

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 11, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 11, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 11, 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
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 203 N Washington	Screen Window Amendment
----------------------------	-------------------------

B. NEW BUSINESS

1. 417 Oak St.	Exterior stair addition
2. 113 Buffalo	Door and light replacement
3. 101 N Hamilton	Re-roof

C. STUDY ITEMS-None

D. ADMINISTRATIVE APPROVALS- None

E. OTHER BUSINESS

1. **Property monitoring updates**
2. **Fact sheets**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 28, 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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New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Ypsilanti Historic District Work Permit Application

Date filed 8.28.2014 for HDC meeting date 9.9.14

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 203 N. Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Andrea Jordan

Address 203 N. Washington

City Ypsilanti State MI Zip 48197

Phone 734.846.4281

Fax

E-mail andrea.lynnjordan@gmail.com

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Brads Repair Service
734.277.1928

Action Items only:

Construction Cost

3544

Permit Application Fee

40

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)
 - 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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 203 N. Washington

Applicant Andrea Jordan

Description of proposed work (see sample applications)

Storm windows installed

Materials

Snowbird Storm window

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim white

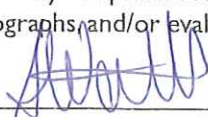
Accent 2 _____

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

8.28.14
Date

The SNOWBIRD with WEATHERTRAPP®:

- Main frame has heliarc welded corners for strength.
- Custom made to exact size.
- Available in 13 colors.
- Heavy metal slide bolts lock in place every two inches for just the right amount of ventilation.
- Poly-backed fin-type weatherstrip that will not shrink and lasts indefinitely.
- Charcoal colored aluminum screen for better visibility and rigidity.
- Marine type glazing cushions glass on both sides and edge.
- Glass and screen lock in the closed position (cannot be opened from the outside).
- Drain holes in both frame and sill expander.
- Extra large nylon corner glide pads for easier operation.



INSIDE VIEW

QUALITY CONSTRUCTION FEATURES:

Top Rail: The WEATHERTRAPP® system utilizes a fin-type weatherstrip on the inside of the outside sash where it is most effective.

Outside Sash Side Rail: The WEATHERTRAPP® system is continued by enclosing the side rails of the upper sash as well as the top rail.

Meeting Rails: The large interlock between the outside and inside sash is sealed with an extra heavy fin-type weatherstrip.

Inside Sash Side Rail: Anti-bow pins are installed at the mid point of each side rail to prevent the sash from bowing in.

Bottom Rail: Bottom rail is covered to keep outside track free of dirt and seal against outside air infiltration.

WEATHERTRAPP® – Keeps the heat inside – minimizes air leaks.

Tests have proven that conventional storm windows have tremendous air leaks. The worst leaks are caused by air entering at the bottom corner of the upper sash and funneling in along both sides of the frame. With traditional storm windows, even the slightest wind pressure pushes the sash away from the weatherstrip, allowing even more air infiltration.

The SNOWBIRD'S WEATHERTRAPP® system eliminates this problem. The WEATHERTRAPP® system encloses the upper sash in a weatherstripped "pocket" within the frame of the window. This creates a non-interrupted weatherstripped plane between the two sashes that significantly reduces air infiltration and is more effective than conventional storm windows.

Actual color may vary slightly from printed samples. Please see your dealer for actual color swatches.

WHITE

BROWN

BEIGE

GRAY

BLACK

SANDTONE



REPLACEMENT WINDOWS OR STORM WINDOWS?

The SNOWBIRD storm window provides a simple, inexpensive way to significantly increase the thermal performance of both single pane and insulated glass windows.



OUTSIDE VIEW



SNOWBIRD SIDE-SLIDER (above)

The SNOWBIRD is available in a side slider with all the same features plus a support bar at the meeting rail.

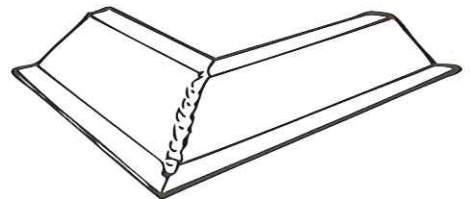
CONDENSATION CONTROL

Because the SNOWBIRD is an exceptionally tight storm window, moisture may at times collect on the inside surface. This indicates that the storm window is doing its job of keeping the cold air out and that the air in the house contains excessive moisture. The condensation may be controlled by reducing the amount of humidity inside the house, resealing the inside window, or by opening the lower sash to the locked condensation control position.



FIN-TYPE WEATHERSTRIP

Most storm windows made with ordinary pile weatherstrip have some space between the fibers where air can get through. Our special fin-type weatherstrip is the same kind used on more expensive vinyl replacement windows and it forms a super-tight barrier that nearly eliminates air infiltration.



HELIARC WELDING

To insure strength and durability, all Snowbird storm window corners are heliarc welded. The welded frame is a Trapp® hallmark; heliarc welds make corners stronger than any other type of construction.

TERRATONE

BUCKSKIN

BRONZE

RUBY RED

GREEN

HERRINGBONE

BURGUNDY



203 N. Washington

09/04/2014



18325



Ypsilanti Historic District

Work Permit Application

Date filed 2014/11/05 for HDC meeting date 2014/11/11Action item ☒Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 417 Oak St, Ypsilanti, MI 48198

Applicant

☒ Owner ☐ Architect ☐ ContractorName Eric LinAddress 113 E Summit StCity Ann ArborState MIZip 48104Phone (415) 272-8646

Fax _____

E-mail gogodidi@umich.edu

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost \$2,000Permit Application Fee \$35

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.

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Ypsilanti Historic District Work Permit Application

Date filed 2014/11/05 for HDC meeting date 2014/11/11

Property Address 417 Oak St, Ypsilanti, MI 48198

Applicant Eric Lin

Description of proposed work *(see sample applications)*

Build external staircases connecting to the external deck on second floor. See attached drawings and pictures.

Materials

Wood

Colors *(Attach color chips or samples)*

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other Natural wood or grey

- ☒ 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.)

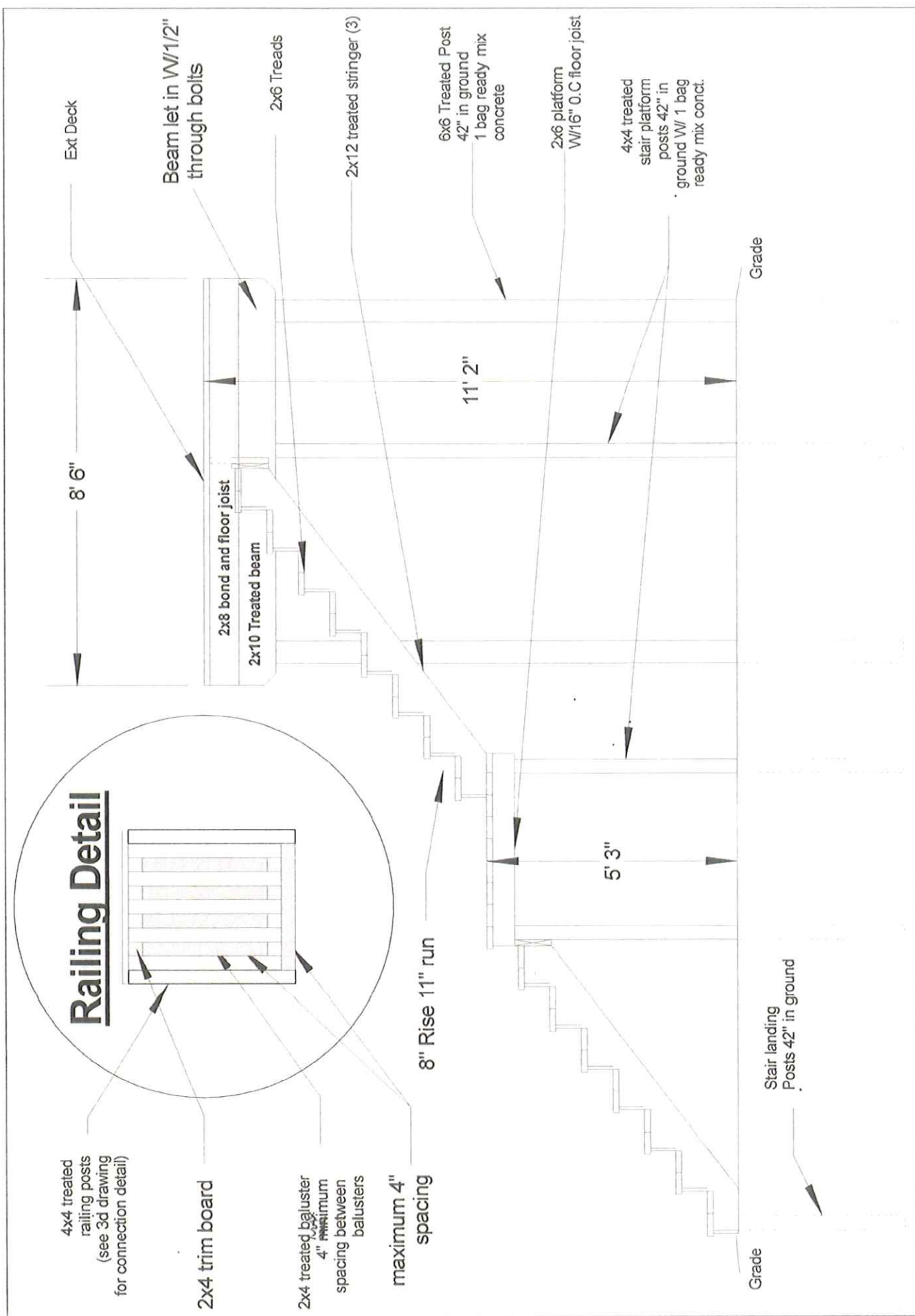
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Eric Lin

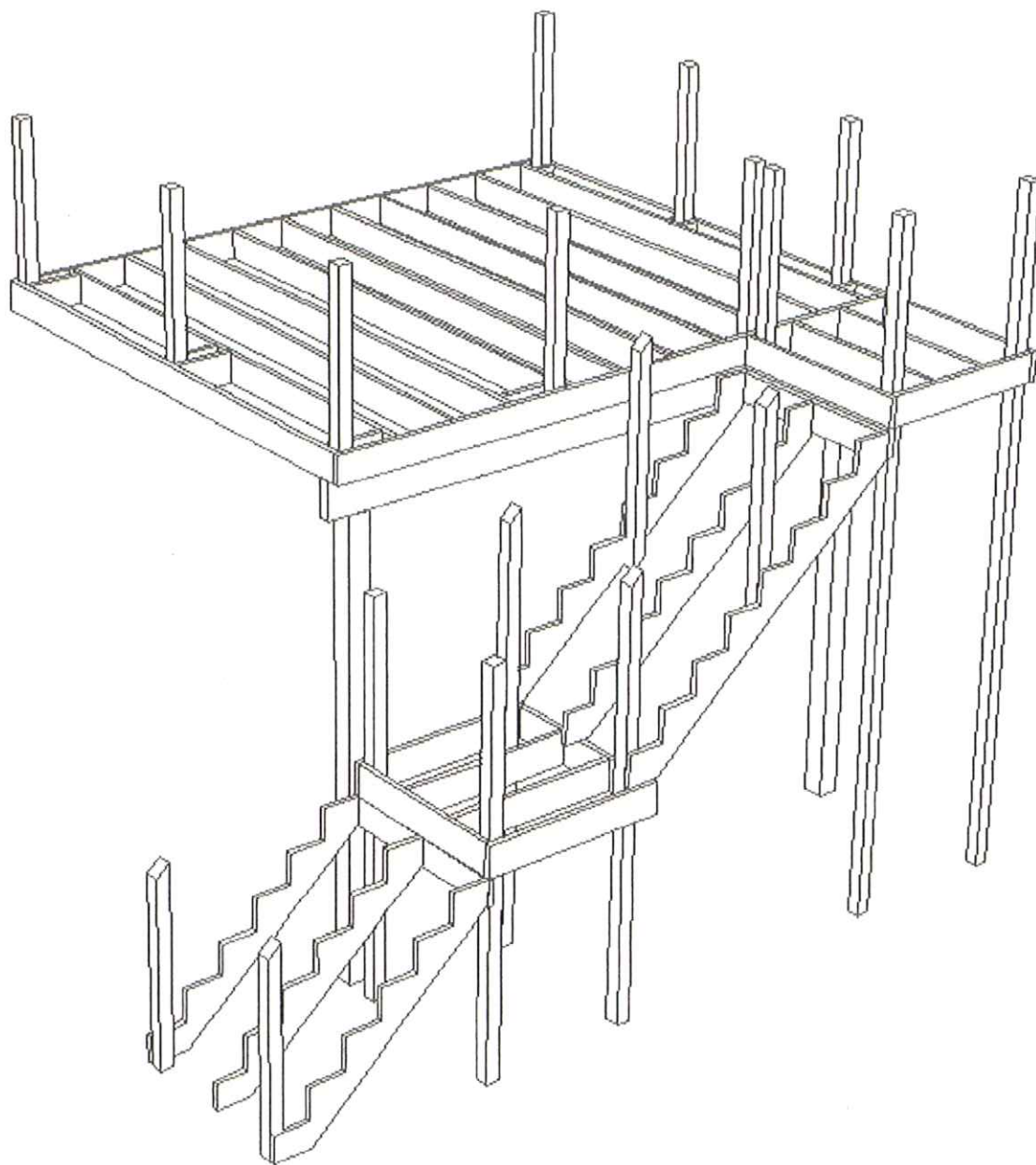
Signature of Applicant

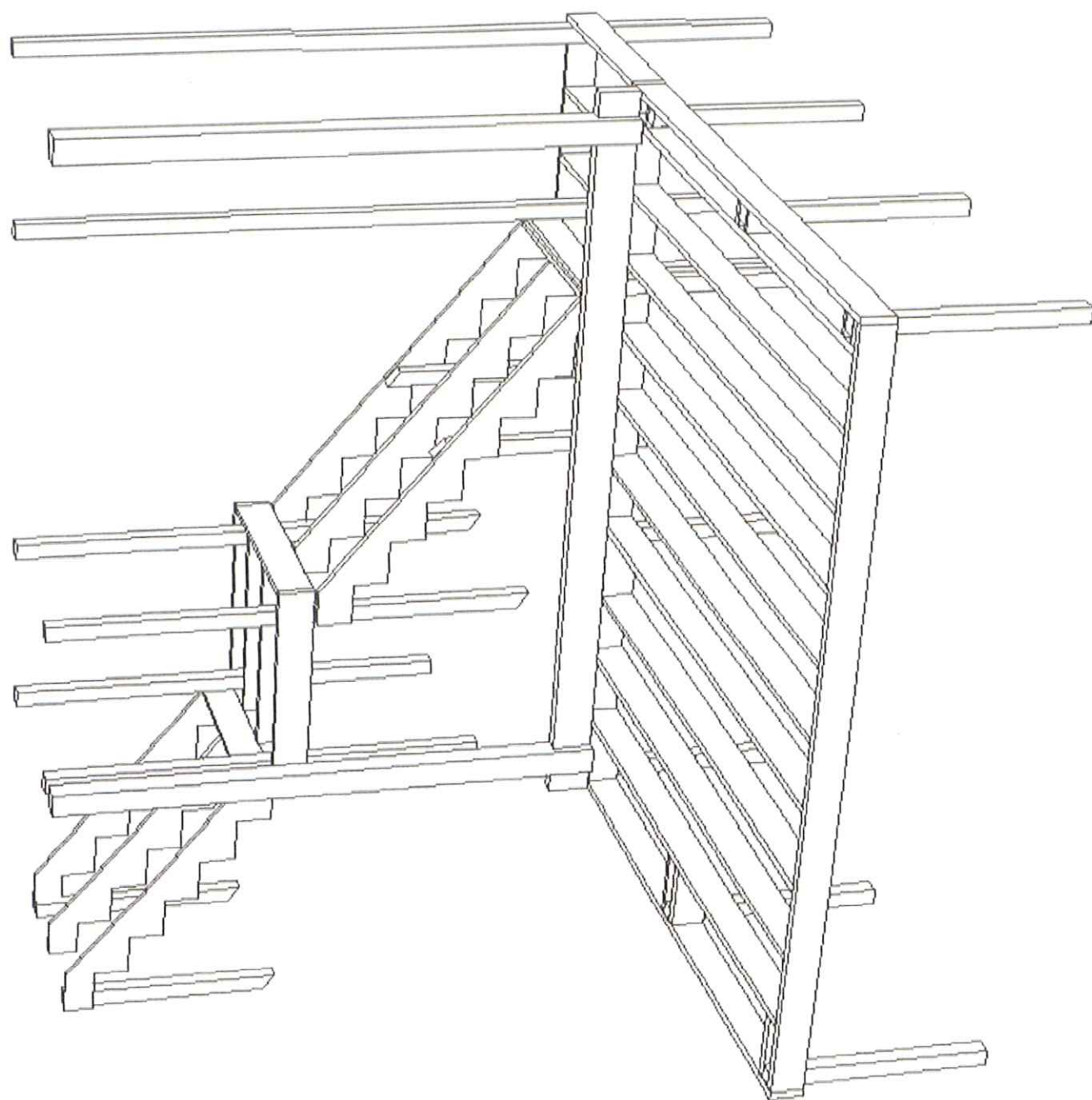
2014/11/05

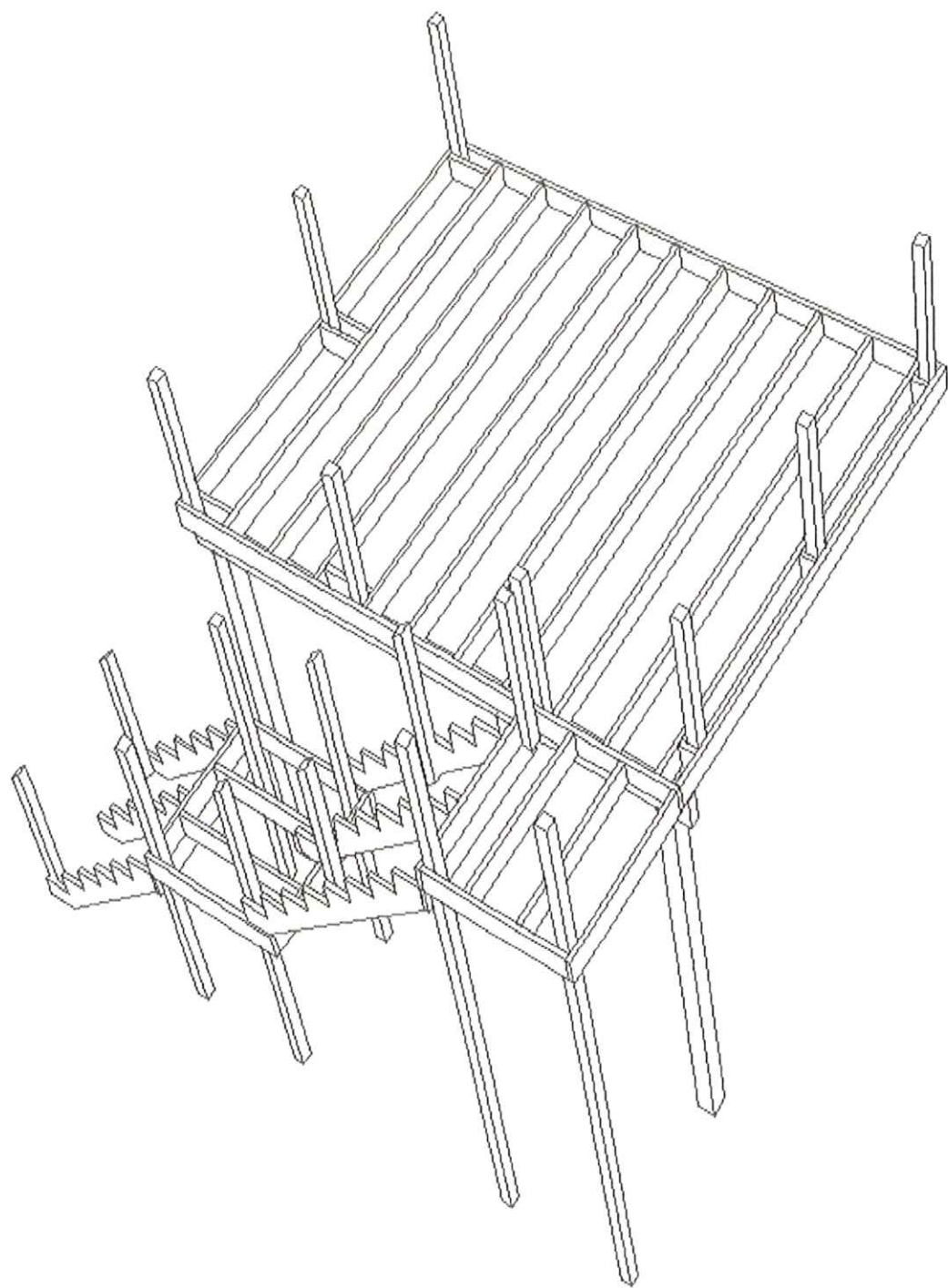
Date

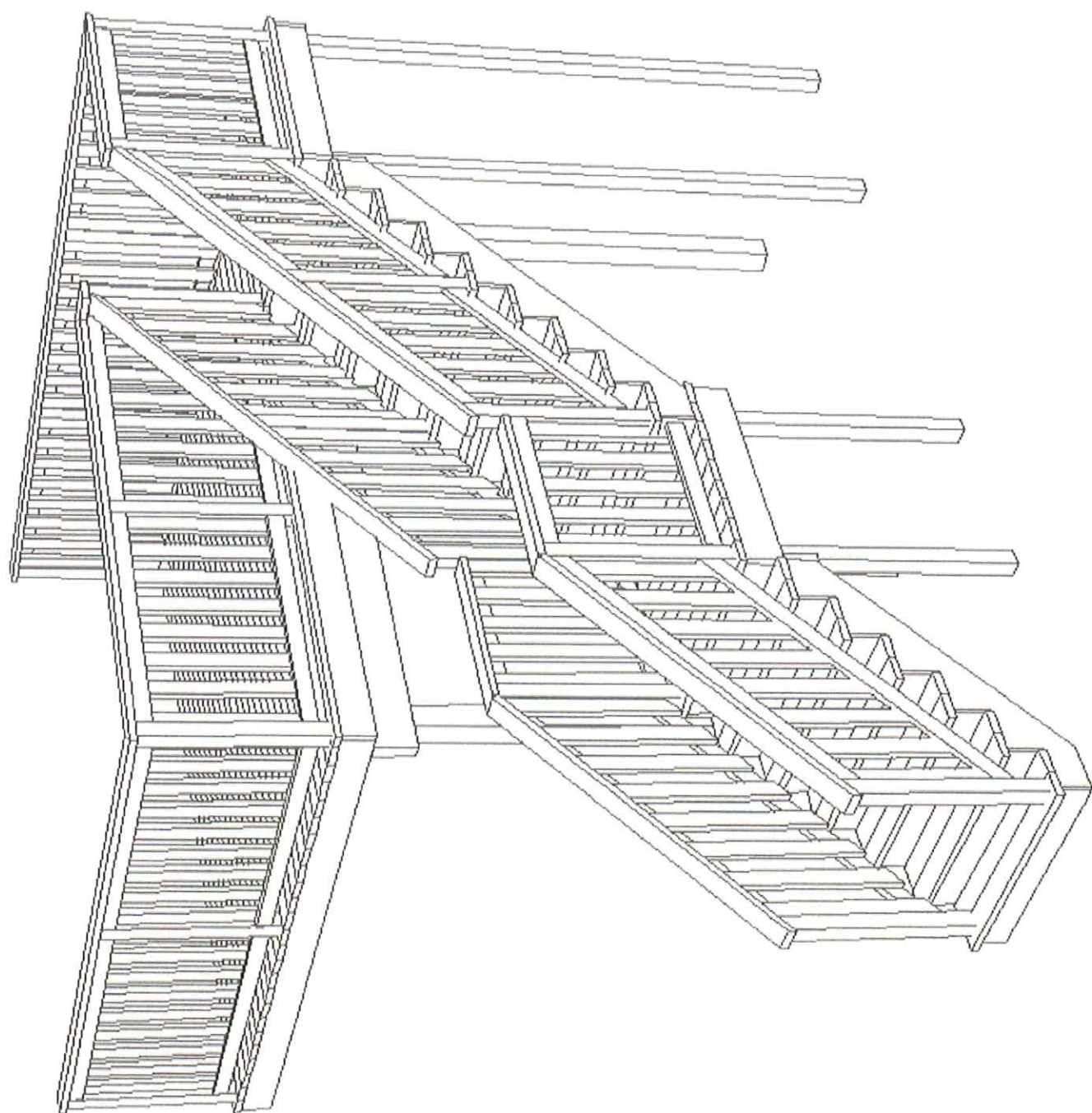


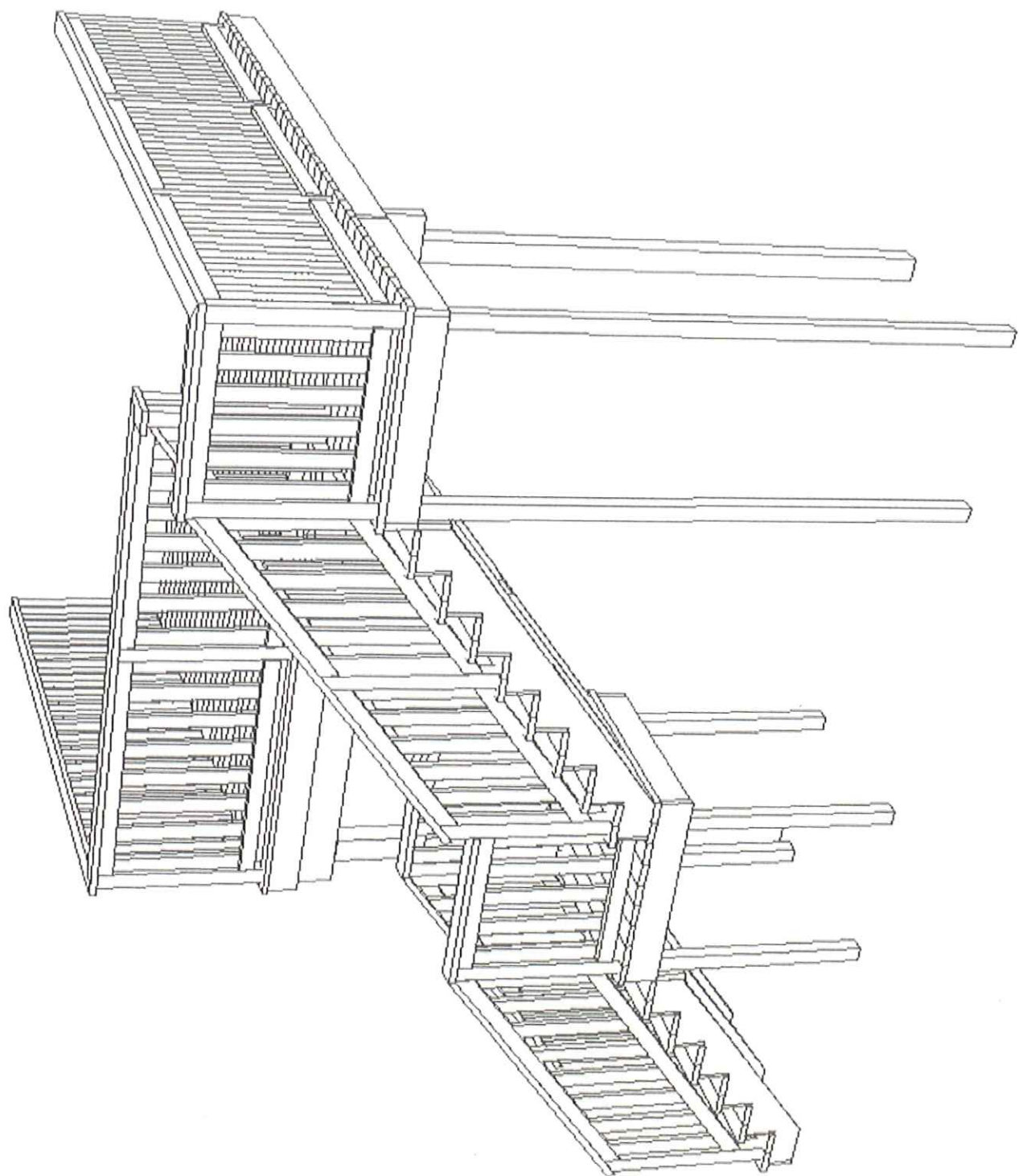
Framing detail

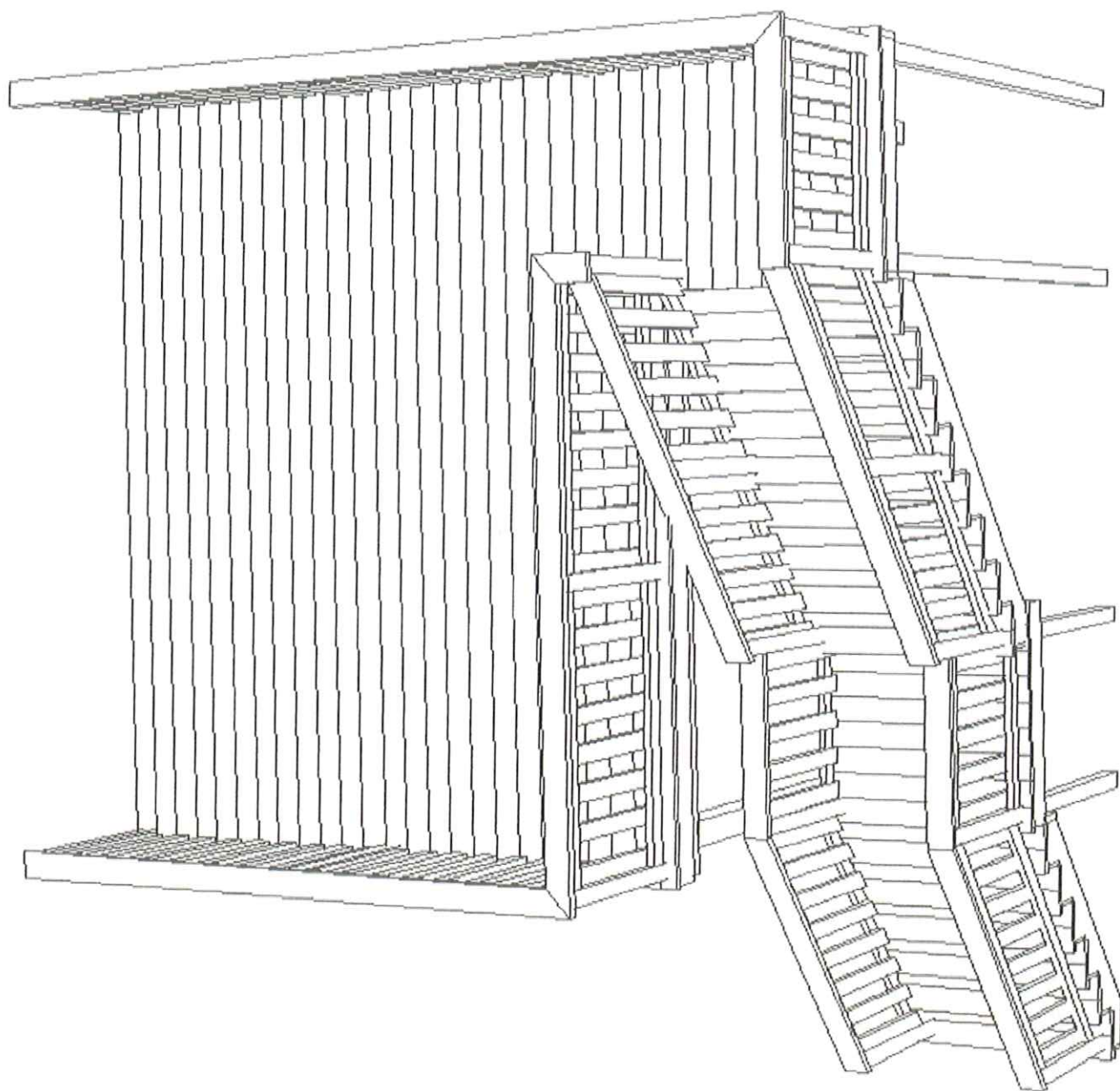


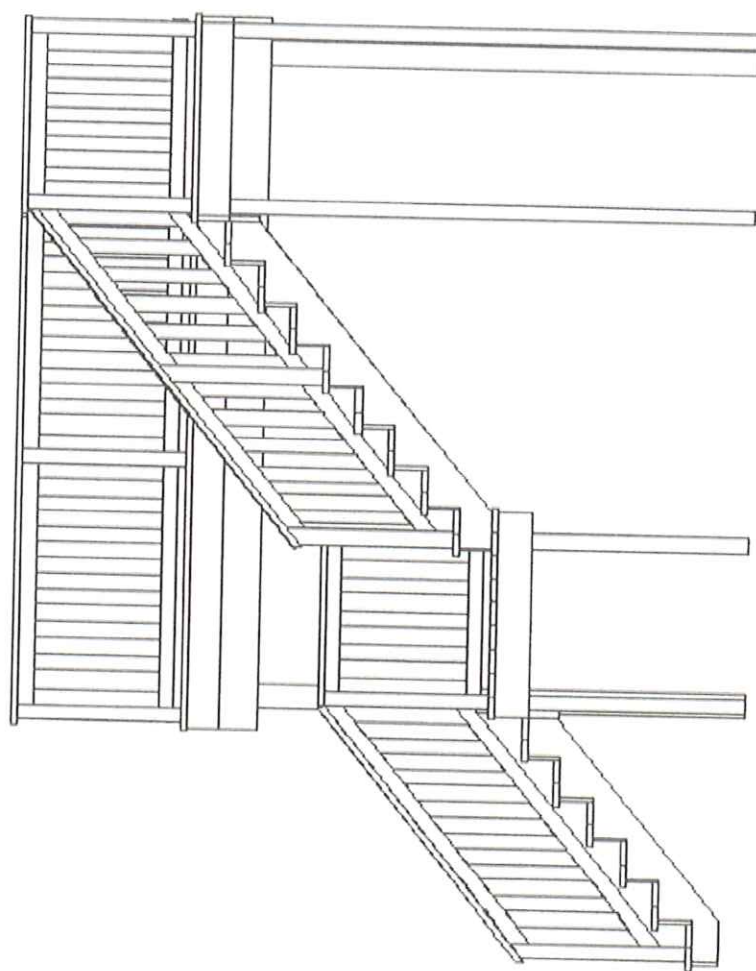


















11/06/2014

417 Oak St.



Ypsilanti Historic District

Work Permit Application

Rec 18406

Date filed 11/3/14 for HDC meeting date 11/11/14

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 113 Buffalo Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Stewart Beal

Address 221 Felch St. Suite 6

City Ann Arbor State MI Zip 48103

Phone (734) 320-6376 Fax (734) 662-5869

E-mail sbeal@gobeal.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Beal Construction Services (734) 320-6376
(Name, address, phone) 221 Felch St. Suite 11 Ann Arbor, MI 48103

Action Items only:

Construction Cost \$1550 Permit Application Fee \$35

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 11/11/14

Property Address 113 Buffalo Street

Applicant Stewart Beal

Description of proposed work (see sample applications)

- 1.) Install 3 custom Larson First Impression full view storm doors. Installing on front, side, and rear doors.
- 2.) Install 4 exterior light fixtures. See attached pictures.

Materials

Aluminum, glass, aged bronze hardware

Colors (Attach color chips or samples)

Body glass

Accent 1 aged bronze

Trim brown

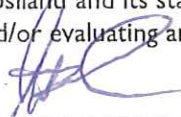
Accent 2 _____

Roof _____

Other _____

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Signature of Applicant

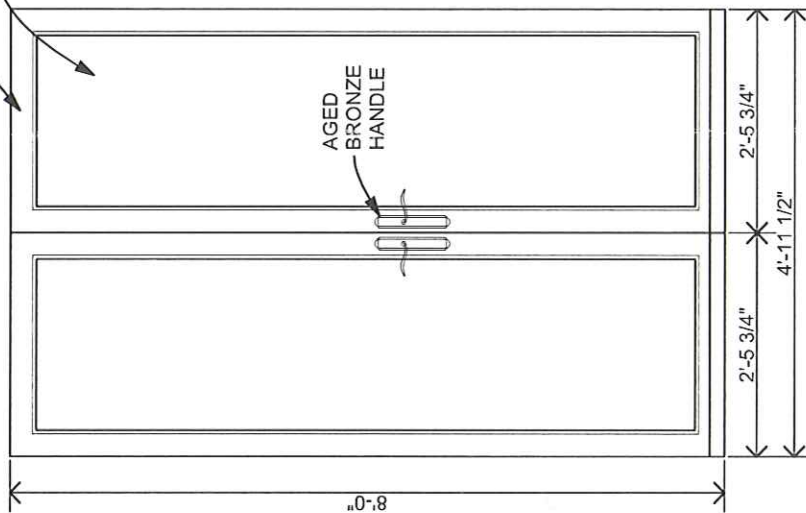
10/30/14

Date

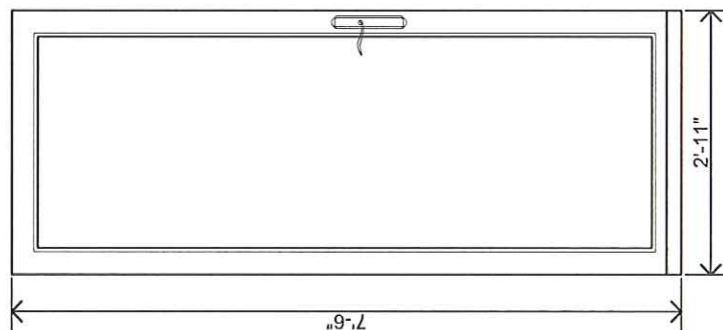
EARTH TONE BROWN

CLEAR GLASS

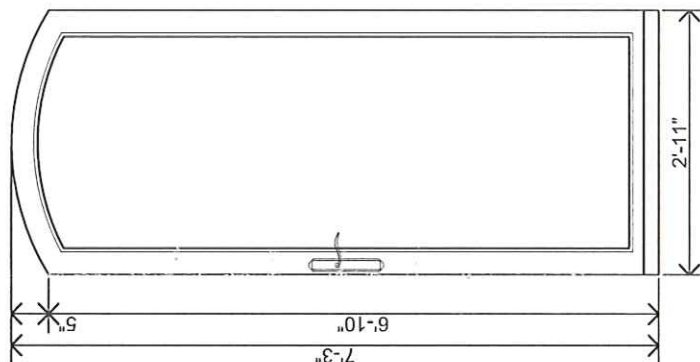
AGED
BRONZE
HANDLE



FRONT DOOR



SIDE DOOR



REAR DOOR

BEAL RESIDENCE
113 BUFFALO ST
STORM DOORS

9/25/2014

focus / design

Todd Ballou, Registered Architect

(734) 276-2110

www.focusdesign.us

focusdesign@comcast.net

3300 Berry Rd., Ypsilanti, MI 48198

MEASUREMENTS SHOULD BE
FIELD VERIFIED BY STORM
DOOR MANUFACTURER

Full-View FIRST IMPRESSIONS™

Storm Door Collection

- Premium aluminum frame: 1 5/8" thick, low-maintenance finish
- Smooth overlapping frame extends over door seam to seal out weather and conceal hinges and gaps
- Dual weatherstrip for superior protection
- Interchangeable screen included for seasonal ventilation
- Designer screw covers conceal exterior mounting screws
- Two adjustable-speed color-matched closers
- Color-matched bottom expander adjusts to uneven sills
- REVERSA-HINGE™ for right or left mounts
- Matching interior and exterior handles with built-in deadbolt and security lock

1 Choose your door

- Seven frame colors
- Six glass options
- Includes full screen



White

Almond

Sandstone

Brown

Black

Cranberry

Hunter Green



Clear Low-E



Arched Double Bevel



Elegant Bevel



Patriot



Wrought Iron

All designs available 36" x 81"; Clear and Double Bevel glass also available 32" x 81".

1. Frame and Glass	Size
3149-04 Clear Glass	32" x 81"
3149-04E Low-E Glass	36" x 81"
	Custom Sizes
3149-13 Arched Double Bevel	32" x 81"
	36" x 81"
3149-70 Elegant Bevel	
3149-35 Patriot	36" x 81"
3149-36 Wrought Iron	

2. Hardware
Brass
Brushed Nickel
Aged Bronze
Antique Brass



First Impressions Wrought Iron with Antique Brass Hardware

2 Choose your hardware

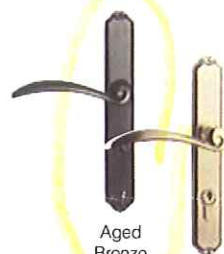
- Four finishes
- Matching interior and exterior handles
- BUILT-IN™ deadbolt security lock



Brass



Brushed Nickel



Aged Bronze

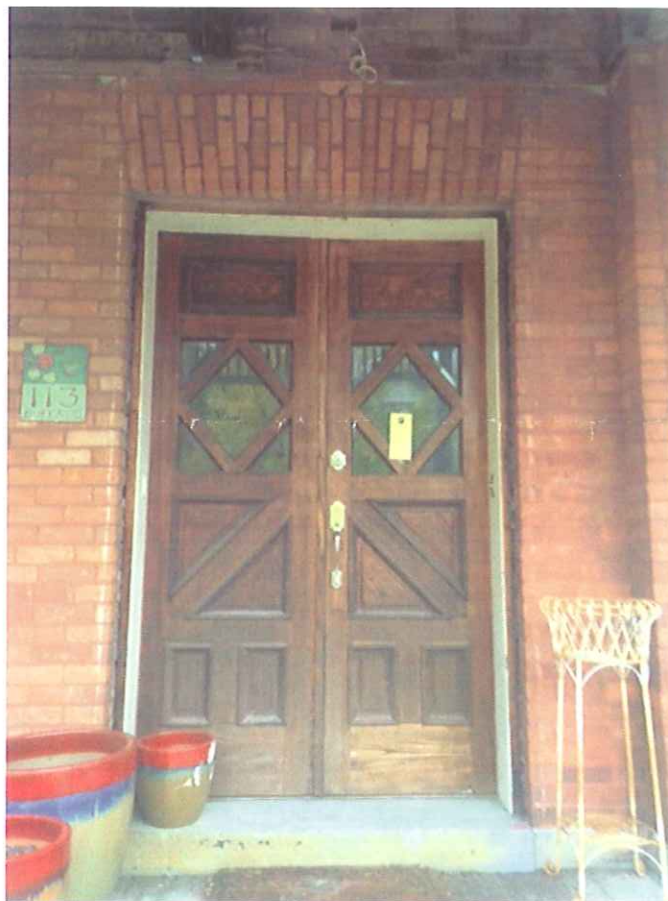
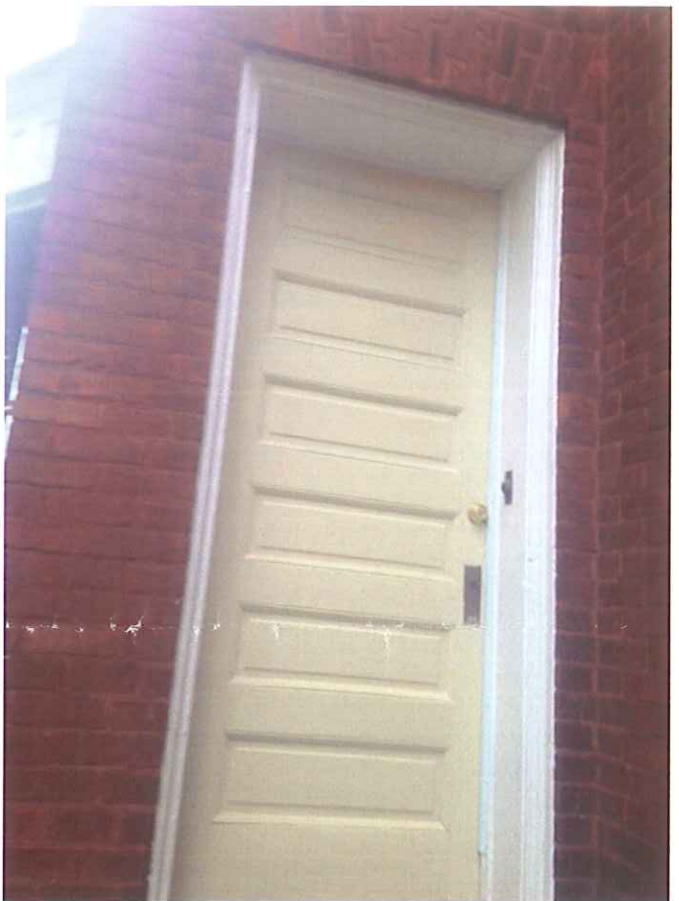


Antique Brass



Custom sizes available – Width: 24" - 42", Height: 70" to 97". Must specify hinge side as viewed from outside when over 85".

French Door Kits available.



2 lights mounted
on Garage



Sponsored



Kichler Lighting 49130BRZ
Venetian Rain Bronze Outdoor
Wall Sconce

2 lights mounted on both sides of
front door.





Ypsilanti Historic District Work Permit Application

Date filed _____ 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 101 north hamilton

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Mr Roof

Address 3511 east ellsworth

City Ann Arbor

State Mi Zip 48108

Phone 800 949 0009

Fax 734-971-5599

E-mail jeff@mrroof.com

Owner Jim Barski

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Mr Roof

(Name, address,
phone)

3511 east ellsworth, 48108 800-949-0009

Action Items only:

Construction Cost 12,675

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)
 - 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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 101 North Hamilton

Applicant Mr Roof/Robert Stashefsky

Description of proposed work (see sample applications)

Strip and Reroof including new sheathing

Materials

Fiberglass/Asphalt

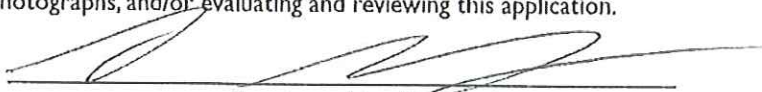
(same color as existing)

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim <u>white</u>	Accent 2 _____
Roof <u>princeton slate</u>	Other _____

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

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



Signature of Applicant

Date



101 N. Hamilton

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair	7:00 PM
Meeting Location:	City Council Chambers, City Hall	
Commissioners Present:	Anne Stevenson, Jane Schmiedeke, Hank Prebys, Ron Rupert, Alex Pettit, Michael Condon	
Commissioners Absent:	None	
Staff Present:	Cynthia Kochanek, HDC Assistant	

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to include 124 Pearl as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

214 Maple

Applicant: Stewart Beal, owner (absent).

Discussion: Application is for fence installation. The fence has already been installed and is a chain link fence.

Schmiedeke: States that this is not approvable.

Prebys: Agrees.

Rupert: States that the chain link fence on the side was already there.

Prebys: States that the chain link was replacing something that was already there apparently.

Staff: States that the email that she received from a rep with Beal Properties advises that the fence was there prior to the purchase of the property and they replaced a damaged section.

Schmiedeke: States that the replaced section of chain link fence needs to be removed.

Rupert: States that when staff sends the denial letter she needs to the address the fact that the fence needs to be replaced.

Condon: Inquires as to what the issue is with chain link fences.

Rupert: States that they are not historical.

Schmiedeke: States that chain link is appropriate for industrial uses not residential.

Motion: Prebys (second: Rupert) moves denial for the fence application for 214 Maple because the HDC does not approve steel chain link fences in residential areas.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

Stevenson (as Beal has just arrived): Advises that the application has already been denied but that Beal can come up to the front to discuss the denial with the HDC.

Beal: States that the property already had a chain link fence when he purchased it and he replaced one section that went missing.

Condon: Advises that chain link is not allowed in the district. Advises that when it was replaced it became a new installation of chain link fencing and that the HDC cannot set a precedent that chain link is allowed in the district.

Beal: Inquires as to what he needs to install there instead.

Condon: Advises that a painted wood fence would need to be installed.

Beal: Would like to know what the height would need to be.

Condon: States that it would need to be at the same height of the current fence.

300 N Washington

Applicant: Rebecca Selter, representative for First Presbyterian Church (present).

Discussion: Application is for wood trim repair and tuck pointing.

Stevenson: Recaps that the application is for masonry work and trim repair.

Selter: Confirms that wood trim and masonry work is going to be completed.

Condon: Would like to know the location of the masonry repairs.

Selter: States that there are a couple areas in need of attention. States that a few are down in the window wells where there is poured concrete and some areas are field stone. Also a small brick area on the porches needs repair.

Condon: Would like to know if these areas get salt in the winter.

Selter: Confirms that one of the areas does get a lot of salt.

Condon: States to use a softer mix on the common brick, such as a 4-to-1 mix rather than a 3-to-1 mix. States that they can also look into a vapor-permeable sealer, such as salt guard by Prosoco, for the areas that get a lot of salt and that helps to prevent the deterioration. States that a 3-to-1 mix is fine for the granite.

Motion: Condon (second: Schmiedeke) moves approval at 300 N Washington to include masonry repair and the reattaching and repair of the wood trim. We suggest that on the areas of common brick the mortar mix be 8 parts of sand to one part Portland and one part lime. Also, a salt guard sealer for the areas that get salt.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

24 N Huron

Applicant: Bessie Pappas, owner (present).

Discussion: Applicant is here to discuss a possible fence installation.

Applicant is here to discuss the installation of a wood fence. Condon would like to know where the fence will go. Applicant advises that the fence will go at the back. The fence will be 5 to 6 feet tall. She is planning on using wood. Condon advises that the wood fence needs to be painted.

Prebys advises that the HDC will need a drawing of where the fence will go on the lot. Applicant is advised that a straight picket fence is fine. Prebys advises of what is needed for the application; paint color, how tall the fence will be, a description of the fence and a drawing of where the fence will be located. Stevenson advises that a new application is needed since this current application is a for a study item.

124 Pearl

Staff received a call from someone interested in the space and he would like to know if there would be an issue with the installation of a fenced enclosure at the back of the structure. Stevenson states that we would need a site map of where it is located, how high it would be, what it is made of and what it would look like.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored since the windows may need to be replaced and other work needed.

525 N Huron: Staff will continue to monitor the status. Photos taken on 10-16-14. Commissioner Rupert states that the house has been painted but that the vinyl windows and metal door remain. Staff states that the owner contacted her about the porch and that she advised that any work on the porch would need to be brought to the HDC for review.

314 E Cross: Staff advises that work has not been completed as of last week.

106 S Washington: Staff looked at the property on 10/28/14 and there have been no changes, outbuilding roof looks worse if anything.

221 S Washington: Staff advises that a letter was sent to owner regarding fence needing painting.

35 S Huron: No update.

214 W Forest: No update.

613 N Prospect: No update.

MI State grant:

Commissioner Prebys advises that a \$600,000 grant is available from the State of Michigan and might be available for properties in the historic district.

HDC appointment:

Erika Lindsay will be the new HDC commissioner. She is going to join the HDC on November 11th.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 14, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:40 pm