

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA FEBRUARY 12, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET FEBRUARY 12, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, February 12, 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

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

1. 509 N. Adams	Shed Demolition
-----------------	-----------------

V. BUSINESS SESSION

A. OLD BUSINESS- None

B. NEW BUSINESS

1. 12 W. Michigan Ave.	Window Repair and Replication
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C. STUDY ITEMS

2. 313 Washtenaw

Window Replacement & Mailbox

3. 213 N. Adams

Door Replacement, Window Repair

4. 119 W. Michigan

Sign Rehabilitation

D. ADMINISTRATIVE APPROVAL- none

E. OTHER BUSINESS

Property Monitoring

-302 E. Cross St.

-303 E. Forrest

Shape Ypsilanti Discussion

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of January 22, 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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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
Demolition Permit Application

Rec. 15358
cash

Date Filed _____ for HDC meeting date 11/27/12

Property Address 509 N. Adams

Applicant: Name DENNIS VESSELS

Address 124 W. Summit

City Ann Arbor State Mi Zip Code 48103

Phone 734-668-6686 Fax 734-668-6987

Email Metro124@AOL

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner [Signature]

Who will perform the work? OWNER

Contractor's name _____

Address and phone _____

Cost of proposed work \$600.00 Permit Application Fee \$25.00

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

Ypsilanti Historic District Work Permit Application – Demolition / Page 2

Date filed _____ for meeting date _____

Property Address 509 N. Adams

Applicant DENNIS VESSELS

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.



My Signature

Date

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



Ypsilanti Historic District

Work Permit Application

Date filed _____

for HDC meeting date

11/27/12

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

509 N. Adams

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

DENNIS VESSELS

Address

124 W. Summit

City

Ann Arbor

State

Mi

Zip

48103

Phone

734-646-6987

Fax

734-668-6987

E-mail

metro124@aol.com

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost _____

Permit Application Fee _____

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 509 N. Adams

Applicant DENNIS VESSELS

Description of proposed work (see sample applications)

Demo & Dispose of Shed at the
South Rear property line.

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

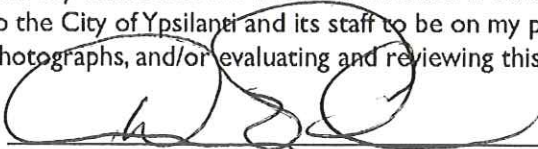
Accent 2 _____

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 of Applicant

11/15/12
Date

1/7/13

To: HDC / TERESA GILLOTTI

From : DENNIS VESSELS
509 N. ADAMS
Ypsilanti, MI

- THESE ARE THE REMAINING ITEMS I NEEDED
AS PER THE COMMISSION MEETING OF 12/11/12,
 - 1) Report from QUINN EVANS
 - 2) Impact Statement from ME.

I look forward to Resolving this matter.

DENNIS VESSELS

January 7, 2013

Historic District Commission
City of Ypsilanti
One South Huron Street
Ypsilanti MI 48197

Dear Commissioners:

My plan for the area behind 509 North Adams is to demolish and remove the existing shed and repurpose the usable materials.

The house's long term residents have expressed a strong interest in expanding their gardening area to include the newly available space, currently occupied by the shed. This would be a good use of the former footprint.

Regards,

Dennis Vessels

CC: 509 N Adams file

11 December 2012

MEMORANDUM

From: ILENE R. TYLER, FAIA, FAPT, LEED AP

To: DENNIS VESSELS
METRO PROPERTIES
124 W. SUMMIT STREET
ANN ARBOR, MI 48103
PHONE: 734-646-8945
EMAIL: METRO124@AOL.COM



219 1/2 N. MAIN STREET
ANN ARBOR, MI 48104
734 663 5888

RE: **ACCESSORY STRUCTURE INSPECTION**
509 N. ADAMS STREET
YPSILANTI, MI

Subject: Site Inspection and Memorandum Report of Observations

On Wednesday, December 12, 2012 at 9:30 am, I visited the site to observe the condition of the small shed behind the house. I took photos for reference and to use in this summary report.

Description: The shed is framed with wood 2 x 4s set directly on the ground with no foundation. The roof is a simple gable of 2 x 4s approximately 24" on center, with one 2 x 4 cross tie. Pine boards form the roof sheathing under a single layer of asphalt shingles. Wide pine boards spanning between the studs from the bottom plate to the eaves are covered in a profiled batten at the exterior. Hinged double doors open to the west, there is an opening with no door to the north, and smaller openings are on the north and east.

Integrity: LOW.

The house at 509 N. Adams is a contributing structure in the Ypsilanti Historic District, but I do not believe the shed in the rear yard adds to the character and integrity of the site or the district. It is poorly placed on the lot, and may have been moved from another location. The only material of interest is the wide board siding with exterior battens. All of the walls are severely compromised by deterioration of the wood, torquing of the frame, and alterations.

Condition: VERY POOR.

The structure is out-of-square and leaning to the north. Currently, the structure is empty, but anyone using it for storage is at risk of injury, should it collapse. Bracing is inadequate across the gable. Nothing restrains the frame at the ground, as there is no foundation, and much of the bottom plate and bottom of the board siding is badly rotted.

In conclusion, I consider the structure to be unsalvageable, beyond repair, and with little-to-no architectural or structural integrity. It does not contribute to the overall site or to the historic district, and it is generally an eyesore in the community. I recommend that it be removed, and the site repaired and landscaped similar to the surrounding area.

END OF MEMORANDUM

WASHINGTON, DC
ANN ARBOR, MI
DETROIT, MI
MADISON, WI

WWW.QUINNEVANS.COM



House at 509 N. Adams – street view



House at 509 N. Adams – view from the rear



Shed exterior – east elevation



Shed exterior – north elevation



Shed exterior – west elevation



Shed exterior – south elevation



Shed interior – southwest corner; sagging eave, rotted bottom of siding boards, dirt floor, no foundation, not anchored to the ground.



Shed interior – northwest corner; broken door, no frame, damaged corner, replacement sheathing.



Ypsilanti Historic District

Work Permit Application

Rec. 15579
6855

Date filed 1/30/13 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 12 West Michigan Ave.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Ron Rupert

Address 421 N. Huron St.

City Ypsilanti State Mi Zip 48197

Phone (810) 241-0600 Fax _____

E-mail _____

Owner ERIC and LISA WALTERS
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Home Services LTD
(Name, address, phone)

Action items only:

Construction Cost \$30000

Permit Application Fee

\$70.00

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 1/30/13 for HDC meeting date _____

Property Address 12 West Michigan Ave

Applicant Ron Rupert

Description of proposed work (see sample applications)

Refurbish the six original NORTH WINDOWS (one over one). INSTALL JELD-WEN SASH PACKS IN THE SIX SOUTH elevation (four over four) SAVE THE ART glass SASH. REPLICATE THE TWELVE EAST ELEVATION (TWO OVER TWO) ROUND TOP WINDOWS.

Materials

JELD-WEN SASH PACK, INSULATE GLASS, CEDAR WOOD, GLAZE, WEIGHT ROPES, SASH LOCKS, WHITE PAINT, CAULK AND SCREENING.

Colors (Attach color chips or samples)

Body white

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.

Ronald A. Rupert
Signature of Applicant

1/30/13
Date



Ypsilanti Historic District

Work Permit Application

Date filed 02/05/13 for HDC meeting date 2/12/2013

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 313 Washtenaw St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Jianqun Wang / Huaxian Qu (Susan)

Address 1795 Willard

City Canton State MI Zip 48187

Phone 248 974 8415 Fax _____

E-mail accountantsusan@yahoo.ca

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 _____ for HDC meeting date _____

Property Address 313 Washtenau

Applicant owner / Jian Qun Wang

Description of proposed work (see sample applications)

Basement Windows
using glass blocks

Materials

Glass Blocks

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.
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Signature of Applicant

Date



Ypsilanti Historic District Work Permit Application

Date filed 2/6/2013 for HDC meeting date 2/12/2013

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 313 Washtenaw

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Tian Wang

Address 1795 Willard Dr

City Canton State MI Zip 48187

Phone 2489748415 Fax _____

E-mail accountant@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Crystal Windows

(Name, address, phone) Madison Heights

Action Items only:

Construction Cost _____ Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

Replace windows

wood clad with vinyl / Aluminum.

Materials

Colors (Attach color chips or samples) *white*

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

02/06/13

Date



Ypsilanti Historic District Work Permit Application

Date filed 2/6/13 for HDC meeting date 2/12/13

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 313 Washtenaw

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Jian Wang

Address _____

City Same as other State _____ Zip _____

Phone _____ 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 _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

Build a support for mail box
currently Mail box on the door

Materials

Wood

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

02/06/13
Date



Ypsilanti Historic District

Work Permit Application

Date filed 2/6/13 for HDC meeting date 2/12/13

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 213 N. Adams Street

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Stephen Thomashefski

Address 675 Barber Avenue

City Ann Arbor

State MI

Zip 48103

Phone (734) 834-2251

Fax _____

E-mail st@rc.net

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost _____

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.

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 213 N. Adams

Applicant Stephen Thomashofski

Description of proposed work (see sample applications)

- 1) Replace front, side and rear doors.
- 2) Replace 30"h x 50"w appx

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.

Stephen Thomashofski
Signature of Applicant

02/06/13
Date



213 North Adams, February 2013

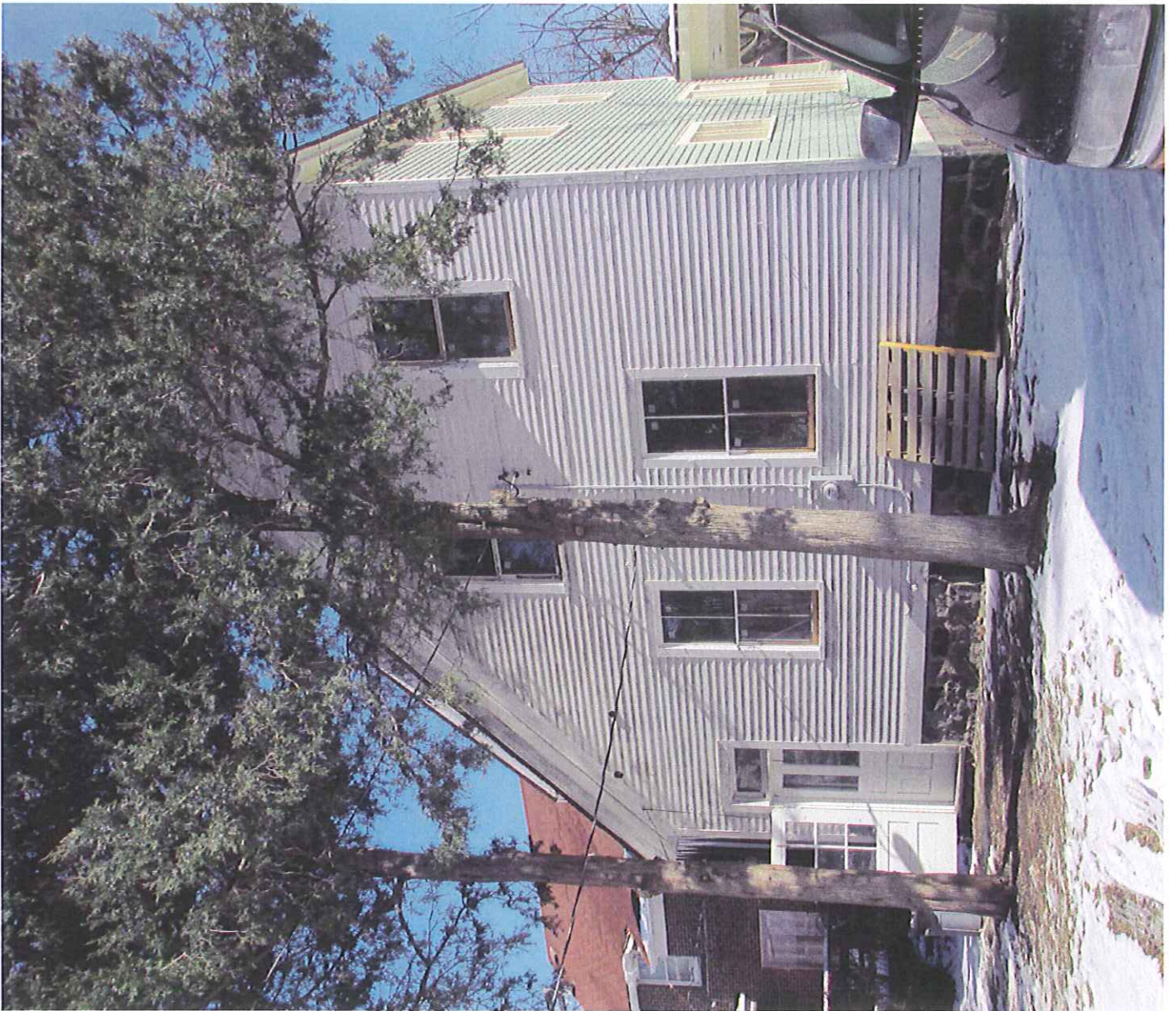


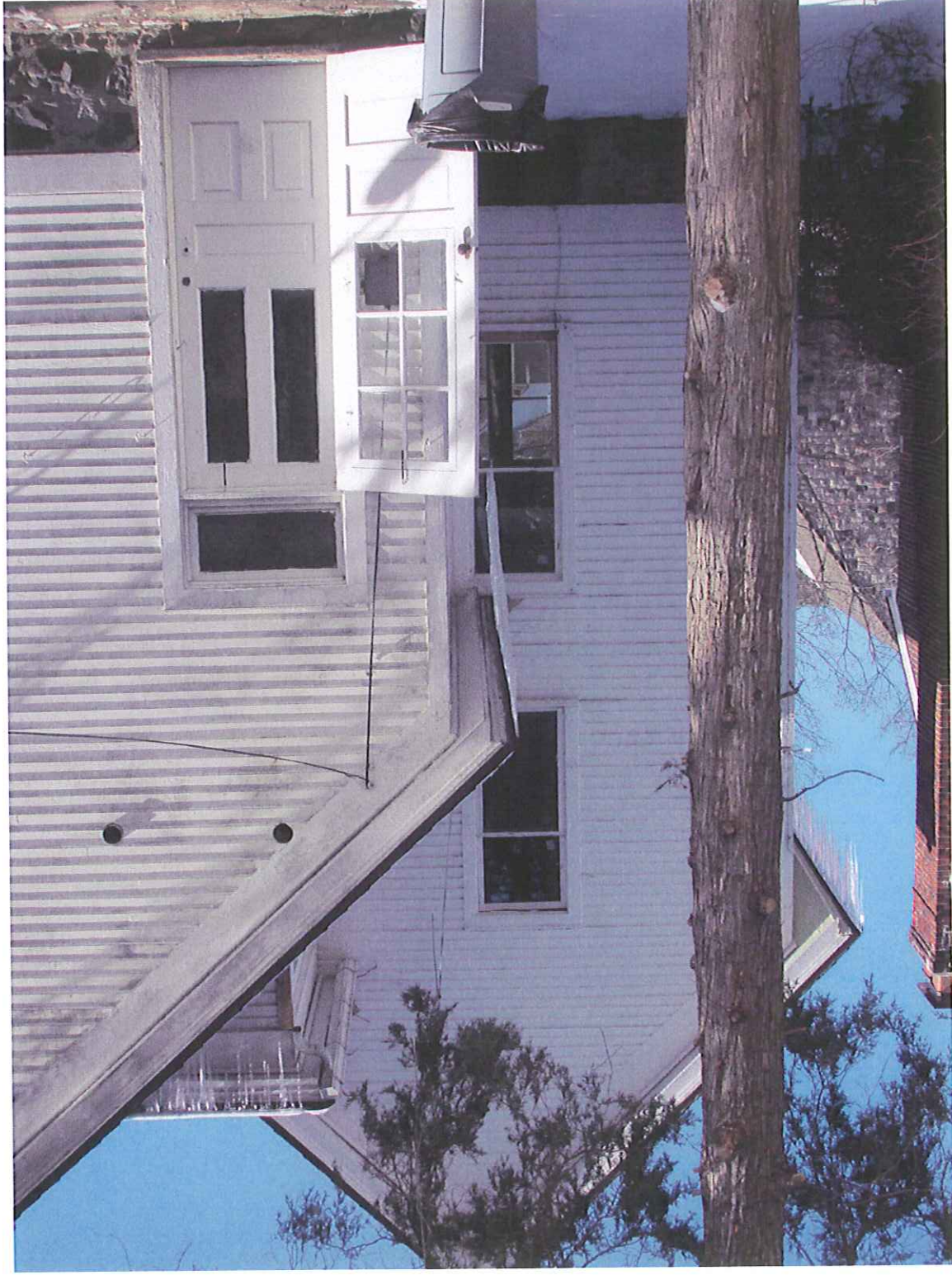


213 North Adams, February 2013



213 North Adams, February 2013





213 North Adams, February 2013



Ypsilanti Historic District Work Permit Application

Date filed 2/5/13 for HDC meeting date 2/12/13

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 119 W. Michigan (Terry Bakery)

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Debra A. Swanson

Address 2446 HARDING STREET

City Ypsilanti State MI Zip 48197

Phone 734-645-4811 Fax 734-485-8540

E-mail DEBSWAN1003@SPRINGER.NET

Owner Debra A. Swanson, Mark D. Swanson, Terry T. Swanson
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor TBD
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee _____

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 2/5/13 for HDC meeting date 2/12/13

Property Address 119 W. Michigan (Terry Bakery)
Applicant Nebra A. Swanson

Description of proposed work (see sample applications)

Per contract w/ SHPO for CLG grant:

- remove existing sign
- repair/replace structural, substructure, + cable components
- rehabilitate sign:
 - repair individual sheet metal boxes
 - repair porcelain enamel skin system
 - repair/replace neon light tubes, controls, + power supply systems.
- reinstall sign
- repair/replace any existing flashing to create a weatherproof system.

Materials

TBD, but including items listed above.

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 Sille-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.

Nebra A. Swanson
Signature of Applicant

1/31/13
Date



Terry Bakery Sign, 119 W. Michigan, 2012



Terry Bakery Sign, 119 W. Michigan, 2012



Terry Bakery Sign, 119 W. Michigan, 2012

I suggest that this be on our agenda for February 12.
Jane

----- Original Message -----

From: Anne Stevenson

To: Jane Schmiedeke

Cc: henrypr@comcast.net ; ALEX PETTIT ; Ronald Rupert ; Jennifer Henriksen ; Michael F. Condon

Sent: Friday, January 25, 2013 8:10 AM

Subject: Re: Fw: 2012 Highlights

For more information on the Shape Ypsilanti project see here:

<http://shapeypsi.com/>

On Fri, Jan 25, 2013 at 8:09 AM, Anne Stevenson <elaine242@gmail.com> wrote:
Good morning,

As I mentioned at the last meeting, I have been asked to sit on the Steering Committee to assist with the writing of the new Master Plan for Ypsilanti.

With that, each of the committee members have been asked to approach their individual groups and get feedback about the types of values, ideas and thoughts that they would like to see included and considered in this Master Plan. I think we are very fortunate because many of the other members are minded of the historic resources of the City, and it is my feeling that this puts us in a good position to include preservation in the continual future goals of Ypsilanti.

We have also been tasked to see what our individual group see as our limitations? What does the public need to know for us to be honest with them? What is it that we want for Ypsilanti, but what is really realistic in these goals?

Any feedback would be appreciated.

Thank you!

Anne

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF January 22, 2013

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Jennifer Henriksen, Michael Condon, Alex Pettit, Ron Rupert, Anne Stevenson, Hank Prebys
Commissioners Absent:	None
Staff Present:	Adam Cripps HDC Assistant

APPROVAL OF AGENDA

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

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

YDDA Presentation

Presenter: Tim Colbeck, YDDA Executive Director (Present)

Discussion: Applicant is seeking HDC input regarding the YDDA's proposed involvement in the Michigan Mainstreet Program.

Mr. Colbeck began by noting that the main street program has not really taken off in Ypsilanti, so the YDDA is looking to evaluate if the program will work for the city and if so to begin building partnerships in order to expand the program. A main street program involves four elements: organization, promotion, economic restructuring, and design. Mr. Colbeck noted that in the

past, the YDDA has tended to gloss over the design element and the preservation element has not been as incorporated as it could have been. The YDDA is in the process of seeking partners in the development of the program. Mr. Colbeck noted that in the next few months a number of training opportunities will be presented by the state regarding how the main street program ought to work. Schmiedeke inquired what specifically the YDDA would like from the commission at this time. Colbeck responded that the YDDA is mostly interested in informing the commission of what is going on and to gauge its interest in adding a voice to the process of developing the main street program. Schmiedeke remarked that the commission is generally supportive of the main street program. Rupert noted that in the past more applicants came to the HDC before grants were disbursed, and Colbeck stated that he was attempting to bring that back. Schmiedeke inquired whether it would constitute a conflict of interest for a commission member to also serve on an YDDA committee.

Prebys commented that the historic district has a series of fact sheets which may be of value to the YDDA committees when approaching future projects and should be shared. Colbeck noted that the YDDA has not had a dedicated design committee for the last year and a half, and therefore have forgone much of the design analysis that would have been performed otherwise.

Rupert inquired whether the board was recently changed, the applicant responding that in the last 18 months six members have been replaced. Colbeck noted that the YDDA is interested in potentially moving from the associate to select membership level in the main street program. Stevenson noted that allying together would be a good opportunity for pushing forward common goals, particularly with involvement beginning in the natal stages of the process.

Schmiedeke stated that whether any commissioners join the YDDA commission or not, that the YDDA and/or property owners can always come to the HDC for guidance. Both the YDDA and the HDC are in agreement that the façade improvement grants, while small, have been making a significant impact for the community and are a worthwhile endeavor. Colbeck noted that the YDDA wants to participate with the HDC and keep lines of communication open. Henriksen requested that when the YDDA committee meetings will be occurring, that the HDC or Planning Office be notified. Colbeck noted that he will also pass along the schedule for the state training sessions. It was then pointed out that only the downtown portion of the historic district will fall under the main street program, Depot town being considered a separate entity by the state.

101 W. Michigan Ave.

Applicant: Khaled Mourtada, Owner (Present)

Discussion: Applicant is applying for installation of various signage at 101 W. Michigan Ave. This signage is to include an aluminum-framed electric sign using LED lighting with acrylic SG face and black Jewelte trim installed on the east elevation, vinyl sign boards to be attached to window interiors, and a channel lettering sign on the north elevation.

Applicant noted that window lettering would be on a white board, and not stickers applied to the glass. The boards will hang inside the glass.

Schmiedeke established that the signs on the east elevation and on the north elevation will both be lighted. Henriksen established that each letter will be individually lighted.

Applicant noted that the letters on the north side will be attached through the seam in the ceramic panels and not through the panels themselves.

Prebys inquired where the power would be derived for the signage on the north elevation. Stevenson was also curious regarding the power supply for signs on both the east and north elevation and how the need for a power supply might result in puncturing either the ceramic panels or the brick.

Prebys noted that installation of the sign on the east elevation could potentially damage the brick. Condon is of the opinion that when installing a sign, either through ceramic or brick, one is still installing holes through architectural elements and both would require repair when removed. He is of the opinion that repair on the brick would be easier than on the ceramic tiles.

Schmiedeke expressed more concern about the location of the sign on the east elevation brick wall. When it was suggested that the east sign be placed on the ceramic panels rather than on the brick as proposed, applicant noted that the east elevation sign was too large for the ceramic paneling and has already been produced before approval.

Schmiedeke established that no one has any issue with the signs other than the one on the east elevation. Condon noted that sign placement on the ceramic paneling would provide better visibility for westbound traffic along Michigan Ave. Pettit noted that the main focus of the commission is preservation of the store façade, acknowledged that puncturing building materials will be required, but noted that most commissioners desire more information regarding how the actual power supply will be provided.

Schmiedeke inquired whether the commission wished to table the application and wait for further information on the power supply. Henriksen noted the option to table the application but recognized the need to offer guidance to the applicant regarding the placement of the east elevation sign. Applicant noted that if the sign cannot be installed in the brick, it will not be applied to the ceramic due to

aesthetics. Prebys established that the commission would approve the channel lettering and the window signs, but would not approve the box sign on the east elevation unless moved to the ceramic paneling.

Motion: Prebys (second: Henriksen) moved to approve the application for 101 W. Michigan Ave. to include installation of a channel letter back-lighted KM Jewelry sign in the signboard section of the north facade of the building, in addition to four signs to be hung in the Michigan Avenue first floor windows. The commission does not approve the proposed 7 by 2 foot box sign on the Huron St. side of the building. Non-corrosive or corrosion resistant anchors are to be used when applying the exterior materials.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

-509 N. Adams- Public Hearing is scheduled for February 12, 2013.

-302 E. Cross- Photographs have been made.

Architectural Style fact sheets

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of December 11, 2012

Motion: Rupert (second: Henriksen) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Stevenson (second: Henriksen) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:54 pm.

Historic District Commission

Annual Election of Officers

NOMINATION FORM

2013

Check those Commissioners whose names you wish to appear on the Election Ballot (include both Chair and Vice Chair)

	Chair	Vice Chair
Jane Schmiedeke	[]	[]
Hank Prebys	[]	[]
Ronald Rupert	[]	[]
Michael Condon	[]	[]
Jennifer Henriksen	[]	[]
Alex Pettit	[]	[]
Anne Stevenson	[]	[]