (second: Prebys) moves to amend her prior motion to authorize administrative approval of the paint color, if after review of a larger swatch by the HDC the color is deemed acceptable.

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

41 Photo

Applicant: Michael Newberry, representing owner (present)

Discussion: Application is for the removal of the existing aluminum siding and replacement of any rotten areas with Fingerle cedar. The house will be painted as specified on the submitted application. K-style gutters will be installed and will be painted the same as the house's trim color. Downspouts

will remain where they are currently located against corner boards and will be painted the trim color as well.

Two basement windows facing the Sidetrack have been boarded up for years. The other basement windows have been rehabbed, but those two had deteriorated beyond repair. If the applicant is not able to find matching replacements, he would like to match cinderblock and block the windows in for safety and security. He notes that because the windows had been covered for so long, it is not even noticeable that they are windows.

Rupert notes that aluminum window frames can be found at a store in Ann Arbor, as well as on the Internet. Newberry explains he would prefer to brick the windows in and asks if glass block or cinderblock would be preferable. Henriksen suggests framed plywood to show that it was a window. Schmiedeke notes that she wouldn't mind glass block given the age of the house.

Motion: Henriksen (second: Prebys) moves to approve the application to include the removal of aluminum siding, the repair of the existing wood clapboard, replacement of any damaged boards with cedar to match the existing profile. New aluminum K-style gutters and new aluminum downspouts will be installed, both to match the trim color of the house. Gutters will be attached to the fascia, with no exposed straps. Wood siding will be prepped with oil based primer and painted with a satin finish. The body will be painted "Belle Grove Sorbet," the trim "Belle Grove Aloe Green," and the basement foundation "Mark Twain House Ombre Gray." The existing double-hung window at the east corner of the house will be exposed to its original size. Two basement windows will be replaced with steel windows to match the existing basement windows on the house; or the opening will be filled by glass block.

Secretary of the Interior Standard:

#5 – Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

305 Maple

Applicant: Mike Condon, contractor (present)

Discussion: Applicant is seeking approval for the construction of a garage at 305 Maple. The proposed garage will be 30' x 24' with a 10' wall height. Siding will be hardiplank, smooth side out. A flush garage door and a steel entry door will also be installed. The door will feature a half light and two panels. Aluminum-clad wood windows and wood trim will be included. Basic lighting fixtures will be installed with a cage over them. A three-tab asphalt roof will be installed, and the color of garage will relatively match the house.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

621 N. River—Staff has been notified by concerned neighbors that work taking place is not appropriate. Condon notes that the window sill was done poorly. Rupert notes that the property's hardiplank came in grained; Rupert told them to send back for smooth sided, but this may be something to watch for as well. Staff will send a letter to the property owner indicating that the windowsills are inappropriate and not up to the appropriate level of craftsmanship that the HDC intended by their decision. The letter will also note that the sills are not in compliance with construction standards in that they are simple flat boards when they should have a slope of 7 degrees.

Starkweather Update

Upcoming plans at Starkweather include chimneys and a new antique door that has been found and will be installed. The door was made in 1870 and is 10 inches too long, but will be altered to fit the existing door space. In addition, 6-over-6 sash packs have been ordered and will arrive at end of month.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of July 23, 2013

Motion: Rupert (second: Schmiedeke) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:26pm