

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JANUARY 22, 2013 \(PDF\).PDF](#)

2. Agenda Packet

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CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 22, 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. YDDA Presentation
 - 2. 101 W. Michigan Ave.
- C. STUDY ITEMS - none
- D. ADMINISTRATIVE APPROVAL- none
- E. OTHER BUSINESS
 - Property Monitoring-** none

Main Street Program
Signage

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Chair and Vice Chair to be elected at February 12 meeting

Approval of the minutes of December 11, 2012

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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B. NEW BUSINESS

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2. 101 W. Michigan Ave.

Main Street Program
Signage

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL- none

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Ypsilanti Historic District *Rec 15518* Work Permit Application

Date filed 1/16/13 for HDC meeting date 1-22-13

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 101 W Michigan

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Khaled Moustada

Address 5946 Appoline St.

City Dearborn

State MI

Zip 48126

Phone (313) 638-0717

Fax _____

E-mail K.M. Jewel@Hotmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Ultimate Signs inc.

(Name, address,
phone)

Bassem Alawie 8827 Mark Twain St. Detroit, MI 48228

Action Items only:

Construction Cost 2,000⁰⁰

Permit Application Fee 25⁰⁰

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 1/16/13 for HDC meeting date 1/22/13

Property Address 10140 Michigan

Applicant KW Jewellery

Description of proposed work (see sample applications)

see attached

Materials

see attached

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

 1/16/13
Date



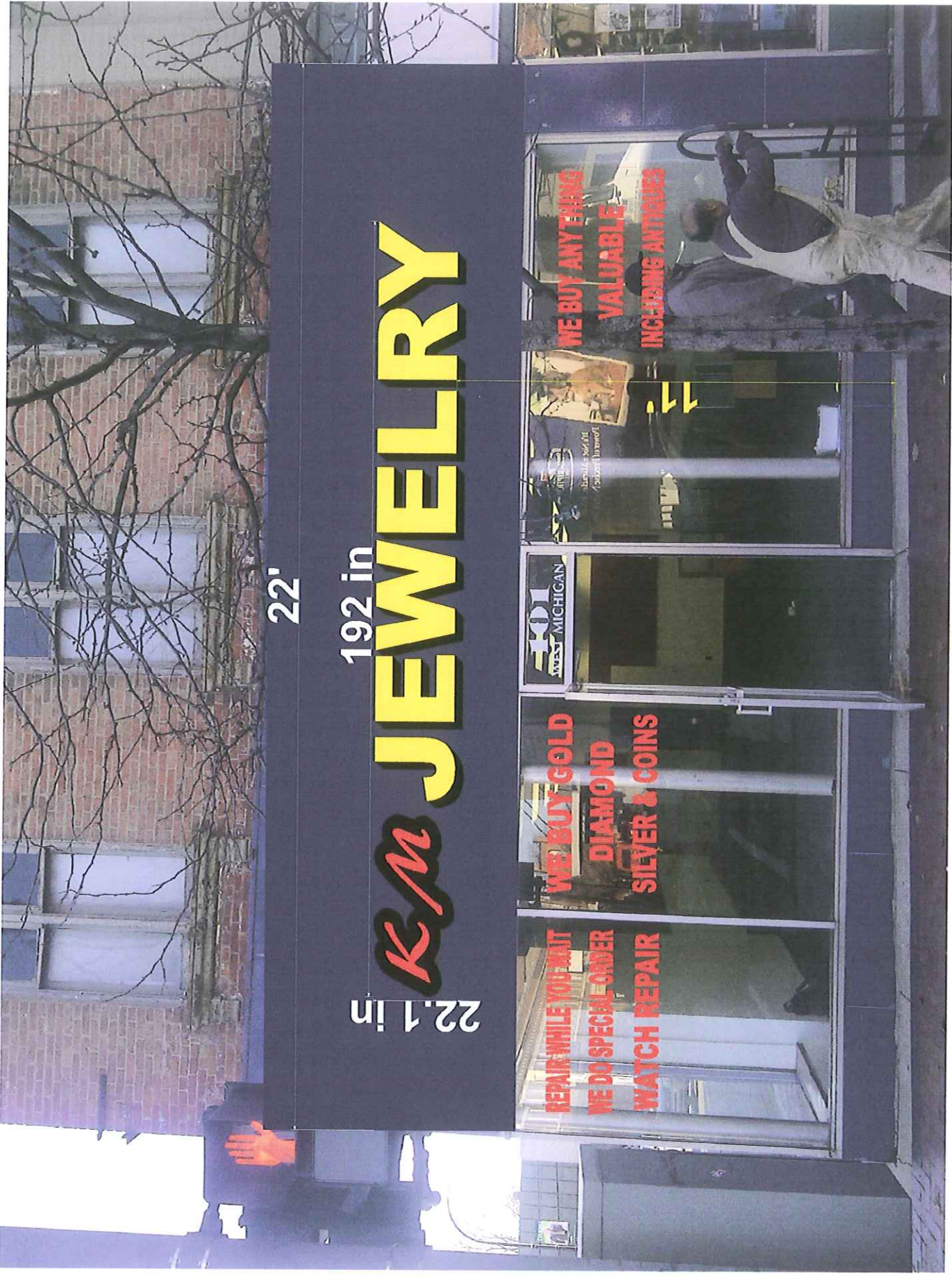
City of Ypsilanti Building Department

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

Date: 12-20-12

SIGN APPLICATION

Business Information	Business Name and Address KM Jewelry 101 Michigan Ave		Business Phone #	
	Owner Name and Address KM Jewelry 101 Michigan Ave Ypsilanti MI		Owner Phone #	
	Owner signature (Alternately, a signed contract may be attached)			
Applicant Information	Contractor/Company Name and Address Ultimate Signs Inc		Phone # 3137078737	
Sign Information	Location 101 Michigan Ave		☒ Permanent ☐ Temporary* (30 Day) *Dates: From _____ to _____	
			Historic District ☐ Y ☐ N Zoning	
	Type of Sign		Dimensions	
	☐ Billboard ☐ Awning/Canopy ☐ Building Directory ☐ Menu ☐ Projecting ☒ Wall Sign ☐ Ground (pole or monument) ☐ Mural ☐ Other (specify)		Sign 1 2 x 7 = 14 sq ft Sign 2 18 x 16 = 288 sq ft Sign 3 ____ x ____ = ____ sq ft Total Square Footage 4346	
	☐ Residential Entry ☐ Banner ☐ Construction ☐ Inflatable ☐ Special Event ☐ Illuminated sign, electrical permit required (additional fee)		Height (from grade) 13' Weight 2100 Material(s) aluminum	
All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale. Please see attached examples.				
Building Information	Frontage 22		Setback	
			Height 15	
Permit Information (City use only)	Notes			
	Applicant/Contractor Signature _____		Date _____	
	HDC Approval (if required) _____		Date _____	
	Planning/Zoning Signature _____		Date _____	
	Building Department Signature _____		Date _____	
		Deposit (if required) _____ Permit Fee _____ Registration Fee _____ Administration Fee _____ Total Permit Fee _____ Approved _____ Denied _____		



22'

192 in

22.1 in

K/M JEWELRY

REPAIR WHILE YOU WAIT
WE DO SPECIAL ORDER
WATCH REPAIR

HDI
WEST MICHIGAN

WE BUY GOLD
DIAMOND
SILVER & COINS

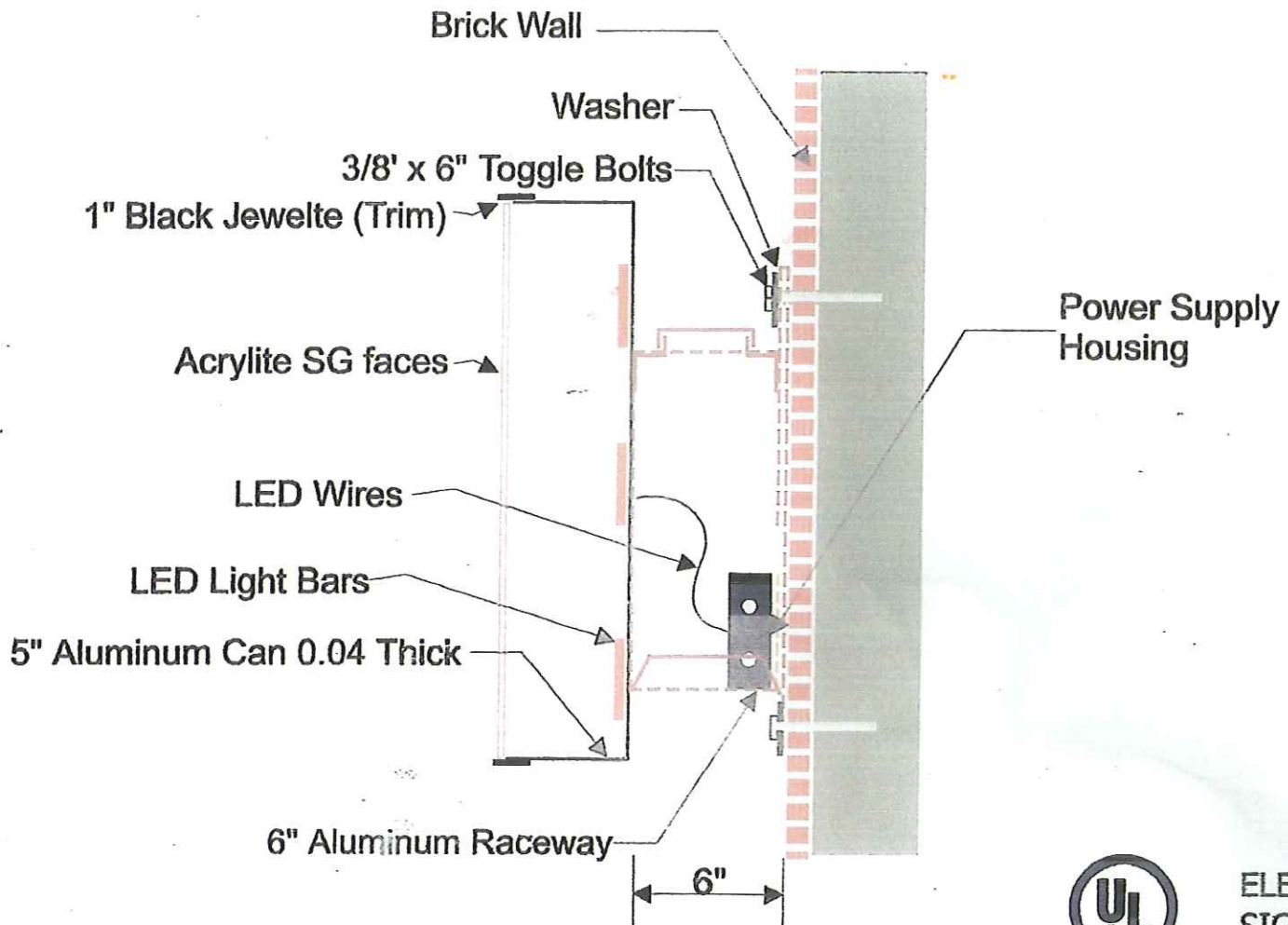
WE BUY ANYTHING
VALUABLE
INCLUDING ANTIQUES

192 in

20 in

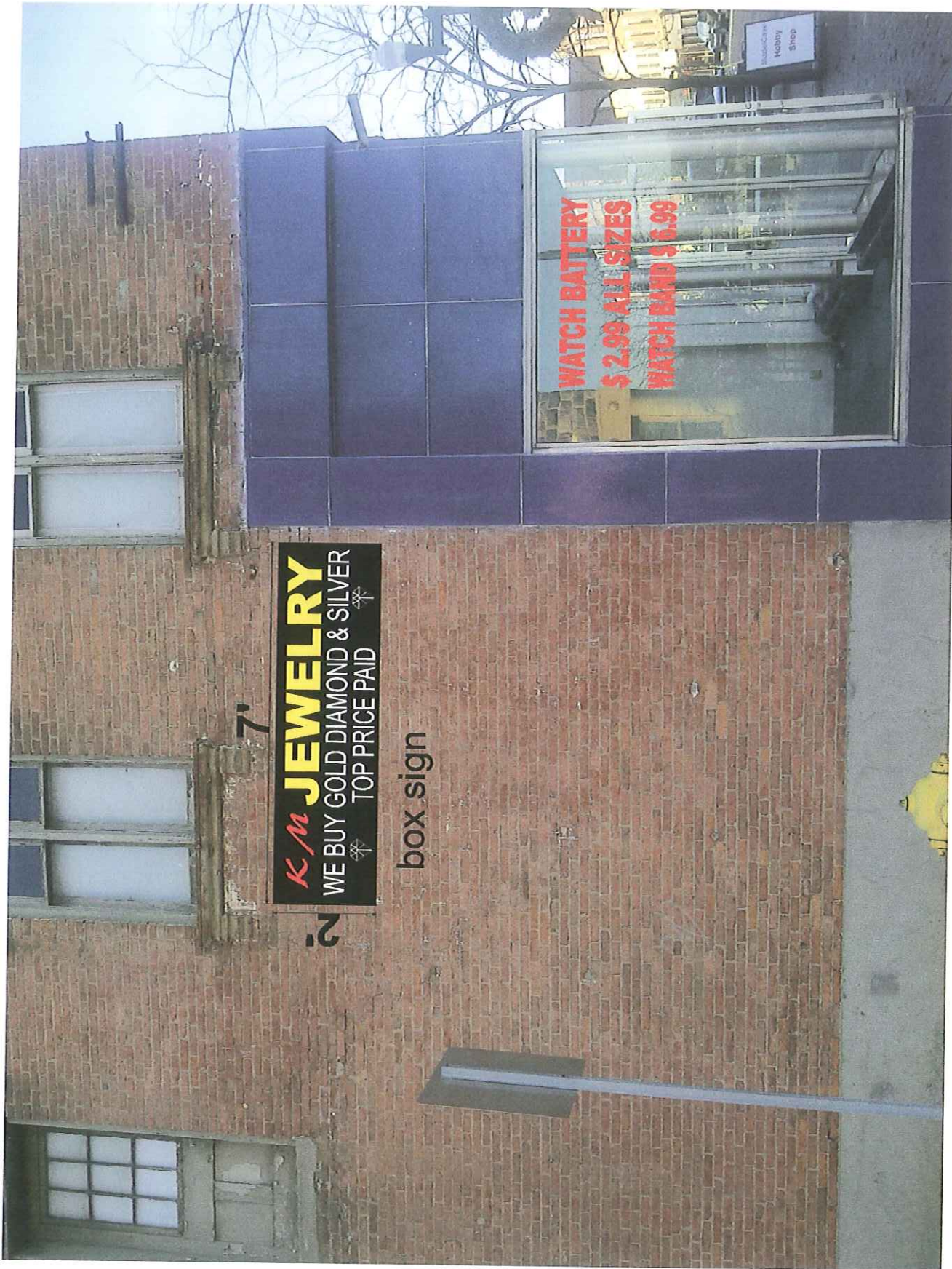
K/M JEWELRY

SIDE CUT



ELECTRIC
SIGN

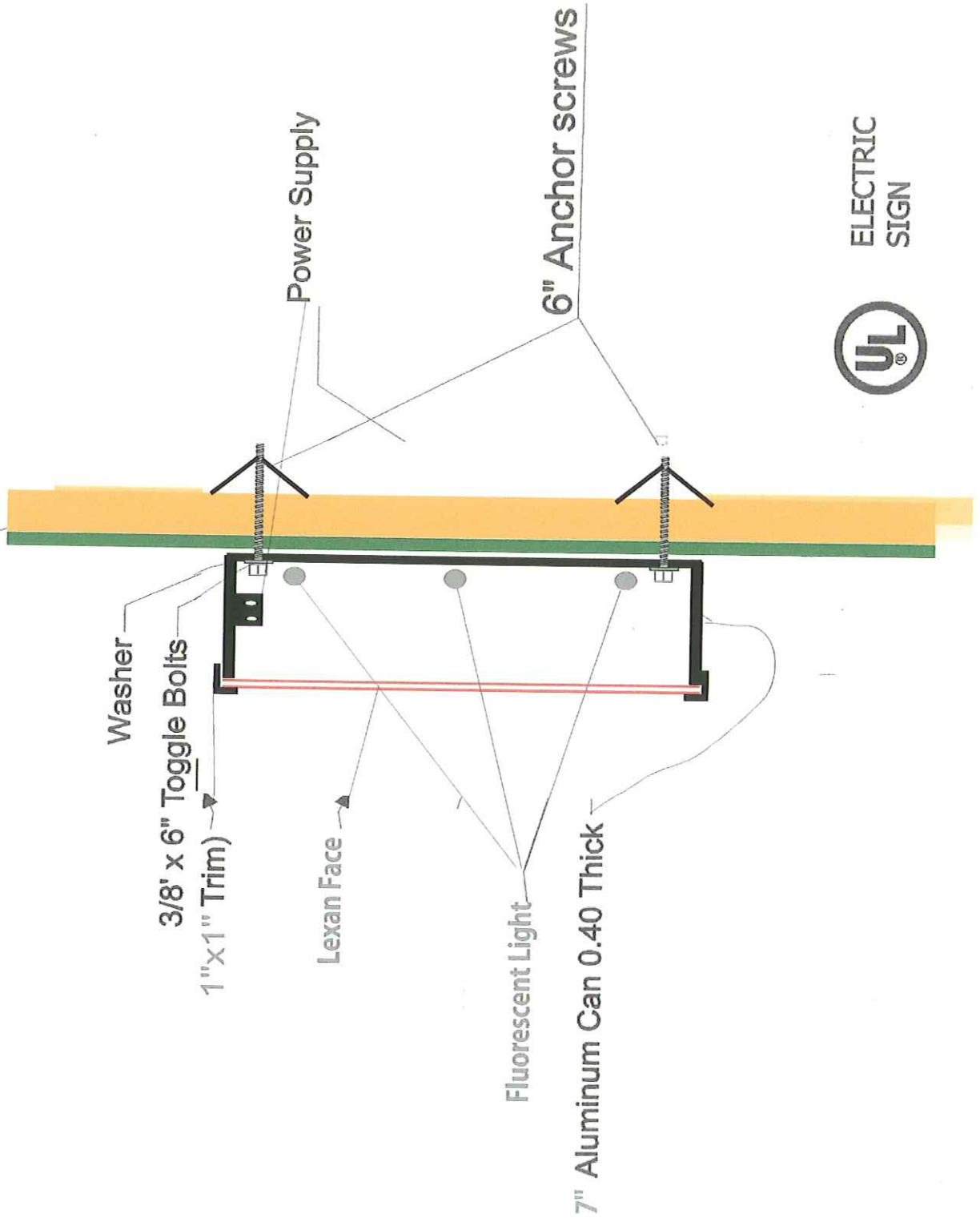




24.01 in
84.01 in
K/M JEWELRY
WE BUY GOLD DIAMOND & SILVER
TOP PRICE PAID

SIDE CUT

BRICK WALL



ELECTRIC
SIGN

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF December 11, 2012

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

Commissioners Absent: Anne Stevenson, Hank Prebys

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Henriksen) moves to approve the agenda as amended:

Addition of the following applications as Action Items: 24 E. Cross and 5-7 S. Washington

Addition of the following Study Items: 106 N. Adams

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

24 E. Cross

Applicant: Richard Robine, Owner (absent)

Discussion: Applicant is applying for replacement of windows and two doors. The doors are to be steel re-enforced with window opening and better deadbolt locks. Windows to be replaced are on the east side of the building and are to include safety film. Work has already been completed.

Motion: Rupert (second: Henriksen) moved to approve the application for 24 E. Cross St. to include replacement of a door and windows.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

5 & 7 S. Washington

Applicant: Ron Rupert, Contractor (present)

Discussion: Applicant is applying for work on the façade of 7 S. Washington to include: tuck point and replace spalling bricks as needed, replace three 2nd floor windows with metal clad wood replicas (Jen-Weld), replace canvas awning (color to be determined), repaint 1st and 2nd floors (color to be determined). Applicant is also applying for work on the façade and north side of 5 S. Washington to include: tuck point and replace spalling brick as needed, replace three 2nd floor windows with metal clad wood replicas (Jen-Weld), replace canvas awning (color to be determined), and repaint front and north exterior (color to be determined). All work to be conducted with no power washing or spraying.

Rupert noted that colors are to be same as existing as opposed to “to be determined” as listed on the application. The awning is to be a brown and burgundy stripe.

Motion: Henriksen (second: Pettit) moved to approve the application for 5 & 7 S. Washington St. to include re-pointing and replacing bricks as needed, replacing the 2nd floor windows with metal clad wood windows, the windows will be double-hung, arched top, two-over-two full replacements, replace the canvas awning, and repaint the first and second floors with colors to match existing colors on the building. All the masonry work will be done in accordance with the Fact Sheets and no power washing will be done.

Secretary of the Interior Standards cited: 6 & 7

Approval: Motion carries. Rupert abstained.

STUDY ITEMS

509 N Adams St.

Applicant: Dennis Vessels, owner (present)

Discussion: Applicant is proposing demolition and disposal of shed at the south rear property line based upon the grounds that the structure presents a danger to the safety of the public.

Applicant brought materials requested at the last meeting, and noted he has received a continuance from the court. Condon established that the purpose of the study item was to determine whether the application would be considered complete. Henriksen reminded the applicant that the HDC needs a statement regarding what would replace the structure after demolition. Applicant noted he is going to spread grass seed on the area. Schmiedeke clarified the difference between a study and action item for the applicant. She also noted that a demolition application requires a public hearing. The commission is of the opinion that other than the statement of what will replace the structure, the applicant has everything they will need.

Applicant: Charles Fabros & Julie Fabros (Present)

Discussion: Applicant is proposing an addition which would link the existing house with the existing carriage house and began by presenting photographs to establish the context of the buildings. He noted that the carriage house has no foundation and that significant deterioration to the framework of the structure is present. Flaking paint and a bowing side wall are due to water infiltration. Applicant does not want to demolish the structure, but rather adapt it for another use, which would involve bridging the carriage house to the main house. Applicant would like to use the 2nd floor of the carriage house as a loft area. Applicant is looking for guidance on an appropriate approach to the bridging. .

Henriksen established that the applicant does want to raise the roof line of the carriage house. Schmiedeke asked how much the side walls would be raised and the applicant suggested 3 to 4 feet. Henriksen stated that the idea of the connection between the two buildings seems possible, but raising the height of the carriage house may potentially alter the character of the carriage house. She raised the possibility of using the deck space for residential use, but the applicant is desirous of having the deck space for recreational use. Schmiedeke inquired whether the various roof elements could be simplified. She noted that the simpler the roof is, the less it may leak and the cheaper it will be to replace in the future. Condon remarked that a low pitched shed roof may be the only way. Schmiedeke then established that no commissioner objects to a link between the two buildings. Condon and Rupert are of the opinion that altering the roof of the carriage house would make it usable space. Henriksen, however, is of the opinion that the proposed plan does not relate to the character of the carriage house at all. She also noted that as the mass of the carriage house approaches that of the main house, the historic character based on the proportional relationship of the two structures would be lost. Pettit inquired whether the applicant was still interested in using the carriage house as a garage. Schmiedeke asked the height of the first floor, which the applicant stated was 7 feet. Henriksen noted that even if it is not usable in the manner proposed, there are alternative ways to make the structure usable. Schmiedeke noted that two problems exist, the first being the responsibility to the carriage house which the HDC takes seriously and the second being the size of the addition and the effect it has on both structures. Pettit inquired about permanent canvas awnings, but Condon noted that they would not last long in winter. Schmiedeke stated that a glass hallway between the two structures would be ideal, but it does not serve all the purposes desired by the applicant. Discussion continued exploring alternative options. Henriksen has a problem with aggrandizing the addition in relation to the character defining features, namely the space and size relationship between the two structures, and noted that what is being proposed detracts from both structures. Schmiedeke then noted that the HDC has a responsibility to the carriage house, and a link that is as unobtrusive as possible needs to be proposed. Henriksen summarized by stating that the idea of an addition is acceptable, but the issue is the relationship between the massing of the elements, and the project should be revisited by an architect or designer. Schmiedeke remarked that much of her concern would be

alleviated if the proposed protruding porch were eliminated and if the link were single story. The Commission will await modifications to the plan.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring - none

Other - HDC Audio Recording Policy

Discussion: None

Motion: Rupert (second: Pettit) moved to approve the HDC Audio Recording Policy as presented.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 27, 2012

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:52pm