

**CITY OF YPSILANTI**  
**Historic District Commission**  
**Regular Meeting Agenda**

**Tuesday, June 14, 2016**  
**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
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—none

B. NEW BUSINESS

<b>1. 232 N River St.</b>	<b>Door replacement; porch repair</b>
<b>2. 1 S Huron St.</b>	<b>Retaining wall repair</b>
<b>3. 109 S Huron St.</b>	<b>Window replacement</b>
<b>4. 513 N River St.</b>	<b>Replace concrete path with brick pavers</b>
<b>5. 201 Oak St.</b>	<b>Garage exterior wall and window work</b>
<b>6. 116 Maple St.</b>	<b>Amendment to include porch post</b>
<b>7. 10 N Washington St.</b>	<b>Step, sign, and door install</b>

C. STUDY ITEMS

<b>8. 108 Buffalo St.</b>	<b>Window Replacement</b>
<b>9. 220 N Huron St</b>	<b>Sign Replacement</b>
<b>10. 410 N Huron St.</b>	<b>Various Projects</b>
<b>11. 209 Pearl St.</b>	<b>Window repair/restoration</b>

D. ADMINISTRATIVE APPROVALS

<b>12. 106 S Huron St.</b>	<b>Reroof</b>
<b>13. 317 W Cross St.</b>	<b>Reroof</b>

E. OTHER BUSINESS

**14. Property Monitoring**  
**15. Updated on Michigan Places Matter/This Place Matters**

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

Approval of the minutes of May 24, 2016

**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.*