



## City of Ypsilanti Historic District Commission

### Permit Application Review Criteria

#### I U.S. Department of the Interior, National Park Service

The Secretary of the Interior has defined ten standards concerning the preservation and rehabilitation of historic structures. Many historic district commissions around the country, including Ypsilanti's, refer to these standards in evaluating local permit applications as well. A full discussion of the NPS standards is online at <http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>. A summary appears below.

- 1. Use Property for original purpose or provide compatible use with minimal alteration.** Every reasonable effort shall be made to provide compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- 2. Do not destroy original character. Do not remove or alter historic material or features.** The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3. Do not imitate earlier styles.** All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4. Preserve significant changes acquired over time.** Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5. Preserve distinctive features.** Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
- 6. Repair, don't replace.** Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 7. Clean building gently—no sandblasting.** The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

- 8. Preserve archeological resources.** Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any property.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.** Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and character of the property, neighborhood, or environment.
- 10. New work shall be removable.** Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

## **II City of Ypsilanti Code, Chapter 54, Historic Preservation**

These additional design criteria are established in Ypsilanti's historic district ordinance.

1. The proposed height should be within ten percent of the average height of existing adjacent historic resources.
2. The proposed setback should not be more than five percent in front of or behind the existing setback of adjacent historic resources.
3. The relationship of the height to the width of the front facade should be consistent with the pattern established by existing adjacent historic resources.
4. The relationship of the height to the width of windows, doors and other openings should be consistent with the pattern established by existing adjacent historic resources.
5. The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent historic resources.
6. The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent historic resources.
7. The rhythm created by the placement of sidewalks, entrances, steps, porches and canopies should be consistent with the pattern established by existing adjacent historic resources.
8. The proposed construction materials should be the same type as those that have already been heavily used in existing adjacent historic resources.
9. The proposed textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent historic resources.
10. The proposed colors, whether of natural materials, such as brick and stone, or applied colors, such as paint and pre colored siding, should relate to and complement the colors used on existing adjacent historic resources.
11. No specific architectural style shall be required for the construction of a new building, addition or other structure. The proposed architectural details, including, but not limited to, cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets and iron work, should be appropriate for the style of the structure on which they are to be used and compatible with other structures in the

historic district and particularly to historic resources and sites to which they may be visually related.

12. The proposed roof shape and profile should relate to the predominant styles of existing adjacent historic resources.
13. The proposed landscape designs and choices of plant material should be appropriate to the character of the historic district and that of the involved historic resource.
14. The proposed paving (i.e., brick, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent historic resources.
15. The proposed design shall not conflict with the building code as it relates to the welfare or safety of the occupants.