1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 11, 2012 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 11, 2012 (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 11, 2012
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.

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

1. **414 N. River** — Re-roofing

B. NEW BUSINESS

2. **216 N. Washington** — Re-roofing and gutters
3. **405 N. Prospect** — Signage alteration
4. **11 Oak** — Window replacement

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

5. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 28, 2012

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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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.

R# 15103

Ypsilanti Historic District

Work Permit Application

Date filed Sep 5, 2012 for HDC meeting date 9-11-12

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 216 N WASHINGTON, YPSILANTI, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name JONATHAN HOMMES

Address 213 N HURON #1, YPSILANTI, MI 48197

City YPSILANTI State MI Zip 48197

Phone 734 255 1090 Fax NONE

E-mail jonhommes@gmail.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) BILLY'S ROOFING, 27513 GRAND RIVER, LIVONIA, MI, 48152. PHONE: 734 421 9100

Action Items only:

Construction Cost $15282 **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.

↳ $45 $50

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 Sep 5, 2012 for HDC meeting date 9-11-12

Property Address 216 N WASHINGTON, YPSILANTI, MI 48197

Applicant JONATHAN HOMMES

Description of proposed work *(see sample applications)*

1. Replace old composite shingle roofing (due to age) with similar material of the same color (black.) Refer to attached comments and photographs from inspection report by Vince Santos of StepByStep Home Services. According to recommendation of inspector and roofing contractor, all existing shingles will be removed down to the wood "skip sheathing". New OSB sheating will be added.
2. Replace old or missing gutters and downspouts with ~~site~~ similar aluminum gutters.

Materials

1. 7/16" OSB sheathing.
2. 15 lb underlayment
3. Snow and ice guard under shingles around eaves (6')
4. Composite shingles: St. Gobain CertainTeed LANDMARK. (See attached product information sheet. ~~Pic~~ Proposed color: black.
5. Gutters: Aluminum seamless

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof Black (same as existing) 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 of Applicant

JONATHAN HOMMES

Sep. 5, 2012

Date

Inspection Report

Jon Hommes

Property Address:
216 N. Washington
Ypsilanti MI

StepByStep Home Services LC

Vince Santos
1470 Aberdeen St.
Canton, MI 48187

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

1.0 Picture 1

1.0 Picture 2

1.0 Picture 3

1.0 Picture 4

1.0 Picture 5

1.1 FLASHINGS

Comments: Partially Inspected

Some components of the roof such as hidden flashings are excluded from the inspection where they are behind roof or wall finishes such as valleys and wall to roof junctions. Inspector is unable to determine the presence of flashing where not visible.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

1.3 Picture 1

1.3 Picture 2

1.3 Picture 3

1.3 Picture 4

1.3 Picture 5

(2) Gutters and drain lines are needed or erosion or water intrusion can occur. Recommend installation of roof gutters where needed by a qualified contractor.

1.3 Picture 6

Styles & Materials

Roof Covering:
Asphalt/Fiberglass

Viewed roof covering from:
Binoculars

Sky Light(s):
None

Chimney (exterior):
Brick

Roof Drainage:
Metal

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5.3 Picture 5

5.3 Picture 6

5.3 Picture 7

5.4 CEILINGS (structural)

Comments: Partially Inspected

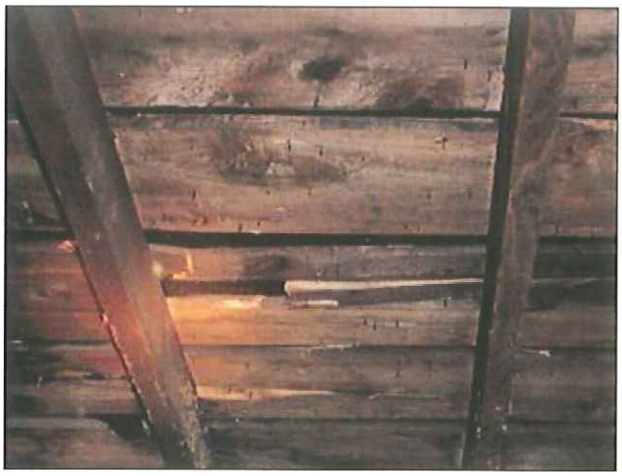
Ceiling structures were not visible due to finished materials such as drywall or drop ceiling throughout. Areas not visible are excluded from the inspection.

The furnace room ceiling was visible at the time of the inspection with no significant defects noted.

5.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

The sheathing is skip type sheathing which is commonly used with wood shakes or asphalt tiles. Installing composition shingles over skip sheathing can result in "sagging" and a "wavy" appearance on the roof. When the roof covering is replaced I recommend installing plywood or OSB decking which will increase the cost of replacement.



5.5 Picture 1

5.5 Picture 2

5.5 Picture 3

Styles & Materials

Foundation:
Brick
Stone

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Wood joists

Wall Structure:
2 X 4 Wood

Columns or Piers:
Supporting walls
Wood Beam

Ceiling Structure:
2X6

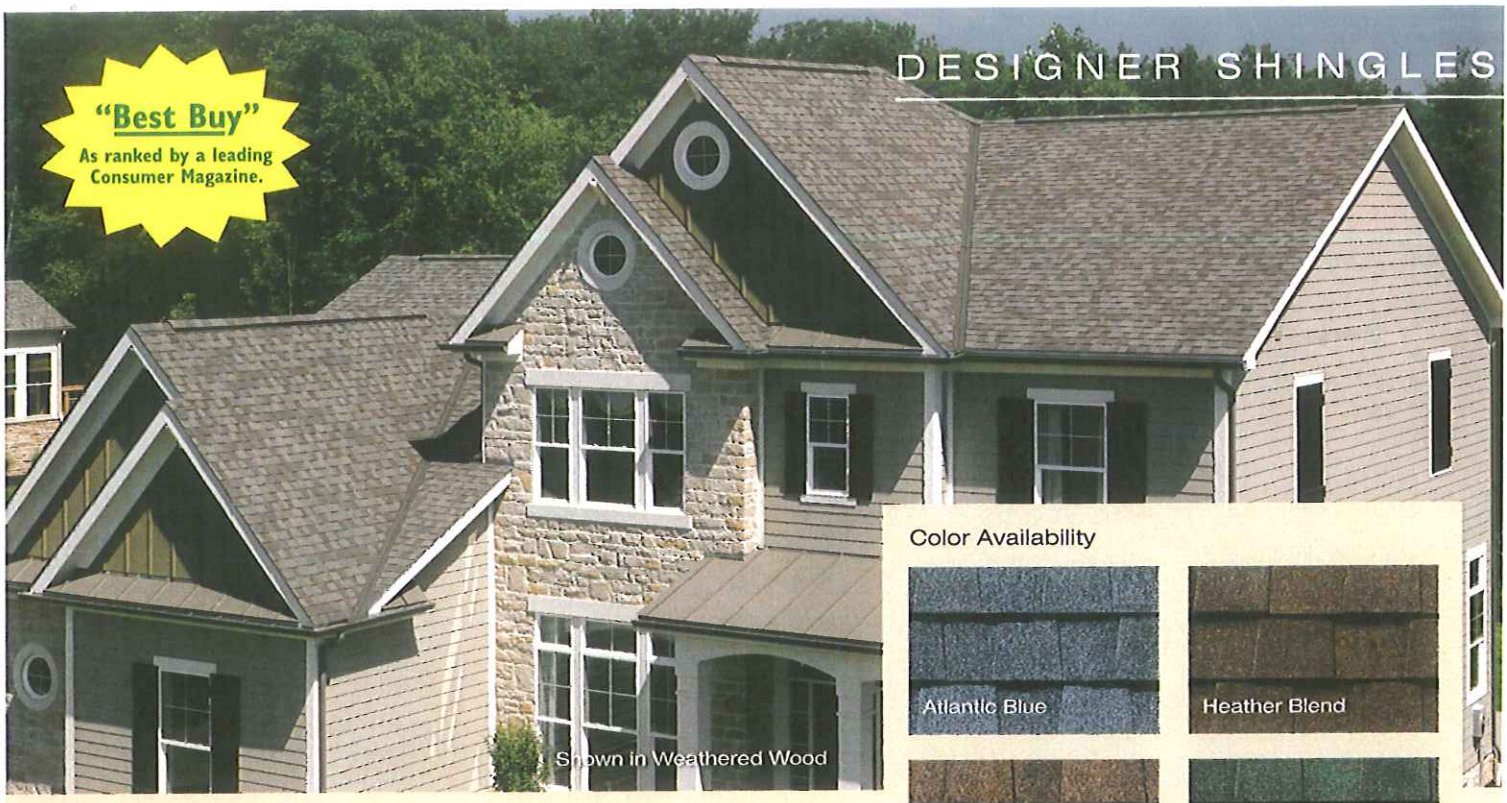
Roof Structure:
2 X 6 Rafters

Roof-Type:
Hip

Method used to observe attic:
Walked

Attic info:
Attic access

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



LANDMARK

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 240 lbs. per square
- Lifetime limited transferable warranty*
- 10-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance

Quality Standards:
- ICC-ES-ESR-1389

Color Availability

Rec 15098

Ypsilanti Historic District

Work Permit Application

Date filed 8-31-12 for HDC meeting date 9/11

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 405 N. Prospect

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Charles Way

Address 8405 S. Huron River DR.

City Ypsilanti State MI Zip 48197

Phone 734-323-4551 Fax 734 484-0034

E-mail C Way (e) @ Comcast. Net

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) MARCUS GRAY
10079 RAWSONVILLE RD BELLEVILLE 734 216-5069

Action Items only:
Construction Cost $1000.00 **Permit Application Fee** 25.00
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:

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Ypsilanti Historic District Work Permit Application

Date filed 6-31-12 for HDC meeting date _____

Property Address 405 N. PROSPECT

Applicant _____

Description of proposed work *(see sample applications)*

IN THE EXSISTING SIGN, TO REMOVE 4 OLD SIGN FACES/PANELS, REMOVE OLD LETTERING CUT-OUT OPENINGS TO ADD 4 LED MESSAGE CENTER BOARD FOR PRICES, REINSTALL

Materials

- POLYCARBONATE LEXANS SIGN PANELS
- HIGH PERFORMANCE VINYL LETTERING
- FOUR LED MESSAGE CENTER BOARD

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

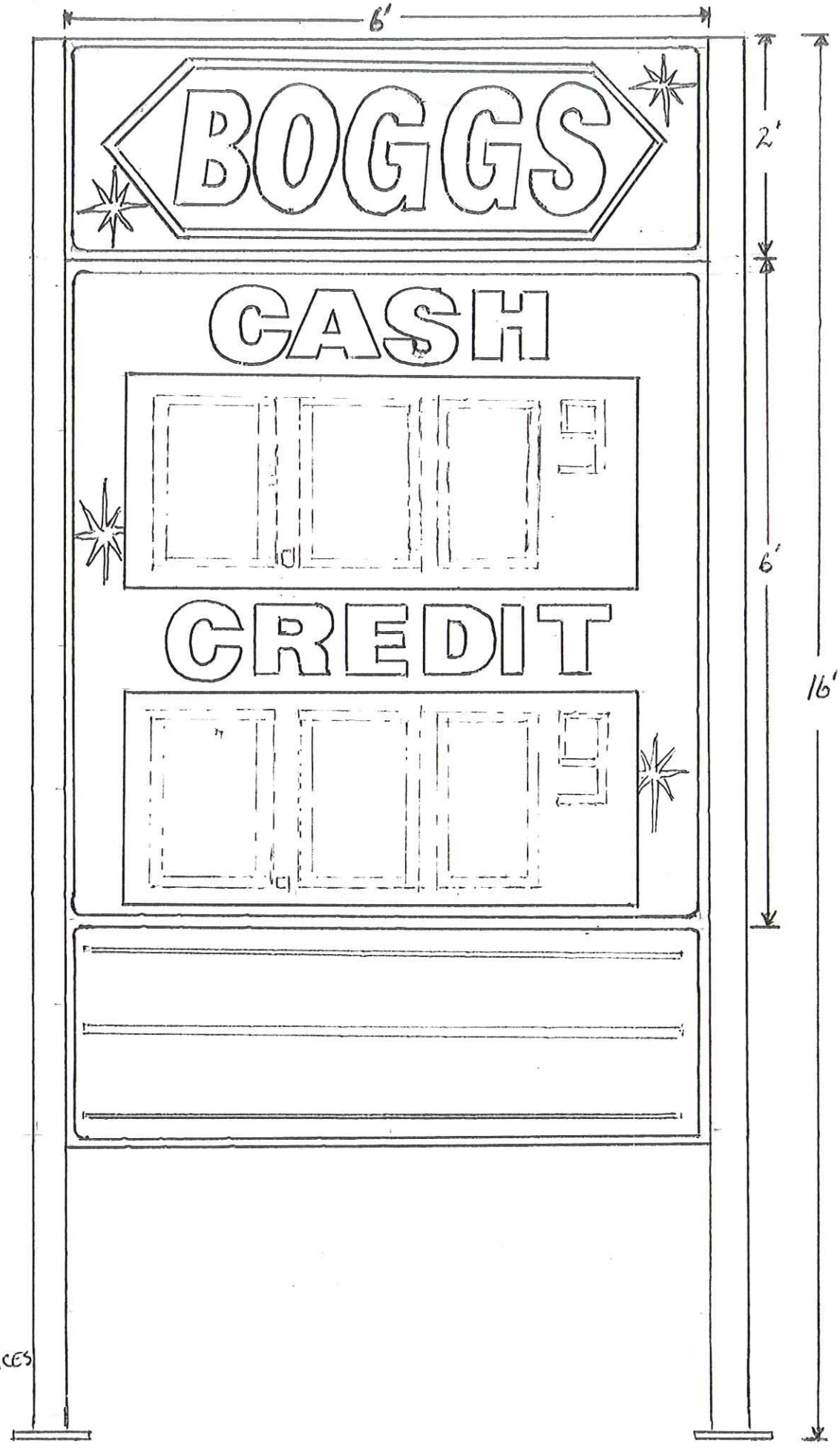
Roof _____ Other _____

☐ 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.

Charles Wang
Signature of Applicant

6-30-12
Date



NOTE:
THIS IS A
FACE CHANGE

NOT A NEW
SIGN CABINET

TWO TOP FACES

Rec. 15098

COPY

City of Ypsilanti
Building Department

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

Date: 8-31-12

SIGN APPLICATION

Business Information

Business Name and Address: Boggs Gas 405 N. Prospect — Business Phone #: 734-484-0034

Owner Name and Address: Charles Way 8405 S. Huron River DR. — Owner Phone #: 734 323-4551

Owner signature (Alternately, a signed contract may be attached): Charles Way

Applicant Information

Contractor Company Name and Address — Phone #

Sign Information

Location

☑ Permanent ☐ Temporary* (30 Day)
*Dates: From _____ to _____

Historic District ☒ Y ☐ N

Zoning

Type of Sign

- ☐ 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)

FACE REPLACEMENT

Dimensions

Sign 1 2 x 6 = 12 sq ft
Sign 2 6 x 6 = 36 sq ft
Sign 3 ___ x ___ = ___ sq ft
Total Square Footage 48

Height (from grade) 16'

Weight

Material(s) LEXAN

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

Applicant/Contractor Signature — Date

HDC Approval (if required) — Date

Planning/Zoning Signature — Date

Building Department Signature — Date

Deposit (if required) _____
Permit Fee _____
Registration Fee _____
Administration Fee _____
Total Permit Fee _____

Approved _____
Denied _____

JENNIFER

Rec. 15062

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date ~~8/14/12~~ 9/11

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 11 Oak

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name HANSONS

Address 977 E 14 MILE ROAD

City TROY State MI Zip 48083

Phone 248-581-3030 Fax 248-577-0572

E-mail _____

Owner BRIAN ELIAS
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) HANSONS 248-581-3030
977 E. 14 MILE ROAD - TROY - MI - 48083

Action Items only:
Construction Cost 1,606.00 **Permit Application Fee** 25.00
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

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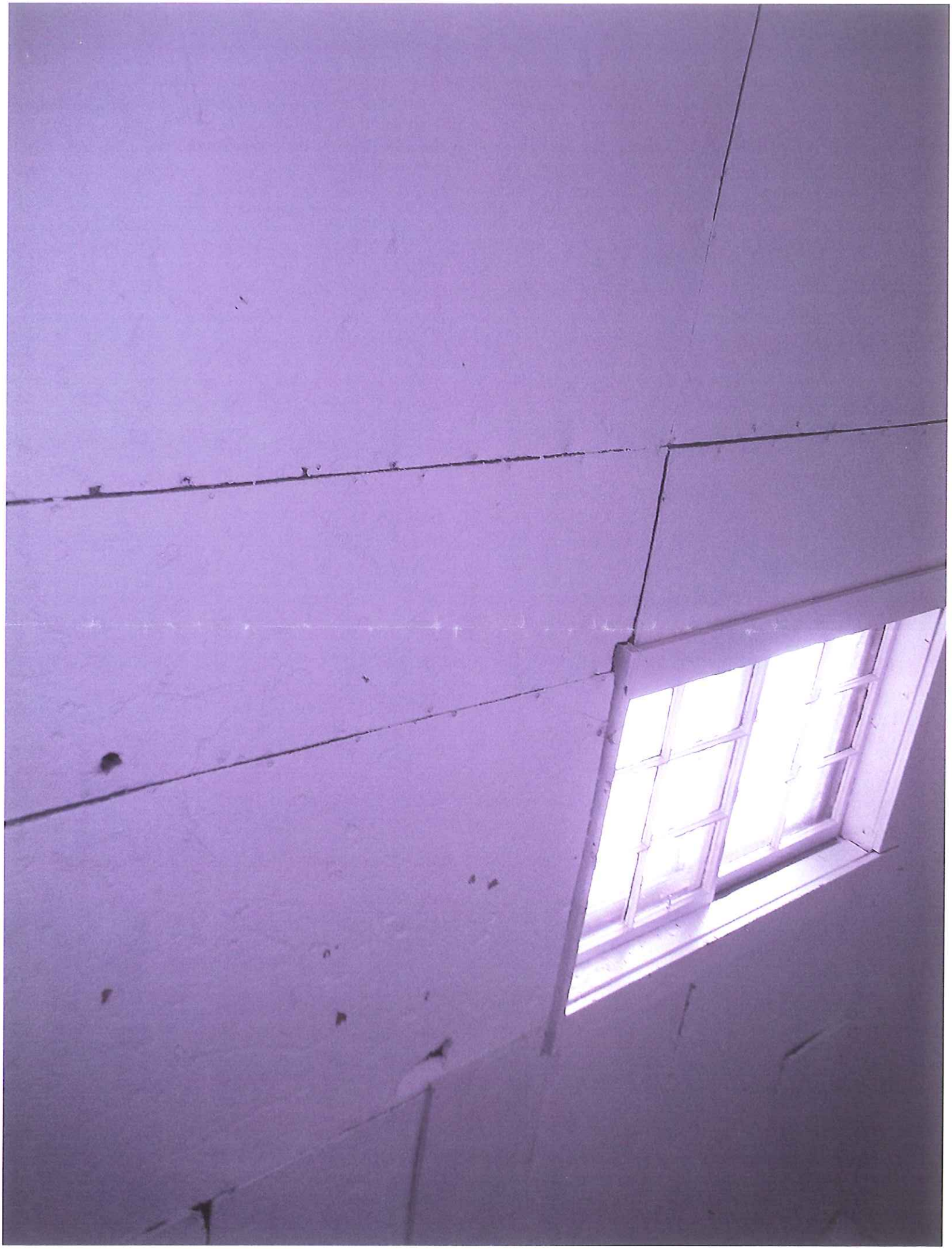

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF AUGUST 28, 2012

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion: Prebys (second: Stevenson) moves to approve the agenda.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

414 N. River

Applicant: Irmgard Gelletly, present

Discussion: Application is for new metal roofing. The HDC previously did not approve of the color applied for and suggested the applicant select a darker tone. The applicant now notes that she selected the light color to help reflect light, with the goal of helping slow the process of global warming. She notes that she is reluctant to install a roof choice she doesn't believe in and adds that the existing roof could remain for another ten years if the HDC does not approve the color choice.

The HDC asks if another lighter color choice would work instead of the selected white. It notes that it is reluctant to set a precedent for white roofing and would like to know what other color options are available.

Motion: Prebys (second: Henriksen) moves to table the application pending new color chart for proposed roofing materials.

Approval: Unanimous. Motion carries.

NEW BUSINESS

310 E. Cross

Applicant: Mary Seelhorst, owner (present)

Discussion: Application is for several items: replacement of the sidewalk and steps, and addition of a parking area.

Replacement steps would be precast concrete with matching sidewalls. Existing steps are in disrepair; the new ones would better fit the space and solve existing problems with unevenness.

The extension of the existing parking area would provide more space for the many cars which come and go at this location.

The addition of a three foot sidewalk from driveway to garage would provide access to a rear garage door.

In the past, there have been restrictions on pre-cast steps within the District. The HDC notes that in this circumstance, it has no objection to the use of them provided that there is no tread cast into the top of the steps. The plainest, cleanest profile would be ideal.

Motion: Prebys (second: Henriksen) moves approval for replacement of the steps between the city sidewalk and front walk using precast steps with smooth top surface and no bullnose profile. The parking area will be extended as shown in the submitted mortgage company survey and additional drawing. A new sidewalk will be added from the existing parking area to the personal door at the rear of the garage.

Secretary of Interior Standards cited:

#10– New work shall be removable.
#3—Do not imitate earlier styles.

Approval: Unanimous. Motion carries.

STUDY ITEMS

56 E. Cross

Applicant: Linda French and Jessica French, owners (present)

Discussion: Sidetrack restaurant owners would like to replace all the existing 2nd and 3rd floor windows on the side and the back. The replacements would be identical to the existing.

The applicants would also like to install new windows on the east side of the building where a train derailment had previously destroyed a portion of the building. Since the repair of the building, no windows have existed on that side of the building.

The applicants would like to match the new windows to the existing windows.

The HDC notes that windows to match those already at the side of the building would be a good option.

The front of the building has a door and a narrow window installed after the train hit the building; the applicants would like to remove those and install a window to match the original window which exists at the right of the building. Prebys notes that he would like to see photographs of the building prior to the train incident. He notes that Standard #4 requires the HDC to consider changes to the building acquired over time.

The HDC would also like any new window sills to match the material of the existing sills.

ADMINISTRATIVE APPROVALS

310 E. Cross

Applicant: Mary Seelhorst, owner (present)

Discussion: Staff was authorized by HDC Chair Schmiedeke to grant administrative approval for the installation of a garden shed with gable roof to replace a collapsing shed.

Motion: Prebys (second: Pettit) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 14, 2012

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

ADJOURNMENT

Motion: Prebys (second: Pettit) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45