

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 23, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JULY 23, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 23, 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	Re-Roofing
2. 200 E. Cross	Fencing
3. 41 Photo	Fencing
4. 312 Olive	Window Replacements

B. NEW BUSINESS- None

C. STUDY ITEMS

5. 214 N. Huron	Rear Porch Enclosure
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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 9, 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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Jane Schmiedeke	P	A

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IV. PUBLIC HEARING- None

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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.



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 734-260-4911 Fax 734-449-2560

E-mail _____

Owner MR COPELAND
(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 BROWN INC

Description of proposed work (see sample applications)

ROOF IS LEAKING; REPLACE IT; 3 LAYER TEAR
TEAR OFF, SHEET, ICE 6 FT UP, FLET 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 Brown

Signature of Applicant

6-12-2013

Date

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.





Ypsilanti Historic District

Work Permit Application

Rec 16058

Date filed 6/24 6/20/13 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 St.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Allied Fence & Security Systems, Inc

Address 4189 Carpenter Rd

City Ypsilanti State MI Zip 48197

Phone 734-971-0020

Fax 7340434-2460

E-mail Allied@Alliedfencemi.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost 4,185.00

Permit Application Fee 25.00

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 _____

Applicant _____

Description of proposed work *(see sample applications)*

Install 52"x36" high Picket fence. Install 93'x6' Solid privacy fence per drawing.

Materials

Pre-Stained 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.



Signature of Applicant

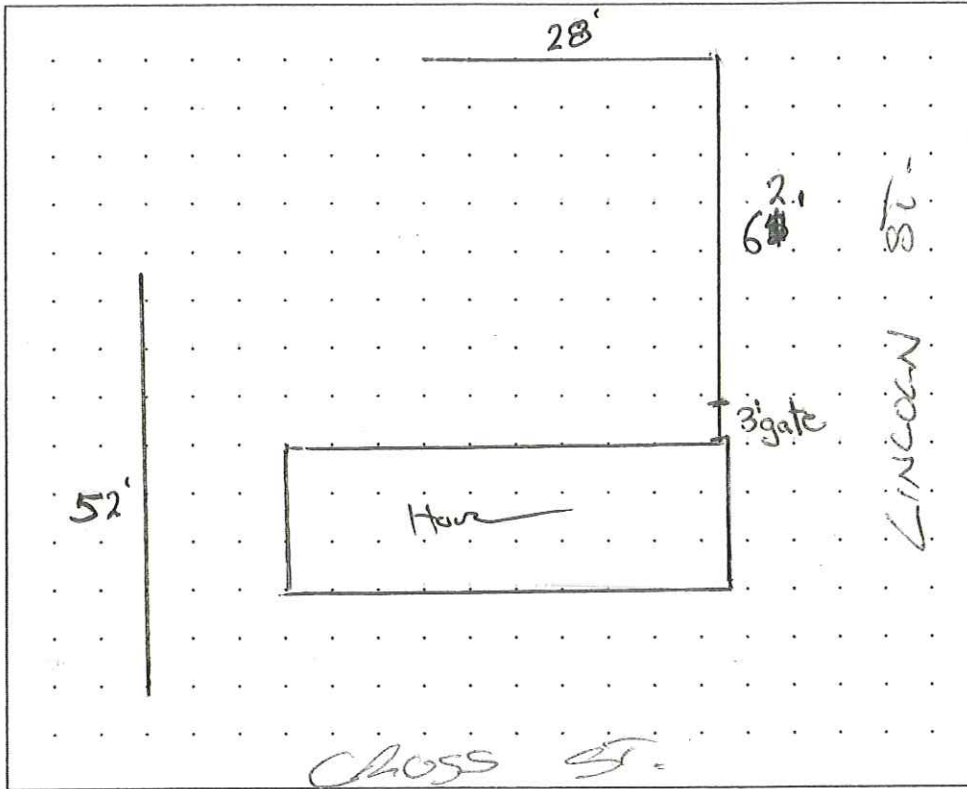
6-20-13
Date

ALLIED FENCE & SECURITY SYSTEMS, INC.

4189 CARPENTER RD • PITTSFIELD TWP, MICHIGAN 48197-9610

TELEPHONE: (734) 434-8300 • FAX: (734) 434-2460

NAME KATE JONES Job Site _____
 Address 200 east cross street Email _____
 City YPSILANTI Phone Number 761-7844 734-261-7844
 We propose to furnish, deliver and erect the following as per fence plan and measurements herewith: 074 223 1850



Type Fence	<u>wood</u>
Height	<u>6'</u>
Footage	_____
Spec	_____
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	_____
Tie In	_____
Top Rail	<u>2x4</u>
Single Gate	_____
Double Gate	_____
Hinges & Latch	_____
Color	_____
Asphalt	_____
Concrete	_____
Grade	_____
Miss Dig	<u>yes</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: 52' of 36" high Picket in PT 1,120 in (Pro \$1,380) includes Removal
65' of 6' solid Board PT 1,690 in pro wood (\$1,940) in Cedar 2,340 gate \$115.00

Extra 28' 740.00 820.00 990.00

ACCEPTED:

TOTAL BID PRICE \$ 4,185 DOWN PAYMENT \$ 1,000

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Ron Dadds

BALANCE ON COMPLETION \$ 3,185

Katharine M. Jones

(OWNER)

Date 6-17-13

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy



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 CANTON RD

City YPSILANTI State MI Zip 48197

Phone 313-971-0020 Fax 313-434-2460

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 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:
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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 _____

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.)

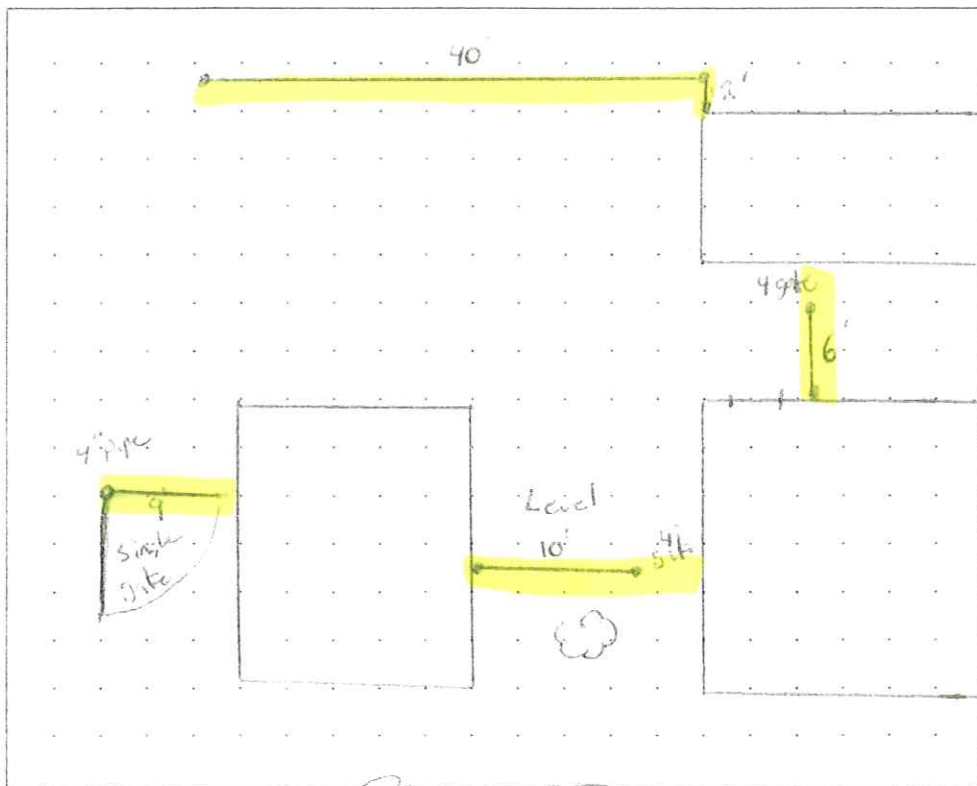
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Dan De...
Signature of Applicant

6-17-13
Date

Address 41 Photo Street Email
City Ypsilanti, MI 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' and 5'</u>
Footage	<u>58'</u>
Spec	<u>4x4 Split</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	<u> </u>
Top Rail	<u>2x4</u>
Single Gate	<u>4'</u>
Double Gate	<u>9' or Section</u>
Hinges & Latch	<u> </u>
Color	<u> </u>
Asphalt	<u> </u>
Concrete	<u> </u>
Grade	<u> </u>
Miss Dig	<u>yes</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 Pre wood 3,360 I stake line save 180.00
3" space for Posts by house

ACCEPTED:

TOTAL BID PRICE \$

DOWN PAYMENT \$

ALLIED FENCE & SECURITY SYSTEMS, INC.

By

Date

BALANCE ON COMPLETION \$

(OWNER)

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy



Ypsilanti Historic District

Work Permit Application

Rec 15912

Date filed 6/20/13 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 312 Olive Street

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name RbA of Minnesota

Address 37720 Amrhein Drive

City Livonia State MI Zip 48150

Phone 734-237-1064 Fax 651-275-4135

E-mail justin.mannooch@andersencorp.com

Owner Spring Tremaine

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor RbA of Minnesota

(Name, address,
phone)

37720 Amrhein Drive, Livonia, MI 48150 734-237-1064

Action Items only:

Construction Cost 10,303

Permit Application Fee 35.00

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.
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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 312 Olive Street

Applicant RbA of Minnesota

Description of proposed work *(see sample applications)*

Replace 6 windows on home. Two units on the front of the home and 2 on either side (see photos). All exterior trim around the perimeter of the windows will be left untouched. All units will be matching double-hung windows with opening limiters installed on the inside.

Materials

All units will be made of our Fibrex material (see attached sheets and included samples).

Colors *(Attach color chips or samples)*

Body White

Accent 1 _____

Trim _____

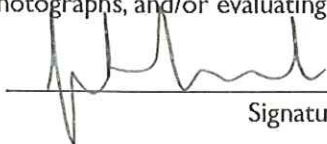
Accent 2 _____

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

6/17/13
Date

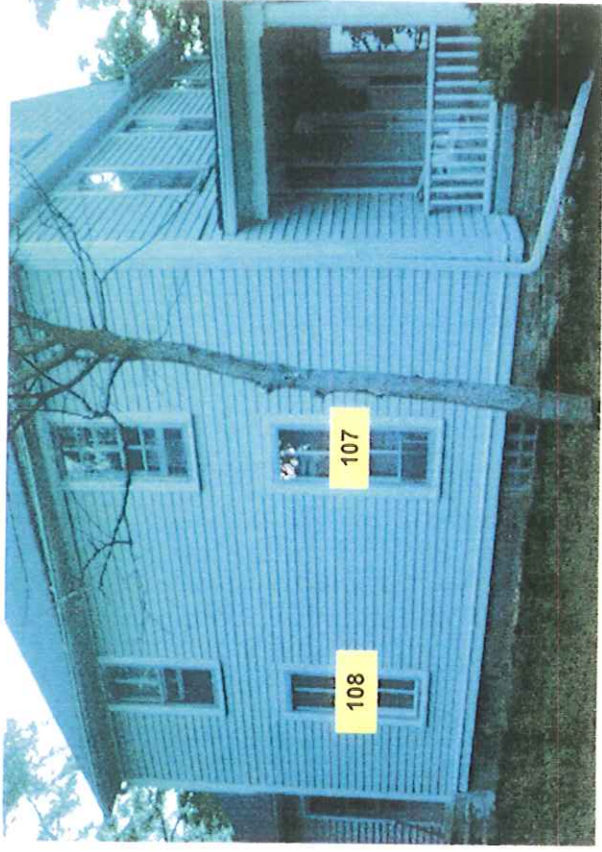
Customer -

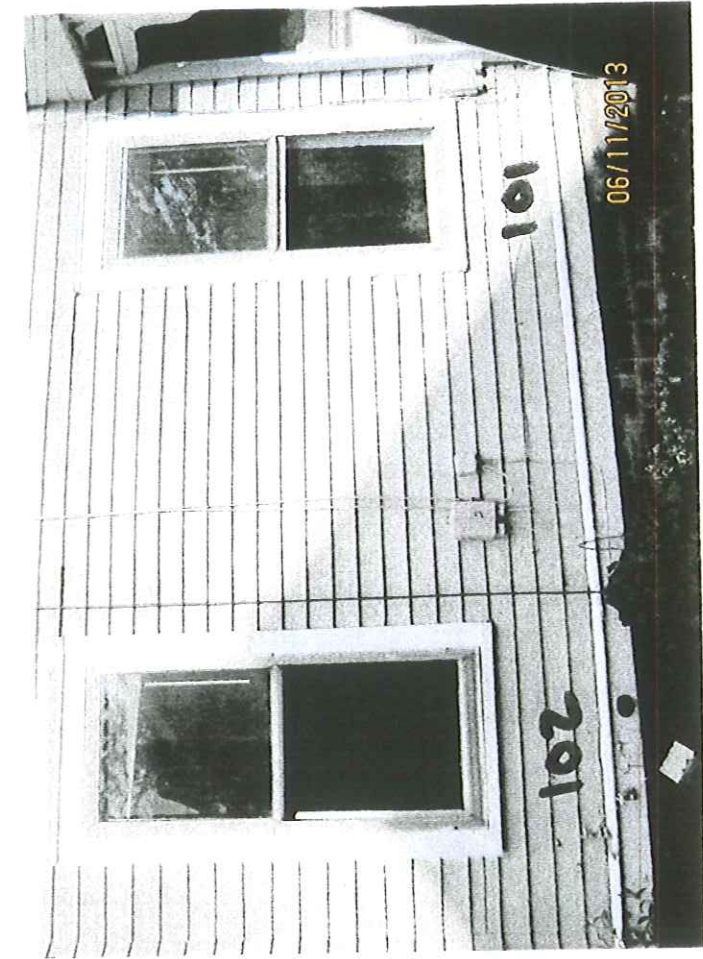
Spring Tremain

Salesperson -

Darren Guthrie

734-743-1010







Ypsilanti Historic District Work Permit Application

Date filed 7/17/13 for HDC meeting date 7/23/13

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 214 N. Huron

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Cheryl Farmer

Address 214 N. Huron

City Ypsilanti State MI Zip 48197

Phone _____ Fax _____

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 _____

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 - 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 7/17/13 for HDC meeting date 7/23/13

Property Address 214 N. Huron

Applicant Cheryl Farmer

Description of proposed work (see sample applications)

Enclose area underneath house with screens
3 install glass doors to enclose porch on rear of the structure.

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

Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 9, 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, Alex Pettit, Michael Condon, Jane Schmiedeke

Commissioners Absent: none

Staff Present: Connie Locker, Management Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as presented.

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 the replacement of the existing roof. Proposed materials are dark brown 30-year EAF laminated shingles. The application was tabled at the June 25, 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: Prebys (second: Henriksen) moved to table pending further information on any proposed drip edge, venting, and gutters.

Secretary of the Interior Standard: N/A

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. No new information has been received.

Motion: Rupert (second: Condon) moved to table pending more information, pending specifications on the style/design of the fence, location, location of difference in heights, and selected paint or finish color.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

100 Market Place (Freighthouse)

Applicant: Pete Murdock, Friends of the Ypsilanti Freighthouse (present)

Discussion: Applicant is seeking approval for the installation of solar panels on the southwest roof section. Application had been previously tabled. The application has been changed to include 15 panels rather than the previous 16.

Schmiedeke notes that there is no need demonstrated for the solar panels and cites the minimal energy benefit that would be conveyed by the panels. She believes the color and the aesthetics are not appropriate given this minimal benefit. Condon disagrees and grudgingly approves of the project, noting that the roof is not historic and that the panels are a functional supplement to a utility. Pettit also finds that it is useful and functional, although the small size of the installation limits their functionality. He questions if the HDC should be defining appropriate levels of functionality. Stevenson asks if the proposed installation violates any of the Secretary of the Interior Standards, regardless of the commissioner's personal aesthetic views or level of functionality.

Motion: Prebys (second: Condon) moved to approve installation of solar panels on southwest roof section at Ypsilanti Freighthouse per submitted application materials.

Secretary of the Interior Standard: 10

Approval: Henriksen and Rupert abstain. Yay: 3 Nay: 2 Motion carries.

NEW BUSINESS

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.

Motion: Schmiedeke (second: Rupert) moved to table the application pending receipt of more information on the two proposed styles of fencing and the nature of the fencing to be used.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

312 Olive

Applicant: Justin, Renewal by Andersen (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, 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.

Stevenson notes the HDC's policy on windows, noting the HDC does not approve vinyl. She asks the commission if the fibrex material is too much of a plastic material in terms of bulkiness, aesthetics, and durability. Pettit notes that the HDC approves clad wood windows and questions what else beyond that would be acceptable. Condon is concerned about creating a slippery slope of window materials, although the dimensions of the proposed windows are very similar to wood.

Prebys notes Secretary of the Interior Standard #5 (Preserve distinctive features) and wonders if the existing windows are repairable. Stevenson suggests the HDC get more information on the existing windows and the proposed fibrex material before rendering a decision.

Motion: Prebys (second: Henriksen) moved to table pending more information about the state of the existing windows, allowing the HDC more time to research the fibrex product.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

214 Oak

- Applicant: Andrew Mills, owner (present)
- Discussion: Applicant is seeking approval for the painting of the exterior of the house, per previous review as a study item. Proposed colors include cream for the body, white for the trim and back addition, and dark blue for the porch floor.
- The only color that will change from existing is the body of the house. Existing color is a blue-gray. Proposed color is a light cream. All others will be kept as existing.
- Motion: Schmiedeke (second: Prebys) moved to approve the application as submitted. No powerwashing.
- Approval: Unanimous. Motion carries.
- Secretary of the Interior Standards cited: 7

47 N. Huron

- Applicant: Julie Seagraves, Corner Health Center and Jay Johnson, contractor (both present)
- Discussion: Applicant is seeking approval for the installation of new signage, per previous review as a study item. The signage consists of three parts: (1) a long horizontal purple aluminum band projecting six inches from the wall and placed above the first floor windows, wrapping around the southeast corner and extending three feet onto the south wall; (2) a 2'x4' projecting sign, flag mounted over the door at the southeast corner of the building, to be double-sided and not lit; and (3) a band of window graphics stretching across the lower portion of the ground floor windows and vinyl lettering in the window next to the southeast entrance. The applicant notes that the new signage will increase the clinic's visibility, incorporate its new logo, and show that the buildings are occupied and in use.
- The projecting sign will be mounted via bolts drilled into the mortar areas on the building, pending site review and Building Department requirements. The aluminum sign will be primed and painted with an automotive paint. Texture may also be added to give the aluminum a more authentic appearance. Proposed sign areas are well within City size requirements.
- Motion: Rupert (second: Henriksen) moved to approve signage as presented for 47 N. Huron, citing the submitted examples and cut sheets. An option to add an additional sign at the other end of the building is granted.
- Approval: Unanimous. Motion carries.
- Secretary of the Interior Standards cited: 9

Riverside Park

Applicant: Teresa Gillotti, City of Ypsilanti Planner (Present)

Discussion: Applicant is seeking approval for the installation of a pathway and a steel bridge with wood planking, to span 153 feet across the Huron River. The City is asking the HDC to eliminate any submitted bridge styles that are not appropriate and to give the City the option to choose between the remaining styles. Ideally, the City would like the new bridge to resemble the style of the self-rusting bridge that currently exists in Waterworks Park as it is part of the same pathway improvement project.

The bridge by Materials Unlimited will remain. Initially, the pedestrian bridge was planned to go underneath the Michigan Ave. bridge, but due to the bridge's age and eventual structural concerns, the choice was made to go with the existing plan. An easement was obtained from Fischer Honda to place the bridge landing where it is in the submitted plan. A later phase of the plan will include a crosswalk across Michigan Avenue. The path will continue into the Water Street area and will include a small fishing area.

Prebys notes that the "Keystone" style makes a stronger architectural statement, but Henriksen notes that the long span could cause the design to get very tall. She believes that a shorter height, park-like bridge would be most appropriate. The HDC also questions the climbability of the bridges and how to discourage pedestrians from climbing.

Motion: Henriksen (second: Rupert) moved to approve the application for the installation of the Heritage Bridge at Riverside Park to span the Huron River as shown in the submitted drawing. The bridge styles Connector, Link, Gateway, and Archway may be used. Bridge styles should not include a ceiling or roof covering. Consideration of safety and the prevention of climbing should be made when selecting a style.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9, 3

STUDY ITEMS

5-7 South Washington

Applicant: Ron Rupert, contractor (present)

Following the study item discussion at the June 25, 2013 HDC meeting, the applicant believes he has identified where water is infiltrating the brick and causing the spalling.

Condon has visited the site and believes about 50 of the 480 bricks on the panel need replacements at a minimum; he recommends replacing the two full panels instead. He also notes that common bricks will not be necessary as the project will involve painting the bricks anyway. The exposed steel, which

is now rusted, should be cleaned and painted. The flashing should be replaced.

Henriksen agrees the flashing should be replaced.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of June 25, 2013

Motion: Rupert (second: Schmiedeke) moves to approve with the change to 621 N. River.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:35 pm