

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 10, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 10, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 10, 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

1. **113 Woodward**

Windows, siding & deck
replacement; painting

C. STUDY ITEM

1. **110 W Cross**

Repair & repoint bricks

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 May 27, 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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Roe. 17131



Ypsilanti Historic District Work Permit Application

Date filed 06/05/2014 for HDC meeting date 06/10/2014

Action item ☒ Study item ☐

Action items may receive a decision from the HDC. Study items are for discussion only, prior to final permit application.

Property Address 113 Woodward St, Ypsilanti, MI - 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ashutosh Agarwal

Address 7146 Suncrest Drive

City Saline State MI Zip 48176

Phone 517-902-5356

Fax _____

E-mail agarwash@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Jason Jede

(Name, address,
phone)

P.O. Box 799, Saline, MI....Phone - 734-329-4282

Action Items only:

Construction Cost \$7,000

Permit Application Fee \$38

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 Department, 734.483.9646, rmurphy@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 06/05/2014 for HDC meeting date 06/10/2014

Property Address 113 Woodward St, Ypsilanti, MI - 48197

Applicant Ashutosh Agarwal

Description of proposed work

- Paint Outside of the house (Siding - Off White & Trim/fascia - White)
- Siding (with identical siding to what exists on the house):
 - Small patch to cover the exposed outside wall on 2nd Floor West Side
 - Siding under the back porch to match the siding for rest of the house
- Replace some Windows (Brand - ThermaStar by Pella):
 - 4 on First Floor - Slider Windows (24" X 36") - To match the existing style
 - 3 on Second Floor: 2 upstairs are Sliders & 1 is a Single Hung (Fits Rough Opening: 28-in x 54-in; Actual: 27.5-in x 53.5-in)
- Maintenance on accessory Building (Garage) (needed per the inspection by city):
 - Paint the Window Trim (Color - White - Existing color)
 - Fascia (Color - White - Existing color)
- Replace the rotten Deck on the Second Floor (South Side - Back of the house) - Please refer to attached drawings
 - Install two 6x6 support posts from the ground to support one end of the Deck
 - Install railings to match the existing railings on the First floor porch
 - Deck will be painted White to match the 1st floor deck

Materials

- BEHR Exterior Paint
- Aluminum Siding (same as Existing)
- Treated Wood for Deck

Colors (Attach color chips or samples)

Body <u>Off White</u>	Accent 1 _____
Trim <u>White</u>	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.



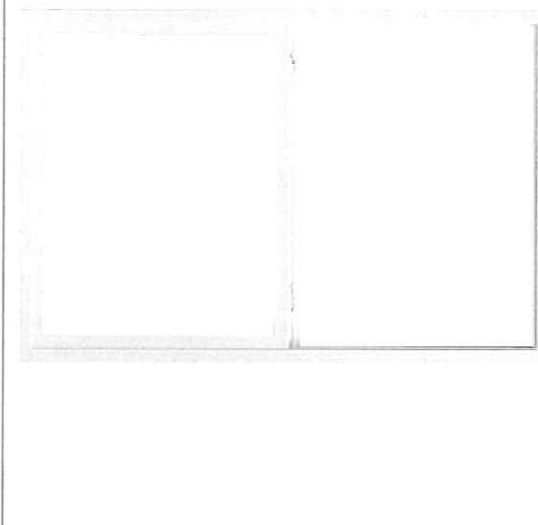
Signature of Applicant

06/05/2014

Date

Your Store:
Ann Arbor, MI

Your Store: Ypsilanti, MI



ONLY AT LOWE'S

ThermaStar by Pella 10 Series Vinyl
Double Pane Single Hung Window (Fits
Rough Opening: 28-in x 54-in; Actual:
27.5-in x 53.5-in)

Item #: 318996 | Model #: 748171609300



\$123.00

Description

10 Series Vinyl Double Pane Single Hung Window (Fits Rough Opening: 28-in x 54-in; Actual: 27.5-in x 53.5-in)

- Advanced Low-E energy-saving glass
- Argon gas is inserted between the 2 panes of glass for added energy efficiency
- Maintenance-free vinyl frames
- Lower sash tilts for easy cleaning of exterior glass from inside your home
- Custom sizes and color-matched grilles are also available via special order
- Brickmould profile and integrated J-Channel built in
- For more product details refer to the specifications tab

Print

Tweet 0

+1 0

FREE

Store Pickup

Your order can be available for pickup in Lowe's Of Ann Arbor, MI today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

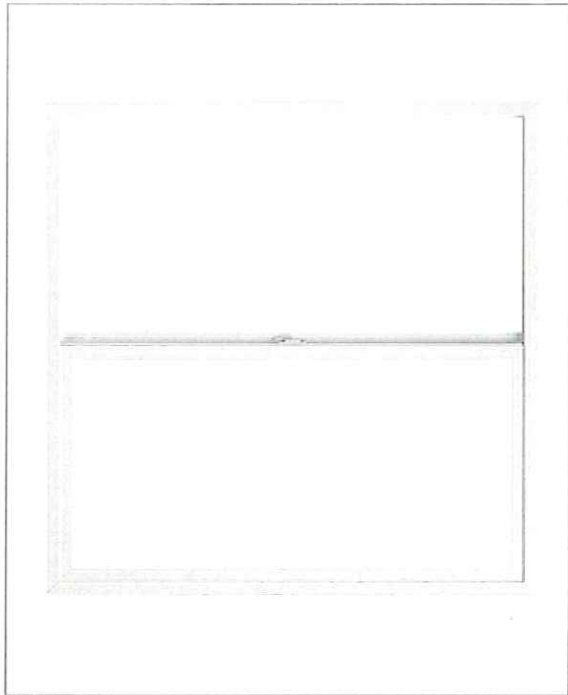
ThermaStar by Pella 10 Series Vinyl Double Pane Single Hung Window (Fits Rough Opening: 28-in x 54-in; Actual: 27.5-in x 53.5-in) \$123.00

Actual Height (Inches)	23.5
Actual Width (Inches)	35.5
Rough Opening Width (Inches)	36.0
Rough Opening Height (Inches)	24.0
Jamb Depth (Inches)	1.63
Series	10
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	No
Color/Finish Family	White
Frame Material	Vinyl
Includes Grid	No
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane
Argon Gas Insulated	No
Glass Strength	Annealed
Obscure Glass	No
Frame Profile	Flat
Screen Included	Half
Screen Type	Fiberglass mesh
Screen Frame Type	Roll-form

Roller Type	Vinyl rollers
Sash Operation (Exterior View)	Left operable
Sash Configuration	2-lite
Warranty	Limited lifetime
Lowe's Exclusive	Yes
Project Type	New construction
Meets Egress Requirement	No
Lock Type	Cam
Nail Fin	Integrated
J Channel	N/A
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	1
Ventilation Latches	N/A
Impact Glass	No
Hurricane Approved	No
Sound Transmission Control (STC) Rated	Yes
Design Pressure (DP) Rating	35.0
U Value	0.34
Solar Heat Gain Coefficient (SHGC)	0.3
ENERGY STAR Qualified Northern Zone	No
ENERGY STAR Qualified North/Central Zone	No
ENERGY STAR Qualified South/Central Zone	Yes
ENERGY STAR Qualified Southern Zone	No
Intr Technology	No

Your Store:
Ann Arbor, MI

Your Store: Ypsilanti, MI



ONLY AT LOWE'S

ThermaStar by Pella 10 Series Left-Operable Vinyl Double Pane Sliding Window (Fits Rough Opening: 36-in x 24-in; Actual: 35.5-in x 23.5-in)

Item #: 318368 | Model #: 748171611495

Be the first to

\$111.50

Print

Tweet 0

8+1 0

Description

10 Series Left-Operable Vinyl Double Pane Sliding Window (Fits Rough Opening: 36-in x 24-in; Actual: 35.5-in x 23.5-in)

- Advanced Low-E energy-saving glass
- Maintenance-free vinyl frames
- Sliding sash can be removed to clean exterior glass from inside your home
- Interlocking sashes on windows helps seal out drafts and improve energy efficiency
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab

Specifications

FREE Store Pickup

Your order will be ready for pickup from Lowe's Of Ann Arbor, MI by 06/19/2014.

Lowe's Truck Delivery

Your order will be ready for delivery to you from Lowe's Of Ann Arbor, MI by 06/19/2014.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

ThermaStar by Pella 10 Series Left-Operable Vinyl Double Pane Sliding Window (Fits Rough Opening: 36-in x 24-in; Actual: 35.5-in x 23.5-in) **\$111.50**

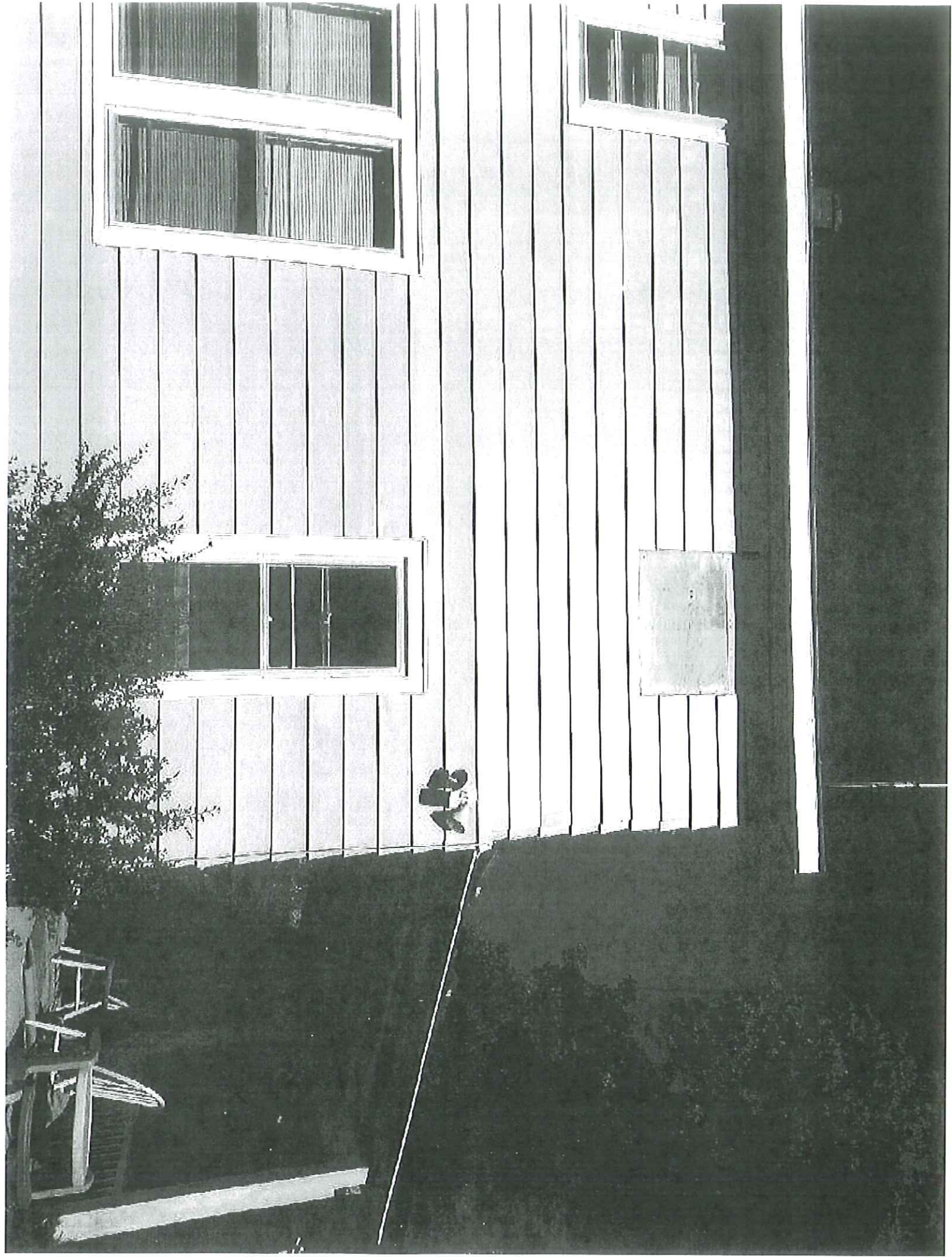
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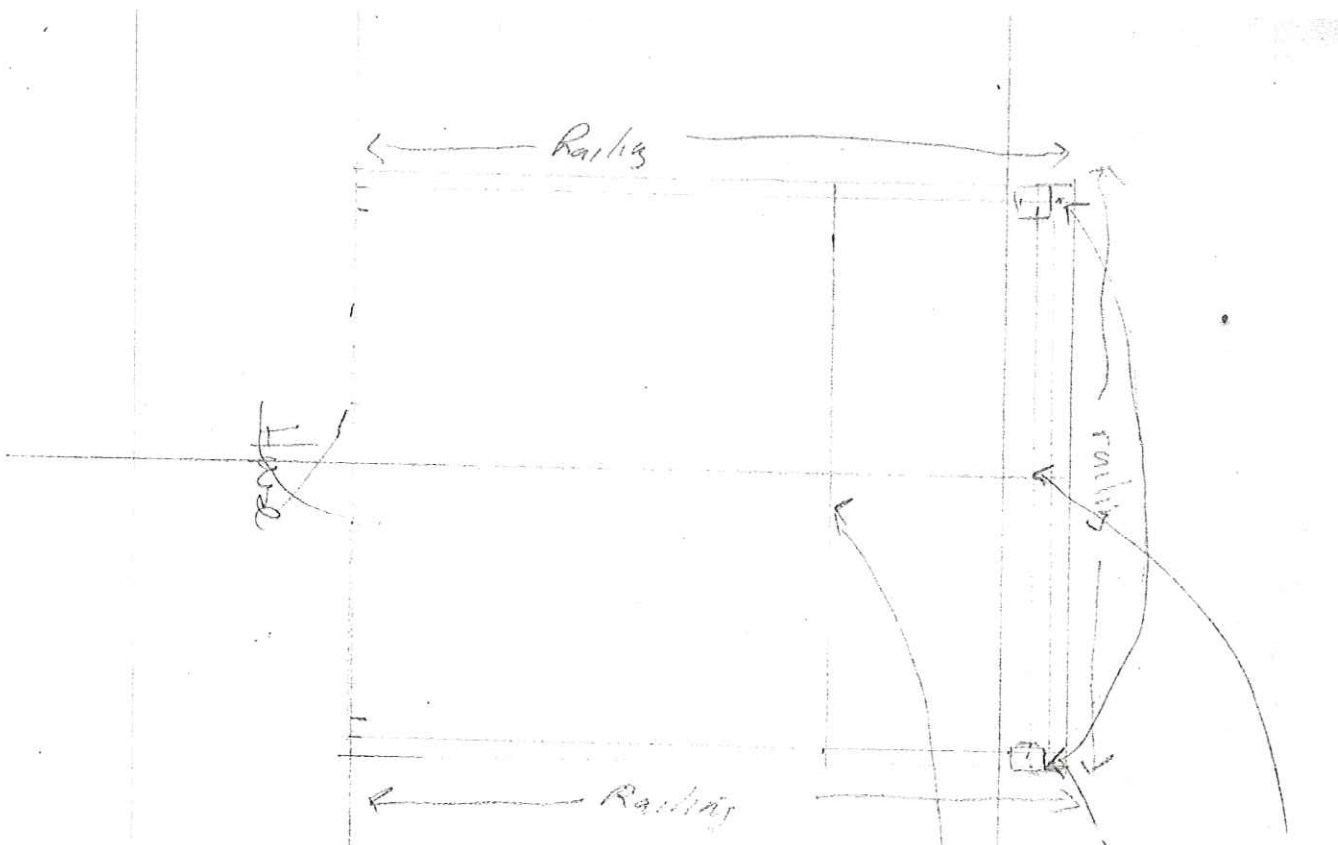
Specifications

Actual Height (Inches)	53.5
Actual Width (Inches)	27.5
Rough Opening Width (Inches)	28.0
Rough Opening Height (Inches)	54.0
Jamb Depth (Inches)	2.6875
Series	10
Interior Color/Finish	White
Exterior Color/Finish	White
Hardware Color/Finish	White
Paintable	No
Color/Finish Family	White
Frame Material	Vinyl
Includes Grid	No
Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Glazing Type	Double pane
Argon Gas Insulated	Yes
Glass Strength	Annealed
Obscure Glass	No
Frame Profile	Flat
Screen Included	Half
Screen Type	Fiberglass mesh
Screen Frame Type	Roll-form
Balance System	Block and tackle
Tilting	Yes

Warranty	Limited lifetime
Lowes Exclusive	Yes
Project Type	New construction
Meets Egress Requirement	No
Lock Type	Cam
Nail Fin	Integrated
J Channel	Integrated
Mulling	N/A
Wood Jamb Extension	None
Number of Locks	1
Ventilation Latches	N/A
Tilt Mechanism	Flush
High Altitude Rated	No
Hurricane Approved	No
Miami Dade Approved	No
Florida Product Approved	Yes
Texas Department of Insurance Approved	Yes
Sound Transmission Control (STC) Rated	Yes
Design Pressure (DP) Rating	35.0
U Value	0.3
Solar Heat Gain Coefficient (SHGC)	0.3
ENERGY STAR Qualified Northern Zone	Yes
ENERGY STAR Qualified North/Central Zone	Yes
ENERGY STAR Qualified South/Central Zone	Yes
ENERGY STAR Qualified Southern Zone	No
Ins Technology	No







Proposed deck 9" out

2 New 6" vulcanized posts 18"

existing deck 63" out

Roof line

Install 2 6x6 vulcanized post 9' out from house, cemented
 rebuild deck, extended from 63" to 108"
 build railings to match lower porch railing but 36" high
 Posts, joists, decking, and railings to all be constructed with
 vulcanized treated lumber

6/5/2014



113 Woodward



113 Woodward 6/5/2014





Ypsilanti Historic District Work Permit Application

Date filed 6/4/2014 for HDC meeting date June 10, 2014

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 110 W Cross Street, Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michigan Firehouse Museum & Education Center

Address 110 W Cross Street

City Ypsilanti State MI Zip 48197

Phone 734-547-0663 Fax 734-547-0669

E-mail firemuseum@msn.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost \$22,000

Permit Application Fee _____

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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)
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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.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date June 10, 2014

Property Address 110 W Cross Street, Ypsilanti, MI 48197

Applicant Michigan Firehouse Museum & Education Center

Description of proposed work *(see sample applications)*

Repair and re-pointing the bricks on the north, south, east, and west exterior facades of the historic firehouse building. This is the first phase of an exterior tuck-pointing project and does not include work on the museum's original hose tower in this phase.

Materials

Soft mortar with a high lime stone content as recommended in the HDC's mortar fact sheet will be used for re-pointing and the mortar will be tinted to match the appearance of the old mortar. Damaged bricks will be replaced with bricks that will blend with the existing masonry.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

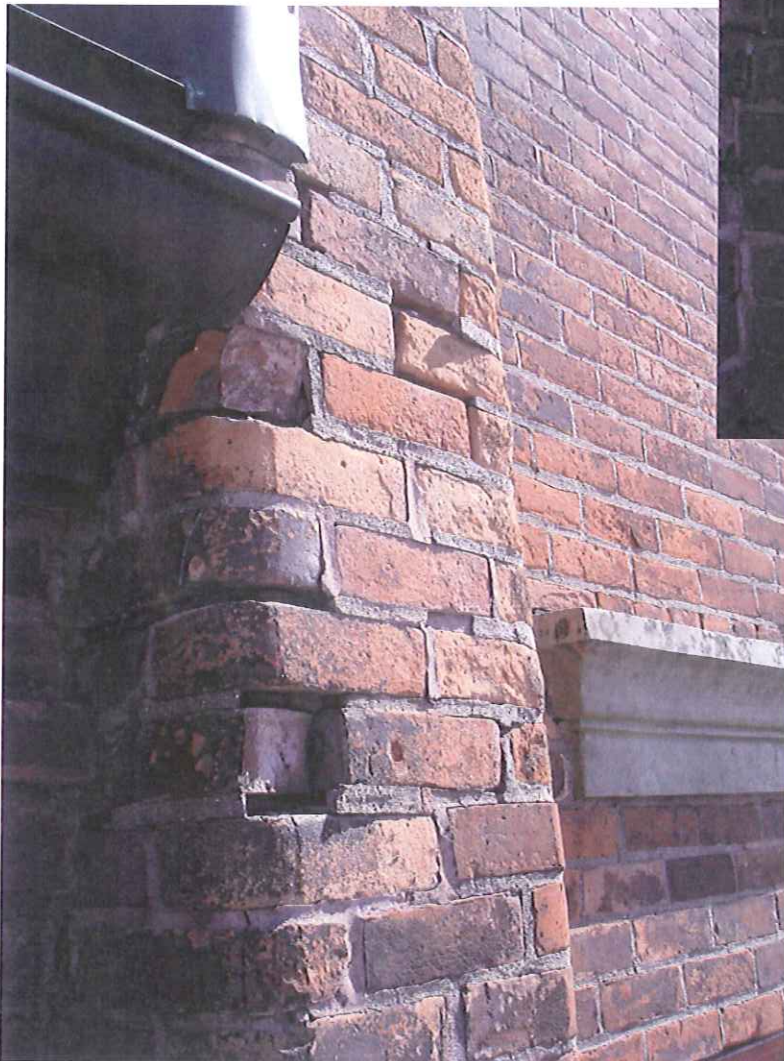
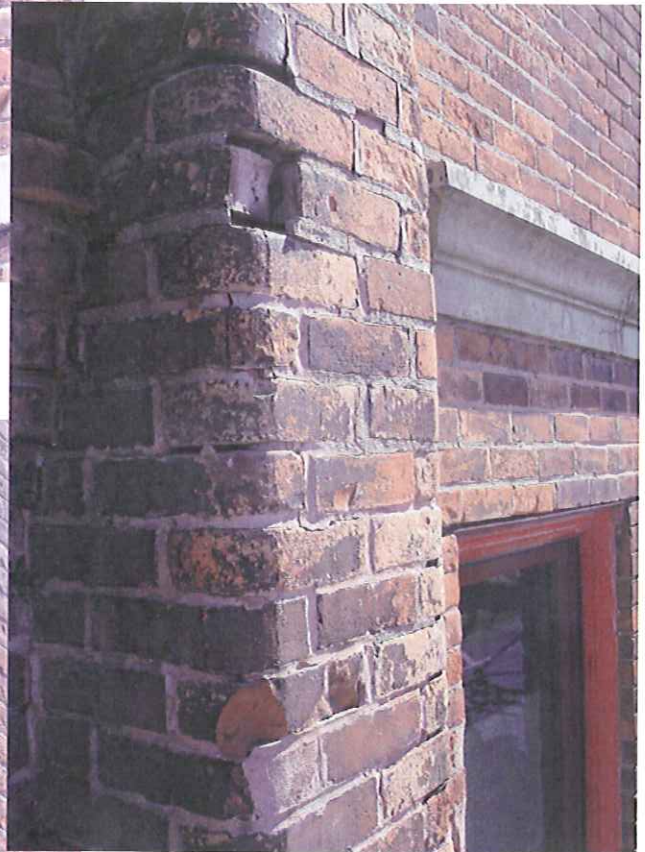
Other _____

- ☒ 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

6/4/2014
Date



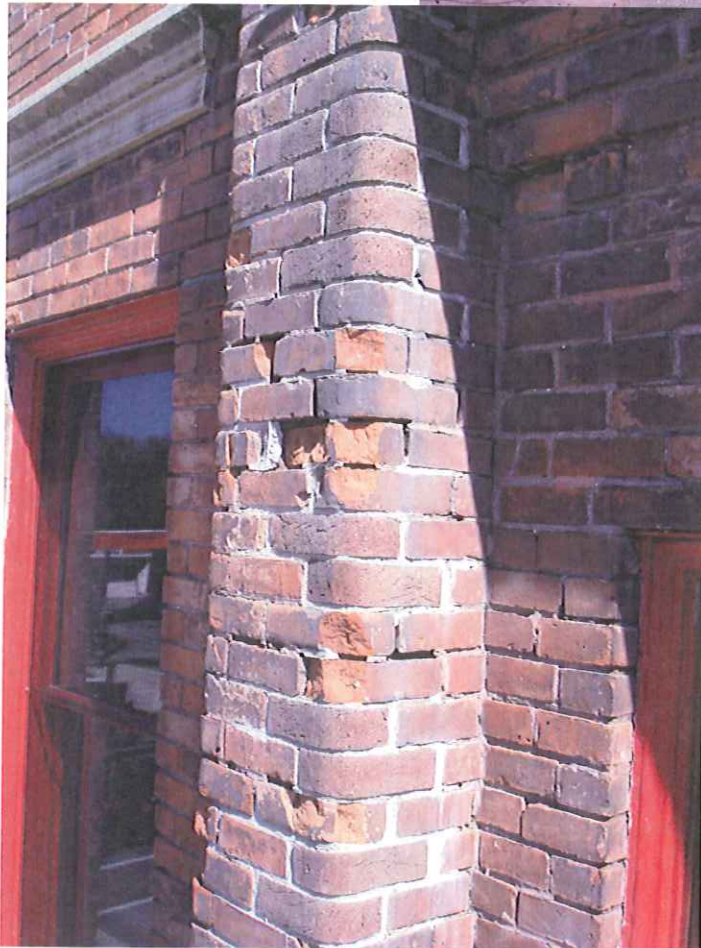
MotorCities Grant Application

5.30.14

MFM&EC

Old Firehouse

Tuckpointing



MotorCities Grant Application

5.30.14

MFM&EC

Old Firehouse

Tuckpointing

110 W CROSS





110 W. Cross

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 27, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moved to approve the agenda with the addition of
the Starkweather house under other business.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

301 W Cross

Applicant: Haroun Mohammed, owner (absent).

Discussion: Application is for a vinyl window sign that has already been installed at this
location.

Motion: Prebys (second: Pettit) moves to approve the vinyl window sign for 301 W
Cross.

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

Approval: Unanimous. Motion carries.

230 W Michigan

Applicant: Home Services LTD; Ron Rupert, contractor (present).

Discussion: Application is for a remodel of the storefront.

Rupert: The plan is to duplicate the façade at 234 W Michigan and duplicate the colors used there as well. The shake shingles will be removed along with the glass block and green paneling above the storefront. New windows will be installed and will be one-over-one double-hung, metal clad windows. These will be identical to those on the building next door. The eyebrows over the windows will be duplicated.

Henriksen: Would like to know what will happen for the storefront portion.

Rupert: The storefront shingles will be removed and there will be a flat signboard panel under this.

Pettit: Would like to know how many windows will be placed in the upper story.

Rupert: States that there will be two windows installed. Currently there are metal casement windows there.

Henriksen: Would like to know if the submitted plan is what was there previously.

Rupert: Confirms this and if the paneling is taken off the upper level most of the brick is still there. States that the pilaster and arches are the only areas that will need to be re-bricked.

Prebys: States that even though what is there is a change over time and may be historic in its own right, the design that is there currently does not fit in with the overall look in this section of Michigan Ave.

Stevenson: States that this design is not a good representation of the era that it comes from.

Motion: Schmiedeke (second: Prebys) moves to approve the application for 230 W Michigan as presented.

Secretary of the Interior Standard:

2- Do not destroy original character. Do not remove or alter historic material or features.

5- Preserve distinctive features.

Approval: Yay: 6. Nay: 0. Rupert abstains. Motion carries.

328 E Cross

Applicant: Michael Newbery, owner (present).

Discussion: Application is for a chicken coop and fence installation.

Prebys: Wants to know if the outbuilding (coop) has already been completed.

Newbery: The chicken coop is already built and he has a picture. The chicken coop was built with reclaimed lumber. The coop has a shed roof with same shingles as what exist on the main house. The coop is painted the same colors as the trim on the house.

Rupert: Would like to know what the coop is sitting on.

Newberry: States that he floated it on cinder blocks that are 1" off of the ground with an aluminum buffer between that and the frame.

Prebys: Would like to know more about the fence and if it will be on one side of the house only.

Newberry: States that the fence will function as more of a driveway gate. The rest of the yard will still be open but the gate will afford some privacy in that area.

Rupert: The gate will be a lot of weight and wants to know if the applicant thought of using a wheel for support.

Newberry: Agrees that a wheel is a good idea.

Prebys: Advised that the fence fact sheet produced by the HDC states that stockade fences are not allowed.

Newberry: States that he did bring a backup plan if the stockade fence was not allowed. He believes that the stockade fence is in fact historical and he wants authenticity. States that the dog-eared fence is not appropriate for the time period of this house.

Schmiedeke: States that if they allow stockade for him the HDC will be setting precedent.

Stevenson: HDC is not allowing this type of fence since it creates a false replication of something that was not there historically. If the applicant had found documentation that proved that the stockade fence was there historically then the HDC would consider that type of fence for this particular location. The HDC is not looking to replicate history and this fence would give a false sense of history. The dog-eared fence is compatible without replicating history. She would like to know if the type of boards on the application for the fence are flat boards.

Newberry: States that he is looking at flat boards for the fence.

Condon: The reason that the stockade fences are not favored by the commissioners on the HDC is due to the fact that they are too tall and carry a lot of abrupt shapes and this draws attention away from the house.

Prebys: Would like to know how the commission feels about the 6' fence height.

Rupert: States that since it will be placed back from the front of the house, it should be fine. He would like to know if the fence will be attached to the existing chain link.

Newberry: States that the fence will be independent from the house and the chain link fence. States that he is fine with using the flat top or dog-eared fence.

Schmiedeke: States that she is disappointed that the chicken coop has already been completed before the HDC was able to consider the application for it.

Motion: Condon (second: Henriksen) moves to approve the construction of the chicken coop as described in the application and the construction of a privacy fence about 20' back from where the house begins. Two 8' sections of either flat or dog-eared wood fence panels are to be painted Sheraton sage to provide a driveway gate. The colors for the chicken coop are Billiard green and Sheraton sage.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

210 Arcade

Applicant: Discount Roofing; Abdul Reimer, contractor (present).

Discussion: Application is for reroof of the house.

Reimer: States that the new roof will be basically the same color that is on the house now. The application is for a tear off and reroof. They will also bring it up to code with the drip edge and ice shield.

Stevenson: Wants to know if any venting will be done.

Reimer: States that they will replace whatever is already there.

Prebys: Would like to know what color drip edge will be used.

Reimer: States that it will be white.

Prebys: Would like to know if they are planning on doing anything with the eaves troughs.

Reimer: States that they will not be doing anything with them.

Pettit: Would like to know what the existing situation is with the venting on the house.

Reimer: States that there are can vents at the back of the roof.

Prebys: Would like to know what the specific color of the new Timberline roof will be.

Reimer: States that the specific color is Birchwood.

Motion: Prebys (second: Pettit) moves to approve the application for reroofing at 210 Arcade to include the tear off of the old roof and the installation of Timberline GAF dimensional shingles in Birchwood. The drip edge will be replaced in white and vents are to be replaced in their current locations with no vents to be placed on the front side of the house.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

50 E Cross

Applicant: Janette Rook, owner (absent).

Discussion: Application is for signage to be placed on the awning.

Motion: Prebys (second: Pettit) moves to approve the application for sign work at 50 E Cross as submitted.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

220 N Huron

Applicant: Ypsilanti Historical Society, Al Rudisill (present).

Discussion: Application is for sidewalk repair.

Rudisill: The limestone slabs used in the walkway to the house are cracking and they are planning on cutting the current limestone slabs down to 4' and then placing donation bricks along the sides of the slabs. States that the plan is to place a concrete edge along the sides to protect the bricks and keep them in place. Also, they plan to use concrete to replace the limestone in the middle if cutting them will not work.

Rupert: States that his concern is with lifting the slabs to cut them.

Condon: States that they will probably cut the slabs in the ground.

Rudisill: Is planning on rotating the slabs to make the walkway longer to replace the concrete at the end.

Condon: States that the limestone may be irregular on the bottom of the slabs. Wants to know if the surface of the limestone is pitted.

Rudisill: States that the surface is not too pitted.

Prebys: States that this is a historic feature of the house and the HDC is concerned about losing that feature. States that the HDC will prefer not to have the limestone replaced.

Schmiedeke: States that it appears that the slab in the middle is the worst shape. She would like to know if these limestone slabs can be repaired or replaced.

Condon: States that there are some repair options, such as an epoxy that can be used for repair. This depends on the place that is damaged.

Schmiedeke: Would like to know if it is possible to replace the limestone.

Condon: States that it is possible to replace them but he is not sure how much it would cost. Suggests contacting local suppliers regarding the cost to replace.

Prebys: States that there is probably not an entire 4' section on the one slab that could be salvaged.

Pettit: Would like to know if there is heaving.

Rudisill: Confirms that there is.

Stevenson: Would like to know how the HDC feels about the plan in general, especially the concrete edging.

Prebys: States that there would need to be something positioned on the outside of the bricks to keep them in place.

Condon: States that there are subsurface galvanized metal and plastic paving systems that can be placed in the ground to hold the bricks in. The concrete edging may crack.

Rudisill: Suggests that a row of vertical bricks can be used for the edging.

Rupert: States that he would like to see a brick edging or the paver edging system used instead of the concrete edge.

Prebys: Would like to see the limestone preserved or replaced with new limestone. Concrete is a last resort. Brick edging or a paver edging system is preferred rather than the concrete edge for the bricks.

ADMINISTRATIVE APPROVALS

100 E Cross

Discussion: Staff administratively approved the repainting of the structure in the same colors as currently there. This application was submitted since the applicant was applying for a DDA façade grant.

Motion: Pettit (second: Henriksen) moves to approve the administrative approval of 100 E Cross to match the existing colors.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring-

113 Woodward: Staff spoke with the owner last week and the owner is planning on submitting an application for work. The owner was not aware of the fact that the house was in the historic district. Staff advised the owner that vinyl is a material that is not allowed in the historic district.

106 S Washington: Roof is sagging on the outbuilding behind house. Staff emailed the Ypsilanti building manger regarding the possibility of listing this structure as a dangerous building and sending the owner a letter regarding the same.

314 E Cross: Building department sent a letter to the owner giving 30 days to correct the issues with the porch in April 2014.

216 N Washington: This is the outbuilding that was discussed at the last HDC meeting. Anne states that she suggested that the owner tarp the structure so that no more water damage occurred to the interior of the structure and the owner did that. It appears that the owner is enthusiastic about the project.

Starkweather House: The insurance company has concerns with the roof and states that it is in need of replacement or the policy will be cancelled. The insurance company states that if not replaced then the roof needs to be inspected and certified to have at least 5 more years of useful life left. The roof is an original zinc roof. There are only three zinc roofs left in the Ypsilanti HDC. Keeping the roof was a condition of the purchase.

Rupert: Would like to ask the commission to send the insurance company a letter giving them details regarding the same.

Condon: States that the HDC cannot speak to the integrity of the roof.

Stevenson: States that she will put a letter together. States that she will need the info on the conditions of the purchase from staff.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 13, 2014

Motion: Rupert (second: Prebys) moves to approve as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 8:04 pm