

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA APRIL 23, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET APRIL 23, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 23, 2013
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
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING- None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 16 North Huron	Sign Alteration & Tile Removal
2. 302 E. Cross	Stair and Addition Demolition

B. NEW BUSINESS

3. 220 North Huron Street	Sign Placement
4. 309 N. Grove	Re-paint, Landscape, Porch

C. STUDY ITEMS

5. 24 North Huron	Fencing
6. 11 Oak St.	Windows and Doors

D. ADMINISTRATIVE APPROVAL- None

E. OTHER BUSINESS

Property Monitoring- none

DDA Public Art Project

Art Installations

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 9, 2013

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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IV. PUBLIC HEARING- None

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Stair and Addition Demolition

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B. NEW BUSINESS

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C. STUDY ITEMS

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Fencing

6. 11 Oak St.

Windows and Doors

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E. OTHER BUSINESS

Property Monitoring- none

DDA Public Art Project

Art Installations

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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.



Ypsilanti Historic District Work Permit Application

Rec. 15610
ehk 1741

Date filed 2/19/13 for HDC meeting date 2/26/13

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 16 N. Huron St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bessie Pappas
Address 23244 Montclair
City Farmington MI State MI Zip 48336
Phone 313-550-3699 Fax _____
E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor TBD
(Name, address, phone) _____

Action Items only:	
Construction Cost <u>4,000</u>	Permit Application Fee <u>30⁰⁰</u>
The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment 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 2/19/13 for HDC meeting date 2/26/13

Property Address 16 N. Huron

Applicant Bessie Pappas

Description of proposed work (see sample applications)

Resize sign to fit within area beneath windows
Removal of tiles to return storefront to brick

Materials

No materials

Colors (Attach color chips or samples)

NA

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

2/19/13
Date



16 N. Huron, 11/2/11



16 North Huron Street, 2012



Ypsilanti Historic District
Demolition Permit Application

Rec. 15767

Date Filed 03/28/13 for HDC meeting date _____

Property Address 302 E Cross

Applicant: Name Maxwell A. Ziebarth

Address 4858 Bridle Run 2 B

City Ypsilanti State Mi Zip Code 48197

Phone 734-7391116 Fax ✓

Email Max Ziebarth at yphos dot com

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name _____

Address and phone _____

Cost of proposed work 200,000 Permit Application Fee 25.00
The permit fee is \$20 plus \$5 for each \$3000 of construction costs and is due with the application.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed _____ for meeting date _____

Property Address _____

Applicant _____

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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.

Mat Zielant
My Signature

03/28/13
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Removed - staircase, unkn structure
between 2 additions



302 E. Cross, November 2012



302 E. Cross, November 2012



302 E Cross, November 2012



302 E. Cross, November 2012



302 E. Cross, February 2013



Ypsilanti Historic District Work Permit Application

Date filed April 12, 2013 for HDC meeting date April 23, 2013

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 220 North Huron Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ypsilanti Historical Society - Alvin Rudisill, President

Address 220 North Huron Street

City Ypsilanti State MI Zip 48197

Phone 734-476-6658

Fax _____

E-mail al@rudisill.ws

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor YHS and Ypsilanti Public School personnel.

(Name, address,
phone)

Action Items only:

Construction Cost 0

Permit Application Fee 0

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
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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 April 12, 2013 for HDC meeting date April 23, 2013

Property Address 220 North Huron Street

Applicant Ypsilanti Historical Society - Alvin Rudisill, President

Description of proposed work *(see sample applications)*

The Ypsilanti Public Schools have requested that the Ypsilanti Historical Society accept the sign in front of Ypsilanti High School and place it on YHS property at 220 North Huron Street. The reason the sign is being given away is because of the sensitivity of the general public and students about the merger of the Ypsilanti and Willow Run school districts. The sign was covered by aluminum earlier this year but vandals removed the aluminum.

The Ypsilanti Historical Society Board of Trustees has voted to accept the sign and considered three options for placement of the sign on property at 220 North Huron Street as illustrated on the attached sheet. The Option 2 placement behind the carriage house facing Riverside Park was selected by the Board. The plot plan attached shows the recommended placement of the sign.

Materials

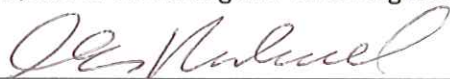
The sign is made of marble with brick posts at each end.

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 of Applicant

APRIL 12, 2013
Date

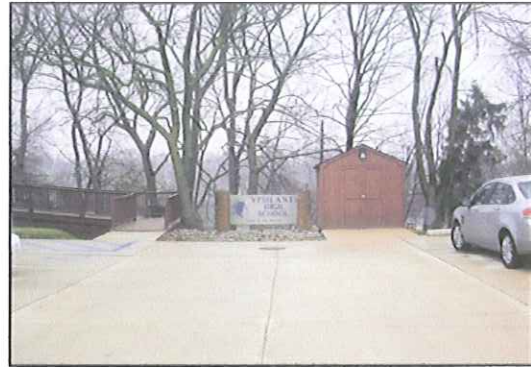
Ypsilanti High School “Home of the Braves” Sign

I received a letter from Dr. Dedrick Martin, Superintendent of Ypsilanti Public Schools, asking if the Ypsilanti Historical Society would be willing to accept a donation of the granite outdoor sign with the Brave image and “Home of the Braves” logo. Martin indicated that because of the consolidation of the Ypsilanti Public Schools and the Willow Run Community Schools that the name of the district, the name of the school, the mascot, and the name of the logo will need to be changed.

An email vote of the YHS Board of Trustees indicated that the Board is willing to accept the sign, and therefore the location will need to be decided. There appears to be three possibilities for locating the sign as shown at the right. In the first option the sign would be visible from North Huron Street and would be a focal point for anyone entering the YHS parking lot. In option 2 and 3 the sign would be placed at the back of the lot and would face Riverside Park where it would be visible to park visitors.

Once the YHS Board of Trustees has made a decision regarding the placement of the sign a proposal will be submitted to the Historic District Commission requesting their permission to locate the sign on Ypsilanti Historical Society property.

Alvin Rudisill, YHS President



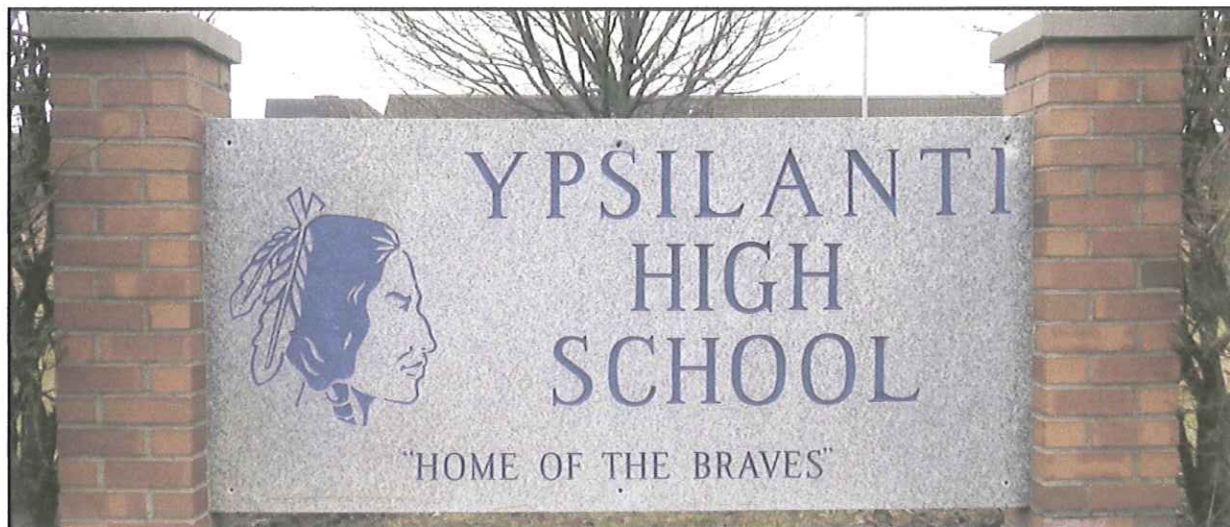
Option 1 – Between Shed and Ramp

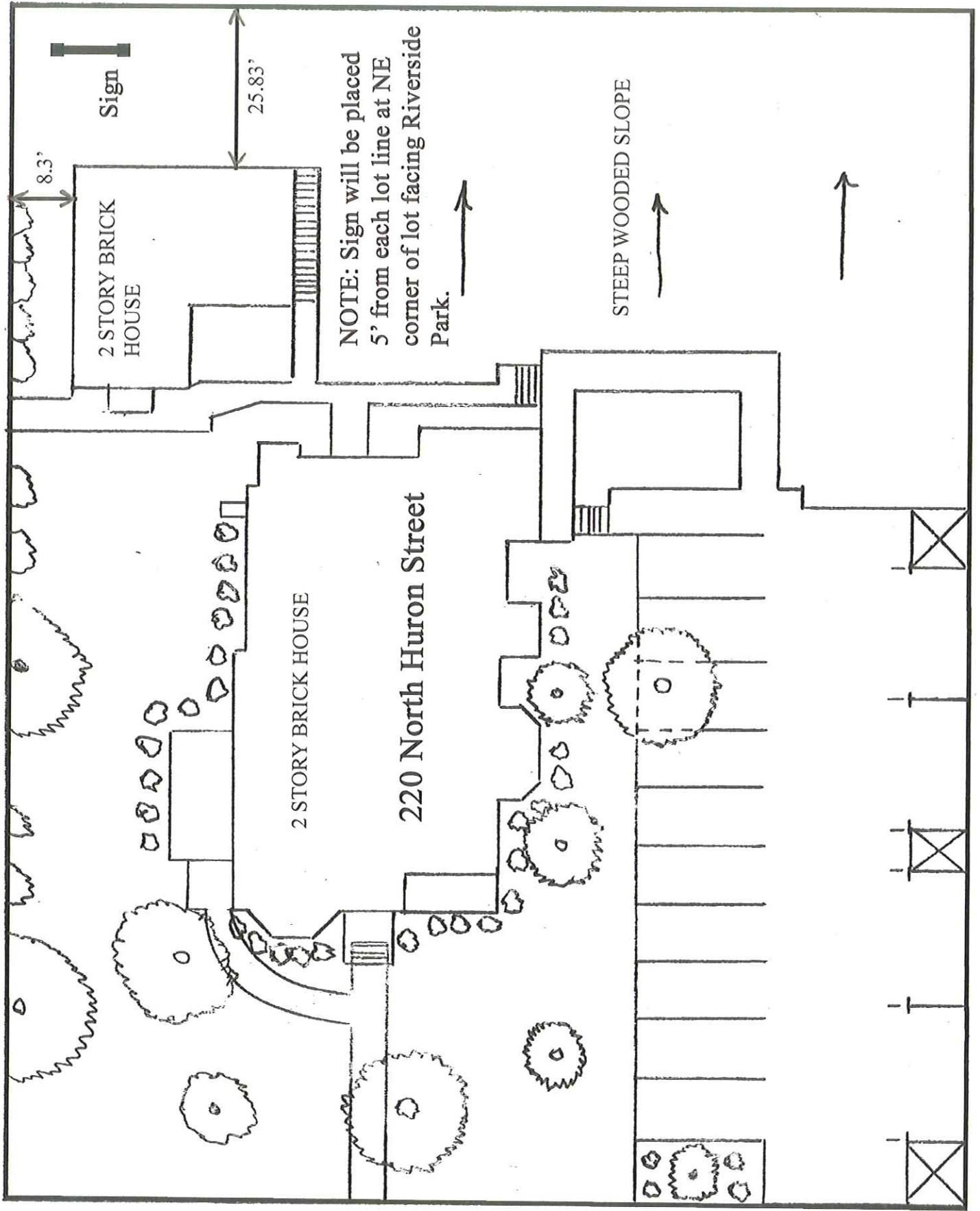


Option 2 – Behind Carriage House



Option 3 – Down the Hill Behind Ramp





Sign

2 STORY BRICK HOUSE

2 STORY BRICK HOUSE

220 North Huron Street

NOTE: Sign will be placed 5' from each lot line at NE corner of lot facing Riverside Park.

STEEP WOODED SLOPE



Ypsilanti Historic District

Work Permit Application

Date filed 4/17/13 for HDC meeting date 4/23/13

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 309 N Grove St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Jessica Minor - Baetens

Address 309 N Grove St.

City Ypsilanti

State MI

Zip 48198

Phone 614.395.0574

Fax

E-mail Jessica.L.minor@a@gmail.com

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☒ Contractor

Contractor

(Name, address,
phone)

All Seasons Masonry & Concrete LLC (734) 829-8837

Action Items only:

Construction Cost \$4500.00

Permit Application Fee \$30

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

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Ypsilanti Historic District Work Permit Application

Date filed 4/17/13 for HDC meeting date 4/23/13

Property Address 309 N. Grove St.

Applicant Jessica Minor-Barkens

Description of proposed work (see sample applications)

- ① House to be painted in the following scheme: shutters+black, siding-grey, overhang-white. North Door color to match siding.
- ② Pavers added to complete front patio and walking paths to driveway and road. Paver color-grey.
- ③ Cement Porches: Remove guard rails, complete steps around base.
- ④ Add pergula(sp.) to cover front patio and 1 car parking space. color-white
- ⑤ Landscaping: Mint ground cover with Rosemary to outline borders of driveway, walking paths, and lavender along house perimeter.

Materials

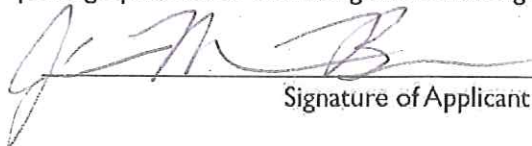
- ① Paint sherman Williams - see attached
- ② Pavers, grey from lowes
- ③ Cement to be done professionally by "All seasons Masonry & Concrete LLC"
- ④ 4x4 posts, cement, 2x10 boards, 2x8 boards, Lattice - all treated & painted
- ⑤ Herbs from local farmers

Colors (Attach color chips or samples) see attached samples

Siding	Body <u>Dove tail SW 7018</u>	Accent 1 <u>white</u>
shutters	Trim <u>Tricorn Black SW 6258</u>	Accent 2 _____
Roof	<u>N/A</u>	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.)

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Signature of Applicant

4/17/13
Date

oooo Rosemary Bushes
88 Mint

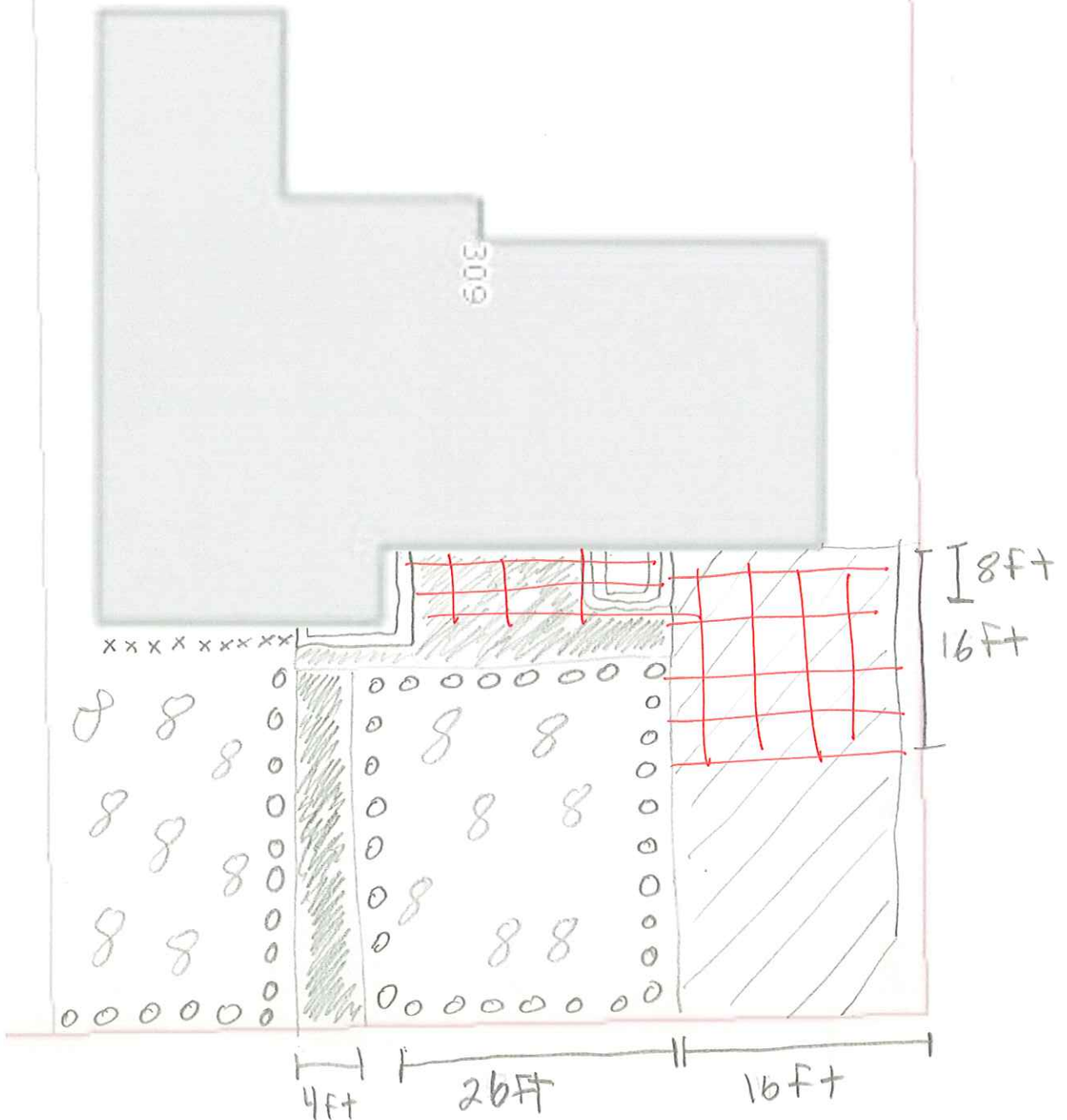
 Pavers

 Driveway

xxxxxx Lavendar

 Cement steps

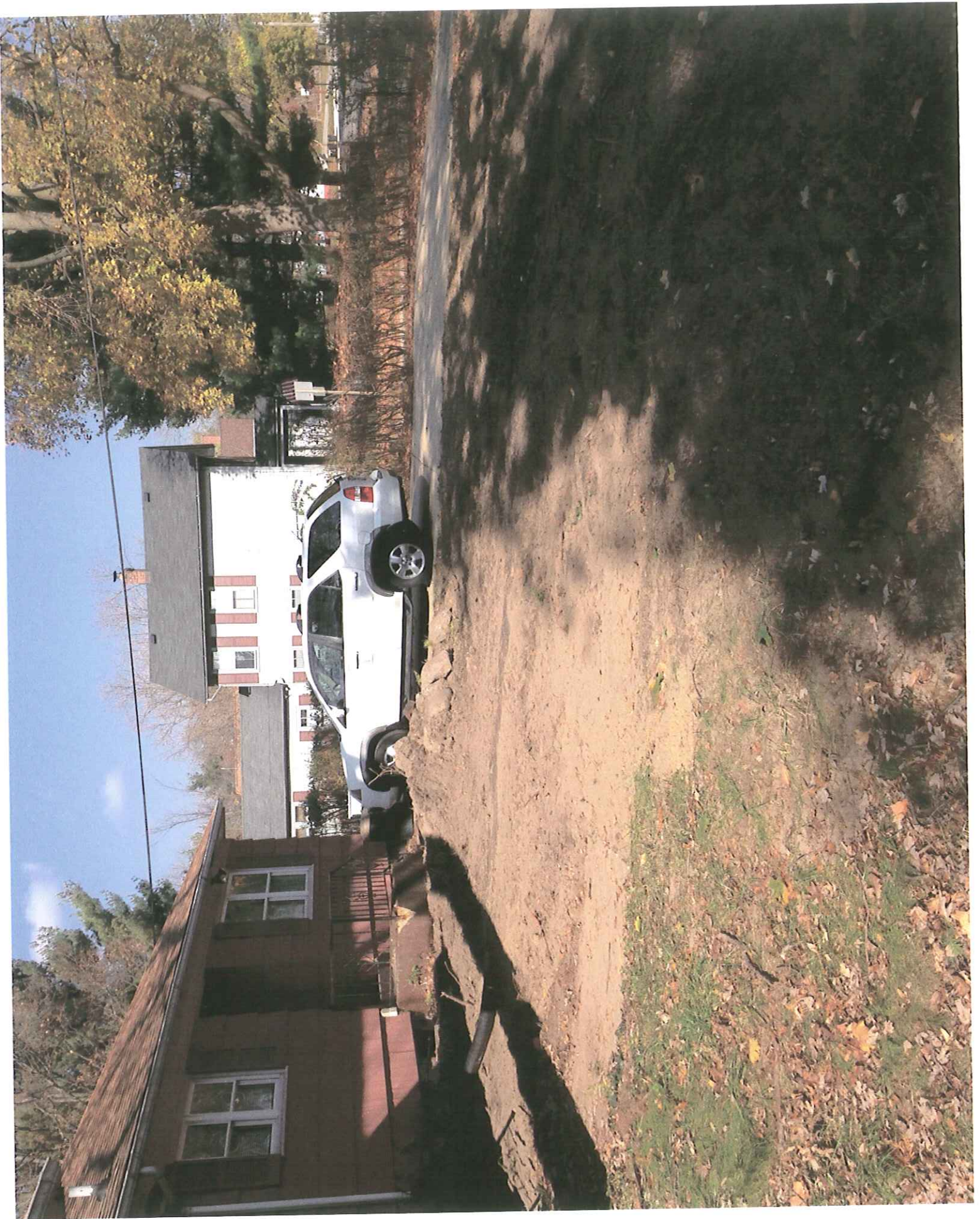
 Pergula



Top photo to be used as reference for "pergula"









Ypsilanti Historic District Work Permit Application

Date filed 4/17/13 for HDC meeting date 4/23/13

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 24 N. Huron

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bessie Pappas

Address 24 N. Huron

City Ypsilanti

State MI Zip 48197

Phone 734-557-3909

Fax _____

E-mail _____

Owner ☒

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost _____

Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed 4/17/13 for HDC meeting date 4/23/13

Property Address 24 N. Huron

Applicant Bessie Pappas

Description of proposed work (see sample applications)

fencing options for rear garden area.

Materials *Wood or metal*

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.)

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Bessie Pappas
Signature of Applicant

4/17/13
Date



Ypsilanti Historic District

Work Permit Application

Date filed 4-17-13 for HDC meeting date 4-23-13

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 16 Oak St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Nathan Zautke

Address 1345 Hidden Creek S.

City Saline MI State MI Zip 48176

Phone 734-260-8226 Fax _____

E-mail nzautke@aerocommunication.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Hanson S
(Name, address, phone) _____

Action Items only:

Construction Cost 2,500

Permit Application Fee 30.

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment 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 11 Oak St.

Applicant Nathan Zautche

Description of proposed work (see sample applications)

New windows and doors installed in 2006

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.

Nathan Zautche
Signature of Applicant

4-17-13
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 9, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Michael Condon, Hank Prebys, Jennifer
Henriksen, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Ron Rupert

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Pettit) moved to approve the agenda as amended:

 Addition of 329 Maple as an action item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

16 N. Huron

Applicant: Bessie Pappas, Owner (Absent)

Discussion: Applicant is seeking approval for resizing the existing sign to fit underneath
the windows (work already completed), and to remove existing ceramic tiles
on storefront in order to expose original brick walls.

Motion: Schmiedeke (second: Henriksen) moved to table the application for 16 N.
Huron.

Approval: Unanimous. Motion carries.

NEW BUSINESS

313 Washtenaw St.

Applicant: Huaxian Qu (Susan), Owner (Present)

Discussion: Applicants are seeking approval for installation of gutters per study item application of March 26, 2013.

Pettit inquired whether the information was the same as presented last time. Prebys noted that the requirement that the straps be placed under the shingles was not on the previous proposal.

Motion: Prebys (second: Pettit) moved to approve the application for 313 Washtenaw to include installation of 5" seamless k-style aluminum gutters and downspouts, the hangers to be placed under the shingles and downspouts to be located at the corners of the building. Color is to be white per application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

312 N. River St.

Applicant: Corinne Sikorski, Owner (Present)

Discussion: Applicant is seeking approval for attaching new canvas to existing awning frame, attaching signage to building, hanging a new sign in current metal bracket for bakery, and possibly installing new doors.

Applicant is interested in the forest green color from Sunbrella for the awning canvas. Another option is the color Nutmeg. Applicant is interested in having the sign letters attached to a railing which is then attached to the wall surface. Decisions are still being made regarding the project, and Stevenson noted that the application could be tabled until those details are figured out. Hanging bakery sign is to utilize existing metal bracket.

Motion: Condon (second: Henriksen) moved to approve the application for 312 N. River St. to include installation of an awning by Sunbrella in either forest green or nutmeg, installation of a sign to an existing bracket for the River Street bakery, and installation of a sign above the awning in metal letters stating "Ypsilanti Food Co-op" mounted to a track or rail such as to minimize penetrations into existing masonry as described in the 3 provided Chavez Design drawings. The awning will be installed on an existing frame.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

27 S. Huron

Applicant: Richard Kielbasa, Contractor (Absent)

Discussion: Applicant is seeking approval for replacing existing wall sign with new/updated All State Standards Logo.

Pettit inquired regarding the attachment details for the sign. Schmiedeke noted that the brick was hard fired, therefore could more easily be drilled while limiting damage.

Motion: Henriksen (second: Schmiedeke) moved to approve the application for 27 S. Huron to include installation of a new sign as described in the sign permit application, the sign to be mounted to the building with corrosion resistant anchors, and will be non-illuminated.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

315 S. Washington

Applicant: Canton Construction Corp, Contractor (Absent)

Discussion: Applicant is seeking approval for replacing existing shingles with Landmark certainteed designer 30 year shingles.

Motion: Condone (second: Pettit) moved to approve the application for 315 S. Washington St. to include re-roofing with landmark “weather wood” designer shingles, and any necessary venting that shall be required is to minimize its appearance from all right a ways and should be ridge vents. Flashing and drip edge color shall be compatible with the shingles.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

11 Oak St.

Applicant: Nathan Zautcke, Owner (Absent)

Discussion: Applicant is seeking approval for windows and doors installed in 2006 without a permit.

Prebys remarked that the door and windows are unacceptable. Henriksen noted that all the doors had been replaced, not just the front door, as they match one another.

Motion: Prebys (second: Condon) moved to deny the application for 11 Oak St. The doors are inappropriate for the house in style and material and the windows are non-conforming. Only vinyl-clad or aluminum-clad wooden or all wood windows may be approved.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

526 N. Huron St.

Applicant: Fannie Mae, Owner (Absent)

Discussion: Applicant is seeking approval for doors installed in 2008 without a permit.

Motion: Schmiedeke (second: Prebys) moved to deny the application for 526 N. Huron St. Doors are of an incompatible style and material for the house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

409 Oak St.

Applicant: David Schwartz , Owner (Absent)

Discussion: Applicant is seeking approval for a door installed in 2012 without a permit.

Commission was unsure whether it was a solid oak door or veneered. Schmiedeke noted it was inappropriate in style. Prebys remarked that the size of the door had been changed.

Motion: Henriksen (second: Schmiedeke) moved to deny the application for 409 Oak St. for replacement of the front door. The replacement door is inappropriate for the style of building.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 2

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Present)

Discussion: Applicant is seeking approval for the demolition of a rear addition and exterior staircase.

Applicant noted that the lower half of the staircase had previously been removed. Schmiedeke noted that the application could be delayed for two weeks while considering how to proceed administratively.

Motion: Schmiedeke (second: Prebys) moved to table the application for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: N/A

329 Maple St.

Applicant: Cora Hubbard, Owner (Present)

Discussion: Applicant is seeking approval for already installed concrete steps and walk in front of house.

Motion: Prebys (second: Henriksen) moved to approve the application for 329 Maple to include the completed work.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

STUDY ITEMS

313 Washtenaw St.

Applicant: Huaxian Qu (Susan), Owner (Present)

Discussion: Applicants are seeking guidance regarding handrail options for the porch.

Applicant provided pictures of a porch in a style that she likes at 408 Perrin (Barnes and Barnes Apartments). She is interested in a wooden handrail instead of the steel handrail proposed at the March 26th meeting. Stevenson noted that approval of a wooden railing will depend on the style being proposed. Condon elaborated on why pipe railings are recommended by the commission. Applicant is looking for a gabled awning over the porch in order to place a mailbox underneath. Schmiedeke noted that the pitch of the gable will have to match that of the roof. Condon informed the applicant that a drawing of the proposed roof pitch and materials list will be needed when application is made. Prebys, Pettit, and Henriksen further reviewed the HDC application process.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of March 26, 2013

Motion: Prebys (second: Pettit) moves to approve the minutes as amended:

Janqun Wang was not present at the last meeting.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Schmiedeke) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:18 p.m.