

1. Agenda

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

2. Agenda Packet

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

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, March 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

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

B. NEW BUSINESS

2. 109 Ferris St.

Re-Roofing

3. 110 W. Cross St.

Window Sash Replacement

C. STUDY ITEMS

4. 313 Washtenaw St.

Gutters, Handrail, Window Options

5. 317 W. Cross St.

New Addition

D. ADMINISTRATIVE APPROVAL- None

E. OTHER BUSINESS

Property Monitoring

-304 E. Forest- Earthen Ramp

-302 E. Cross- Addition Demolition

-409 Oak St.- Ramp Installed

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 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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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.

Rec. 15698

RECEIVED
MAR 14 2013

BY: [Signature]

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION (HDC)
HISTORIC DISTRICT WORK PERMIT

Date Filed: 3/14/13 for Next HDC Meeting Date: 3/26/13

Note: Meetings are held the 1st & 3rd Tuesdays of every month (except the 1st Tuesday of January) at 7:00 p.m. in the Meeting Room of City Hall. City Hall is located at 1 South Huron Street, Ypsilanti, MI 48197 (Use the Michigan Avenue entrance).

Instructions:

Before this application comes before the Historic District Commission (HDC), must be complete. All supporting documents MUST be submitted with this application. Please look at the check off section below...**To save time, and money, please follow every step completely.**

Property Address: ~~1015 Washington St.~~ 109 Ferris St.

1.) Is this an Action Item? ☒ "Action Items" require a fee and may result in a ruling from HDC.
Is this a Study Item? ☐ "Study Items" require no fees and are only discussion items.

2.) Applicant's Name: MR. Roof Holding Co LLC..

Address: 3511 E. Ellsworth City: Ann Arbor State: MI Zip: 48108

Phone: 800-949-0009 Fax: 734-971-5599

Is your role that of: [owner], [architect], [contractor] PLEASE CIRCLE ONE

3.) Owner's Name (if different from above): BRAD STARK Phone: _____

4.) Construction Cost: 5902 = Fee: _____

***FEES:** A non-refundable application fee of \$15.00 *plus* \$5.00 for each \$3,000 of construction/project cost is due at the time of submission. No application fee is required for those applications requesting only painting approval.

Double Check...Is This Application Complete?

Please check off each completed section of the application

Questions 1-4 _____
Questions 5-8 _____

Additional Materials: Please include the following items where necessary,

- Pictures of building/project site _____
- Drawings/illustrations of the elevations _____
- Color and material samples _____
- Scaled sketches of proposed work _____
- Site Plans _____

(A certified survey is required for additions, fences and other similar work)

5.) DESCRIPTION OF PROPOSED WORK: (e.g., new wood windows for this single-family residence, install a wood fence painted white, replacement of black roof shingles, etc.)

Recover Existing Shingles

6.) Materials for each item included in this proposed work (e.g., wood, double hung windows, metal, glass, leaded glass, brick, epoxy, plywood, cement, hydraulic cement, sand plaster, finish plaster, asphalt, wrought iron, aluminum, stone, cinder block, slate, fiberglass, etc.):

Fiberglass Shingles

7.) Color(s) (Please attach color chip samples):

Body: _____ Accent 1: _____

Trim: _____ Accent 2: _____

Roof: Brown Shingles Other: _____

8.) Additional Information:

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

Date



Notes/History

Katrina Brooks, Mr. Roof]
3511 E. Ellsworth Rd
Ann Arbor, MI 48108

Date Range - 3/1/2013 - 3/31/2013

Contact

Brad Stark
Primary Phone
Alt 1 Phone
Alt 2 Phone
E-mail
Job Address 1
Job City
Job ZIP Code

101 S. Washington Ypsi Mi
48197

info@starkfuneral.com
109 Ferris St
Ypsilanti
48197

Appointment Info

Date & Time
Scheduled For

Notes

<u>Date</u>	<u>Time</u>	<u>Regarding</u>	<u>Record Manager</u>
3/7/2013	9:15 AM	Still needs a application submitted to historic division -even though the work has been completed . Adam Cripps. Historic Commisioin Assistant. 734-483-9646 ** Can be reached up till noon today and will not be back until 3-13	Katrina Brooks



109 Ferris, 2009



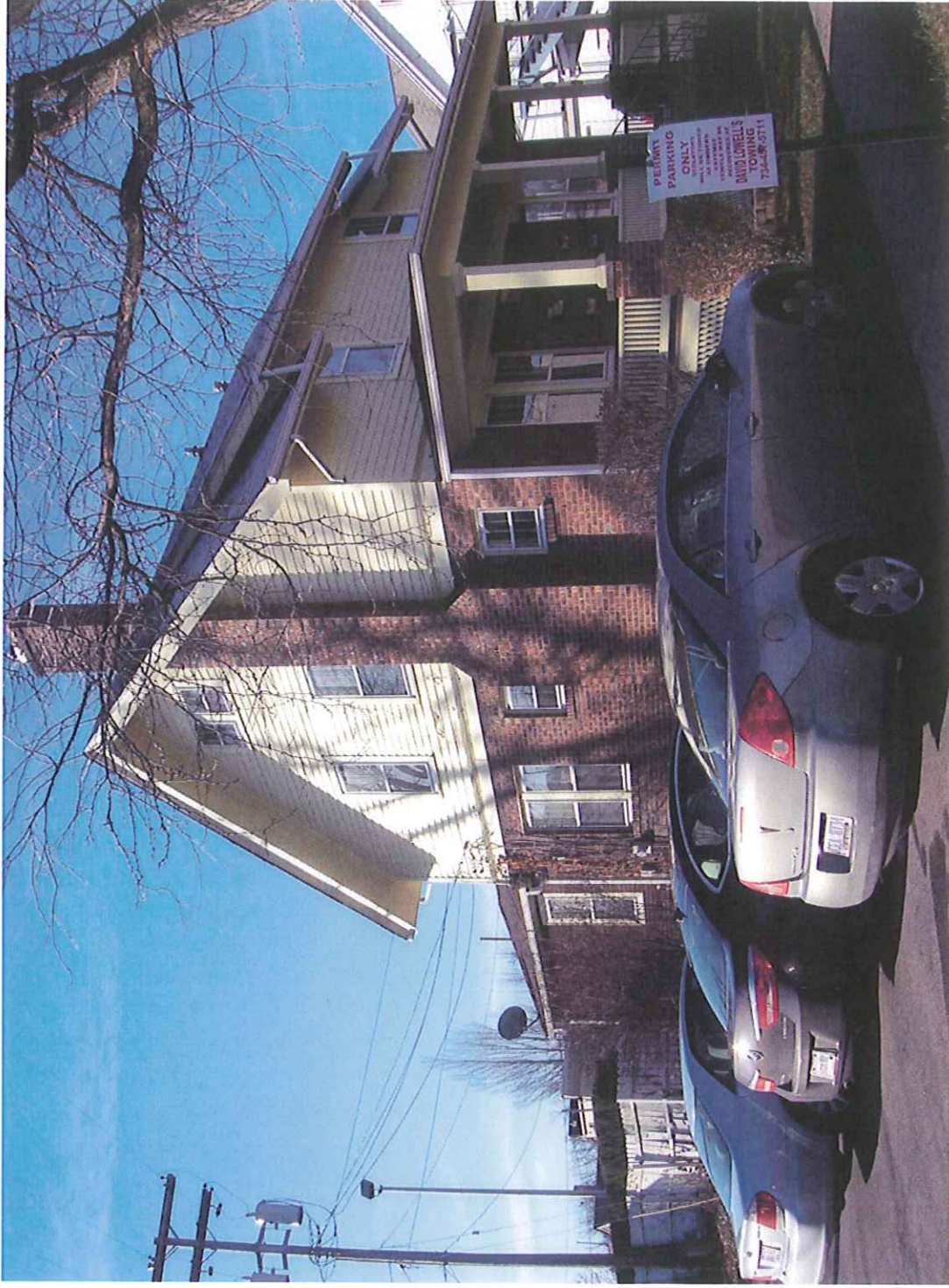
109 Ferris, 2009



109 Ferris, 2012



109 Ferris, 2012



109 Ferris, 2012



Ypsilanti Historic District

Work Permit Application *Rec-15683*

Date filed 3/6/13 for HDC meeting date 3/13/13

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 110 W. Cross

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple St.

City Ypsilanti State MI Zip 48198

Phone 734-485-2653

Fax _____

E-mail mike@ypsilantirestoration.com

Owner Michigan Firehouse Museum

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor same as applicant

(Name, address,
phone)

Action Items only:

Construction Cost 21,820

Permit Application Fee 60

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 3/6/13 for HDC meeting date 3/13/13

Property Address 110 W. Cross

Applicant Ypsilanti Restoration L.L.C.

Description of proposed work *(see sample applications)*

Install 22 sash replacement kits and 1 new awning window from Jeld-Wen corporation. Repair or replace damaged or rotten components of existing jambs and sills as needed. Replace missing trim components as needed. Completely re-construct 2 substantially out of square openings to accommodate sash kits. All woodwork repairs will be with like components. Insulate existing weight pockets with low pressure expanding foam insulation designed for enclosed spaces. Caulk and paint as needed. Clean work area and remove all debris.

Materials

Wood components to match, sash replacement kits, matching paint.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim SW "safety red"

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

3/6/13

Date



Ypsilanti Historic District Work Permit Application

Date filed 03/19/13 for HDC meeting date 3/26/2013

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 (Gutter)

Contractor Great Lakes Gutter

(Name, address,
phone)

12379 Globe St. Livonia MI

Action Items only:

Construction Cost 1080 Gutter 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 3/18/13 for HDC meeting date 3/26/13

Property Address 313 Washtenaw

Applicant _____

Description of proposed work (see sample applications)

- 1) instal Gutters , similar like the neighbors'. see contractors' Quote
- 2) put Hand Rail on the front ^{porch} stairs
will be wood. Follow instruction of face sheet for handrail
- 3) Windows. (possibilities)

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.)

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Signature of Applicant

3/19/2013

Date

Fax: 734.953.4069



State License #2102197720

www.MichiganGutters.com

PROPOSAL

PROPOSAL SUBMITTED TO: SUSAN QU		PHONE 248 974 8415	DATE 3/13/13
STREET 313 WASHINGTON		JOB NAME	
CITY, STATE, AND ZIP CODE YPSILANTI, MI 48197		JOB LOCATION K-STYLE	
☒ RESIDENTIAL ☐ COMMERCIAL	DATE OF PLANS	COLOR WHITE	REP: JOHN L.

[illegible]

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

ONE - THOUSAND, EIGHTY & 00/100 dollars (\$ 1,080)

Payment to be made as follows. \$0 Down, PAID IN FULL ON COMPLETION



*3% Charge for all credit cards

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature_____

Note: This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____



Ypsilanti Historic District

Work Permit Application

Date filed 3/19/13 for HDC meeting date 3/20/13

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 Ugly Mug - 317 W. Cross St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name James Johnson

Address 303 N. Wallace

City Ypsilanti State MI Zip 48197

Phone 734 660-9932 Fax _____

E-mail AJohnson1020@gmail.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 _____

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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)

new Addition

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

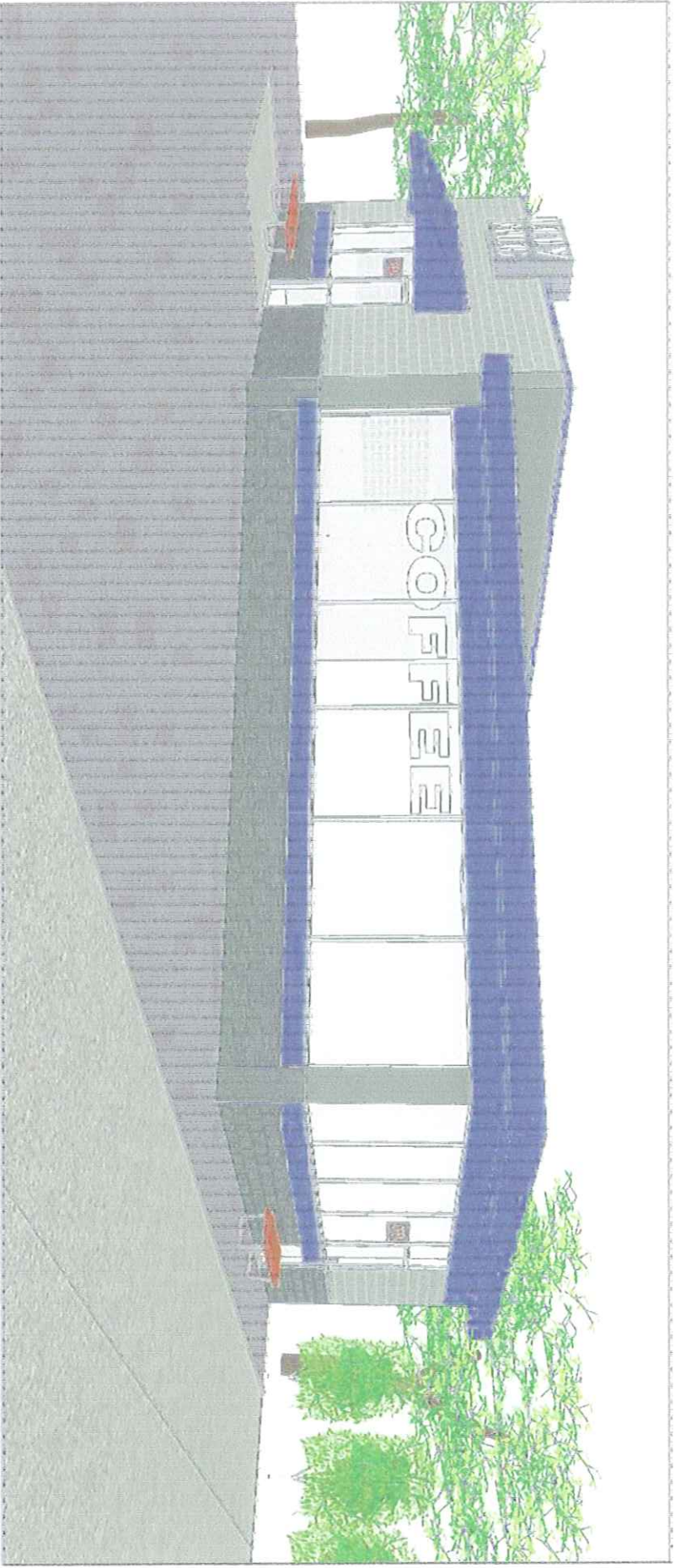
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Signature of Applicant

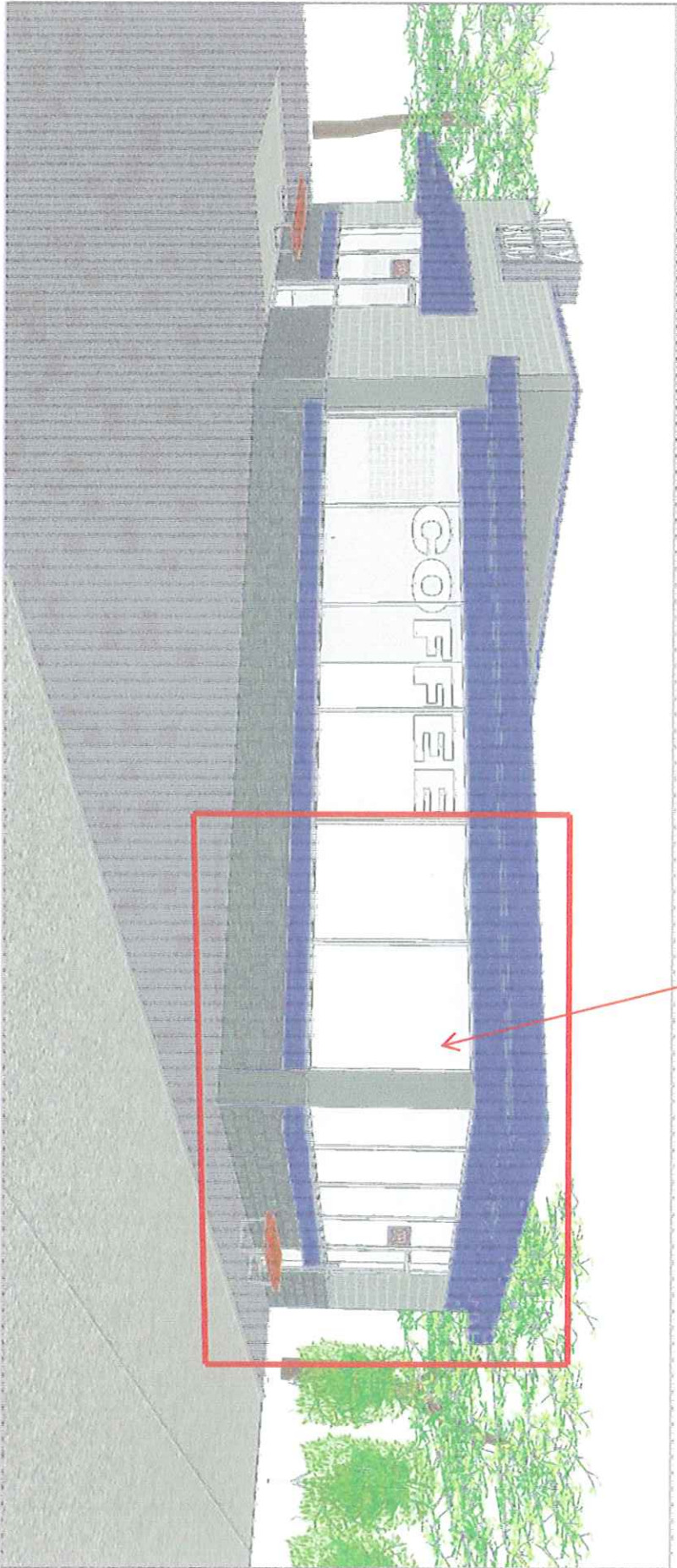
Date

OPTION 1:
VIEW 3 - FROM THE STREET CORNER

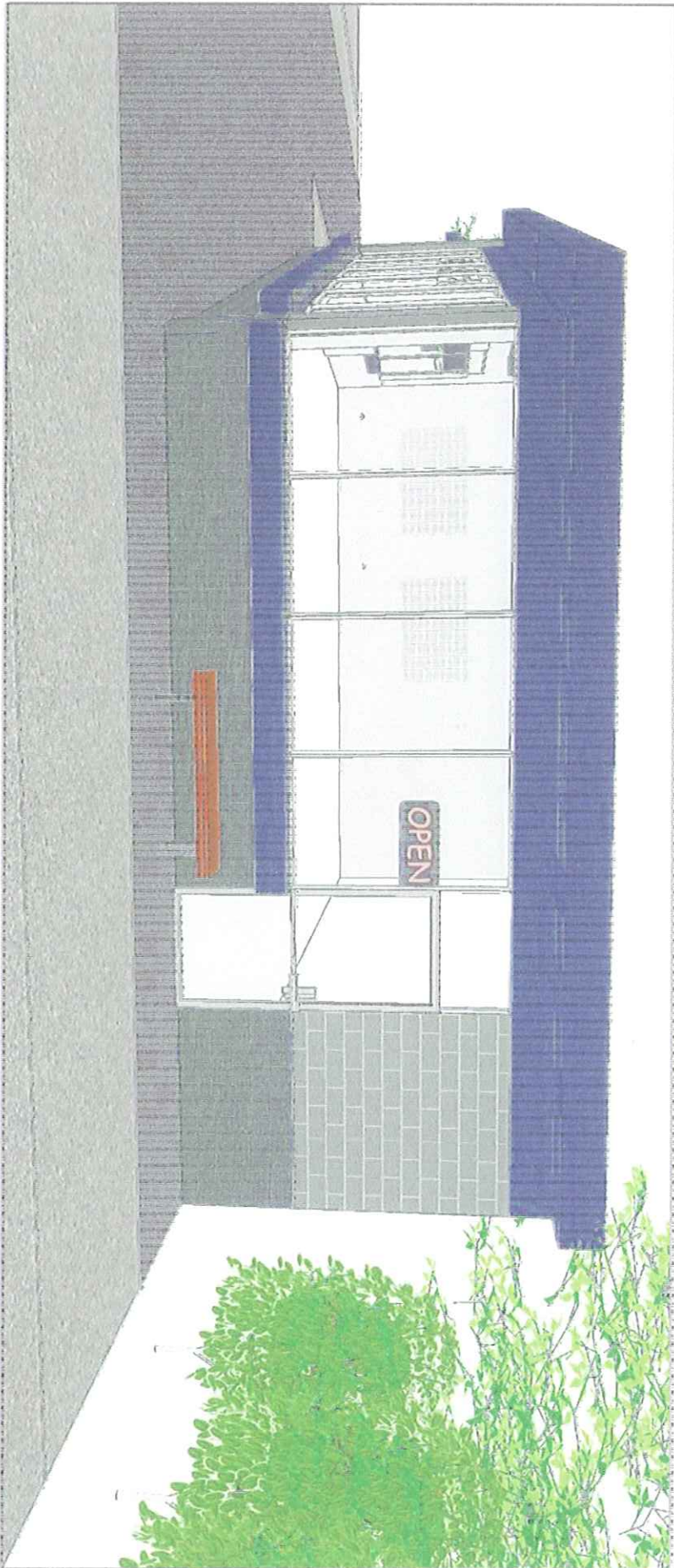


OPTION 1:
VIEW 3 ~ FROM THE STREET CORNER

**NEW ADDITION
TO BUILDING
OUTLINED IN RED**

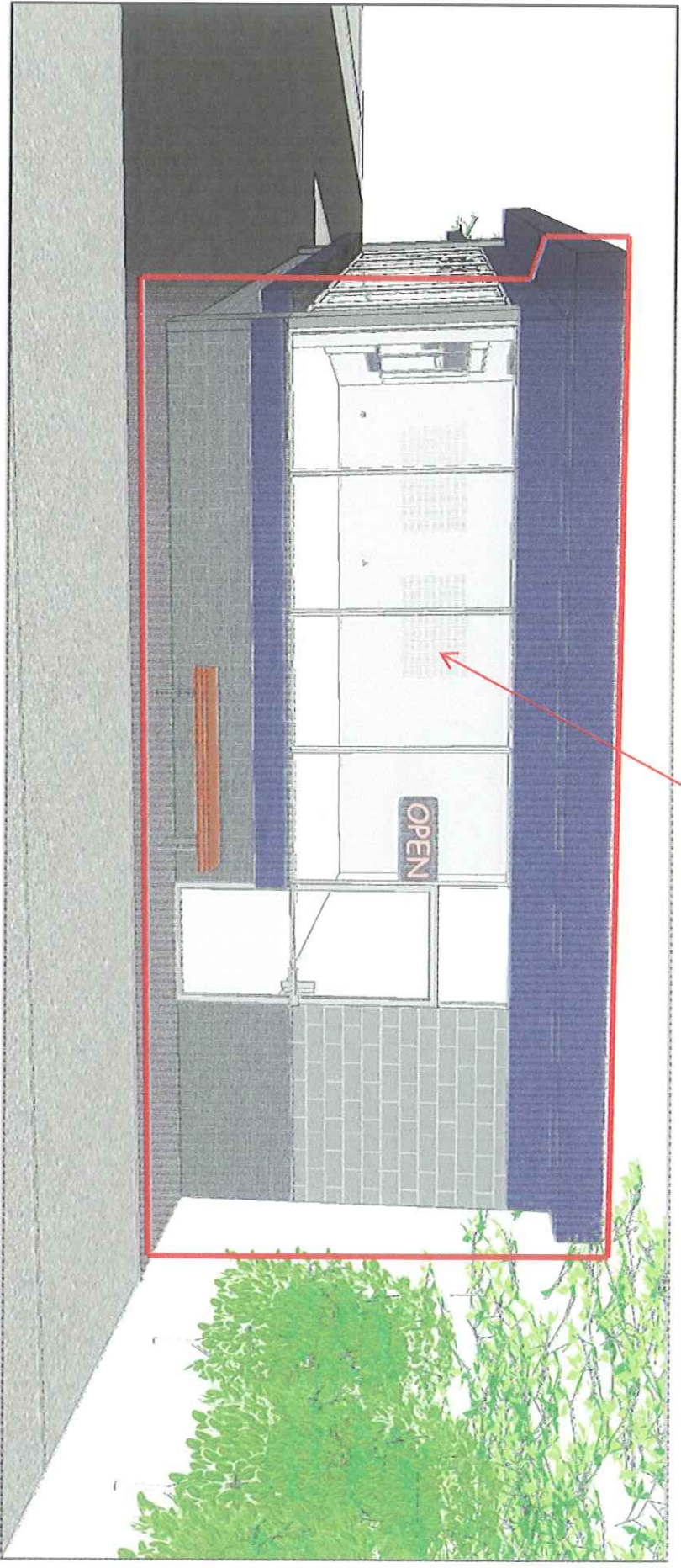


OPTION 1:
VIEW 4 -- SIDE VIEW

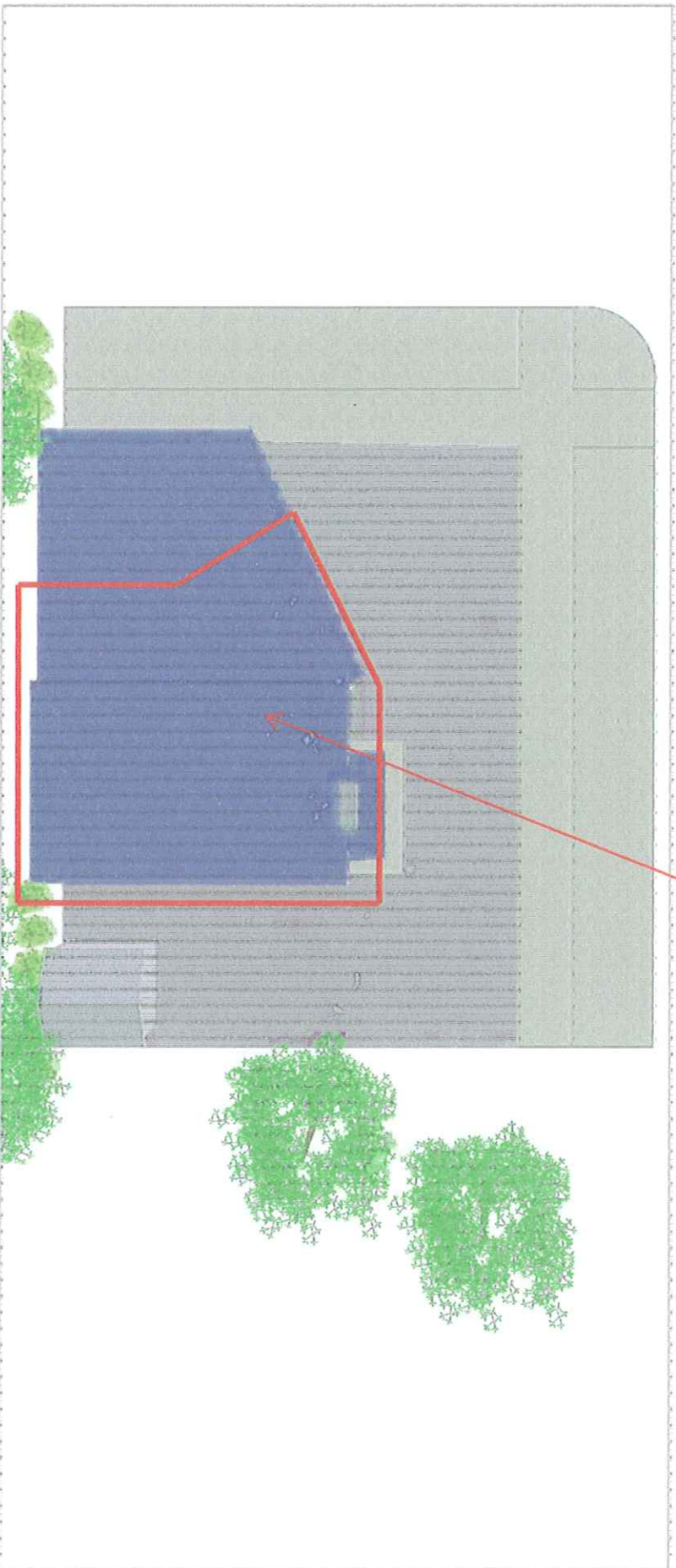


OPTION 1: VIEW 4 – SIDE VIEW

NEW ADDITION
TO BUILDING
OUTLINED IN RED



OPTION 1:
VIEW 1 - SITE PLAN



EXISTING BUILDING
OUTLINED IN RED

OPTION 1:
VIEW 2 - MAIN ENTRY



OPTION 1:
VIEW 2 - MAIN ENTRY



NEW ADDITION
TO BUILDING
OUTLINED IN RED



304 E. Forest, 2012



304 E. Forest, 2012



304 E. Forest, 2012



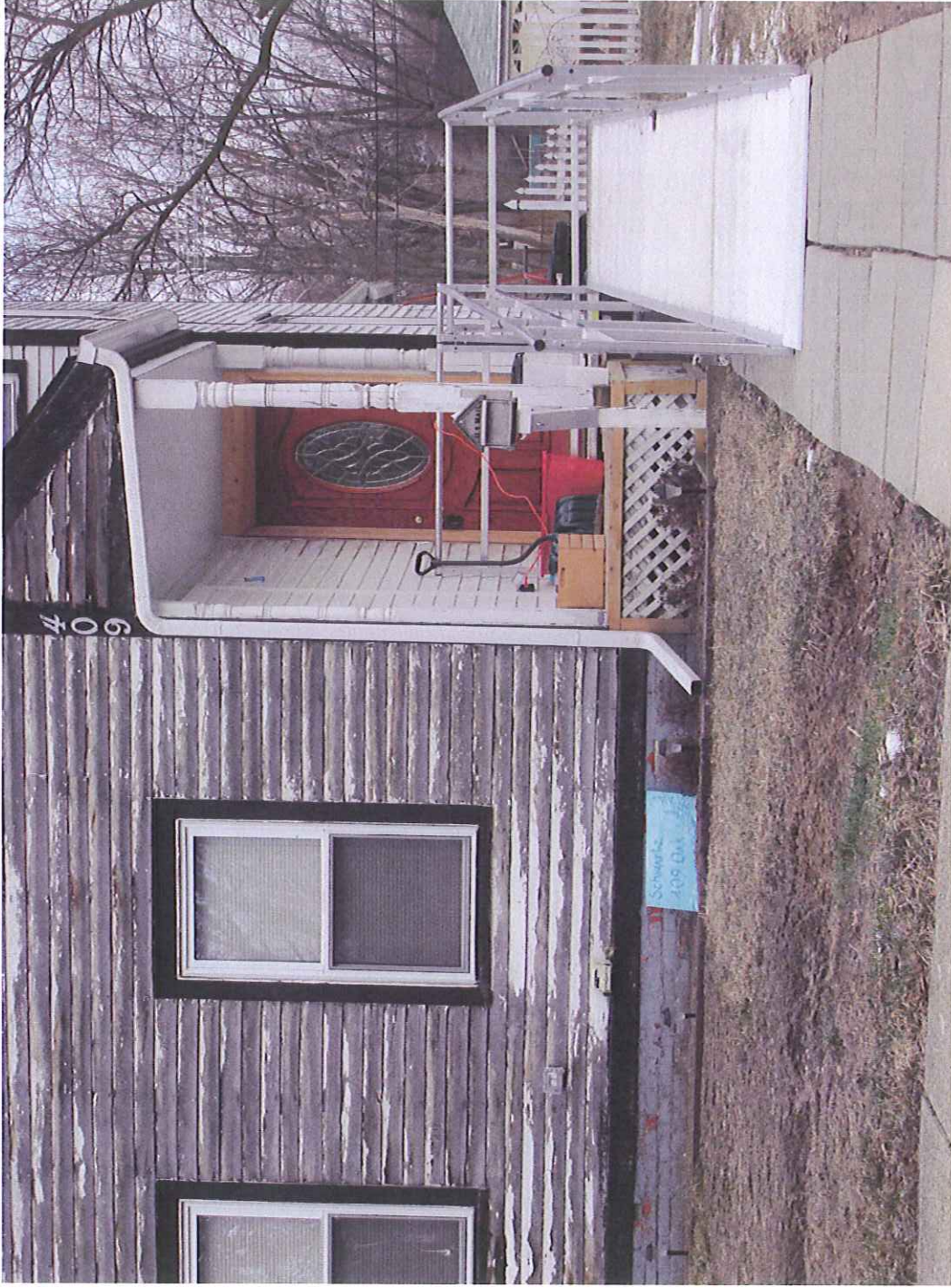
302 E. Cross, November 2012



302 E. Cross, March 2013



409 Oak St., March 2013



409 Oak St., March 2013

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 12, 2013

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:01 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

Addition of 304 E. Forest as property monitoring, and the addition of 16
North Huron as old business.

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.

Staff informed the commission that the project has been placed on hold
until DDA grant funding can be secured. Staff will follow up with owner
as that process continues.

Motion: Prebys (second: Stevenson) moved to table the application for 16 N.
Huron.

Approval: Unanimous. Motion carries.

NEW BUSINESS

119 W. Michigan

Applicant: Debra Swanson, Owner (Absent)

Discussion: Applicant is seeking approval for removal of existing sign; repairing and replacing of structural, substructural, and cable components; rehabilitating the sign by repairing individual sheet metal boxes, repairing porcelain enamel skin system, and repairing or replacing neon light tubes, controls, and power supply system; reinstalling sign; and repairing or replacing any existing flashing to create a weatherproof system.

Motion: Prebys (second: Henriksen) moved to approve the application for 119 W. Michigan as presented.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 6

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS

230 N. Grove

Applicant: Tony's Roof Repair LLC, contractor

Report: Application was approved for removing asphalt roofing shingles and replacing with asphalt architectural shingles, dark brown in color, installing of iceguard, ice belt, drip edge, ridge vent, and flashing as needed. The drip edge and flashing are to match the shingles in color, and no gutter work is to be conducted.

Motion: Prebys (second: Pettit) moved to accept the administrative approval for 230 N. Grove.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 6

OTHER BUSINESS

Property Monitoring

304 East Forest- Discussion regarding how to proceed regarding earthen ramp.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of February 26, 2013

Motion: Prebys (second: Stevenson) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:27pm