

1. Historic District Commission Regular Meeting

Documents:

[HDC MEETING PACKET 3-26-2019.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, March 12, 2019 - 7:00 p.m.
Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

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

Mike Davis, Jr., Chair	P	A
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	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. 104 S Huron | Solar Panel Installation |
| 2. 422 N River | Repaint |

C. STUDY ITEMS

- | | |
|------------------------------|---|
| 1. 414 N River | Siding restoration and fenestration repair/replacement |
| 2. 116-118 W Michigan | Changes to earlier approved façade design |

D. ADMINISTRATIVE APPROVALS

- | | |
|--------------------------|-------------------------|
| 1. 520 N Hamilton | Roof replacement |
|--------------------------|-------------------------|

E. OTHER BUSINESS

- | |
|---|
| 1. Memo: Lighting in Historic Districts |
| 2. Resolution to Support Michigan Historic Tax Credits |

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 8. Approval of the minutes of February 26, 2019**

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.



HDC Work Permit Staff Review

Property address: 104 S Huron

Property History: The property includes a house that is contributing to the historic district. The house is a late-nineteenth century Free Classic Queen Anne that features distinctive elements, including: a full façade porch with columns stone piers, and a balustrade; cladding variation between the first and second stories (clapboard and wood shingles); and cornice returns in the gable ends.

Date of Application: March 11, 2019

Date of Review: March 20, 2019

Date of Meeting: March 26, 2019

Proposed work: Installation of 12 300W solar panels on the south roof slope of the rear western-most ell of the building. The power supply connecter will enter the building at the location of current utility lines, which is located on the west elevation. The solar inverter will also be located on the west elevation near the utility meter.

Materials: SolarWorld 300W panels and SolarEdge inverter

Staff review:

1. Applicant lists installation of 12 solar panels on the south slope of the rear ell (design attached). The roof structure is supported primarily by 2'x6' rafters on 24" spacing, and 2'x4' Rafters with 24" spacing
2. The solar arrays and inverter are to be positioned on the rear of the building, largely out of view from the right-of-way on Huron Street, obscured by adjacent buildings and mature trees.
3. Staff conducted a site visit and concurs with the limited view shed the applicant identified in the provided photos.
4. This project was brought to the HDC as a Study Item on March 12, 2019. The Commissioners present spoke

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

positively about the project as it was proposed at the time.

- a. The Work Permit Application does not appear to vary from the application submitted as a Study Item on 3/12/2019

Relevant Secretary of the Interior's Standards:

#2, #10.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 104 S Huron as submitted in the application dated March 11, 2019 for the installation of 12 300W SolarWorld panels on the south roof slope on the rear west ell, and installation of a SolarEdge inverter on the west elevation.

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

104 S. Huron

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Gail Wolkoff

Address

104 S. Huron

City

Ypsilanti

State

Michigan

Zip

48197

Phone

(734)-358-1402

E-Mail

gail@educateyouthpsi.org

Contractor

Contractor Name & Contact Info

Katie Bertcher, UnivMichigan Student is running the project, kbertch@umich.edu,

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

We would like to put 12 solar panles on the back South West roof of our building at 104 S. Huron. The panels will not be visible from the street and will fully power the Educate Youth non-profit on the first floor. The power from the 12 300W panels will be run down the back of the building to the South East corner and enter the building where the power from utility company enters the building. There will also be a 3.6kW SoalrEdge inverter on the back of the building near the utility meter.

The building is owned by AWWNA LLC.
Pictures of the proposed project attached.

Materials (for paint include color chips or samples with application):

The project will be using SolarWorld 300W panels and SolarEdge inverter.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$6000

Permit fee:

\$35 + \$5 = \$40

Signature

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

I further affirm that 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.

Date:

March 4, 2019

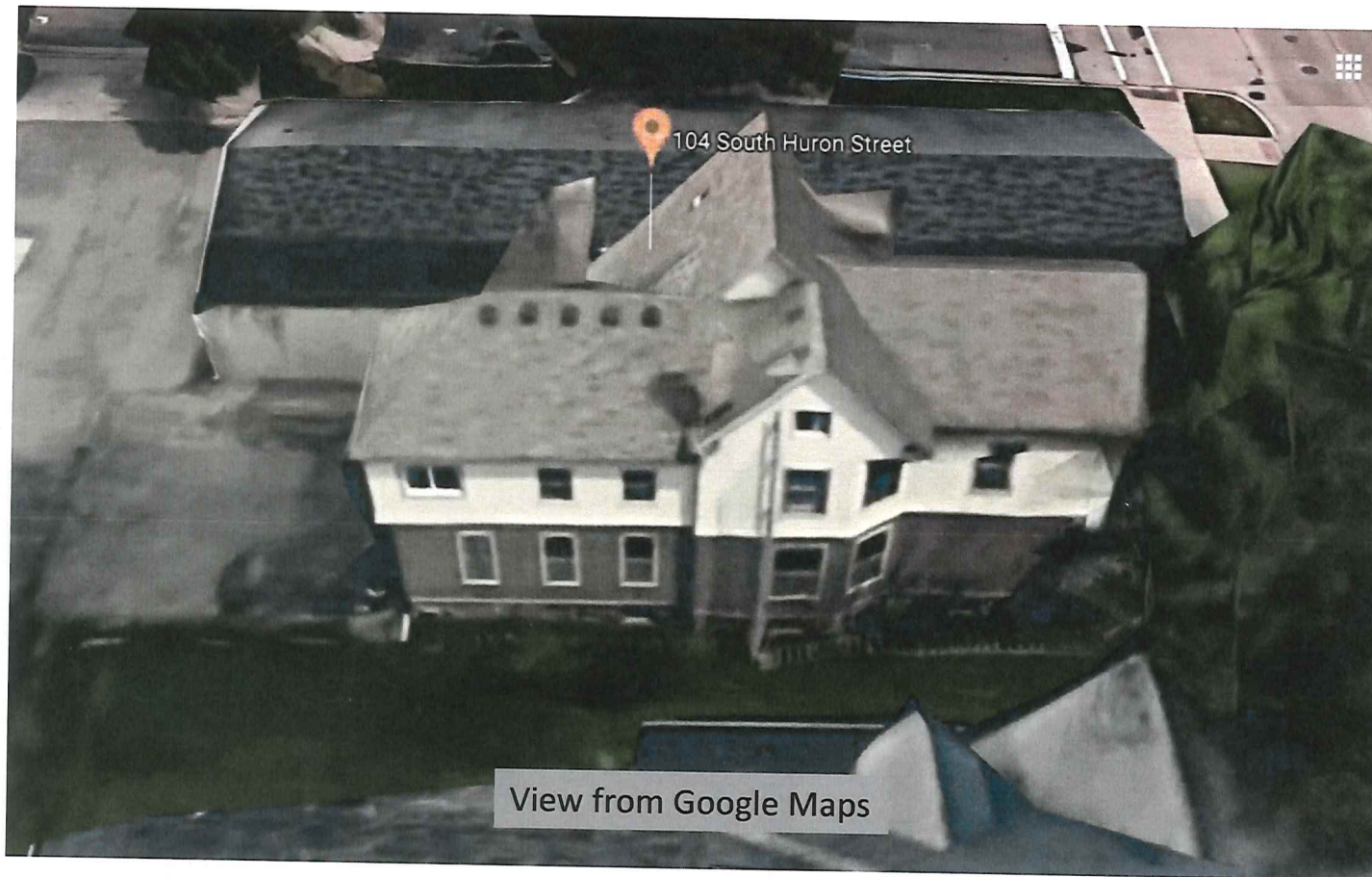
Print Name:

Gail Wolkoff

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

Solar Design for 104 S. Huron

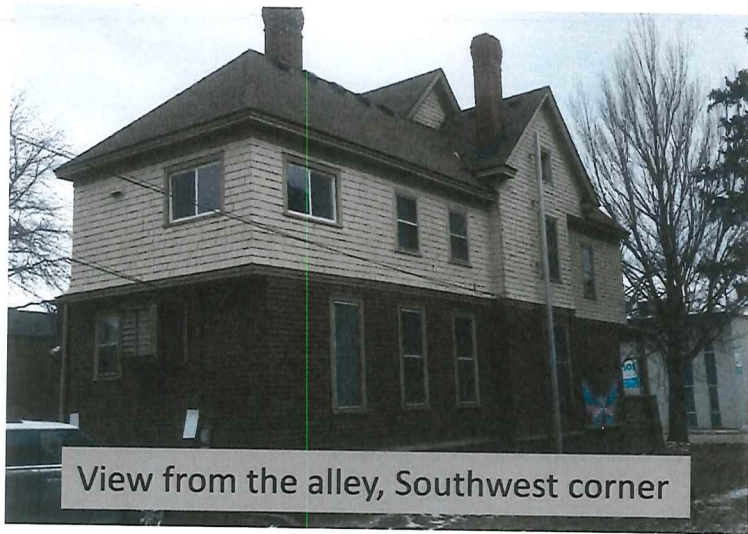


Solar Design for 104 S. Huron

Power consumption 3212 kWh per year, 8.8 kWh per day
Ypsilanti gets 4 hours of peak sun

$8.8 \text{ kWh} / 4 \text{ hours} = 2.2 \text{ kW}$ of solar panels with perfect positioning
Using 3.6 to account for electrical losses and chimney shading
 $12 \times 300\text{W panels} / 1000 = 3.6\text{kW}$ of solar power
2 rows of 6 panels (need to verify the roof's dimensions.)

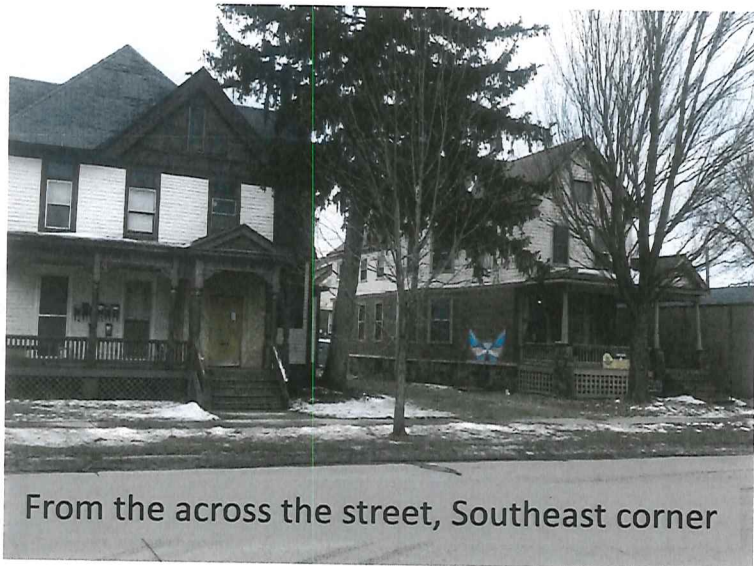
The majority of the roof has 2x6 rafters on 24" spacing with a small section on the west that has 2x4 rafters on 24" spacing.



View from the alley, Southwest corner



View from sidewalk, Southeast corner

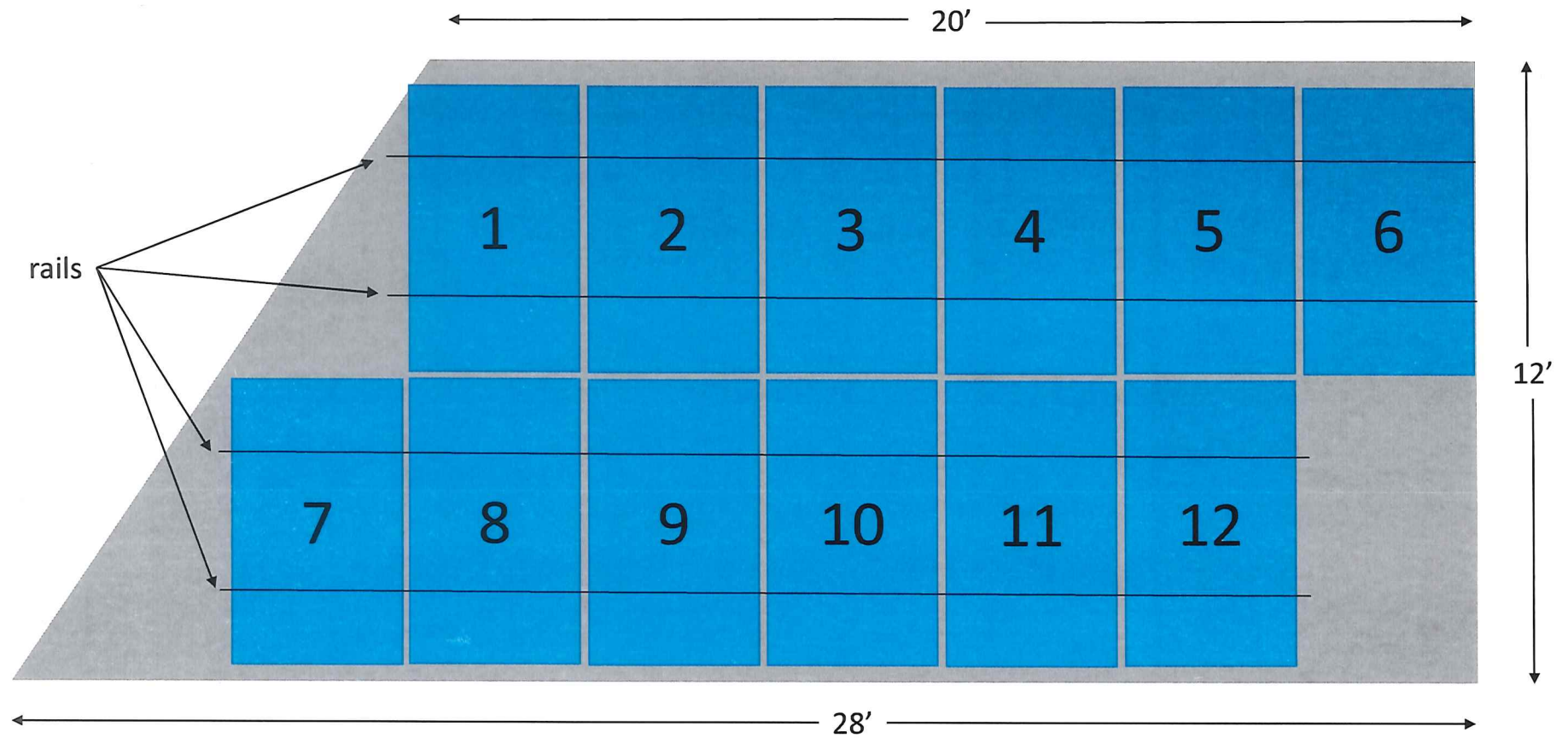


From the across the street, Southeast corner

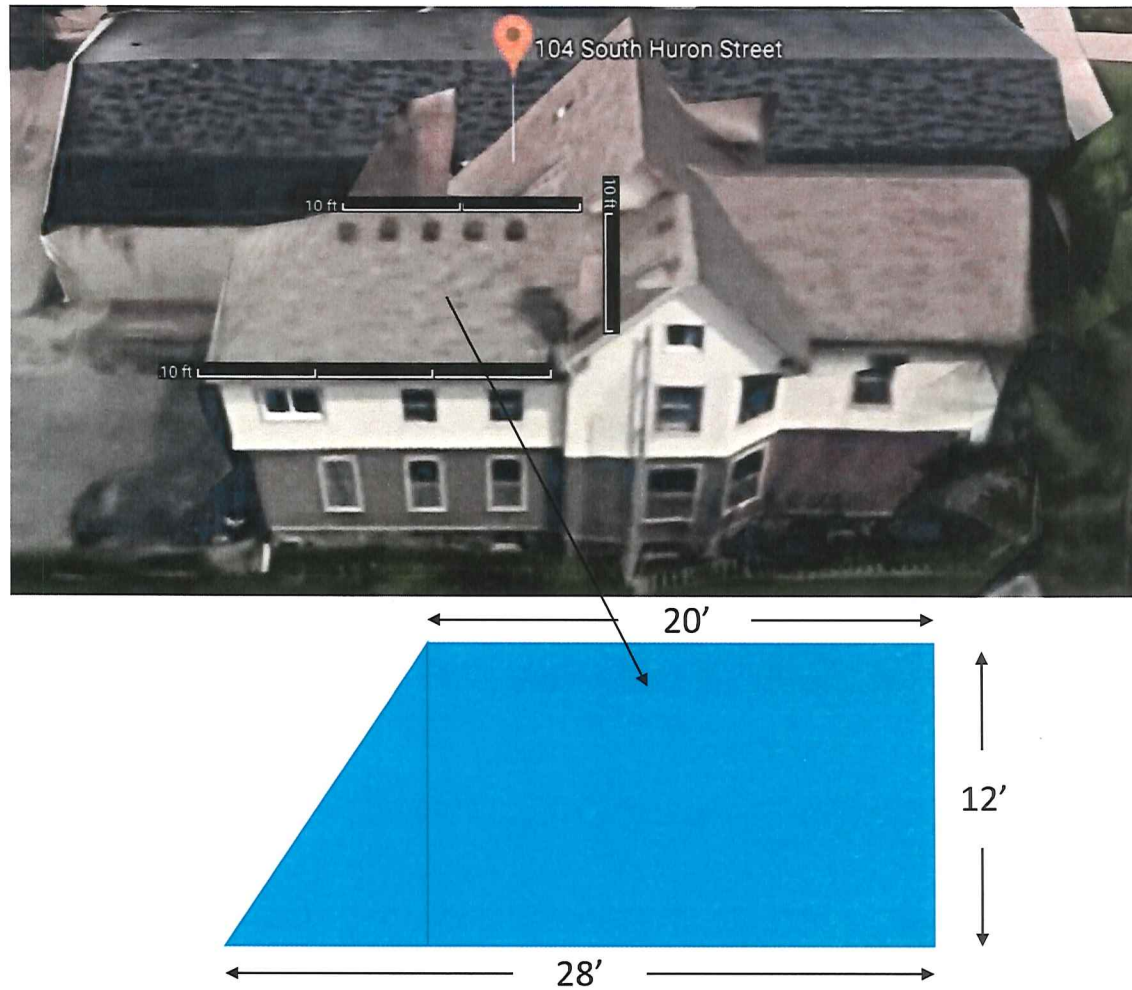


View from across the street, East

Solar Design for 104 S. Huron



Solar Design for 104 S. Huron



Solar Design for 104 S. Huron



Solar Design for 104 S. Huron

12 solar panels





104 S Huron, Facing Northeast to South and West Elevations. Location of Solar Inverter Circled in Blue



HDC Work Permit Staff Review

Property address: 422 N River

Property History: The property includes a house that is contributing to the historic district. The house is a mid-nineteenth century Greek Revival-style building. Among its distinctive features are a classical door surround with sidelights and a transom; and bracketed porch columns.

Date of Application: March 19, 2019

Date of Review: March 20, 2019

Date of Meeting: March 26, 2019

Proposed work: Scraping and painting the exterior.

Materials: Valspar Paint

Staff review:

1. Applicant lists removing the current paint with scraping tools.
2. Applicant will repaint the exterior with a base of Stone Mason Gray, trim of Cool Gray, and exterior doors in Golden Meadow (yellow). A sample card is included in the packet. See staff for the original.
3. Current colors are a base of light blue; trim in purple and lavender; and fenestration and porch columns in cream.
4. Staff did not identify historic-period color photos for the property.
 - a. The earliest color photo available of the building dates to 1999 and shows a dark gray exterior with white trim (attached).
5. The HDC may recommend that the applicant consider painting the windows to match the doors, so that there are three colors consistently displayed on the exterior; base, trim, and sash.

Relevant Secretary of the Interior's Standards:

1. Use property for original purpose or provide compatible use with minimal alteration.

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#7, #9, #10.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 422 N River as submitted in the application dated March 19, 2019 for removal of the painted exterior using standard scraping tools, and repainting with Valspar paint with a base of Mason Gray, trim of Cool Gray, and doors in Golden Meadow.

Prepared by:

Scott E. Slagor, Preservation Planner



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

3/19

Meeting Date:

3/26

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

422 North River, Ypsilanti, MI 48198

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Kristin Perkins

Address

217 Woodward St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-904-9362

E-Mail

Kristin@kristinperkins.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☒ Painting
☐ Other
☐ Application Amendment

RECEIVED

Complete Description of Proposed Work:

Paint exterior of house - body and trim.
House will be prepared using scraping tools.

Siding →	4008-1C Stone Mason Gray	Valspar
		
trim →	7006-10 Cool Gray	doors ←
	3008-3B Golden Meadow	

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

I further affirm that 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.

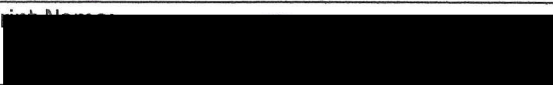
Signature:



Date:

3-18-2019

Print Name:



If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



7100-51-2014

Photos on file at the Planning Office Showing 422 N River in 1999



Study item



City of Ypsilanti
Historic District Commission
Work Permit Application

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Property

Address

414 N. River

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Irmgard Gelletly

Address

921 Sheridan

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-483-5458

E-Mail

irm@provide.net

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

- Remove old asphalt siding
3 sides (W, N, S) have clapboard underneath
On 2 story building (east end has plywood underneath)
1 story addition only has plywood underneath.
- As conditions allow, repair old siding and repaint, or replace what can't be repaired.
Whole back part + damaged South side
use cement board to match.
- 1st floor windows need repair or replacement

Materials (for paint include color chips or samples with application):

Apt #1 (back door) needs replacing as the 2 parts of the building shift with frost heaving shallow foundation

Permit Application Fee (action items only)

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Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

I further affirm that 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.

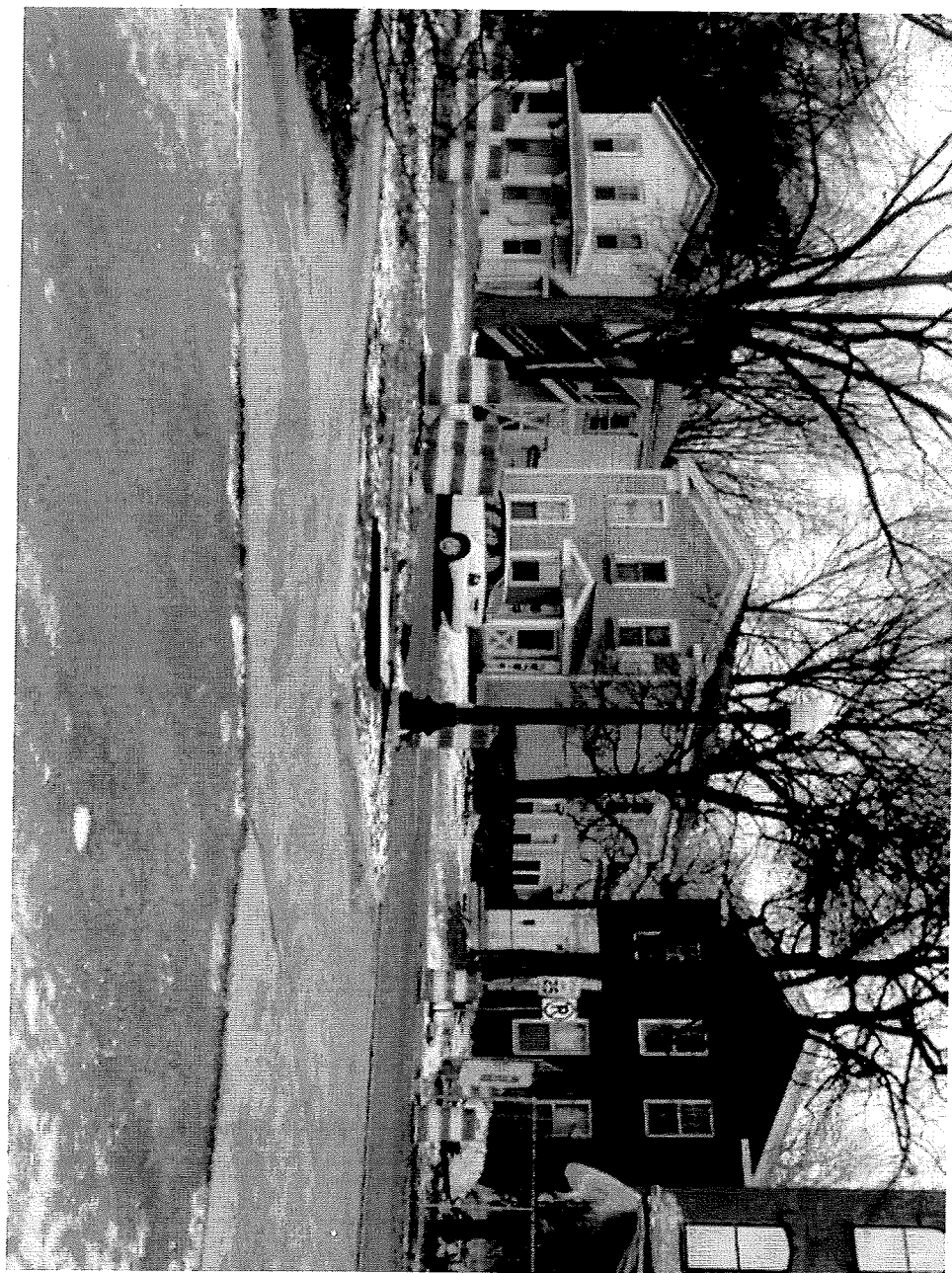
Signature:

Date:

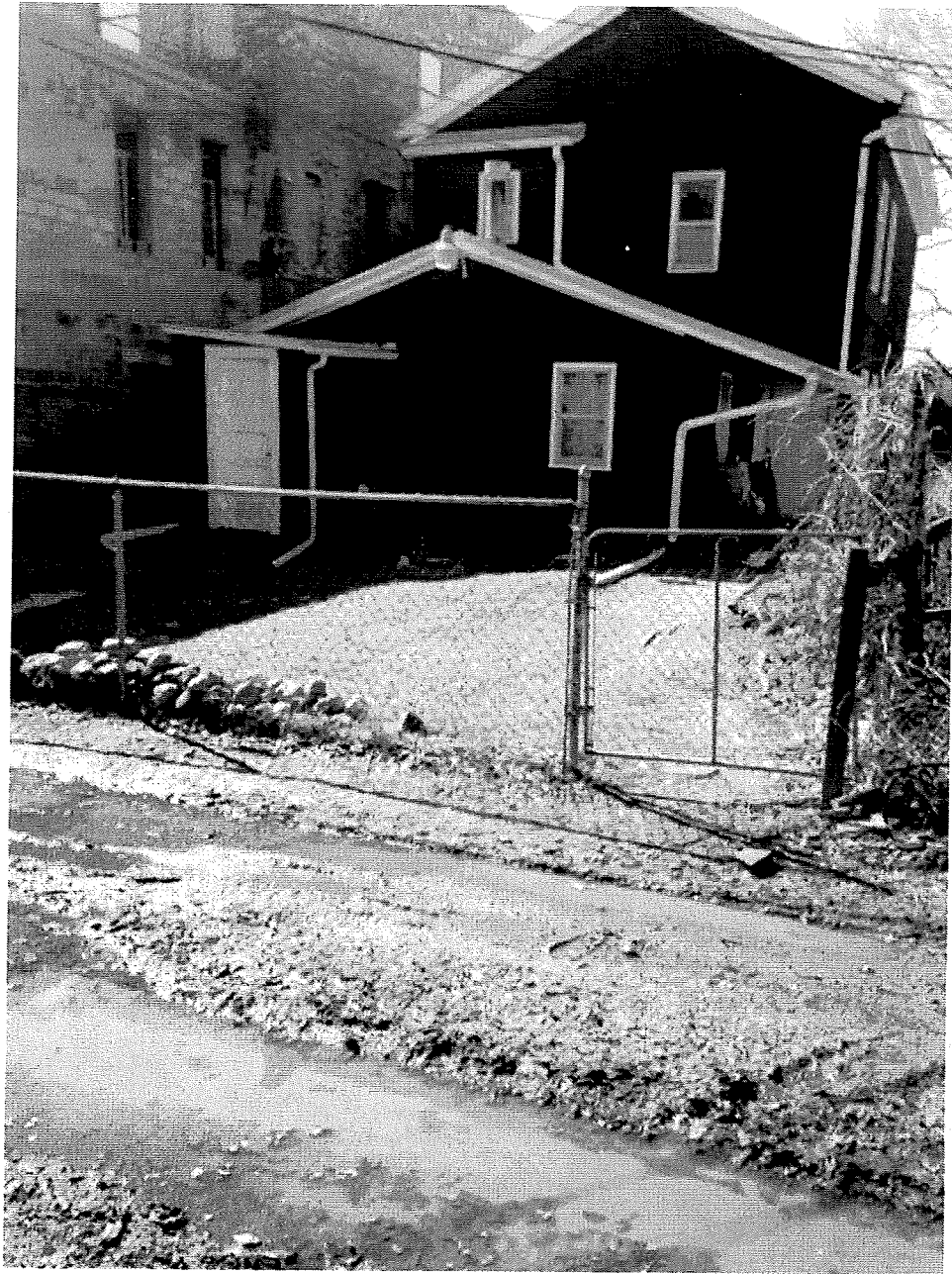
Print Name:

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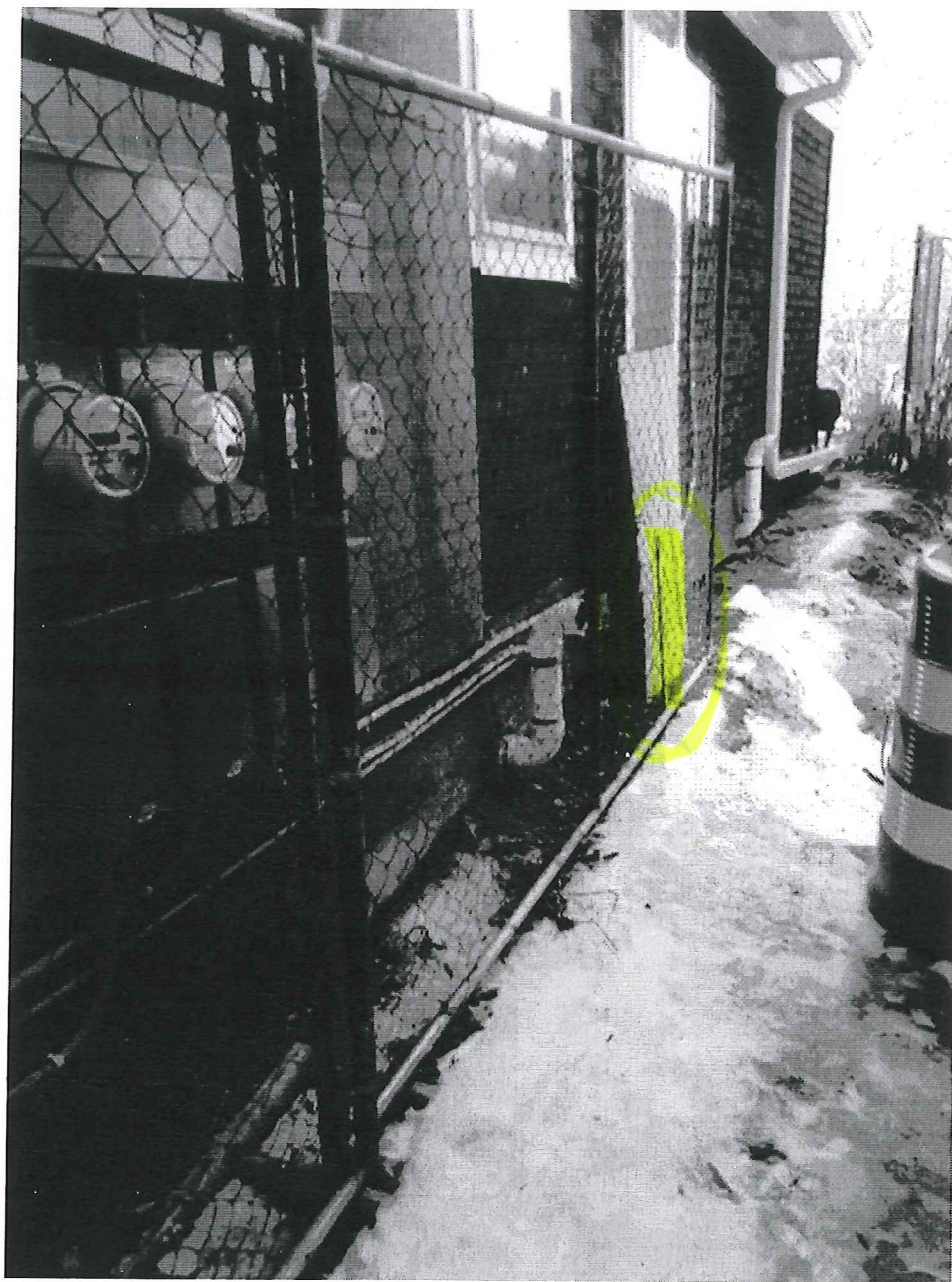
All other necessary approvals and permits must be acquired before beginning work.



414 ↓







Property
line marker
in yellow







City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

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Property

Address

520 N. Hamilton

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Martin Nyrkkanen

Address

7795 Crane Rd.

City

Ypsilanti

State

Mi

Zip

48197

Phone / Fax

734-564-2125

E-Mail

keysmgmt@comcast.net

Contractor

Contractor Name & Contact Info

TBD

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

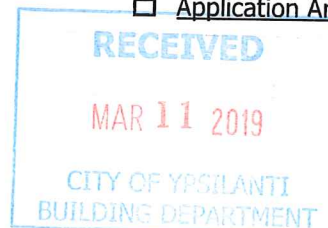
☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment



Complete Description of Proposed Work:

Remove current shingles and replace with new dimensional shingles, Decking to be replaced as needed. Ridge Vents. Drip Edge, black. Work being done per Mr. Daniels in Building/Housing Dept

Materials (for paint include color chips or samples with application):

Tamko Heritage (All Black) Architectural Shingle

Permit Application Fee (action items only)

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Construction Cost:

5000.00

Permit fee:

\$35 + _____ = \$401⁻

Signature

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I further affirm that 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.

Signature



Date:

3/5/19

Print Name:

Marty Nyrkkanen

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All other necessary approvals and permits must be acquired before beginning work.

TAMKO HERITAGE METRIC ALGAE RELIEF 3BUNDLE RUSTIC BLACK
 Other products by [Tamko \(/Vendors/Tamko\)](#)



Product# 77060082

Brand TAMKO

Series HERITAGE MET

Color RUSTIC BLACK

Durability AR

Stock?:

[Sign In \(/Login/Login?ReturnUrl=/productDetail/TAMKO HERITAGE METRIC ALGAE RELIEF 3BUNDLE RUSTIC BLACK 77060082\)](#) to see this product's availability at Your Branch

Note:

Not all products are available in all locations. We will work To suggest alternatives if we Do Not stock the exact products requested at your location.

[Sign In \(/Login/Login?ReturnUrl=/productDetail/TAMKO HERITAGE METRIC ALGAE RELIEF 3BUNDLE RUSTIC BLACK 77060082\)](#) to add this item to your Favorites Products List.

[Sign In \(/Login/Login?ReturnUrl=/productDetail/TAMKO HERITAGE METRIC ALGAE RELIEF 3BUNDLE RUSTIC BLACK 77060082\)](#) to add this item to Order / Quote now.

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DESCRIPTION

Heritage® Shingles are timeless favorites that have captured the admiration of homeowners for years. As part of TAMKO's American Heritage Series, they offer the rustic beauty of wood without the high cost and safety concerns.

- 30-year Limited Warranty
- 15-year Full Start
- 5-year Limited Transferability
- 10-year limited Algae Relief-Algae cleaning warranty*
- 15-year limited warranty against damage from wind up to 130 mph**

Accessories

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Staff Photos 520 N Hamilton, Showing Current Roof Conditions



520 N Hamilton, Facing Northeast to Facade and South Elevation



520 N Hamilton, Facing Southeast to Facade and North Elevation



520 N Hamilton, Facing Southwest to North and West Elevations



Memo

To: HDC

From: Scott Slagor, Preservation Planner

Date: March 26, 2019

Subject: Lighting in Historic Districts

- At the March 12, 2019 HDC meeting, the Commission requested that Staff investigate standards for exterior lighting, and interior lighting that affects the exterior (i.e. storefront lighting) in historic districts. The HDC cited that they have had difficulty evaluating the appropriateness of modern LED light fixtures as many emit a bright white light that can be harsh, intrusive to neighbors, and historically inappropriate.
- Staff posed the question to both an online Preservation Professionals forum and to other staff within the Ypsilanti Planning and Economic Development Department.
- The overwhelming response from professionals around the country is that lighting standards are handled through the Zoning Ordinance and HDCs generally do not have separate standards for the historic districts beyond the design of the light fixtures themselves.
- The forum identified one community with illumination guidelines specific to the historic district, the French Quarter in New Orleans, Louisiana. However, because these are guidelines and not enforceable standards, the property owners would ultimately comply with the zoning regulations.
- Locally, lighting is regulated through Section 122-609 of the Zoning Ordinance, which states:
 - Sec. 122-609. Lighting.
 - (a) Parking and loading facilities, building entrances, and building exits used during night-time hours shall be artificially illuminated.
 - (b) All outdoor lighting must be so designed and arranged so as not to shine on adjacent properties or occupied dwellings, or adversely impact vehicular or pedestrian traffic on nearby streets, drives, walkways, or general rights-of-way. (1) Outdoor lighting originating on a site may not exceed one-half (0.5) footcandle at the lot line. (2) Light fixtures must be full cutoff.
 - (c) Outdoor lighting fixtures must not exceed 30 feet in height or the height of the principal building on the site, whichever is less. For development sites abutting lots zoned for one and two-family residential uses, lights must not exceed a height of 16 ft. The Planning Commission may modify the height restrictions in commercial and industrial districts, based on consideration of the

following: the position and height of buildings, the character of the proposed use; and the character of surrounding land uses.

(d) Where outdoor lighting is required by this chapter, the light intensity provided at ground level must be a minimum of one-third (0.3) footcandle anywhere in the area to be illuminated. Light intensity must average a minimum of one-half (0.5) footcandle over the entire area, measured five feet above the surface. Motionactivated lights are permitted, provided that the maximum levels are not exceeded and the lighting is kept in good working order.

(e) Ornamental lighting. (1) Lighting placed inside a building but designed to be seen from the exterior, such as neon tubing outlining windows, is permitted; however, flashing or "chasing" effects are prohibited. (2) Uplighting intended to highlight ornamental features of a building or landscape is permitted, subject to the Building Code, provided that light output is not designed to exceed 400 lumens per fixture nor a color temperature of 3000K

- Enforcement of lighting standards is managed by officers in the Ordinance Enforcement division of the Ypsilanti Police Department. The officers have light meters to measure illumination. If a property is suspected to be out of compliance the Ordinance Enforcement division should be contacted at (734) 482-2061.



March 26, 2019

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

**A Resolution in Support of the Reinstatement of State Historic Tax Credits
Senate Bill 54/ House Bill 4100**

WHEREAS, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and

WHEREAS, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,

WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS, demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

WHEREAS, development and redevelopment within established villages, townships and cities is encouraged by Governor Whitmer; and

WHEREAS, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and

WHEREAS, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

WHEREAS, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS, the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties;

NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission of the City of Ypsilanti endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS - None

NEW BUSINESS

301 Maple

**Window replacement.*

1

Discussion: Manion: Stated that the property owners are looking to replace 13 windows and add window on the east elevation of the house where there was none previously. New windows will be insert replacement windows, placed within the existing frames. The existing sashes will be removed as well as interior stops. The windows will be installed from the exterior of the house. A slight aluminum trim will be used to cover the blind stop only. Existing exterior trim will remain. Current aluminum storm windows will be removed permanently. New windows will have screens.

Schmiedeke: Asked if there will be a reduction in glass size.

Manion: Glass size is to be very similar to the aluminum storms that are there now. The new window glass will be slightly smaller than the existing window sash, but not a change from what can be seen now behind the storm windows. Therefore, no change in visible glass from the exterior.

Stevenson: Asked for clarification that there will be a reduction in glass.

Manion: Confirmed.

Stevenson: Stated concern for the reduced glass size.

Davis: Asked for an estimate of how much glass will be reduced.

Manion: Stated about an inch total on the width and inch total on the height.

Prebys: Stated he has no problem with the insert of the new window from the exterior, however he was concerned that the inserts will cause a reduction in glass size.

Manion: Stated that the proposed replacement windows would be nearly identical to those approved at 114 N River Street, which were installed last year with Marvin inserts that resulted in a slight reduction in glass size. New windows at 301 Maple will be trimmed the same as 114 N River. Photo is provided in the agenda packet.

Davis: Stated that repair versus replacement of windows is something that the commission always considers and discusses, and for this property, whether the reduction in glass is appropriate.

Stevenson: Asked if there were photos documenting the condition of the current windows.

Adriaan VanVelden: Stated that for the most part the windows are inoperable.

Stevenson: Asked that while the windows are inoperable, are they savable? With repair, they could become operable again.

Paula VanVelden: Stated that she cannot operate the current windows when her husband is not there to help her because of a physical condition with her right hand.

[Discussion re: window color]

Manion: Confirmed the new windows will be white.

Schmiedeke: Asked to see the sample window Manion brought to the meeting.

[Discussion re: sample window in relation to proposed new windows]

Davis: Asked if the proposed windows were installed, could they easily be replaced by a future home-owner who wanted to restore the full extent of the glass.

Manion: Stated that the existing window frames will remain in-place, making it possible to remove the sashes to make future changes.

Lindsay: State concern that the new frame from the inserted windows causes an additional reduction in glass, as does the new proposed mullion pattern [new windows proposed as two-over-two].

[Discussion re: the proposed window mullion pattern]

Paula VanVelden: Stated that another problem with the windows is that they ice over in the window and cannot be seen through.

Davis: Asked Manion if he could do one-over-one windows.

Manion: Confirmed.

[Discussion re: the proposed window mullion pattern and reduction of glass; comparing the windows at 114 N River to the sample window provided by Manion]

Lindsay: Asked if the applicants had considered a sash pack to repair the windows.

Adriaan Van Velden: Stated that a sash pack would not provide them with the quality windows they need, as the current windows breath like there is no glass.

Davis: Stated that to move forward with the application, maybe the commission could stipulate that the replacement windows be one-over-one as they are currently.

Adriaan VanVelden: Stated that one-over-one windows are only used on part of the house as some windows are six-over-six.

Stevenson: Stated that two-over-one might be appropriate for this house but isn't sure if two-over-two would be.

Paula VanVelden: Stated she conducted thorough research of other houses in the neighborhood and found that two-over-two windows have been used in houses of a similar style.

Davis: Stated that the issue is not so much the style of the window but the reduction of glass a two-over-two window would cause.

[Discussion re: the proposed window mullion pattern and screen removal, and comparison to 114 N River]

Prebys: Asked about the stability of fiberglass-clad wood windows.

Manion: Stated that fiberglass is one of the most stable window products available because it expands and contracts at the same rate as the glass itself.

[Discussion re: the proposed window warranty and longevity as well as the window cladding, style]

Paula VanVelden: Stated that the house next-door has two-over-two windows.

Prebys: Stated that the applicant's house has gone through many phases of alterations, including the windows. However, unless we can prove what the windows originally were, then we are being creative.

[Discussion re: the window style, in comparison to neighborhood, historical photos, and period of interpretation for the house]

Davis: Stated that the glass reduction should be minimized as much as possible and reiterated that the commission would consider one-over-one or two-over-one, but not two-over-two.

Davis: Asked commission their opinion of the proposed new window on the east elevation.

Schmiedeke: Stated the addition of the new window would be an improvement.

[Discussion re: the Commission reviewed colors, and screens, and removal of storm windows]

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the replacement of 13 windows proposed in the application submitted on February 20, 2019 with Marvin Integrity fiberglass-clad wood windows in white. The motion also approves installation of one new window in the east elevation as specified in the application. New windows are to match the size, spacing, and alignment of the extant windows so as to not interrupt the rhythm of fenestration openings. The new windows are to match as close as possible to the Marvin Integrity windows installed at 114 N River Street that were included as a photo in the submission packet. The property owners can decide if they want one-over-one or two-over-one windows.

Secretary of the Interior Standards:

#2- Do not destroy original character.

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

Approval: Unanimous. Motion Carried.

[Discussion re: The Commission explained to the applicants the process of future proposals and paint colors.]

29 E. Cross

**Repair and repaint of fire escape.*

Applicant: Gary and Carolyn McKeever, owners – Present

Discussion: Gary McKeever: State the work is required by the city and it took four months to find an architect willing to prepare drawings.

[Discussion re: The architect.]

Gary McKeever: Stated that the goal of the project is to repair the deteriorating wood.

Stevenson: Asked to clarify if they were changing anything about the fire escape or if the repair will be with in-kind materials and like-paint color.

Gary McKeever: One structural support needs to be replaced but it will be done in the same material and painted the same color.

Davis: Asked about the screening provided on the railings, related to building code.

Gary McKeever: Confirmed.

[Discussion re: The age of the fire escape, posts, and balusters]

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a notice to proceed for the work at 29 E. Cross for the repainting of the fire escape staircase on the north elevation in dark green, as it is currently, and replacement of deteriorated structural materials in kind with treated lumber as needed.

Secretary of the Interior Standards:

#6 – Repair don't replace. Replacements shall match original.

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

Approval: Unanimous. Motion Carried.

[Discussion re: The applicants discussed maintenance and painting of windows.]

32-42 N Huron

**Replacement of parapet capstone.*

Applicant: Michael Condon, contractor – Present

Discussion: Condon: Stated that the project includes replacement of the parapet capstone as the current one is disintegrating and blowing pieces into the street.

Prebys: Asked for clarification of materials.

Condon: Stated the new capstone will be precast concrete as it is currently.

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 32-42 N. Huron for the replacement of the façade parapet coping with a precast concrete capstone to match the original in size and dimension.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

#6 – Repair don't replace. Replacements shall match original.

Approval: Unanimous. Motion Carried.

330 E Forest

**Repair/replacement of windows and porch components.*

Applicant: Michael Condon, contractor – Present

Discussion: Condon: Stated that not all windows will be replaced, just the non-functional ones. On the north elevation these include the western-most windows; east elevation: all windows on the first floor; south elevation: eastern-most bank of three windows and a window that is in the closet; west elevation northern-most window.

Stevenson: Asked if new windows will be one-over-one to match the current.

Condon: Confirmed.

Stevenson: Asked if there is a frame on the porch skirting.

Condon: Stated that he believes there is a frame present that has been buried over the years and proposes installing a frame when the skirting is replaced. He also suggested a skirt with lattice that ran horizontally and vertically, rather than diagonally.

Condon: Stated that the tongue-and-groove decking he has replaced over the years in Douglas fir rots after 10 years because it has wider growth rings than historic wood. He also stated that the commission had previously approved synthetic decking. For this property Azek synthetic decking is proposed and Condon brought samples.

[Discussion: re: decking brand, longevity, and texture.]

Stevenson: Asked to clarify what a code compliant cedar railing would be.

Condon: Stated that code compliant would be 36 inches off the ground, while the current railing is only 30 inches.

[Discussion: re: railing height and balustrade options.]

Stevenson: Asked which color of decking would be used.

Condon: Stated that it has not been decided, but both options are gray.

Motion: Stevenson (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 330 E Forest for the replacement of nine windows with Jeld Wen solid wood one-over-one double-hung sashes, repair of sills, replacement of porch railing with a 36-inch code compliant cedar railing that the contractor will make compatible with the original, replacement of tongue-and-groove porch decking with Azek vintage collection decking in gray, and replacement porch skirting, which is to be framed. Columns and other structural components of the porch may be repaired and replaced as necessary.

Secretary of the Interior Standards:

#2 - Do not destroy original character.

#5 – Preserve distinctive features.

#6 – Repair don't replace. Replacements shall match original.

Approval: Unanimous. Motion Carried.

Schmiedeke: Asked Condon what is considered low pressure in pressure washing.

Condon: Stated that Usually under 200 PSI. It depends on what is being washed.

512 N Hamilton

**Roof replacement.*

Applicant: Alexandra Mrozek, owner – Present

Discussion: Mrozek: Stated that Thundervents [can vents] will be used in the roof replacement and brought photo examples of the vents.

Davis: Asked to clarify which elevation the vents would be going on.

Mrozek: Stated that they would be used on the roof and it would be visible. The contractor did not state which side of the house they will be installed.

[Discussion: re: location of thunder vents and potential for ridge vents.]

Mrozek: Contractor said the ridge vent would not work as well as can vents because the house does not have cathedral ceilings, but ridge vents could be installed.

Stevenson: Asked why the drip edge is white when the trim of the house is tan.

Mrozek: Stated that the proposed drip edge is to match paint colors approved by the HDC that have not been applied yet.

[Discussion: re: ridge vents vs. can vents.]

Stevenson: Stated that because the house has a simple gable roof, the ridge vent across the top will work well when paired with the existing vents in the attic gables. Because there are not multiple roof lines, ridge vents will work.

Mrozek: Stated there is a rear addition that is lower.

Stevenson: Stated the addition will have separate ventilation, possibly can vents.

Davis: Stated that ridge vents will save money because you will not have to cut into the roof.

[Discussion: re: ridge vents vs. can vents on the primary structure and rear addition]

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 512 N Hamilton for replacement of the roof with imperial black Thunderguard shingles, black flashing, a white drip edge to match the upcoming paint colors, a ridge vent on the primary two-story section of the building and Thunder vents, if necessary, may be used on the rear one-story section of the building.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion Carried.

Mrozek: Asked what the next steps were following approval.

[Discussion: The process going forward]

STUDY ITEMS—

312 N River

Applicant: Corrine Sikorski, business representative
Jan Culbertson, Contractor
Paul Manion, contractor

Discussion: Sikorski and Culbertson: Provided drawings of the proposed changes to three sets of façade doors at 308-312 N River

104 S Huron

Applicant: Katie Bertcher, University of Michigan Student
Dhruv Tatke, University of Michigan Student
Dave Strenski, Solar Ypsi

Discussion: Applicants provided photos and schematic of proposed twelve-panel solar array for the south slope of a rear section of the building at 104 S Huron.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)

None.

Discussion of Administrative Approvals

[Discussion: re: what application items staff should approve administratively and how to handle dangerous buildings, and vacant building on N. Grove Street]

Staff: Will begin to make recommendations for updating what work can be approved administratively. Staff will also investigate the status of vacant buildings.

Property Monitoring

311 N River

Stevenson: Sign has come up without approval.

Staff: Will investigate.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 22, 2019

Motion: Prebys (second: Stevenson) moved to approve the minutes of February 26, 2019.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:55 p.m.

DRAFT