

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MARCH 27, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MARCH 27, 2012 \(PDF\).PDF](#)

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MARCH 27, 2012
7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	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. **317 N. Washington**

Sign installation

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

2. **HDC Election Results**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 13, 2012

VIII. ADJOURNMENT

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Ypsilanti Historic District

Work Permit Application

Rec 14209
CHK 10187

Date filed 3.20.12 for HDC meeting date _____

Action item ☒

Study item ☐

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

Property Address 317 N Washington

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Bright Star Inc

Address 13300 Foley St.

City Detroit

State MI

Zip

48227

Phone 313-933-4460

Fax

313-933-4461

E-mail BrightStarInc@SbcGlobal.net

Owner Citgo Gas Station

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Bright Star Inc

13300 Foley St, Detroit, MI 48227

Action Items only:

Construction Cost

\$3000

Permit Application Fee

\$25

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 _____ for HDC meeting date _____

Property Address 317 N Washington

Applicant Bright Star Sign Inc

Description of proposed work (see sample applications)

Install Gas price LED indicators.

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.

[Signature]
Signature of Applicant

3-14-12
Date

For Office Use Only

CITY OF YPSILANTI
 REC#: 00015007 3/14/2012 3:15 PM
 TRAN: SIGN SIGN PERMIT
 OPER: WLE TERM: 020
 REF#: 10187
 317 N. WASHINGTON / SIGN PERMIT
 SIGN PERMITS 100.000R

BUILDING DEPARTMENT PAYMENT RECEIPT

CITY OF YPSILANTI
 REC#: 00015007 3:15 PM
 TRAN: SIGN
 OPER: WLE TERM: 020
 REF#: 10187
 317 N. WASHINGTON HDC FEE
 HDC APPLICATIONS 14209 OCR

Date: 3.15.12

Project Address: 317 N. Washington
 Name: Bright Star Inc.

☐ Bldg 101-4-3710-461-00 _____
☐ Elec 101-4-3710-461-01 _____
☐ Mech 101-4-3710-461-02 _____
☐ Plumb 101-4-3710-461-03 _____
☒ Sign 101-4-3710-461-05 100.00

☐ Animl 101-4-3710-461-06 _____
☐ Occup 101-4-3710-461-04 _____
☐ Copy 101-4-3710-607-05 _____
☐ Wtr Bnd 101-221-39 _____
☒ Other 101-4-8030-477-00 25.00
 HDC

Authorization: _____
 Tag Number: _____

Total: 125.00
 Checks: 10187
 Cash: _____

White: Treasurer's Office Copy Yellow: Building Dept. Copy

Grand Total: 125.00

COPY



City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Date: 3-14-12

SIGN APPLICATION

Business Information	Business Name and Address <u>Citgo</u>		Business Phone #		
	Owner Name and Address <u>317 N. Washington</u>		Owner Phone #		
	Owner signature (Alternately, a signed contract may be attached)				
Applicant Information	Contractor Company Name and Address <u>Bright Star Sign Inc. 13300 Foley</u>		Phone # <u>313-933-146</u>		
Sign Information	Location <u>317 N. Washington</u>		☒ Permanent ☐ Temporary	Historic District ☒ Y ☐ N	Zoning District
	Type of Sign		Dimensions		
	☐ Billboard ☐ Awning/Canopy ☐ Building Directory ☐ Menu ☐ Projecting ☐ Wall Sign ☐ Ground (pole or monument) ☐ Mural ☐ Other (specify)		☐ Residential Entry ☐ Banner ☐ Construction ☐ Inflatable ☐ Special Event ☐ Illuminated sign, electrical permit required (additional fee)		
			Sign 1 <u> </u> x <u> </u> = <u> </u> sq ft		
			Sign 2 <u> </u> x <u> </u> = <u> </u> sq ft		
			Sign 3 <u> </u> x <u> </u> = <u> </u> sq ft		
		Total Square Footage <u> </u>			
		Height (from grade)			
		Weight			
		Material(s)			
All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale. Please see attached examples.					
Building Information	Frontage		Setback		Height
Permit Information (City use only)	Notes				
	Deposit (if required)				
	Permit Fee				
	Registration Fee				
	Administration Fee				
	Total Permit Fee				
Approved					
Denied					
Applicant/Contractor Signature _____ Date _____ Building Department Signature _____ Date _____					

Memo

To: Ypsilanti Historic District Commission Members

From: Connie Locker, HDC Assistant

Date: March 16, 2012

RE: HDC Elections

The ballots for this year's Chair and Vice Chair have been collected and tallied, and the results are in. Jane Schmiedeke will return as the Chair and Hank Prebys will return as the Vice Chair.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 13, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM
Meeting Location: 4th Floor Conference Room, City Hall
Commissioners Present: Jane Schmiedeke, Hank Prebys, Michael Condon, Jennifer
Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent: Ron Rupert
Staff Present: Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (Second: Stevenson) moves to approve the agenda as submitted.
Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

301 W. Cross

Applicant: Jim Anderson, Huron Sign Co. representative (present)

Discussion: Application is for a new sign to be installed on the existing sign pole to signify the opening of a new business. The commission had previously tabled the application in order to receive additional information about the sign from the sign company.

In response to questions from the commission regarding the opacity of the proposed sign, the applicant notes that the sign will not be entirely opaque; it will, however, be muted to about 25 to 30% of the brightness of traditional Lexan. The applicant explains the sign will be much darker at night than a standard sign. The sign will also use the existing sign pole and will fit into the existing lightbox.

The commission notes that the HDC has never approved a fully lighted translucent sign in the historic district. Lighted signs have been approved only when just the letters are lit. The HDC notes that other options would be to either not light the sign at all or to attach a light to the existing pole to light the sign from the exterior.

Motion: Prebys (second: Stevenson) moves approval for the application for a new sign at 301 W. Cross. The sign will be installed on the existing sign pole and will include a face that is either not backlit or is lit from a front light utilizing indirect lighting. The design of the sign would be as presented in the submitted application materials dated March 13, 2012.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

100 W. Michigan

Applicant: Rick Napier, contractor (present)

Discussion: Application is for the installation of windows in the existing solid metal sheeting on the façade. The applicant presents new drawings with a detailed depiction of the location of the existing windows underneath the sheeting. The HDC had previously been concerned that if windows were cut into the existing window openings through the steel outer shell, they would look strange against the vertical striped colors of the steel. The applicant has identified the windows that fit into the stripes. Some of the window openings still have the original windows inside them, but the applicant notes that they will be removed and replaced with new custom fit Peachtree windows.

The HDC is concerned that the original windows will be discarded and notes the commission would prefer the steel siding to come down. Schmiedeke notes that if the original windows are still present, she must insist that the steel siding is removed and the original windows retained.

Citing the Secretary of the Interior's Standards for Rehabilitation #4 ("Preserve significant changes acquired over time") Stevenson notes that the steel siding may have reached an age where it has achieved its own level of significance. She questions if the HDC should consider the steel siding historically significant to the building. Schmiedeke points out that the current metal facade was installed to cover up the original facade and is not part of a building designed with metal cladding as an original feature.

In cutting through the steel siding to open space for the windows, the bent metal siding will fasten to the frame of the window. The commission notes its concern that the brick surrounding the window frame will be damaged. Pettit notes that the precise details of the method in which the metal will be attached to the frame should be explained to the HDC in order for the commission to determine how the process will affect the original structure underneath the siding. The commission also comments on the complicated nature of hemming and anchoring the steel.

Prebys voices concern about inflicting greater damage on the original structure but notes that compromises eventually will need to be made. He notes that approval of the application would put the building further away from the goal of removing the steel façade.

Condon notes that the proposed window placement is visually jarring, explaining that the placement wouldn't be symmetrical when everything else on the façade is symmetrical. Pettit notes that there are other examples of asymmetry in the historic district.

Motion: Pettit (second: Condon) moves approval to include the installation of six windows on the south façade of the building, to be located above the existing second story windows, in their original locations. On the east elevation, seven windows shall be installed in the original window locations

as noted on the submitted drawing dated 2/17/12 and 3/13/12. Sashes will be replaced as per submitted document number 02221201, Peachtree windows. The existing frames are to be preserved. Where existing metal façade is cut, extension jambs will be installed to attach to frame and metal siding.

Secretary of Interior Standards cited:

#5 – Preserve distinctive features.

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

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

Discussion: Henriksen believes two of the windows need to be removed in order to preserve symmetry.

Motion: Pettit (second: Condon) moves to amend his original motion to include everything as mentioned except that on the east elevation, the northernmost band of dark gray would have two windows to match the others farther south of the elevation. The two windows within the adjacent light gray band would be eliminated.

Approval: Yay: 3. Nay: 3. Motion fails.

Discussion: Stevenson notes that the existing sashes, where present, should be retained and repaired. Pettit cites that in other cases, the HDC has approved full replacement. Henriksen notes that if the motion were amended, some windows would have insulated glass and some wouldn't, so the windows would potentially look different from each other. Condon notes that there are times when it is appropriate to repair the sash, but argues that the energy efficiency gained in this "everyday use" building promotes a "usability element" of the building.

Motion: Pettit (second: Condon) offers the original motion with amendment again.

Approval: Yay: 4. Nay: 3. Motion carries.

NEW BUSINESS

400 N. River

Applicant: John and Mary Delcamp, representatives (present)

Discussion: Application is for a commemorative art project to be installed on the existing white backdrop on the Thompson Block. Photo used for the proposed mural would be one of a prior Civil War muster. The artwork, to be done by Ypsilanti High School students, would measure approximately forty feet long and would be temporary, possibly remaining at the site for up to 6 months. The mural would eventually be used at the commemorative event for the upcoming installation of a historical marker on the site. It could eventually be taken down and sold off as necessary.

The applicants ask for approval of the project and for the related application fees to be waived, as nonprofit organizations are working on the project. The HDC notes that it has no authority in regard to fees and refers the applicants to the Building Department.

Motion: Henriksen (second: Prebys) moves approval of the public art installation at the Thompson Block, 400 N. River. The artwork shall be painted on plywood and attached to the current plywood façade along the storefront. The art will commemorate the 150th anniversary of the Civil War.

Secretary of Interior Standards cited:
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

Ypsilanti Water Tower

Applicant: Student at Eastern Michigan University (present)

Discussion: The student is familiar with a foundation that supports an orphanage in his home country. The foundation is currently fundraising to obtain enough money to build a second floor for the facility and to provide property to build a school for the children residing in the orphanage.

The student wonders if it would be possible to hang a banner from the Water Tower to advertise this cause and to encourage donations. The HDC notes that the Water Tower is owned and operated by YCUA and directs him there to seek permission for the banner.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

16 N. Huron – New sign design was denied by the HDC. Property is to continue being monitored; an application for a different design is expected.

120 W. Michigan – New sign was approved by the HDC, but it was suggested that the sign not be installed until the property owner installed the planned sign board. Existing sign will not fit inside the planned sign board.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 28, 2012

Motion: Prebys (second: Henriksen) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (Second: Condon) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:45 p.m.