

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 8, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JULY 8, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 8, 2014
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
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- None

C. STUDY ITEM

1. **229 W Michigan**

Solar panel installation

2. **47 N Huron**

Solar panel installation

D. ADMINISTRATIVE APPROVAL-None

E. OTHER BUSINESS

1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 24, 2014

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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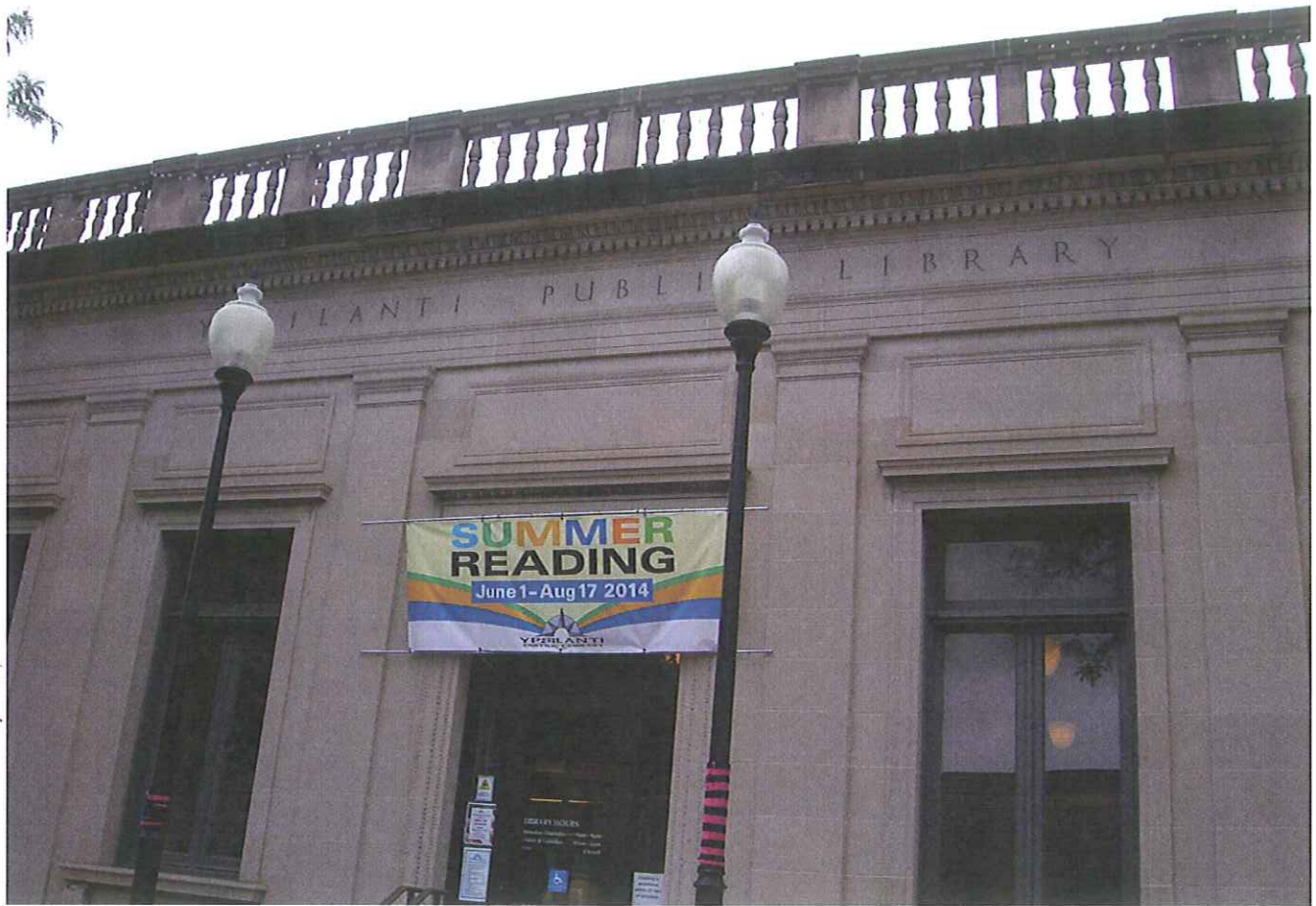
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229 W. Michigan 7/3/2014



229 W. Michigan 7/3/2014



47 N. Huron 7/3/2014



7/3/2014



47 N Huron



120 N Adams 7/3/2014



7/3/2014



511 Prospect



CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair	7:00 PM
Meeting Location:	City Council Chambers, City Hall	
Commissioners Present:	Alex Pettit, Jane Schmiedeke, Anne Stevenson, Michael Condon	
Commissioners Absent:	Ron Rupert	
Staff Present:	Cynthia Kochanek, HDC Assistant	

APPROVAL OF AGENDA

Motion: Condon (second: Prebys) moved to approve the agenda with the addition of 305 Maple as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

100 E Cross

Applicant: Ypsilanti Automotive Heritage Museum; Bill Nickels; representative (present).

Discussion: Application is for the replacement of the neon sign in the window at the front of the museum. The new sign will read "National Hudson Motor Car Company Museum".

Pettit: Would like to confirm that they are just replacing one sign with another.

Nickels: Confirms that this is the case.

Prebys: Does not see any issues with the sign replacement.

Motion: Prebys (second: Pettit) moves approval of the sign application for 100 E Cross as submitted.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

317 Maple

Applicant: Julie Mazur, owner (present).

Discussion: Application is for painting the exterior of the house in the same colors except the trim will now be in a clay color.

Mazur: The trim will change to an apricot/clay color.

Prebys: Would like to know if she is planning any paint removal.

Mazur: States that she will be scraping.

Prebys: States that power washing creates issues and that scraping preferred. State that he would like to know if a primer will be used.

Mazur: States that none is needed on the body of the house but it will be used on the dark brown trim areas of the house.

Motion: Prebys (second: Pettit) moves approval of the application for 317 Maple for painting as submitted.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

206 Oak

Applicant: Steve Hylkema, owner (present).

Discussion: Application is for a solar panel installation on the south garage roof and the south porch roof.

Stevenson: States that the HDC was looking for a mock up of the solar panel installation.

Hylkema: States that he brought some photos of what it would look like. States that he is proposing an additional row at a later date as he will need that to come closer to 100% solar.

Condon: Would like to know if the panels will be adjacent, since the mock up shows spaces between the panels.

Hylkema: Confirms that the solar panels will be adjacent. States that the panels are identical to those on other houses in the district.

Stevenson: Would like to know how high off the roof the panels will sit.

Hylkema: States that the panels will sit about 4" off of the roof.

Stevenson: States that she is ok with the panels on the garage but that she is still not sure about how she feels about the panels on the back porch. She

states that Dave Strenski was supposed to do a mock-up of what that would look like.

Hylkema: States that Dave took photos of a single panel mock-up however the applicant does not have copies of them.

Prebys: Would like to know if the panels will sit flat on the porch.

Hylkema: Confirms that the panels will sit directly on the porch roof.

Prebys: States that he does not have an issue with the panels on the porch roof.

Pettit: Would like clarification on the drawings. Commissioner Schmiedeke has circled some areas on the drawings and he would like to confirm that the areas that are circled on the photos will be a later addition to the current planned solar panels.

Hylkema: Confirms that this is the case.

Prebys: States that the additional solar panels planned at a later time will need a separate HDC application.

Condon: Would like to confirm that all the panels will be of the same size.

Hylkema: Confirms that all the panels installed at this time will be the same size.

Motion: Condon (second: Prebys) moves to approve the application for 206 Oak to include the installation of the solar panels on the south facing roof of the garage. The solar panels will all be the same size and will be placed adjacent to each other. Also, solar panels will be installed on the lowest pitch of the rear porch as indicated on the submitted materials with the exception that all the panels will be adjacent to each other.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

120 E Cross

Applicant: John Harrington, owner (absent).

Discussion: Application is for window replacement.

Prebys: States that the owner called him and advised that he will be out of town and states that the new windows are exactly the same as the ones that were approved previously by the HDC. This is for the west side elevation and this finishes off the remaining windows on the building.

Motion: Prebys (second: Condon) moves approval for the application for windows at 120 E Cross replacing windows on the west elevation of the building with clear anodized frame, two horizontal mullions, low-e insulated glass, fixed

frames that are non-venting as have previously been installed on this building.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

210 W Michigan

Applicant: Ypsilanti Restoration, LLC; Mike Condon, owner (present).

Discussion: Application is for door and window replacement.

Condon: States that the doors that are present on the building not original and are rotting away due to the water run-off. These doors are on the third floor deck and cannot be seen because of fencing. The owners would like to turn the one door into a window since they would like to install a kitchen in this area in the future. The window will be 30" X 60" and the lower portion will have a wood sill and a stud wall with a MDO false panel. The door that will be replaced will be a 6' 8" door with a transom to match another door on the building. Also they want a storm door and they need to go with that height so that they do not have to custom order the storm door. The door will be a smooth fiberglass door and the window will be an aluminum-clad wood. The garage door needs to be replaced since it is rotted. States that his company is not doing this but that he will make sure that the contractor knows that it will need to be a smooth fiberglass door like the one there now, except the owner would like some windows for the garage door.

Schmiedeke: Wanted to know why the MDO needs to be used below the window.

Prebys: States that brick is an option.

Condon: States that it is a cost issue regarding the materials and the MDO that he has installed previously does not have any issues.

Motion: Prebys (second: Pettit) moves approval of the application for 210 W Michigan to remove two existing damaged doors from the third floor on the north elevation (at the third floor roof-top deck). Install one new 2'6" x 6'8" door with full-view glass and a 12" transom window clad in smooth fiberglass, painted to match existing trim. Install a full view aluminum storm door to the new entry door. Install a 30" x 60" double hung aluminum-clad Jeld Wen siteline EX series window to the other opening. Window cladding color will be Desert Sand. Construct a new wood frame wall below the new window to fill opening sided with MDO and a raised cedar panel and false sill painted to match existing trim. By others: Remove existing first floor garage door from the north elevation and replace it with a smooth, flat solid panel fiberglass garage door with a row of windows at head height and painted to match the existing garage door.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Yay: 4. Nay: 0. Condon abstains. Motion carries.

513 N River

Applicant: Joe Secore, owner (present).

Discussion: Application is for exterior painting and a fiberglass door replacement at the back of the house.

Pettit: Would like to know exactly where the door is located on the house.

Secore: States that the door is at the back of the house, between the house and the garage. This area is behind the fence.

Condon: States that he has no problem with the paint.

Pettit: Agrees the he has no problem with the paint.

Condon: States that the door that was submitted with the application is a door that is tied to Craftsman style architecture. He would like to know if there is a particular reason why the applicant would like this door.

Secore: States that the door is in stock.

Condon: Would like to know if the applicant has another option for the door.

Secore: States that he did talk about taking the grill off of the door and that would make it look different.

Condon: States that it will not come off easy and that there is a way to special order a door.

Secore: Offers suggestions on other options for the door.

Condon: Would like to know if security is also why the applicant chose this particular door.

Secore: Confirms that security is also a concern.

Prebys: States that # 64 from the brochure provided by the applicant is not acceptable but that #62 does not bother him as much as the proposed door.

Schmiedeke: States that she is fine with the door that was proposed with the application.

Pettit: Would like some clarification on the painting of the fence.

Secore: States that he will be painting the fence the same color as the body of the house. He will plan to do the doors in the red and may paint the gutters in the red but he may decide that he will paint the gutters in the same color as the house.

Prebys: States to paint the gutters in the same color as the body of the house.

Secore: States that he cannot use the red for trim around the windows due to the way that they are installed but that he is planning on painting the sills in the red color.

Prebys: States that the applicant will probably be more satisfied with not painting the sills in the red but using the same color as on the body of the house.

Stevenson: Would like to know if everyone is ok with the fiberglass door.

Condon: Confirms that the fiberglass door is ok since it is not on the front of the house.

Motion: Condon (second: Prebys) moves to approve the application 513 N River to include the painting of the house. The body of the house will be light green, the trim will be white and red will be used as the accent color for the doors. A new fiberglass smooth finish, craftsman style door will be installed at the rear of the house.

Secretary of the Interior Standard:
7- Clean building gently-no sandblasting.

Approval: Unanimous. Motion carries.

329 E Cross

Applicant: Cheryl Clifton, applicant (present).

Discussion: Application is for exterior painting on the house.

Stevenson: Would like to know if the applicant has paint samples.

Clifton: Confirms that she does. She states that her dad will change the siding color to beige (mushroom cap); the trim in brown and the porch will be stained in the same brown color as the trim. The accent/posts/molding will be painted in a gold/yellow color.

Prebys: States that he would like a better explanation on what will be painted in the gold color.

Clifton: States that the gold color will be used near the posts and the trim near the front door and the side porch and the trim around the doors. The door is original and that will not be painted. The floor of the porch will be stained brown.

Prebys: Suggests the yellow/gold as the porch trim color. States that paint is temporary. Suggests to use the yellow as a trim color, with the tan as the body and use the dark brown as an accent around the door. Maybe even paint the side porch the brown color as well. Posts and columns in the same yellow color. If there is a concern with the lighter color on the posts on the side porch, then they can be painted in the brown. Also, there is the option

to paint the posts in the brown color at the top and at the base and then the actual column in the gold color.

Schmiedeke: States that she is fine with this plan.

Motion: Prebys (second: Condon) moves approval for painting at 329 E Cross to include the body of the house to be painted in a tan color (mushroom cap, YN19; Glidden). The trim colors for the front post, side posts and trim around the house in (golden strike, Y08; Glidden). The porch floor, front steps and the trim around the columns will be similar to Glidden's brown study #052.

Secretary of the Interior Standard:
10- New work shall be removable.

Approval: Unanimous. Motion carries.

113 Woodward

Applicant: Ashutosh Agarwal, owner (present).

Discussion: Application is for window replacement and the tear down of the 2nd story deck. The door for the deck will be closed in and covered in aluminum siding to match the existing aluminum siding.

Stevenson: States that this is an amended application and would like to know if anyone has any questions.

Agarwal: States that he forgot to list in the application that a channel will be needed as a boarder around the windows unless he rips out the siding.

Condon: States that these are new construction windows so they will come with framing. Confirms that the aluminum siding runs all the way up to the window.

Agarwal: States that the trim will be about 2".

Condon: States that the trim should be ok. And to try and make sure that the wood trim stands out from the j-bead and adjacent to the aluminum siding.

Pettit: States that the application is also for the porch.

Agarwal: States that the plan is to remove the porch and to wall off the door.

Prebys: Would like to know how they will mask the door opening.

Agarwal: States that he will need to run the aluminum siding to the end of the house and that he will match the aluminum siding that is already on the house.

Condon: Would like to be clear on how the new windows will be installed. He would like to know if they will be installed with a nailing flange.

Agarwal: States that is how he believes that it will be done.

Condon: States that there is more than one way to install these windows.

Motion: Condon (second: Pettit) moves to approve the application for 113 Woodward to include the replacement of four first floor and three second floor windows to remove the existing vinyl windows and replace them with aluminum clad wood Pella 450 series windows into the rough opening. To be trimmed as needed in between the existing aluminum siding j-bead with wood trim that will stand proud of the siding profile. The rotten second floor deck will be removed along with the door to the deck. The opening will be closed off and the area sided in aluminum siding to match the house.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS-

305 Maple

Applicant: Cameron Getto, owner.

Discussion: Owner is here to discuss solar panels that were discussed at the last HDC meeting.

Getto: Was here a couple weeks ago and Dave Strenski did a mock-up of the solar panels. States that he wanted to use an overhang and provided examples. They calculated that they would only need a 10" overhang on the top and also at the bottom. With the 10" you can see the edge of the roof. He states that with the 20" overhang you can still see the fascia. He would like to know if there is an issue with the 20" overhang. He did a time lapse of the roof and the overhang on top did not get a lot of light and would also cost more. He would prefer the 20" overhang, but if it is not acceptable to the HDC then he will do the 10" overhang above and below the roofline.

Prebys: Would like to know what keeps animals from nesting in the solar panels.

Getto: States that he does not know but that he will check with Dave Strenski.

Prebys: States that he thinks that the 20" overhang looks strange.

Condon: States that he likes the 20" overhang because it provides a more uniform look.

Pettit: States that he is fine with the 20" overhang on the bottom.

Condon: Would like to know if the bracket system needs to be at the overhang location as shown in the drawings.

Getto: States that he does not believe that is the case and that the bracket system can be placed higher up on the roof.

Condon: Would like to know if the overhang on the solar panel will snap off due to the length. States that he is ok with either option for the overhang for the panels, as both are better than the 0" overhang.

Stevenson: States that she is ok with the 20" overhang with the bracket/plate slid back up onto the roof. If this is not possible, then she would prefer the applicant go with the 10" overhang.

Getto: States that he will do the application for 10-20" overhang with the brackets installed higher up and not seen at the overhanging portion of the panels.

Pettit: States that a screen may help with the issue of leaves and animals getting in-between the panels and the garage.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring- updates

*Italianate house on Prospect that has a Hanson's sign out front.

120 Adams: Also to take a look at the storm door on to see what the HDC thinks about it.

309 N Grove: Planter boxes/raised beds installed. Email received from the owner. They did not know about the need to come in to the HDC for the temporary raised beds.

Stevenson: States that we have approved the raised beds before. Would like to know if the HDC would like them to continue to be brought in.

Prebys: States that he would still like to see them since he cannot see much difference between the raised beds and a patio.

Pettit: Would like to know where we draw the line?

Schmiedeke: Would like to know if the zoning ordinance would have anything to say about gardening in the front yard.

Stevenson: States that staff can check into the zoning issue. States that a 2nd letter can be sent at some time advising that they still need to come before the HDC.

Pettit: States that we did not state that the raised beds will be denied.

216 Maple: The porch has been there but the siding is what has been removed. Will keep an eye on the property for any changes.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 10, 2014

Motion: Prebys (second: Pettit) moves to approve as amended.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:30 pm