

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 28, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 28, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 28, 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

1. 302 E. Cross Stair and Addition Demolition

V. BUSINESS SESSION

A. OLD BUSINESS

2. 220 N. Hamilton Deck Installation

3. 109 N. River St. Roof Replacement

B. NEW BUSINESS

4. 221 S. Washington Fence Installation

5. 56 E. Cross St. Relocate Doorway, Replace Windows

6. 416 E. Cross St. Re-roofing

7. 328 E. Cross St. Re-painting, Door Restoration

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 May 14, 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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Deck Installation

3. 109 N. River St.

Roof Replacement

B. NEW BUSINESS

4. 221 S. Washington

Fence Installation

5. 56 E. Cross St.

Relocate Doorway, Replace Windows

6. 416 E. Cross St.

Re-roofing

7. 328 E. Cross St.

Re-painting, Door Restoration

8. 100 Market Place

Renovation, Doorway Installation, & Solar Panels

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL- None

E. OTHER BUSINESS

Property Monitoring-None

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

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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.



Rec. 15952

Ypsilanti Historic District
Demolition Permit Application

Date Filed 05/10/13 for HDC meeting date _____

Property Address 302 E CROSS

Applicant: Name MAXWELL A ZIEBARTH

Address 302 E CROSS

City Ypsilanti State MI Zip Code 48198

Phone 248 739 1116 Fax _____

Email MAX ziebarth at yahoo . com

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name MAX ziebarth (owner)

Address and phone same

Cost of proposed work \$4000 Permit Application Fee 25.00
The permit fee is \$20 plus \$5 for each \$3000 of construction costs and is due with the application.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed _____ for meeting date _____

Property Address _____

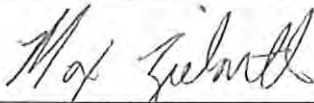
Applicant _____

Grounds upon Which an Application May be Based

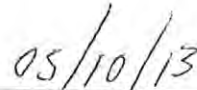
Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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.



My Signature



Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Application for removal of the remaining rear additions



Ypsilanti Historic District

Work Permit Application

Ree 15997

Date filed 5/13/2013 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 221 S. Washington

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name All Arbor Custom Fence

Address 2423 Colony CT

City Ann Arbor State MI Zip 48104

Phone 734-477-0323 Fax 734-677-3989

E-mail allarbor@comcast.net

Owner Richard Markowski
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor All Arbor Custom Fence

(Name, address, phone) 2423 Colony CT, Ann Arbor, 734-477-0323

Action Items only:

Construction Cost _____ Permit Application Fee 25⁰⁰

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 5/13/2013 for HDC meeting date _____

Property Address 221 S. Washington

Applicant _____

Description of proposed work (see sample applications)

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

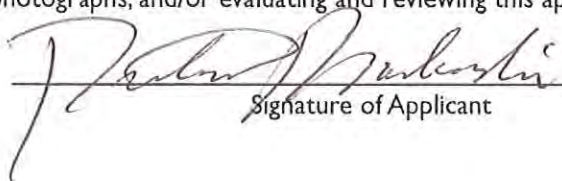
Accent 2 _____

Roof _____

Other _____

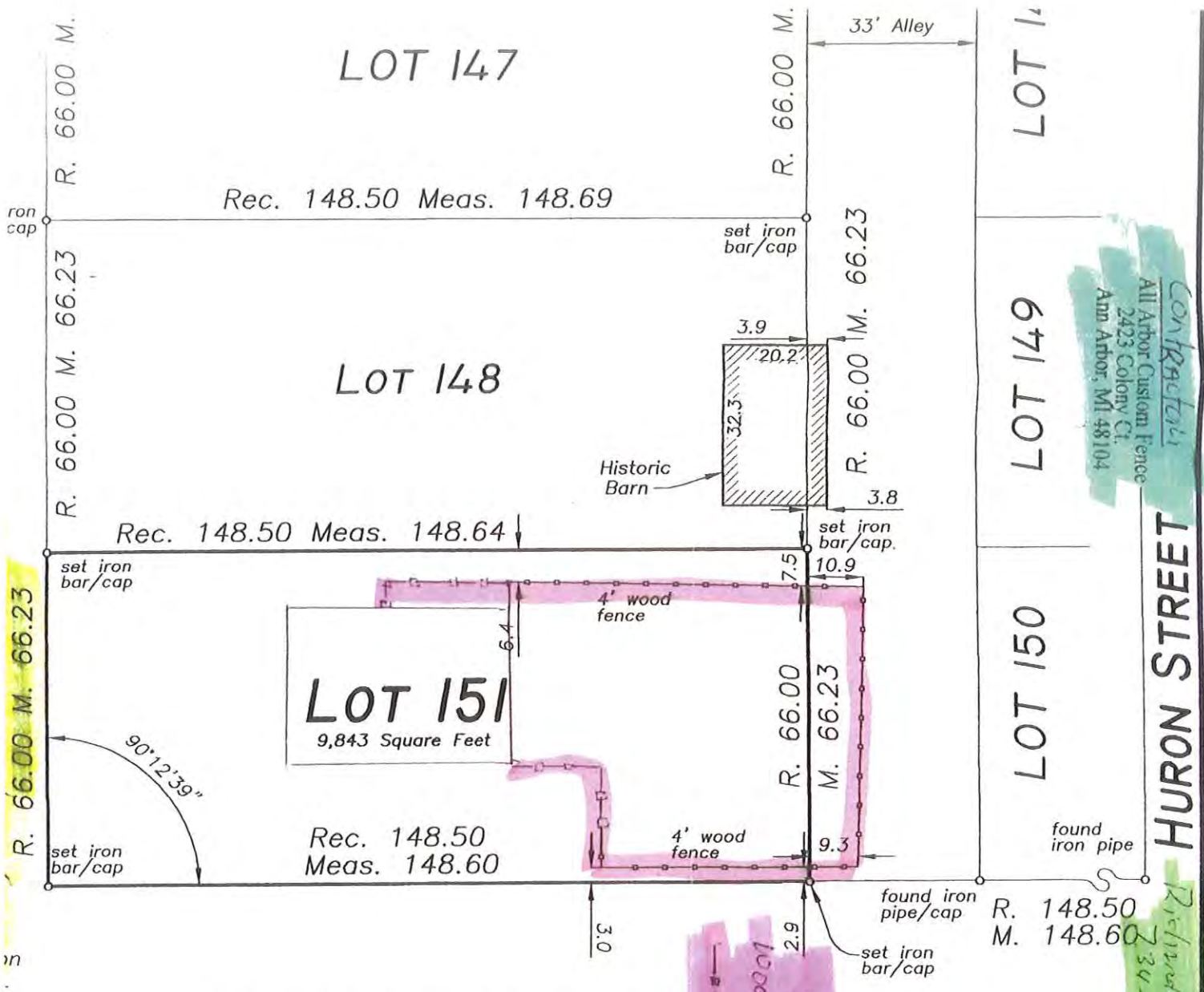
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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

5/13/2013
Date



CATHERINE STREET
(66' Wide)

HURON STREET

CERTIFICATE OF SURVEY

PREPARED FOR: JOSH BUDDE
221 S. WASHINGTON
YPSILANTI, MI 48197
734 272-2162

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax

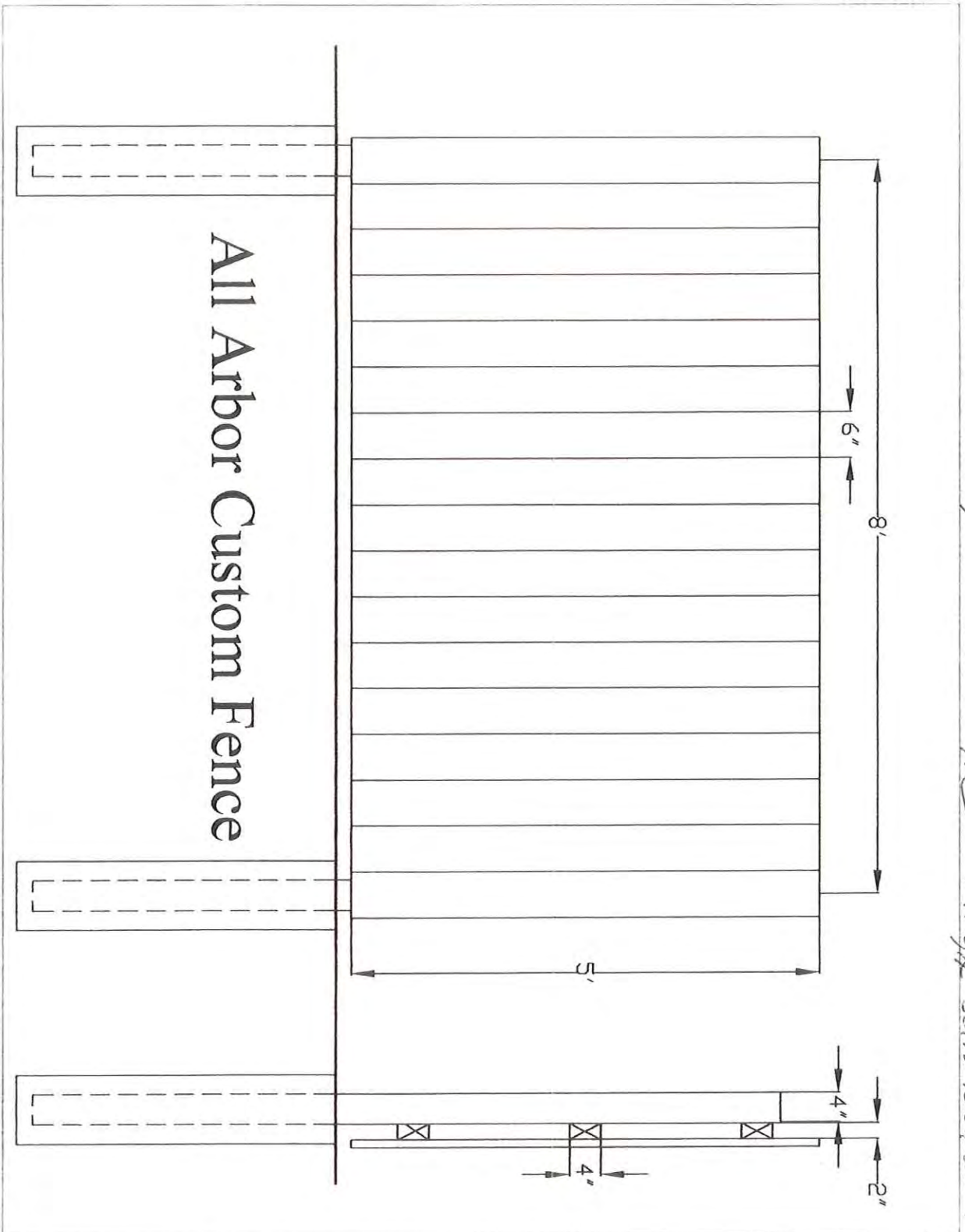
by *[Signature]*



DATE	10 MAY 12
JOB NO.	12-05-011
SCALE	1" = 30'
DRAWN	JGE
CHECKED	IJJ
SHEET	1 OF 1



221 S. Washington Fence Style - 5' High Solid Board Fence





Ypsilanti Historic District

Work Permit Application

Rec. 16009

Date filed 5/22/13 for HDC meeting date MAY 28

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 56 E. CROSS ST

Applicant

☐ Owner ☒ Architect ☐ Contractor

Name ANGIE LANE

Address 106 S. MAIN ST

City ANN ARBOR State MI Zip 48104

Phone 734 998 0098 Fax _____

E-mail angie@momusing.com

Owner LINDA FRENCH
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor LOVELL CONTRACTORS

(Name, address, phone) 1681 HULL RD MASON, MI 48854

Action Items only:

Construction Cost 52,000

Permit Application Fee \$105

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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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.

12⁰⁰ PM 22nd 1st Floor
28th 7:00 PM

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date MAY 28

Property Address 56 E Cross St

Applicant ANGIE LANE

Description of proposed work (see sample applications) • Relocate existing rear double door into new opening on rear face. Infill opening with brick, paint to match existing rear brick

• replace existing mtl. frame side elevation windows w/ wood frame windows. New windows to fill entire masonry opening w/ arch top instead of wooden infill top. Windows to be replaced are non-original replacement windows

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

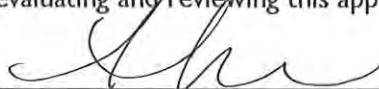
Accent 2 _____

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.)

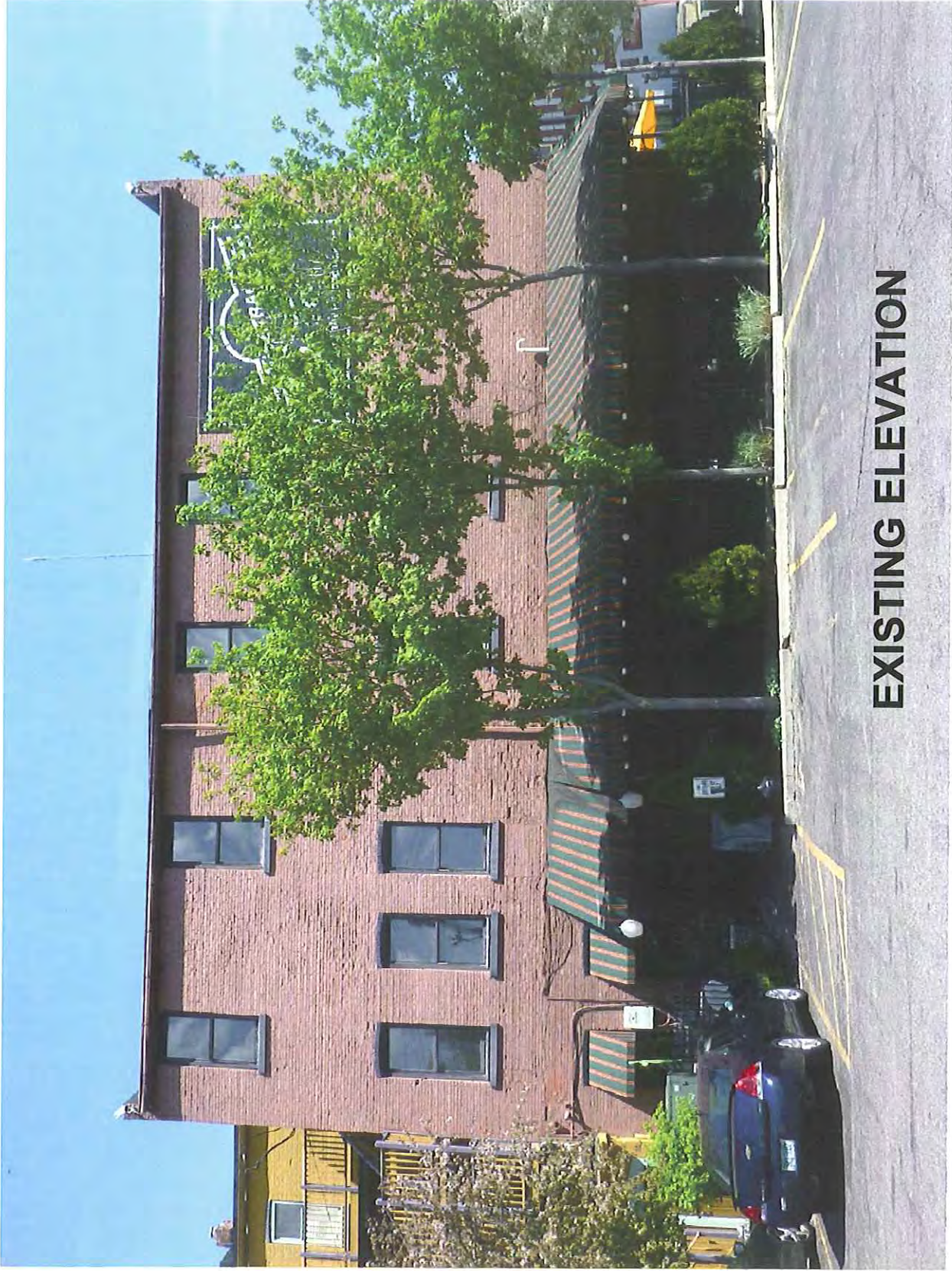
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Signature of Applicant

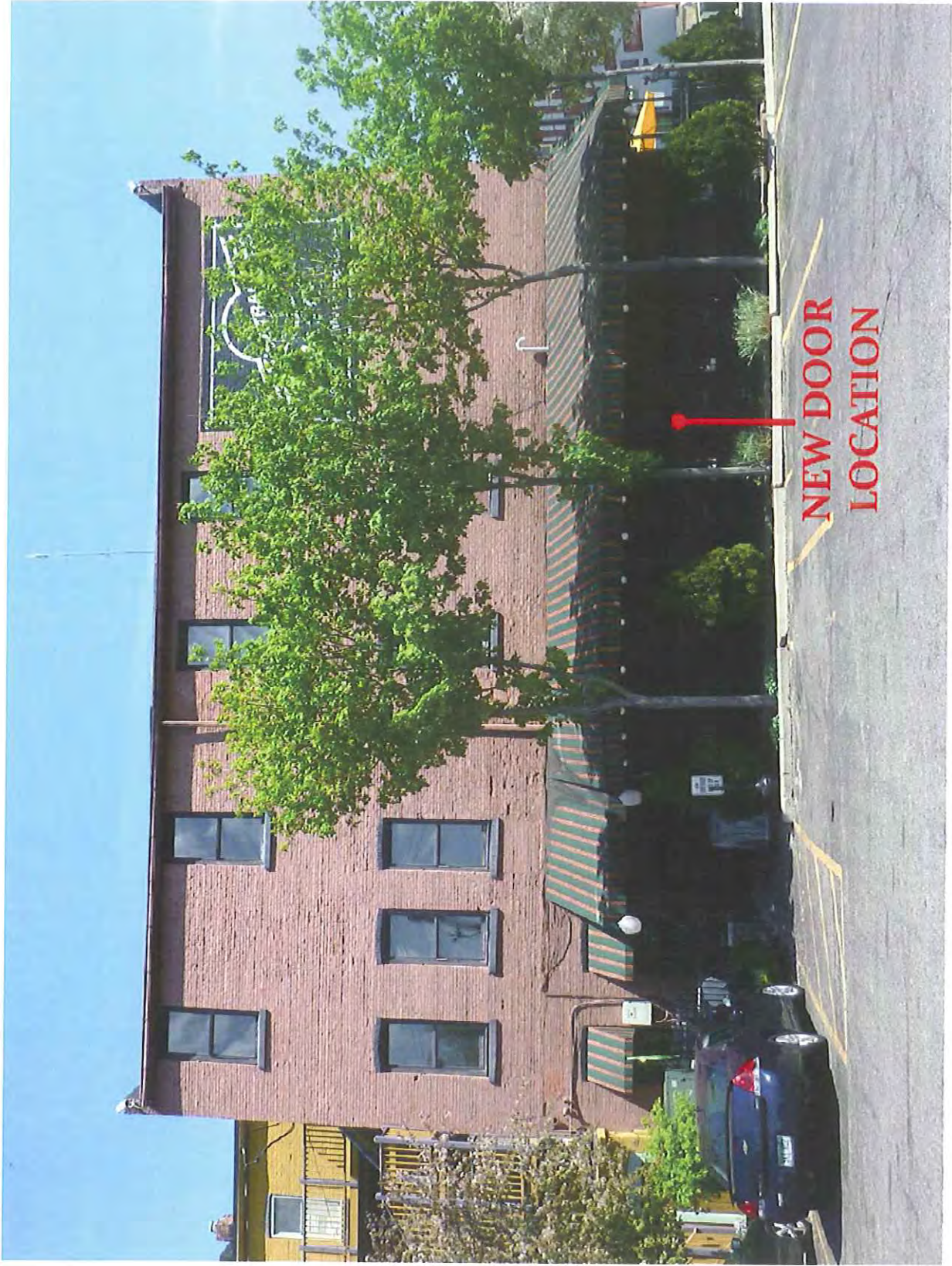
5/20/13

Date



EXISTING ELEVATION

PROJECT	SIDETRACK YPSILANTI, MI	NO SCALE	DATE MAY 20, 2013
MO M US INC 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104			



PROJECT

SIDETRACK YPSILANTI, MI

NO SCALE

DATE

MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



PROJECT

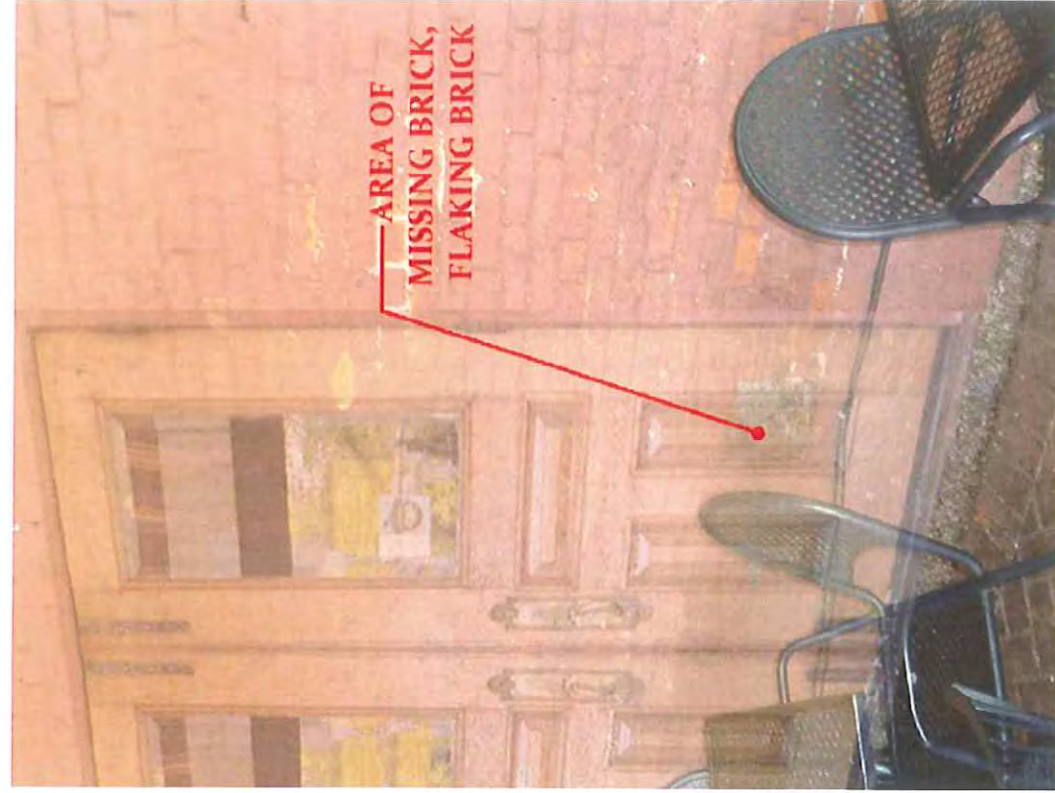
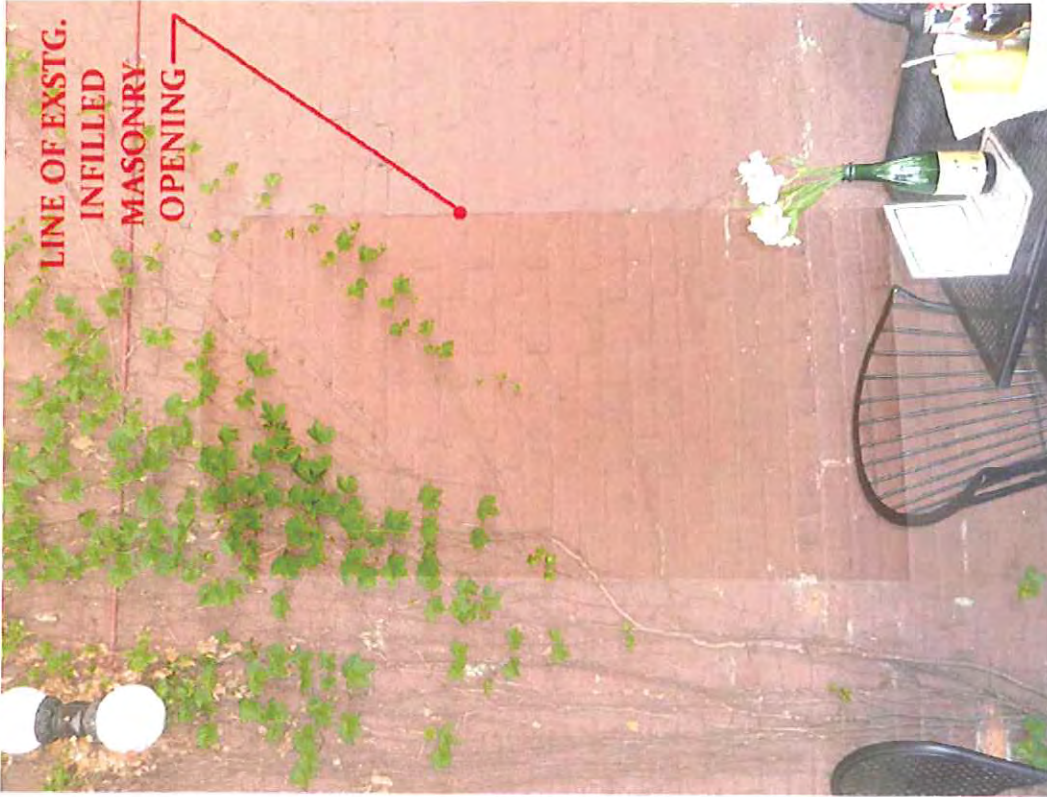
SIDETRACK YPSILANTI, MI

NO SCALE

DATE MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



EXISTING REAR WALL CONDITIONS

PROJECT	SIDETRACK YPSILANTI, MI	NO SCALE	DATE MAY 20, 2013
 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104			



MTL. FRAME REPLACEMENT
W/ NEW WOOD FRAME
WINDOWS

PROJECT

SIDETRACK YPSILANTI, MI

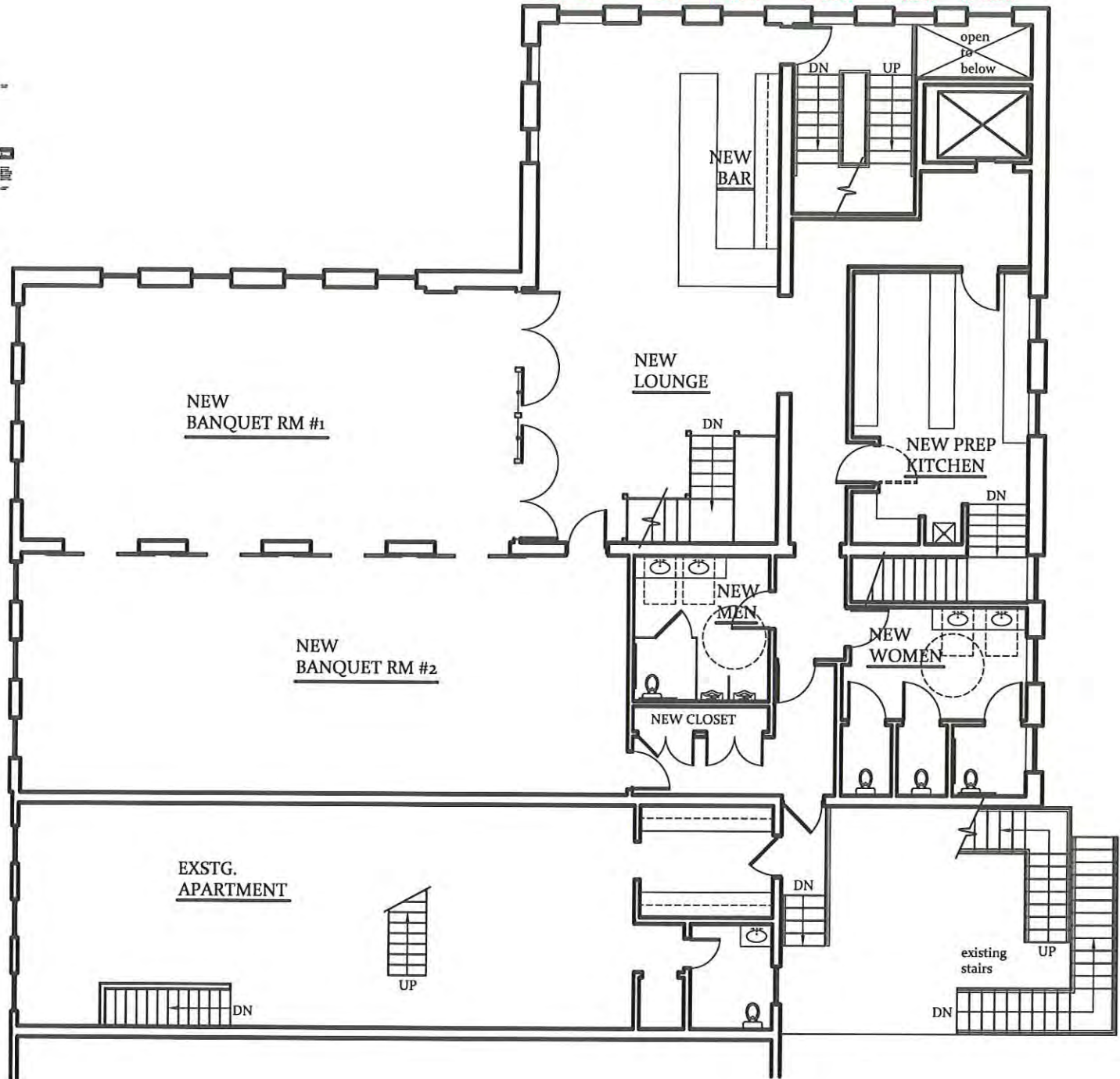
NO SCALE

DATE MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

replace replace replace replace replace replace
w'dow w'dow w'dow w'dow w'dow w'dow



NEW SECOND FLOOR PLAN

PROJECT

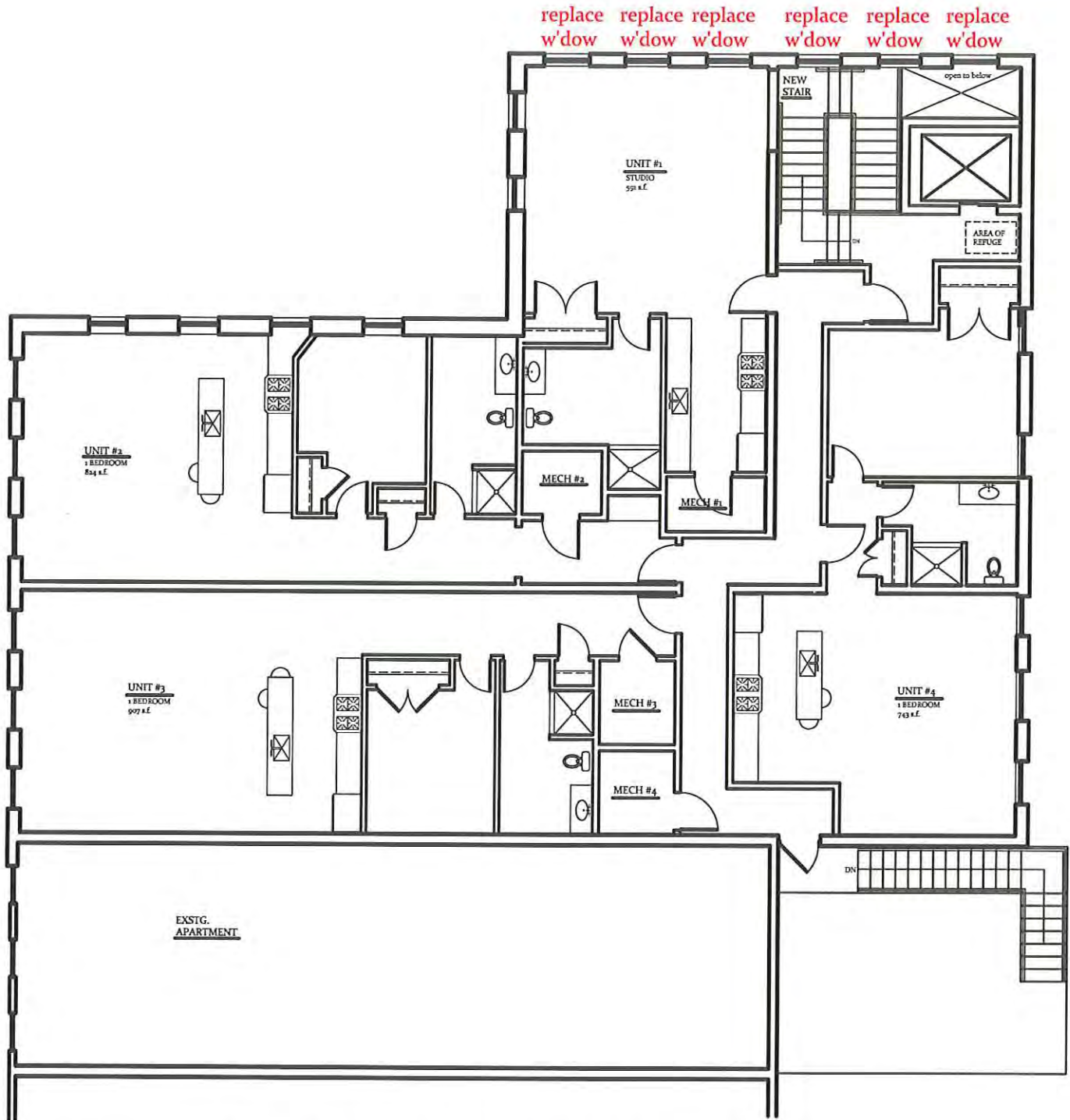
SIDETRACK YPSILANTI, MI

NO SCALE

DATE MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



THIRD FLOOR PLAN

PROJECT

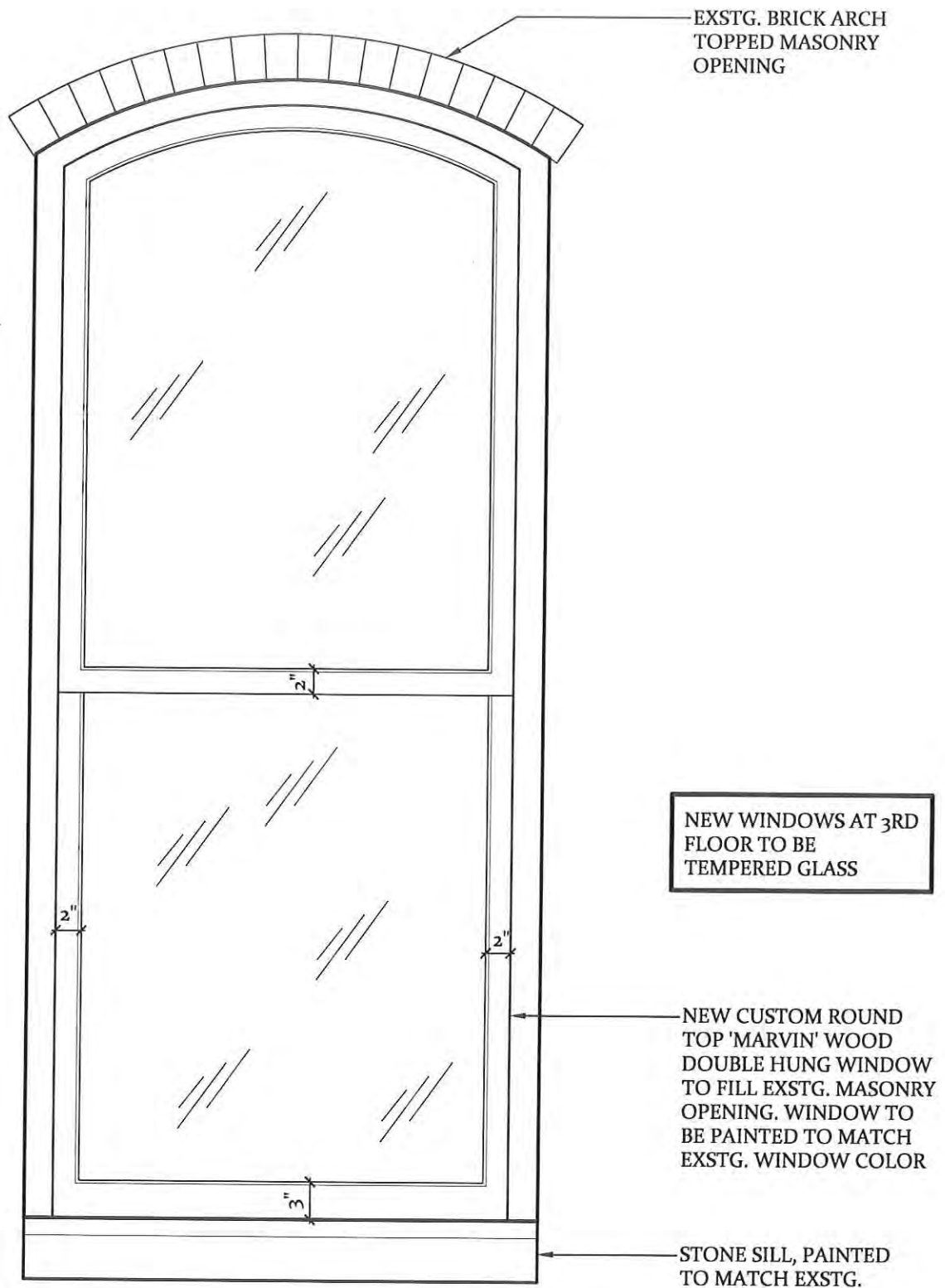
SIDETRACK YPSILANTI, MI

NO SCALE

DATE MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



TYPICAL REPLACEMENT WINDOW

PROJECT

SIDETRACK YPSILANTI, MI

SCALE

1/8" = 1'-0"

DATE

MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

HEAD

CHECKRAIL

SILL

FLASHING & STONE
SILL, SET IN GROUT
(MATCH EXSTG) ON
EXSTG. MASONRY
WALL

JAMB

NEW WOOD DOUBLE
HUNG

NEW BLOCKING AS
REQ'D

WINDOW DETAILS

PROJECT

SIDETRACK YPSILANTI, MI

SCALE

3" = 1'-0"

DATE

MAY 20, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



Rec. 110010

Ypsilanti Historic District

Work Permit Application on 5/28

Date filed 5/22/2013 for HDC meeting date 5/28/13

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 416 E Cross Street

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Rebecca J Lewis

Address 416 E Cross Street

City Ypsilanti State MI Zip 48198

Phone 734-481-0922

Fax _____

E-mail beckyhepner@att.net

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone)

Action Items only:

Construction Cost 10,000.00

Permit Application Fee 30⁰⁰

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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 - 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 4116 E Cross Street

Applicant Rebecca J. Lewis

Description of proposed work (see sample applications)

Re-roof house - tear off current shingles

Materials

Architectural fiberglass shingles
Owens Corning True Definition Shingle

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.

Rebecca J. Lewis
Signature of Applicant

5/22/2017
Date



Ypsilanti Historic District

Work Permit Application

Rec. 16012

Date filed _____ for HDC meeting date 5/28

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 328 E. Cross St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael R. Newberry

Address 328 E Cross St

City Ypsilanti State MI Zip 48198

Phone 734-660-4964 Fax _____

E-mail mnewberry@emich.edu

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:	
Construction Cost <u>\$3500</u>	Permit Application Fee <u>\$30</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.	

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 - a. Photo(s) showing all locations where work is proposed
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 - 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 328 E. Cross St

Applicant Michael R. Newberry

Description of proposed work (see sample applications)

Paint exterior of house, after surface prep and primer.
Exterior doors to be restored & varnished with spar varnish
over special mix Minwax gunstock & special walnut stain to
match existing interior woodwork.

Materials

Sherwin Williams oil-based slow drying primer and
latex "Emerald" exterior paint in satin.

Spar Varnish by "Man-of-war" and Minwax stain mix of
"gunstock" & "special walnut"

Colors (Attach color chips or samples)

Body 0009 Eastlake Gold

Trim 0014 Sheraton Sage

Roof _____

Accent 1 0016 Billiard Green (sash & screen doors)

Accent 2 2831 Classical Gold (shingled gables) included

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.

Michael R. Newberry
Signature of Applicant

5/18/13
Date



SHERWIN-WILLIAMS.

COLOR DETAILS



SW0009 EASTLAKE GOLD

Interior/Exterior

COLLECTION

Early and Late Victorian

COLOR FAMILIES

Color Family
Oranges

RGB VALUE

R: 192

G: 146

B: 94

HEX VALUE

#C0925E

FAVORITE STORE

316 E MICHIGAN AVE

Ypsilanti, MI 48198-5679

(734) 482-0623

NOTES:

We can also be reached by phone at:

1-800-4-SHERWIN (1-800-474-3794)





SHERWIN-WILLIAMS

COLOR DETAILS



SW0007 DECOROUS AMBER

Interior

COLLECTION

Early and Late Victorian

COLOR FAMILIES

Color Family
Oranges

RGB VALUE

R: 173

G: 119

B: 87

HEX VALUE

#AD7757

FAVORITE STORE

316 E MICHIGAN AVE
Ypsilanti, MI 48198-5679
(734) 482-0623

NOTES:

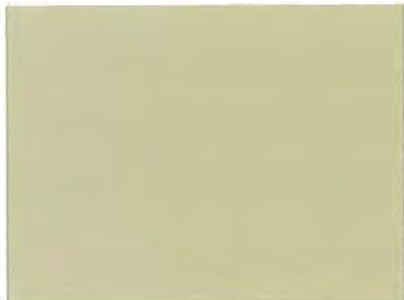
We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)





SHERWIN-WILLIAMS.

COLOR DETAILS



SW0014 SHERATON SAGE

Interior/Exterior

COLLECTION

Early and Late Victorian

COLOR FAMILIES

Color Family
Greens

RGB VALUE

R: 142

G: 139

B: 103

HEX VALUE

#8E8B67

FAVORITE STORE

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Ypsilanti, MI 48198-5679

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1-800-4-SHERWIN (1-800-474-3794)





SHERWIN-WILLIAMS.

COLOR DETAILS



SW0016 BILLIARD GREEN

Interior/Exterior

COLLECTION

Early and Late Victorian

COLOR FAMILIES

Color Family
Greens

RGB VALUE

R: 70

G: 89

B: 79

HEX VALUE

#46594F

FAVORITE STORE

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Ypsilanti, MI 48198-5679

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NOTES:

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1-800-4-SHERWIN (1-800-474-3794)





SHERWIN-WILLIAMS

COLOR DETAILS



SW2831 CLASSICAL GOLD

Interior/Exterior

COLLECTION

Colonial Revival

COLOR FAMILIES

Color Family
Yellows

RGB VALUE

R: 232

G: 191

B: 114

HEX VALUE

#E8BF72

FAVORITE STORE

316 E MICHIGAN AVE

Ypsilanti, MI 48198-5679

(734) 482-0623

NOTES:

We can also be reached by phone at:
1-800-4-SHERWIN (1-800-474-3794)





Natural 209



Red Oak 215



Sedona Red 222



Red Mahogany 225



Red Chestnut 232



Fruitwood 241



Driftwood 2126



Jacobean 2750



Golden Oak 210B



Puritan Pine 218



Colonial Maple 223



Early American 230



English Chestnut 233



Golden Pecan 245



Dark Walnut 2716



Provincial 211



Ipswich Pine 221



Special Walnut 224



Gunstock 231



Cherry 235



Pickled Oak 260



Ebony 2718

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 14, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Michael Condon, Hank Prebys, Jennifer
Henriksen, Alex Pettit

Commissioners Absent: Ron Rupert, Jane Schmiedeke

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Henriksen) moved to approve the agenda as amended:

Addition of 16 North Huron as a study item for the installation of fencing to
the rear of the structure.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Absent)

Discussion: Applicant is seeking approval for the demolition of a rear addition and
exterior staircase.

Staff notified the commission that a public hearing will be held on May 28th.

Motion: Prebys (second: Henriksen) moved to table the application for 302 E. Cross
St. pending public hearing.

Approval: Unanimous. Motion carries.

210 W. Cross St.

Applicant: Cross Street Village, Alvin Rudisill representing (Present)

Discussion: Applicant is seeking approval for moving the "Ypsilanti High School-Home of the Braves" sign from its present location at 2098 Packard Road to 210 West Cross St.

Motion: Prebys (second: Henriksen) moved to approve the application for 220 North Huron for moving the "Ypsilanti High School-Home of the Braves" sign, to be installed at the parking area of Cross Street Village as presented in the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

309 North Grove St.

Applicant: Jessica Minor-Baetens, Owner (Present)

Discussion: Applicant is seeking approval for repainting existing house with black (Tricorn Black SW6258) shutters, grey (Dovetail SW7018) siding, white overhang, and the North door to match the grey siding; installation of grey pavers to complete front patio and walking paths to driveway and road; removal of guard rails and completion of steps around base of existing cement porches; installation of a pergola to cover front patio and 1-car parking space, to be painted white; and landscaping.

Applicant distributed a drawing with the information requested by the commission at the previous meeting. She noted that the pergola will be free standing, with no roof, and will be level with the gutters of the structure. Condon inquired whether the ends of the joists will be straight cut or decorated, the applicant noting that they will be straight cut for now.

Motion: Prebys (second: Henriksen) moved to approve the application for 309 N. Grove St. to include the house and shutters to be painted black, siding grey, overhang white, doors to match siding, pavers grey and installed to complete front patio and walkways paths to driveway and road, removal of porch guardrails and steps around base as depicted in the drawing submitted at meeting, the pergola as described in the drawing dated 5/14/13, and pergola to cover front patio and rear parking space to be painted white as depicted in the drawing dated 5/14/13, landscaping to be installed as decided by the owner, the handrails to be 4X4 posts 36" height with vertical 32" spindles, the handrail requiring a bottom rail as per the porch fact sheet provided by the commission. Pergola edges will be squared.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

NEW BUSINESS

309 Maple St.

Applicant: Sarah Roland, Owner (Present)

Discussion: Applicant is seeking approval for replacing the existing chain link fence with 6 foot dog-eared style wood picket fence in the rear yard, the pickets to be 1" by 6" to match existing pickets in size and opacity, and all wood used shall be treated and stained dark to match existing pickets.

Applicant provided pictures of the rear fence to be replaced. She also had notarized letters from her neighbors stating approval of the fence. Henriksen established that only the chain link fence portion will be removed, and that it will be stained dark. Pettit inquired whether gates would be included, the applicant noting that one will be added to a neighbor's yard.

Motion: Henriksen (second: Prebys) moved to approve the application for 309 Maple St. to include removal of existing chain link fence and replacing with a wood fence 6 feet in height and dog-eared in shape, the wood fencing to be stained a dark color to match the existing fence already on the property.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

56 E. Cross St.

Applicant: Angie Lane, Owner (Present)

Discussion: Applicant is seeking approval for installing new window openings on the second and third story inside corner facades, the new windows to match existing wooden windows and new arch top masonry openings to match existing window openings on adjacent façade.

Prebys inquired whether the replication of the arched window top made sense. The applicant gave some history of the existing window treatments. She noted that a contractor had filled the arch area because the largest window available would not fit the opening. Applicant noted that the masonry arch will replicate the existing, and whether the window mistake will be replicated or not is up to the commission. Henriksen and Prebys discussed to what extent should the windows be replicas versus compatible new construction. Henriksen noted that the issue is maintaining the hierarchies of the windows since the other facades were historically store fronts. The applicant suggested that other detailing on the structure's facades emphasize their role as storefronts.

Motion: Condon (second: Pettit) moved to approve the application for 56 E. Cross St. to include the creation of 12 new window openings on the north and east elevations at the corner of the building, to be constructed in the size of the window openings that already exist on the former street side elevation, the windows will be one-over-one wood Marvin double-hung windows, an elliptical arch detail will be installed above the window, with a wood panel between the arch and the window, stone window sills to be installed beneath the window, and all windows to be painted to match existing windows.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

405 Oak St.

Applicant: William Kurkjian, Resident (Present)

Discussion: Applicant is seeking approval for front porch repairs consisting of replacing existing rotting furring strips with new pine furring strips, replacing existing rotting shingles with new cedar shingles to be painted to match existing, replacing rotten roof support pillars with Permacast columns painted to match existing, replacing existing rotting frame members with treated wood, and replacing existing rotting floor with sealed decorative polymer cement overlay system that was considered during the study item in the Fall of 2012.

Henriksen inquired whether the columns were included in the previous application from last year. She would like to see what the pre-made product would look like. Prebys asked what Permacast was composed of, Henriksen noting that it is a form of plaster. He then inquired as to the size of the columns, the applicant noting that the Permacast columns come 10 inches by 8 feet tall and will need to be cut down. The applicant then provided a picture of the columns via his cellular phone. Prebys inquired whether the columns would not have a base or top, the applicant confirming that the existing columns do not have these features. The applicant then stated that the columns are load-bearing in response to questioning by Condon. Henriksen noted that the columns will need to go where the existing columns were previously. Pettit inquired how much of the siding will be replaced, the applicant responding that all of it will be replaced with new cedar shingles. Prebys recommended that painting both sides of the shingles may improve both the appearance and longevity of the shingles. Pettit then inquired how many columns will be replaced, the applicant stating that he believes only 3 will need to be replaced but is not certain exactly how many will need to be replaced until they have been removed and inspected.

Motion: Condon (second: Prebys) moved to approve the application for 405 Oak St. to include the repair of the front porch by replacing existing rotting shingles, furring strips, roof support pillars, framing members, and floor, with new pine furring strips, cedar shingles, Permacast columns that will match existing in style and placement, and the paint colors to be blue, white, and grey to match the original paint on the house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

310 E. Cross St.

Applicant: Mary Seelhorst and Tony Swan, Owners (Absent)

Discussion: Applicants are seeking approval for replacing trim and painting garage, the body to be a pale "Monroe Bisque" yellow with the garage doors being painted red.

Motion: Prebys (second: Pettit) moved to approve the application for 310 E. Cross St. to include replacing rotten trim with like material and paint body color "Monroe Bisque," garage doors "country redwood," and trim to match the house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

220 N. Hamilton St.

Applicant: Brandon Garton, Representative (Present)

Discussion: Applicant is seeking approval for construction of a treated wood deck on the southeast corner of the multi-unit property, and installing a door where a window is currently installed. The deck will be 3-4 feet off the ground and made with 2 by 6 planks, the railing and support system to meet city code. The deck will be 10 feet wide by 8 feet long, and will not be stained or painted.

Prebys inquired whether the entrance will be on the Hamilton Street side, the applicant confirming and noting that only 2-4 feet would be visible from the street due to a projection of the existing structure. Condon inquired how the railings will be designed, the applicant noting it will be the standard cap on top and bottom with spandrels in between. Henriksen inquired regarding the door, the applicant stating a 6-panel steel door is currently under consideration. She noted that more information is needed in order to ensure everyone is on the same page regarding the project. Prebys inquired whether a walk will be provided to the entrance, the applicant noting some pavers are being considered. It was then remarked by Prebys that more details will be needed on those. Condon inquired regarding painting or staining, the applicant noting it will not be treated. Prebys responded that the commission will want it painted at some point. The commissioners then informed the applicant of the type of details they are looking for in an application.

Motion: Prebys (second: Pettit) moved to table the application for 220 N. Hamilton St. pending further information provided by the contractor.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

109 N. River St.

Applicant: William Emerson, Owner (Present)

Discussion: Applicant is seeking approval for removing old roof over side porch and constructing a new roof to match the front of the house. Work is currently being completed.

The applicant noted that the side porch was in bad shape, and added at some point in the past. He was concerned that the pitch of the roof was causing

water to freeze on the steps below. The applicant is proposing to rebuild the porch roof to match the gable on the front of the structure. He has found similar spindles but not exact to those present on the front gable, and is planning to match the other details. Work has already begun on the new roof. Prebys suggested that the addition should look like a modern addition because that is what it was, and an attempt to replicate something that was not originally present is not consistent with the Secretary of the Interior Standards. The applicant noted that he had put the original shed roof in around twenty years previously. Stevenson noted that the porch is out of scale to the gable on the front, so will look out of proportion to the structure. Prebys then stated that the goal was to not create a false past. Henriksen then pointed out that details could be added that speak to the front gable without replicating it. The commission encourages the applicant finishing the shingles in order to preserve the resource, but will require the applicant to come back in order to discuss the trimming and details.

Motion: Pettit (second: Prebys) moved to table the application for 109 N. River St. pending the finishing details on the porch.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

STUDY ITEMS

16 N. Huron

Applicant: Bessie Pappas, Owner (Present)

Discussion: Applicant is seeking recommendations for fencing to be installed in the rear of the property.

Applicant provided pictures of fencing types they are considering in order to get the commissions opinion. They also provided a sketch of the area to be fenced and proceeded to explain the project. Pettit inquired as to the length, the applicant estimating 44 feet. Stevenson established whether that when the application returns the fence will be located only as presented in the sketch provided tonight. Pettit is interested in seeing the fencing placed on a scaled map. Prebys noted that chain link, plastic, vinyl, and fiberglass will not be acceptable. Condon suggested that the fence should not be something a person could hide behind due to the park at the rear of the property. The applicant is interested in planting pumpkins or grape leaves along the fence as well. She wants to close off the area between the parking lot and the hill due to garbage that comes down. The applicant settled on a wooden fence and feels comfortable bringing the application back as an action item.

ADMINISTRATIVE APPROVALS

208 N. Grove St.

Applicant: S. Lynne Fremont, Owner (Present)

Discussion: Applicant is seeking approval for painting house to match existing, to include dark green for the body, yellow trim, "Kelly green" for accent 1, and orange for accent 2.

Motion: Pettit (second: Henriksen) moved to approve the application for 208 N. Grove St. to include repainting to match existing.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring- 333 E. Cross St. (detached deck)

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of April 23, 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 8:29 p.m.