1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 14, 2015 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JULY 14, 2015 (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 14, 2015
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. 105 W Michigan Ave Tile replacement
2. 301 S Washington Façade alterations/fencing replacement

B. NEW BUSINESS

1. 219 N Huron Front step replacement
2. 220 N Park Demolition
3. 100 Market Place Solar panel installation

C. STUDY ITEMS

1. 203 S Huron Sign installation

D. ADMINISTRATIVE APPROVALS

1. 119 N Adams Reroof

E. OTHER BUSINESS

1. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 23, 2015

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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Rec 19337

Ypsilanti Historic District

Work Permit Application

Date filed 6/29/15 for HDC meeting date 7/14/15

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 219 N. HURON

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name DAVID DEYO

Address 13600 GOODRICH

City Britton M. State ____ Zip 49229

Phone 734-445-2282 Fax ____

E-mail KATHYDEYO@GMAIL

Owner ____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor ____
(Name, address, phone) ____

Action Items only:
Construction Cost $1,62.00 ~~200.00~~ **Permit Application Fee** ____
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the 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 219 N. HURON

Applicant DAVID DEYO

Description of proposed work *(see sample applications)*

REPLACE FRONT STEPS

Materials

2X10 STRINGERS
5/4X6 TREADS
1X6 RISERS
2X4 & 5/4X6 HANDRAIL

Colors (Attach color chips or samples)

Body TO MATCH HOUSE
Trim _____
Roof _____
Accent 1 _____
Accent 2 _____
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.

D. Deyo
Signature of Applicant

06-23-15
Date

219 N Huron

Ypsilanti Historic District

Demolition Permit Application

Date Filed 7/8/15 for HDC meeting date 7/14/2015

Property Address 220 N Park

Applicant: Name City of Ypsilanti

Address 1 S Huron

City Ypsilanti State MI Zip Code 48197

Phone 734 483 9646 Fax _____

Email wesslerb@cityofypsilanti.com

If applicant is not owner:

Owner's name N/A

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name unknown - will be out to bid

Address and phone _____

Cost of proposed work _____ **Permit Application Fee** _____

The permit fee is $30 plus $5 for each (or any portion of) $3000 of construction cost and is due with the application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permits.

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 7/8/15 for meeting date 7/14/15

Property Address 220 N Park

Applicant City of Ypsilanti

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

7/8/2015
Date

Bonnie Wessler, City Planner

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

220 N Park

The City of Ypsilanti planning to demolish all structures at 220 N Park. This includes the main gym, the administrative offices, and the two dugouts on the property. These structures are obsolete, in poor repair and are non-contributing to the Historic District. The structures are currently vacant and have been since the Boys & Girls Club left in November of 2010. The commercial structure is located in the Core Neighborhood Mid district, and is city-owned. The property has been on the market since July 2013 with David Hamilton of Swisher Commercial Real Estate. Despite several inquiries, the cost to demolish the existing structures has deterred several developers from embarking on projects in this desirable neighborhood. The City has been unable to proactively prepare the site for redevelopment due to a highly constrained budget. In addition, the property is a frequent target for graffiti and vandalism due to it not being occupied. Demolition of this structure would create a sizeable tract to meet Master Plan goals of new owner-occupied housing and increasing the taxable value of the City in a prime location near downtown and other new developments, while offering the benefits of locating within a strong, established neighborhood. New, modern, housing stock in this historic neighborhood would be a boon to the neighborhood and to the City's tax base.

Northeast side of the structure, view from the front yard of the Gilbert House

Northwest side of the structure, view from the side yard of the Gilbert House

Southwest side of the structure, showing admin offices and gym

Administration office deck and entrance

Admin offices, deck and garage on the south side of the structure

East side of the structure

Southwest corner of the gym, sowing concrete block decay

Exterior of the south gym wall

Deck between the admin offices and gym

Northeast side of the structure, view from the front yard of the Gilbert House

Baseball dugouts on the west side of the structure

Baseball dugout

Baseball dugout

Roof damage in blue baseball dugout

( ) Contributing (✓) Non-contributing ( ) LANDMARK

39

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet#_____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 200 Block GROVE

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ( )Residential, ( )Multi-residential, ( )Commercial,
( )Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS _____ FRONT DIRECTION Northeast

SURFACE MATERIAL: Aluminum & Brick ROOF MATERIAL: Aluminum

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent ( ) Good (✓) Fair ( ) Poor ( )
MAINTENANCE QUALITY: Excellent ( ) Good (✓) Fair ( ) Poor ( )

ALTERATIONS: None (✓) Minor ( ) Moderate ( ) Extensive ( )
ARE ALTERATIONS: Appropriate ( ) Inappropriate ( )

Attach photo here

Design R.A. Schweitzer, 1981

Style or Period
Modern

Date of Construction
_____

ARCHITECTURAL MERIT
National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

INCIDENCE
Rare
Moderate
Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 76 Frame# 23

2013 OLD APP that was approved SOLAR PANELS

Ypsilanti Historic District

Work Permit Application

Date filed May 14, 2013 for HDC meeting date May 28, 2013

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 100 Market Place (Ypsilanti Freight House)

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name City of Ypsilanti (Friends of the Ypsilanti Freighthouse)

Address One South Huron Street

City Ypsilanti State MI Zip 48197

Phone _____ Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☑ Owner ☑ Contractor

Contractor (Name, address, phone) ??

Action Items only:
Construction Cost _____ **Permit Application Fee** _____
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 May 14, 2013 for HDC meeting date May 21, 2013

Property Address 100 Market Place (Ypsilanti Freight House)

Applicant City of Ypsilanti (Friends of the Ypsilanti Freighthouse)

Description of proposed work *(see sample applications)*

Renovation to include installation of fire suppression system, HVAC system, bathrooms. and solar panels.

Exterior items include fire suppression system under eaves, vent stacks for HVAC and plumbing, an additional exit door and stairway off the west deck and installation of solar shingles on the southwest portion of the roof.

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.

Ralph A. Zamys
Signature of Applicant

May 14, 2013
Date

YPSILANTI FREIGHT HOUSE

100% CONSTRUCTION DOCUMENTS
22 APRIL 2013

YPSILANTI, MICHIGAN
QEA PN 31300600

SITE LOCATION MAP
NOT TO SCALE

DRAWING LIST

ARCHITECTURAL

G001 GENERAL NOTES, ABBREVIATION LEGEND & SYMBOLS
A101 FLOOR PLAN, ENLARGED FLOOR PLAN
A102 ROOF PLAN & DETAILS
A200 BUILDING SECTION
A701 INTERIOR ELEVATIONS & DOOR SCHEDULE

MECHANICAL

M101 FLOOR PLAN - PLUMBING
M201 MECHANICAL SCHEDULES
M301 MECHANICAL SCHEDULES

ELECTRICAL

E101 FLOOR PLAN - ELECTRICAL DEMOLITION
E201 FLOOR PLAN - ELECTRICAL
E301 ELECTRICAL SPECIFICATIONS

PLUMBING

P101 FLOOR PLAN - PLUMBING
P201 PLUMBING SCHEDULES AND DETAILS

CODE SUMMARY

APPLICABLE CODES:
MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2009, LEVEL 2 ALTERATION

CONSTRUCTION TYPE: IIIB

BUILDING HEIGHT: 28 FEET ACTUAL, 75 FEET ALLOWABLE PER 504.2 MBC 2009

BUILDING STORIES: 1 STORY ACTUAL, 3 STORIES ALLOWABLE PER 504.2 MBC 2009

USE GROUP: A-2

TOTAL BUILDING AREA: 5884 SF ACTUAL, 9,500 SF ALLOWABLE PER TABLE 503, ADDITIONAL INCREASES NOT CALCULATED AS ADDITIONAL SQUARE FOOTAGE IS NOT REQUIRED.

TYPE IIIB - EXTERIOR WALLS ARE MADE OF NON-COMBUSTIBLE MATERIALS.

TABLE 601 MBC 2009 - EXTERIOR BEARING WALLS SHALL HAVE 2 HR FIRE RESISTANCE RATING

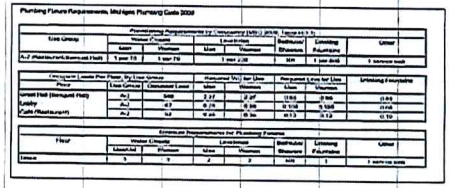
EXTERIOR MASONRY BEARING WALLS ARE CONSTRUCTED OF TRIPLE WYTHES OF BRICK AND MEET THE 2 HR FIRE-RESISTANCE RATING REQUIREMENT BASED ON TABLE 721.4.1(1) MBC 2009

FIRE SUPPRESSION: CURRENTLY UNSPRINKLERED, WILL BE 100% SPRINKLERED (NFPA-13)

MEANS OF EGRESS: TWO MEANS OF EGRESS ARE REQUIRED AND PROVIDED. MAX TRAVEL DISTANCE = 200 FT

DESIGN OCCUPANT LOAD:

GREAT HALL = 348 OCCUPANTS
VESTIBULE = 42 OCCUPANTS
CAFE = 51 OCCUPANTS
SERVING AREA = 7 OCCUPANT
TOTAL = 434 OCCUPANTS



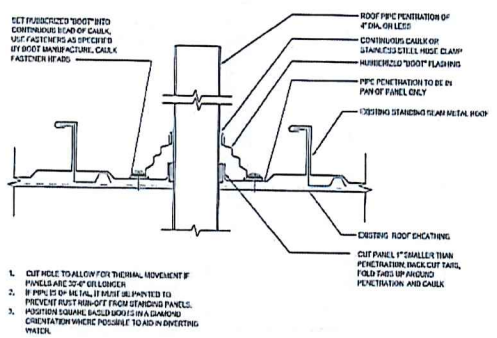
PROJECT TEAM

CLIENT:
PETER MURDOCK
CITY OF YPSILANTI
1 SOUTH HURON STREET
YPSILANTI, MI 48197

ARCHITECT:
QUINN EVANS / ARCHITECTS
219 S. N. MAIN STREET
ANN ARBOR, MICHIGAN 48104
PH: 734.663.5888
FAX: 734.663.5844

M/E/P ENGINEER:
MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS
1415 GOLDSMITH
PLYMOUTH, MI 48170
PH: 734.454.5515
FAX: 734.454.5517

QUINN EVANS
ARCHITECTS

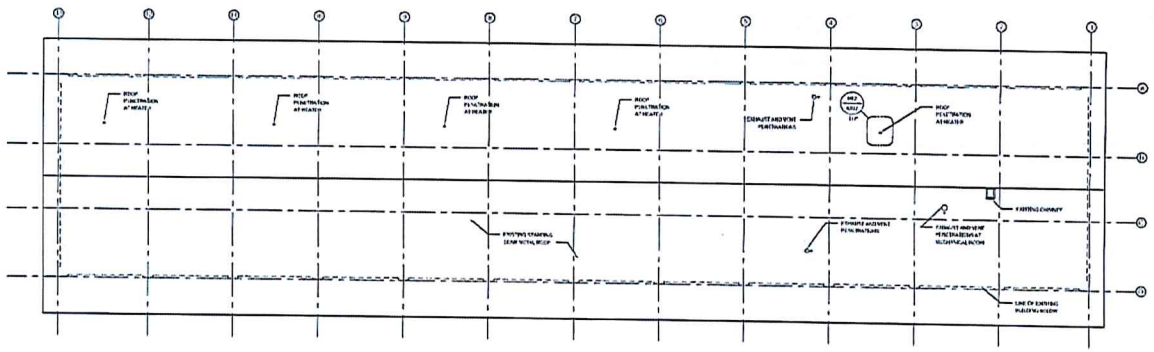


H1 TYP. EXHUAST PENETRATION

A102 REFERRED FROM File Name

H10 TYP. PIPE PENETRATION

A102 REFERRED FROM File Name



A1 ROOF PLAN

A101 1/16" = 1'-0" REFERRED FROM File Name

QUINN EVANS ARCHITECTS

219 N Main Street
Ann Arbor, MI 48104

P 734 663 5888
F 734 663 5044

www.quinnevans.com

Ypsilanti Freight House

Ypsilanti, Michigan

QEA No. 31300466
Owner No. XXXX

ROOF PLAN & DETAILS

NO.	TITLE	DATE
	100% CDs	04/22/13

REFERENCE: File Name

A102

RECEIVED
JUL 02 2015
BY:

Ypsilanti Historic District

Work Permit Application

Date filed July 2, 2015 for HDC meeting date July 14, 2015

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 S. Huron Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Gilbert Residence - Derek McGill

Address 203 S. Huron Street

City Ypsilanti State MI Zip 48197

Phone 734-482-9498 Fax 734-482-1848

E-mail derekm@gilbertresidence.com

Owner _____
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor _____
(Name, address, phone) _____

Action Items only:
Construction Cost _____ **Permit Application Fee** _____
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

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Ypsilanti Historic District Work Permit Application

Date filed July 2, 2015 for HDC meeting date July 14, 2015

Property Address 203 S. Huron Street

Applicant Gilbert Residence - Derek McGill

Description of proposed work *(see sample applications)*

Place a remembrance marker (24" wide x 36" high) on a single installation post on the west side of the property between our flag pole area and the sidewalk. Inscription attached. Site map attached (location indicated by red dot).

Materials

Steel post with cast metal sign. See attached example.

Colors (Attach color chips or samples)

Body Green

Trim Pewter

Roof _____

Accent 1 Gold

Accent 2 _____

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.

Derek S McGill

Signature of Applicant

7/1/15

Date

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SITE PLAN

SCALE: 1" = 30'-0"

1074	P1	BUILDING ADDITION STUDIES for: THE GILBERT RESIDENCE YPSILANTI, MICHIGAN SITE PLAN	dr: rjk ck'd: XXX cpp'd: XXX	2-22-1 12-21-10 12-14-10 1-7-10 4-11-10 date	H.D.C. APPROVAL H.D.C. STUDY ITEM BLDG. COMM. REVIEW OWNER REVIEW OWNER REVIEW issued for	consultant

Lindhout Associates architects aia pc
10315 e. grand river suite 300 brighton, MI 48116-9510
www.lindhout.com (810)227-5668 fax:(810)227-5855

MICHIGAN
REGISTERED
HISTORIC SITE
MICHIGAN CENTRAL DEPOT
The Michigan Central Railroad Depot opened on July 27, 1888. Rogers and McFarlane of Detroit designed the depot, one of several Richardsonian Romanesque - style stations the Michigan Central built between Detroit and Chicago in the late nineteenth century. Thomas Edison as well as Presidents William Howard Taft and Gerald Ford visited here. The depot was acquired by the New York Central Railroad in 1918, Penn Central in 1968 and Amtrak in 1970. The depot was listed on the National Register of Historic Places in 1971.

In Loving Memory of

Peter B. Fletcher
(1932-2012)

A lifelong resident of Ypsilanti, Michigan and graduate of the University of Michigan, Peter loved his hometown and contributed generously of his time and talents to the First United Methodist Church, Ypsilanti Historic Society, Ypsilanti Auto Museum, Salvation Army and numerous other civic, charitable and political organizations. He was an inspiring example of what it means to be a citizen patriot. The world needs more Peters.

Rec 19312

Ypsilanti Historic District

Work Permit Application

Date filed 6/18/15 for HDC meeting date 7/14/15

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 119 N Adams St Ypsilanti MI 48197

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name Sherriff-Goslin

Address 627 S. Mansfield

City Ypsilanti MI State MI Zip 48197

Phone 734-680-7291 Fax

E-mail AnnArborG sherriffgoslin.com

Owner Robert Sherriff
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost 23,800 **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 <u>all</u> 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 119 N Adams St Ypsilanti, M. 48197

Applicant Sheriff - Goslin

Description of proposed work *(see sample applications)*

Reroof House - ~~Same~~

Same Color + Shingle

Materials Ice guard, synthetic felt, drip metal, vents, Art-Loc Shingles, ridge cap

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.

Ben Sheriff

Signature of Applicant

6-18-15

Date

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF June 23, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall
Commissioners Present:	Hank Prebys, Jane Schmiedeke, Michael Condon, Erika Lindsay, Alex Pettit, Ron Rupert
Commissioners Absent:	Anne Stevenson
Staff Present:	Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 301 S Washington as old business, and add 111 Maple St, 40 E Cross, & 12 E Forest, as study items and 64 N Huron as an amended application.

Motion: Pettit (second: Rupert) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

64 N Huron - AMENDMENT
Applicant: Barry Larue, Riverside Arts Center (present)

Discussion:

Larue: States that the Riverside Arts Center is looking to paint the façade and second story windows.

**Passes around color palette to Commissioners.*

Motion: Rupert (second: Condon) moves to amend the application to include the second floor windows to be painted with Courtyard (SW 6440) and Tricorn Black (SW6258) satin finish. Prime to be oil based.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

105 W Michigan Ave.
The applicant is looking to remove black and white tiling from the front entry of their store front and replace with a similar material. The replacement material would be tile or colored concrete. Application was tabled pending more information on the replacement material, but approved removal of the existing tile to help determine the future action.

Applicant: Jeff Kuhns, (not present).

Discussion:

Motion: Prebys (second: Schmiedeke) moves to table application pending further information about the underlayment.

Approval: Unanimous. Motion carries.

301 S Washington
The applicant is proposing some exterior alterations to the home including: fence installation, window repair or removal, replacing doors, installing Radon remediation, installing brick pavers for the cars, repainting, and landscaping. Application was tabled at the previous meeting with the request of viewing elevation drawings.

Applicant: David Fischhaber (owner) – present

Fischhaber: States that since the last meeting he has assembled some drawings. States that the Commission had asked for four different views or sides of the house.

**Passes around 4 different views to the commissioners.*

Fischhaber: Stated that at the last meeting he was showing the Commission how he wanted to change the roof pattern. Would like to add onto what is already there on the house and has been enclosed, the pillars are still there, roof, and ceiling; wants to open it back up.

Condon: States that the Commission wanted to see how the addition would impact the house and were specifically looking to see all four elevations to determine this.

Fischhaber: States that currently at the back of the house there is a dormer present and it is prone to leaking; there is already a foundation located at the back as well. States that he would like to remove the dormer. States that from the front of the house it only affects one part (that is viewable). Discusses another option with the Commission that would lower the pitch in the roof and make it less steep.

Lindsay: States that she is concerned with the elevation change and how it affects the character of the house.

Fischhaber: States that the majority of the roof and gable are already present, but he is only extending up slightly.

Lindsay: States that it is still changing the character.

Condon: Inquires as to what is under the existing ridge, is it an attic?

Fischhaber: States that there is currently not an attic. It would most likely become attic space, but has not gotten that far in the planning.

Condon: States that he does not have an issue with the gable, but would like to see the same pitch.

Prebys: States that the other issue is that the house will not be viewed straight on like the drawings, but will be a lower angle from the street, which will be different than the drawings presented tonight.

Prebys: How does the Commission wish to proceed?

Condon: States that since it is a big change, the commission needs to see a clear precise drawing. Even though these drawings are to scale, elevation drawings are needed for more clarity on the details.

Schmiedeke: Inquires if the siding is asbestos.

Fischhaber: States that it is cedar.

Prebys: States that the Commission is concerned about the effects of their decision and the Commission would still like to see some more details before they make a decision. States that the Commission is not ready to approve as presented.

Lindsay: Recommends that for the next meeting the applicant bring other ideas and clear elevations with details; these details would include windows and other materials and if the windows are being moved where they are located and where they are moving to.

Fischhaber: Inquires if he can get an approval on the porches.

Prebys: States that the Commission cannot do partial approvals.

Condon: Suggests that if the applicant would like to get the porches done sooner, to come back next meeting with just the proposal for the porches.

Motion: Rupert (second: Condon) moves to table application pending further information and more adequate drawings.

Approval: Unanimous. Motion carries.

NEW BUSINESS

160 N Washington

Applicant is proposing a window replacement; the new window will be a wooden, crank out window. The specific window requesting replacement is located on the west side of the building on the lower level.

Applicant: Matthew Maurer – (present).

Discussion:

Mauer: States that this building was recently inspected and it did not pass, because this window is stationary. They need to install an egress window and were looking to install a crank out.

Motion: Condon (second: Pettit) moves to approve the application to include replacing one basement window with a matching egress window of the same size and painted to match.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

303 N Huron
The applicant is proposing a 4'x4' sign made of Alumalite.

Applicant: Towner House Foundation, John Harrington (present).

Discussion:

Harrington: States that he is looking to replace the current sign with the new one in the application with alumalite material. The current sign and the new one only differ slightly.

Motion: Rupert (second: Pettit) moves to approve the application to include signage for the Towner House as presented.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

309 N Park
The applicant is proposing some exterior alterations to the home that includes porch repairs and replacements to match the existing.

Applicant: Ray Anderson, Mary Lou Aukman, Sarah Anderson – owner (present).

Discussion:

Mary Lou: States that they had come in as a study item before and they were looking to reinstall a porch that they believe existed previously due to the remnants left behind. They were looking to do a wraparound style porch.

Ray: States that the architect is looking to keep as much architectural detail from what is left on the house currently.

Mary Lou: States that they are looking to install a handrail.

Schmiedeke: Asks about the 3 new posts, will they be replicates of the one that exists?

Mary Lou: Confirms.

Pettit: Inquires about the type of flooring.

Mary Lou: States it would be wolmanized lumber.

Condon: States that that material would not be appropriate on a porch deck.

Mary Lou: Asks what the Commission would like to see?

Condon: Douglas fir, or something similar.

Rupert: States to paint both sides with an oil base.

Prebys: Any other questions or observations?

Rupert: Inquires if there will be gutters?

Mary Lou: States the whole house needs gutters. Will they need HDC approval for that and should the porch have gutters?

Prebys: States that the applicant will need approval.

Condon: States that the gutters on the roof of the porch will help maintain the porch and the rest of the house as it will keep water away from the house. Recommends half-round gutters.

Motion: Condon(second: Prebys) moves to approve application to include the installation of the wrap-around front porch as detailed in the existing drawing provided with the application, with the changes of the porch decking to be a tongue and groove product of wood and there will be an option of adding a pipe rail at the step and attaching to the deck surface and to the ground. In the addition not shown on the drawings, the fret work will be added in the columns to match the existing; the columns will be matching the existing as well.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

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

113 Buffalo

Applicant is looking to repaint exterior of the home; colors will be Sequoia Glade (5002-4C) for the body, trim color will be La Fonda Mirage (5003-5B) and Cincinnatian Hotel Nichols Taupe (2007-10B) for the accent color. The application also includes plans to install a fence, two styles: 4' Classic, and 5' Crescent from Montage, Residential Steel Fence.

Applicant: Stewart Beal – owner (present).

Discussion:

Beal: States that the first project is the installation of a fence that was approved a couple of years ago, but was never completed so they resubmitted the application since the permit expired. The only addition is an electronic gate that will close once you pull into the garage.

Motion: Schmiedeke (second: Pettit) moves to approve the application as submitted.

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

Approval: Unanimous. Motion carries.

311 E Forest Ave
Applicant is proposing a re-roof of the home. Plans include using art lock shingles, installing ridge vents and box vents, and charbrown shingles.

Applicant: Ben Sherriff from Sherriff Goslin – (present).

Discussion:

Sherriff: States that there is no soffit and no intake on the roof at all. States he would like to install box vents, because there is no way to get air in.

Condon: Asks about what the box vent is, is it a can vent?

Sherriff: States that it is a little bit different; it is flatter, no overhangs. There are gable vents and nothing at the bottom. States that there are dimensional shingles currently on the house.

Condon: States that the Commission does not approve can vents on the front of the house, but there should be ventilation.

Sherriff: States that it is going to be very difficult to get any other type of ventilation without.
**Shares the specific vent model that will go onto the roof, the Duraflo Weather Pro Series, Proslant Back, has a flap in the front that water moves out of.*
States that the colors on the shingles were charbrown at one time, but the current condition they look black and are curled up. Would like to replace shingles with a real charbrown color.

Condon: States that the Commission would like to see the vents and the roof colors to match, whether it be brown and brown or black and black. States that the Commission understands in this case, there is no other option for proper ventilation.

Motion: Condon (second: Lindsay) moves to approve the application to include the reroof of the house with the same color or black shingles and making an exception to allow venting on the front of the roof, because it is necessary, as long as the vent and the shingles match.

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

Approval: Unanimous. Motion carries.

111 Catherine
Applicant is applying to repaint the exterior of the house, carport, and fence. The body of the house and the carport will be Olive Grove (SW 7734). The trim, shutters, porch and picket fence will be Arresting Auburn (SW 6034).

Applicant: Tom Atkinson – (not present).

Discussion:

Pettit: Asks about the type of finish?

Rupert: States this could be added in the motion if no one has any objections to the colors.

Motion: Pettit (second: Lindsay) moves to approve the application to include painting the exterior of the house carport, and body of the house to be Olive Grove (SW 7734) and the trim, shutters, porch and picket fence to be Arresting Auburn (SW 6034). Paint finishes to be of satin finish. Building shall be washed gently, no power washing. If there is exposed wood it should be primed with an oil based primer prior to painting.

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

Approval: Unanimous. Motion carries.

418 N Hamilton St
Application states that applicant is looking to remove an existing fence that borders with their neighbor. Applicant would like to install new fence in-between the garage and house for privacy. The fence style will be dog ear with a lattice, and a gate with an arbor. Materials include: 6' dog ear fence, pressure treated posts, pressure treated lattice, semi-transparent stain, and posts to be buried in 42" of concrete.

Applicant: David Center, owner – (present).

Discussion:

Prebys: Inquires about how the lattice will be framed.

Center: States that there will be bolts on the top and bolts on the bottom.

Prebys: Any questions?

Lindsay: States that she is concerned about fragility of the lattice.

Condon: Inquires if he is going to attach the sides of the lattice.

Center: States that he has not worked with lattice before, but is open to attaching it the sides to make it more stable.

Rupert: States that it should be framed on all four sides front and back. Use 2'x2' or 1'x2'. Inquires about the actual colors.

**Staff passes around paint chip samples.*

Motion: Condon (second: Pettit) moves to approve the application to include a fence as detailed on the attached survey. All lattice sections will be framed on both sides. It will be painted with Pittsburgh Opaque Stains; the pickets will be Chamois, accent color 1 will be Glenn Annie on the lattice and accent color 2 will be Cocoa on the posts.

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

Approval: Unanimous. Motion carries.

6 S Washington St
Applicant is looking for approval to remove portions of the concrete brick wall on the south side of the building to perform structural improvements which involves installing four steel columns to support the existing weight-bearing beam. Applicant will remove the bricks and install a temporary wall until structural work is complete.

Applicant: Andrew Epstein, owner – (present).

Discussion:

Epstein: States that the brick would be removed and then they are going to develop a store front in-between the steel columns. It is the southeast corner. States the painted brick next to the art deco is where the one steel beam is located and he needs to install additional steel columns for support.

Prebys: Inquires if they are not putting this storefront in and they are just removing the bricks and installing the columns and putting in the temporary wall.

Epstein: Confirms.

Motion: Condon (second: Rupert) moves to approve the application to include the removal of the first floor brick and mortar to install support columns made of steel and a temporary wall.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

323 Oak St
Applicant would like to replace all gutters with seamless aluminum half-round gutters. The colors used will be olive green as the main color, and cranberry as the accent.

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that the gutters will be half-round and will be aluminum; replacing the plastic ones. Clips will be located underneath.

Condon: Inquires if the fascia is plum.

Strenski: States that it is not currently. States he will be installing blocks. The downspouts are round with round brackets that go into the wall. States he wants to use hemispherical ends instead of flat. States that they picked a color closest to the house; olive green is as close to the house color as possible and the brackets will be cranberry which is closest to the accent color. States that the downspout does not come in the same color as the gutter so they will be painting it to match the house.

Motion: Condon (second: Schmiedeke) moves to approve the application as presented.

Secretary of the Interior Standard:
#9- Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

STUDY ITEMS

111 Maple St

Applicant is looking for feedback on a proposed demolition plan. The demolition would be of the garage on the property. Applicant states that repairing the roof is only a short-term solution and believes that the better option is to remove the garage.

Applicant: Don Ure - owner (present).

Discussion:

Ure: States that he is looking for guidance on what to do about his garage. There is a tree affecting the roof, floors, and walls. States that a lot of his resources has gone into his house, but he is limited in his resources as to what he can put into the garage itself. States that he would be interested in saving it if money were not an issue. States he had a couple of ideas on how to save it or at least patch roof and take down the wall that is falling down.

Condon: States that he has visited the site and it is a dangerous structure.

Prebys: Asks if the applicant is familiar with the demolition process?

Ure: States he has read some guidelines.

**Staff gives applicant a demo permit and fact sheet. Commission goes over the steps with the applicant of what he would need to do if he chooses to pursue the demolition of the garage structure on the property.*

40 E Cross

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that this is a solar project he is working on. Shares the plan with the Commission. States that the Richie's want to install solar onto their building. States that it is a racking system that tips the panels about 10 degrees. States that nothing will be viewable from the street; they think they can install about 50.

Prebys: States there should not be a problem.

12 E Forest

Applicant: Dave Strenski – solar project for Michigan Ladder - (present).

Discussion:

Strenski: Idea is to face the panels south to make multiple rows.

Prebys: States that there should not be a problem with the concept, however the location might be a concern. Inquires as to what is around it, are there houses?

Strenski: States that he is looking for input. They talked about installing fences or hedges to prevent vandalism.

Pettit: Inquires as to how much space will be needed.

Strenski: States that he is still working on the footprint.

323 Oak St

Applicant: Dave Strenski – owner (present)

Discussion:

Strenski: States there are solar panels already installed, but was thinking he might be able to install three panels onto the east roof.

Prebys: States that the commission should not have a problem with that.

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. Staff took photos on 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval. No response as of 3/24/15; HDC advised staff to send another letter.

Staff sent letter on 3/31/15. No response as of 4/14/15. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs. Staff sent letter on 6/10/15.

525 N Huron: Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Commission advised staff to send additional letter on 5/26/15.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting. Staff sent a letter on 6/10/15.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding. Staff took photos and shared with Commission on 6/23/15. Gutters were returned, however crown molding is still missing.

35 S Huron: No update.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids. HDC approved a project to repair/restore barn in June.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring. Staff took photos on 6/23/15, fence is still unpainted. HDC advised staff to send out letter 6/23/15.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15. Commission advised staff to send additional letter on 5/26/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out

letter on 3/12/15 requesting more info. Staff took photos on 3/25/15. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)", and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be send to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission. HDC advised staff to send a letter on 6/9/15.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15. Staff noticed a fence was installed as of 5/12/15 and took photos and shared with the Commission. As of 5/26/15 part of the original fence was reinstalled; it was repainted black however, the gate is still missing. Commission advised staff to send a letter on 5/26/15 asking about when it will be reinstalled. Gate was reinstalled on property, staff took photos. This matter is considered closed.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15. Staff received a response from the owner on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps. Staff sent a second notice on 6/10/15.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff was advised to send a letter on 6/23/15.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 9, 2015

Motion: Pettit (second: Lindsay) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:06 pm