

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA FEBRUARY 26, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET FEBRUARY 26, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, February 26, 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- None

V. BUSINESS SESSION

A. OLD BUSINESS- None

B. NEW BUSINESS

1. 16 N. Huron

Sign alteration & Tile Removal

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL- none

E. OTHER BUSINESS

Property Monitoring

-303 E. Forrest

Fact Sheets Review

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of February 12, 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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1. 16 N. Huron

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Ypsilanti Historic District

Work Permit Application

Rec. 15610
chk 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.

Bldg Permit
Required

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 4,000

Permit Application Fee 30.00

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 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 _____

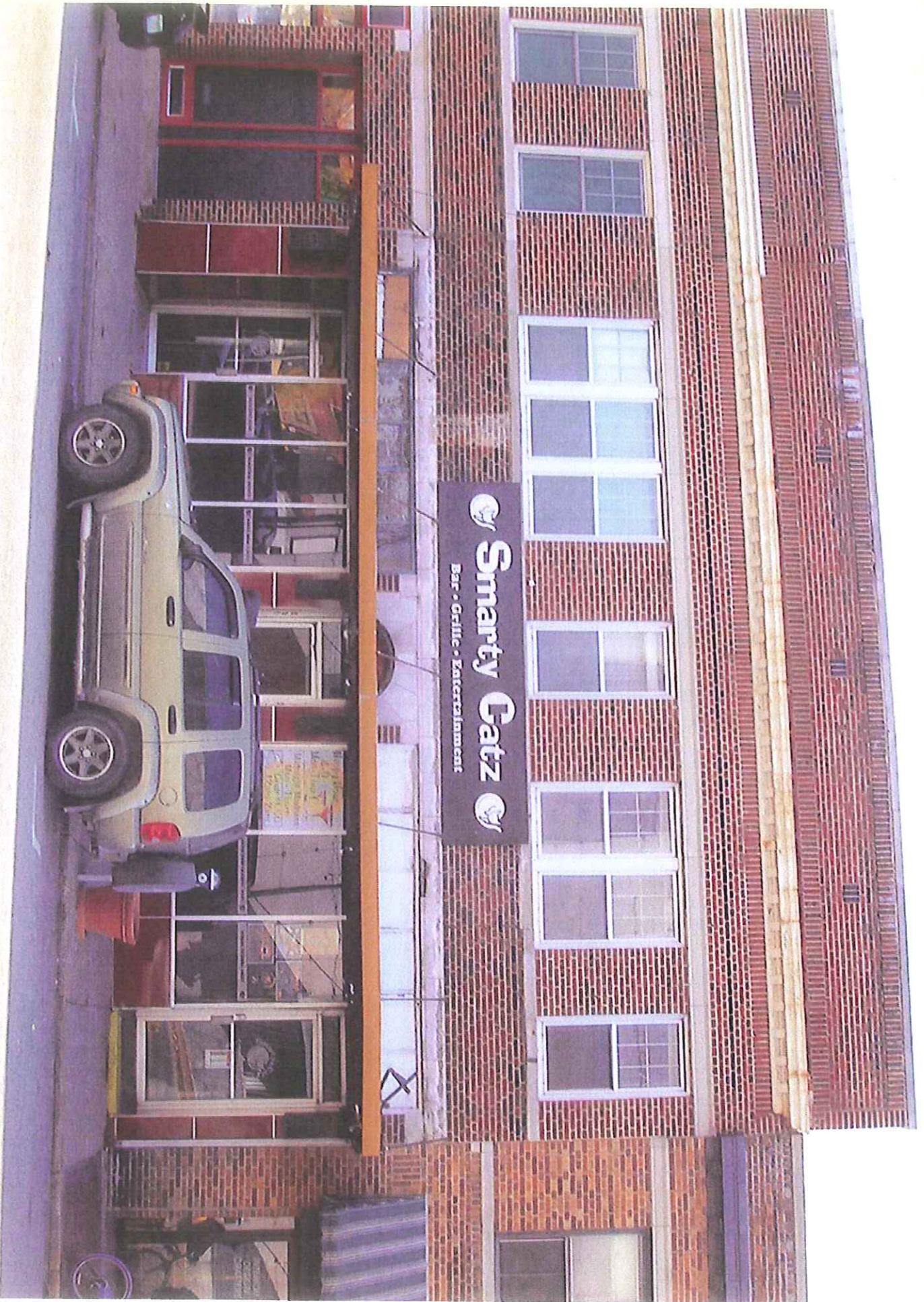
Other _____

☒ 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 STYLE SHEET

The PRAIRIE Style

This is one of a series of Style Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

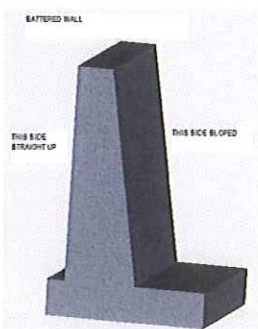
The Historic District Commission requires that a building be maintained in its original form whenever possible. The character and historic value of a building both change whenever alterations are made and every effort shall be made to maintain the historical integrity of a building.

The following are architectural elements that are characteristic of the Prairie Style, which was common between 1900 and 1920. Popularized by Frank Lloyd Wright, the style sought to echo the flat Midwest prairies by emphasizing horizontal features on the building.

- This began with **FORM** which consisted of rectangular, L-shaped, or T-shaped plans of two-stories in height with single story wings or porches.
- The **ROOF** was **LOW PITCHED** with **BROAD, OVER-HANGING EAVES**. Sometimes *gable* or *shed dormers* were added.



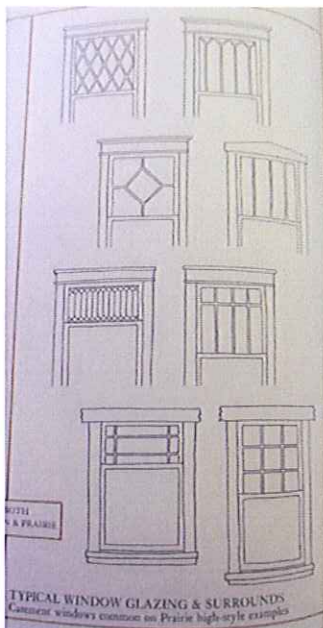
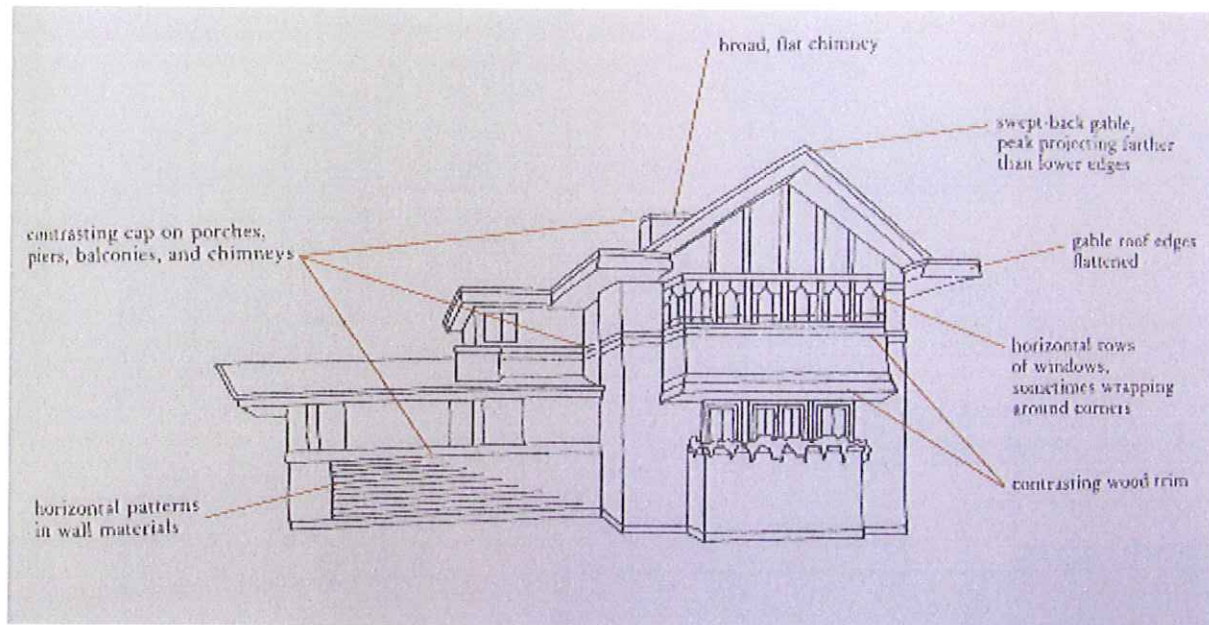
- **Windows** often appear in ribbons, further emphasizing the horizontality of the overall design. *Casement* windows with decorative *muntings* such as the diamond-shaped pattern at 120 North Adams were common.



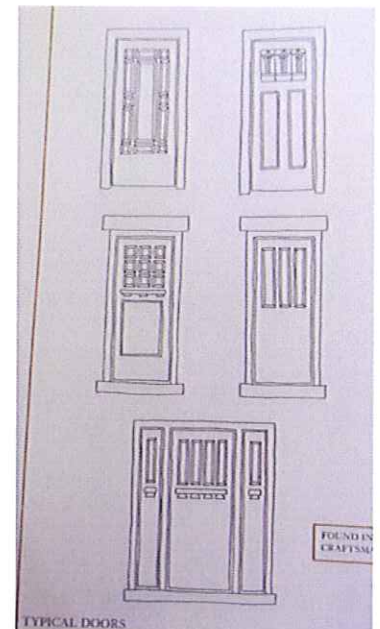
120 North Adams
Ypsilanti's only Prairie Style house.

- The **Walls** were often flared or *battered*.
- **Materials** usually consisted of stone, brick, or stucco.

- Various **DETAILS** were also used to emphasize the horizontality of the style including wood *bandings*, broad flat exterior *casings*, *head moldings* & *sill aprons*, and massive square porch supports.



This masonry vernacular located at 204 Elm St. shows an influence from the Prairie Style by its use of battered walls.



For More Information:
A Field Guide to American Houses by Virginia &
 Lee McAlester

YPSILANTI HISTORIC DISTRICT STYLE SHEET

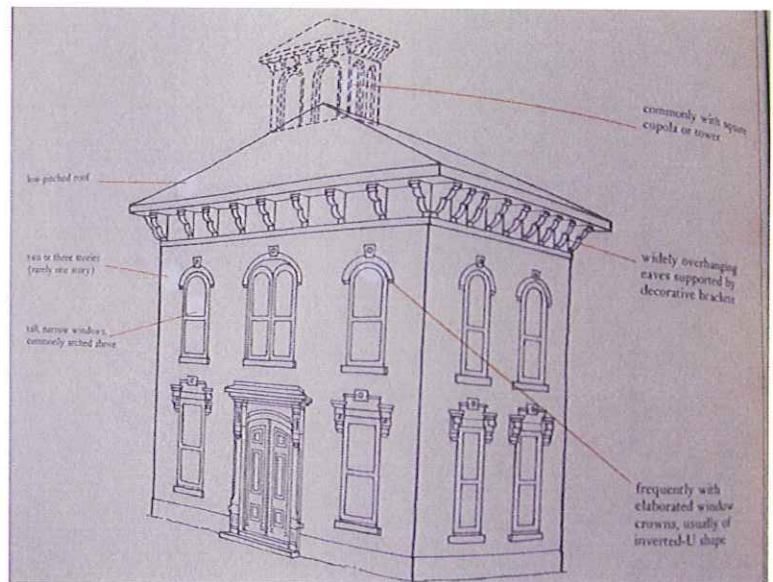
The Italianate & Italianate Villa Style

This is one of a series of Style Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

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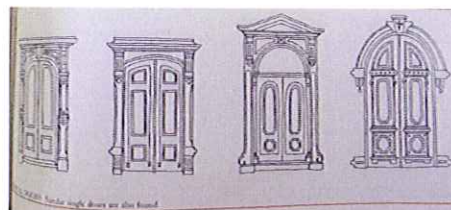
The following are architectural elements that are characteristic of the Italianate and Italianate Villa styles, which were common between 1850 and 1880. Having become popular as a result of the pattern books by Andrew Jackson Downing, the style declined as a result of the financial panic of 1873.

- The **FORM** is cubic or rectangular, 2 to 3 stories in height, and sometimes with side wings.
- The domestic **ROOF** is relatively low-pitched, and barely visible from the ground, as at 411 & 415 North Huron. Flat roofs are used on commercial structures.
- The **EAVES** are broad, overhanging, and supported by richly ornamented brackets which are often paired, as at 415 North Huron.



121 North Huron

- When a **TOWER** is present, the style is known as *Italianate Villa*, as at 121 North Huron.
- **WINDOWS** are tall and narrow, topped with decorative hoods.
- A **BAY WINDOW** may be present on the side.
- Usually in pairs, **DOORS** typically had curved tops crowned by hoods.

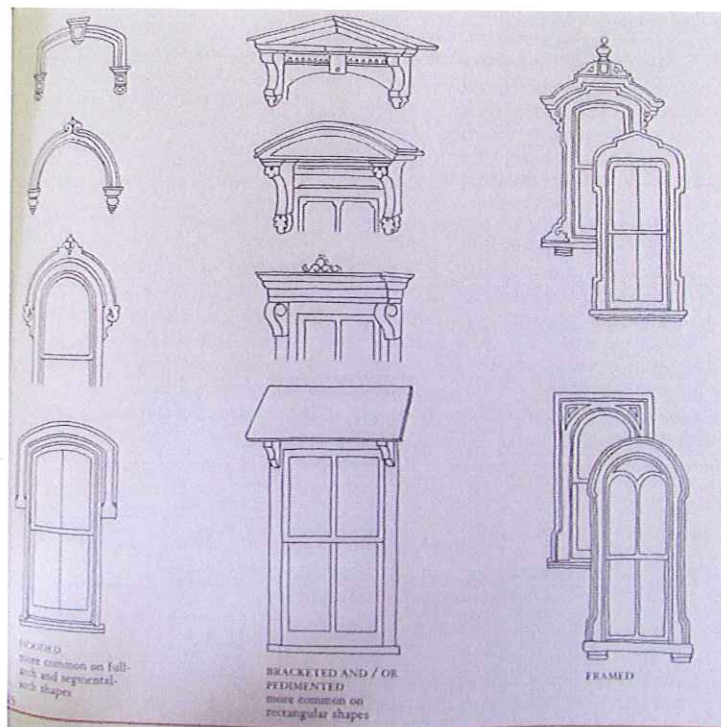




415 North Huron



411 North Huron



17-25 East Cross, Commercial Italianate

For More Information:

*A Field Guide
to American Houses*

By

Virginia & Lee
McAlester



"Old Greystone Hotel," 216 West Michigan

YPSILANTI HISTORIC DISTRICT STYLE SHEET

The Tudor Revival & English Cottage Styles

This is one of a series of Style Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

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The following are architectural elements that are characteristic of the Tudor Revival and English Cottage styles which were common between 1890 and 1940. Closely related, these styles were particularly popular in the Midwestern United States during the 1920s. Despite its name, the Tudor Revival actually mimicked late medieval English architecture instead of examples from the Tudor era (1485-1603).

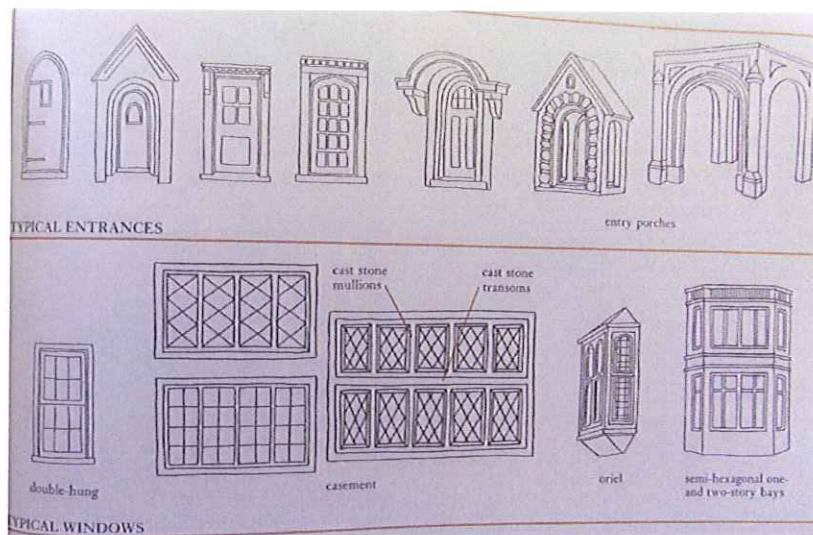


911 Pearl

- **FORM** is asymmetrical, and generally 1½ to 2 stories in height.
- The Tudor Revival **ROOF** is steeply pitched and cross-gabled, while a low and broad roof is characteristic of the English Cottage style.
- **HALF-TIMBERING** was common, as at 911 Pearl and 709 Cambridge.
- **MATERIALS** were often brick, sometimes stucco.
- Either double-hung or casement, **WINDOWS** featured small panes and appear often in rows.
- **FRONT ENTRIES** were often arched and may be steeply gabled.
- Over-scaled **CHIMNEYS** frequently featured decorative brickwork and occasionally chimney pots.
- A subtype of the English Cottage style, "Cotswald" cottages utilized **EYEBROW DORMERS** as at 935 Pearl and 329 Maple.



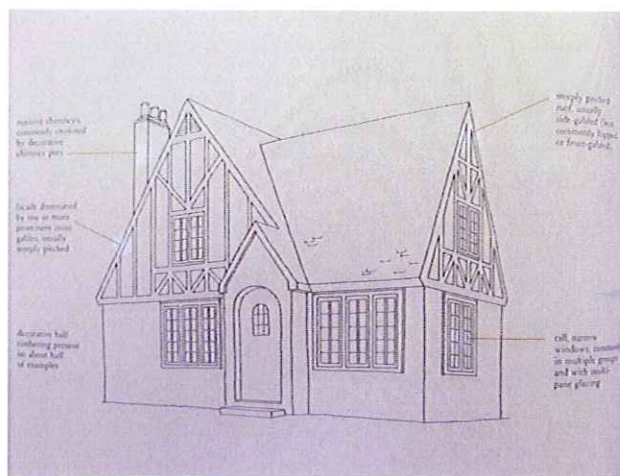
709 Cambridge



329 Maple



935 Pearl



For More Information:
A Field Guide to American Houses
 By Virginia & Lee McAlester

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF February 12, 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: Stevenson (second: Prebys) moves to approve the agenda as amended:

 Addition of 2012 Annual Report Review.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING

509 N. Adams St.

Applicant: Dennis Vessels, Owner (Present)

Discussion: Applicant is applying to demolish the shed on the rear portion of the property. Schmiedeke noted that the application had been discussed previously as a Study Item. Applicant had nothing to add. Schmiedeke remarked that the application must meet one of the following conditions: the structure constitutes a hazard to safety, the structure is a deterrent to a major improvement program that will be of a substantial benefit to the community, retaining the structure will present a financial hardship, or retaining the structure is not in the interest of the majority of the community. The application is based on the structure constituting a hazard to safety.

To Close Hearing: Prebys (second: Stevenson) moved to close public hearing.

To Take Action: Prebys (second: Stevenson) moved to take action on the application. Motion carries. Henriksen abstained.

Motion: Rupert (second: Prebys) moved to approve the demolition of the shed at 509 N. Adams St.

Approval: Motion carries. Henriksen abstains.

OLD BUSINESS - none

NEW BUSINESS

12 W. Michigan Ave.

Applicant: Ron Rupert, Contractor (Present)

Discussion: Applicant is applying to refurbish the six original north windows (of one-over-one configuration). Jeld-Wen sash packs will be installed on the six south elevation windows (four-over-four configuration). The twelve round top east elevation windows (two-over-two configuration) will be replicated. A total of 36 windows will be replaced. The art glass sash will be repurposed.

Applicant noted that the job was completed following the April 2012 meeting at which the project was discussed as a study item. He noted that the sash packs were white aluminum clad wood. The art glass was installed in the late 1950s or early 1960s according to the applicant and will be installed as a display.

Motion: Prebys (second: Pettit) moved to approve the application for 12 W. Michigan Ave. to include work on windows at 12 W. Michigan as per application.

Secretary of the Interior Standards cited: 6

Approval: Motion carries. Rupert abstained.

STUDY ITEMS

313 Washtenaw St.

Applicant: Janqun Wang/Huaxian Qu (Susan), Owners (Present)

Discussion: Applicant wishes to replace the basement windows with glass blocks and the other windows of the structure with vinyl. Applicant also wishes to remove the mailboxes that are currently on the door and build a wooden support for them elsewhere.

Prebys noted that glass block has generally been discouraged by the HDC. Rupert commented that glass block was not compatible with the age and style of the structure. Prebys stated that the window will need to be a wood framed window with metal storm window, and Condon remarked that a metal hopper window, if it could be found, might be another option for the basement windows.

Applicant brought in a sample of other proposed windows, consisting of vinyl made to look like wood. Condon noted that new windows could be wood clad with vinyl or aluminum, but cannot be solid vinyl. Stevenson encouraged the

applicant to read through the window fact sheet and provide it to their contractor as well. A copy was provided to the applicant by staff. Prebys noted that the commissions' goal was to keep the panes the same size and the material wood, although the wood could be clad in vinyl or aluminum. Rupert shared photographs of another project he worked on that was similar in order to show the applicant how rehabilitation can be performed in a way that meets HDC requirements.

Discussion turned to options for the mailbox. Rupert suggested contacting the post office regarding an official box. Prebys noted that the commission would like a sketch of what is to be produced. Pettit inquired whether there was any issue with the location of the mailboxes, with none being expressed by the other commissioners at this time.

213 N. Adams St.

Applicant: Stephen Thomashefski, Owner (Absent)

Discussion: Applicant is interested in replacing the front, side, and rear doors as well as a kitchen window measuring approximately 30"h by 50"w.

Staff is to contact owner and gather more information.

119 W. Michigan Ave.

Applicant: Connie Locker, Planning & Development Department (Present)

Discussion: The City and the owner of the Terry Bakery sign are interested in removing the existing sign, repairing/replacing structural, substructure, and cable components, rehabilitating the sign (to include repairing individual sheet metal boxes, repairing porcelain enamel skin system, and repairing or replacing neon light tubes, controls, & power supply systems), reinstalling the sign, and repairing/replacing any existing flashing to create a weatherproof system per contract with the SHPO for a CLG grant.

Applicant noted that a CLG grant was applied for in December of 2011, with funding being supplied for the Terry Bakery Sign. A Request for Proposals (RFP) is currently under production for the project. The sign will eventually be relit. Prebys noted that it does not appear that any more information will be needed for the commission to make a decision.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring

-302 E Cross

-303 E Forrest

Shape Ypsilanti

Discussion: Stevenson noted that the city is rewriting its master plan. The process is expected to take 18 months, and the city is attempting to gather community input. Teresa Gillotti, City Planner, had asked Stevenson to serve on the

steering committee as a representative for the historic preservation aspect. A meeting will be held at the Ladies Literary Society building tomorrow (February 13) evening from 6-8pm for the historic preservation and real estate focus groups. The consultancy overseeing the process for the city is EMP & Associates. Stevenson noted that the steering committee is generally supportive of historic preservation and utilizing Ypsilanti's historic resources as part of the master plan. Stevenson asked the commission to email her any ideas or questions to take to the steering committee. Values, ideas, and thoughts are currently being sought by the city.

2012 Annual Report Review

No changes need to be made.

HDC Jurisdiction

Discussion: Pettit inquired regarding HDC jurisdiction regarding interior work. He is of the opinion that a lighted sign would be within HDC jurisdiction, yet store displays may not be. There is concern that the wording of the city ordinance is a bit open. The commission is in agreement that issues involving interior work with exterior effect must be handled on a case by case basis, and therefore no changes will need to be made to the city ordinance.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of January 22, 2013

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:03 pm

Historic District Commission
Annual Election of Officers
ELECTION BALLOT
2013

Check ONE choice for Chair and ONE choice for Vice Chair

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