

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 14, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 14, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 14, 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. 302 E. Cross	Stair and Addition Demolition
2. 210 W. Cross	Sign Installation
3. 309 N. Grove	Repaint, Pergola, Landscaping

B. NEW BUSINESS

4. 309 Maple St	Fence Replacement
5. 56 E. Cross	New Window Openings
6. 405 Oak St.	Front Porch Repairs
7. 310 E. Cross	Re-painting
8. 220 N. Hamilton	Deck Installation
9. 109 N. River St.	Roof Replacement

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL

10. 208 N. Grove	Re-painting
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E. OTHER BUSINESS

Property Monitoring	
-333 E. Cross	Detached Deck

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 23, 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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Ypsilanti Historic District

Work Permit Application

Date filed MAY 7, 2013 for HDC meeting date MAY 14, 2013Action item ☒ Study item ☐ Action items require payment of the application fee. There is no fee to submit a study item for discussion.Property Address 210 WEST CROSS STREETApplicant ☒ Owner ☐ Architect ☐ ContractorName CROSS STREET VILLAGEAddress 210 WEST CROSS STREETCity YPSILANTI State MI Zip 48197Phone X 810-750-7000 Fax X 810-750-7840E-mail X team@1msteam.netOwner X SAME
(If different than applicant)Who will perform the work? ☐ Owner ☐ ContractorContractor YPSILANTI PUBLIC SCHOOLS(Name, address,
phone)3095 PACKARD ROAD, YPSILANTI, MI 48197SCOTT SNYDER
734-714-1198Action Items only: WORK WILL BE DONE BY SCHOOL PERSONNELConstruction 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 MAY 7, 2013 for HDC meeting date MAY 14, 2013

Property Address 210 WEST CROSS STREET, YPSILANTI 48197

Applicant CROSS STREET VILLAGE

Description of proposed work (see sample applications)

MOVE SIGN "YPSILANTI HIGH SCHOOL - HOME OF THE BRAVES" FROM
PRESENT LOCATION AT 2095 PACKARD ROAD TO
210 WEST CROSS STREET.

Materials

SIGN IS MADE OF MARBLE WITH BRICK MOUNTING POSTS.

Colors (Attach color chips or samples)

(SEE ATTACHED PHOTOS)

Body _____

Accent 1 _____

Trim _____

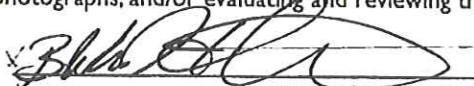
Accent 2 _____

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.)

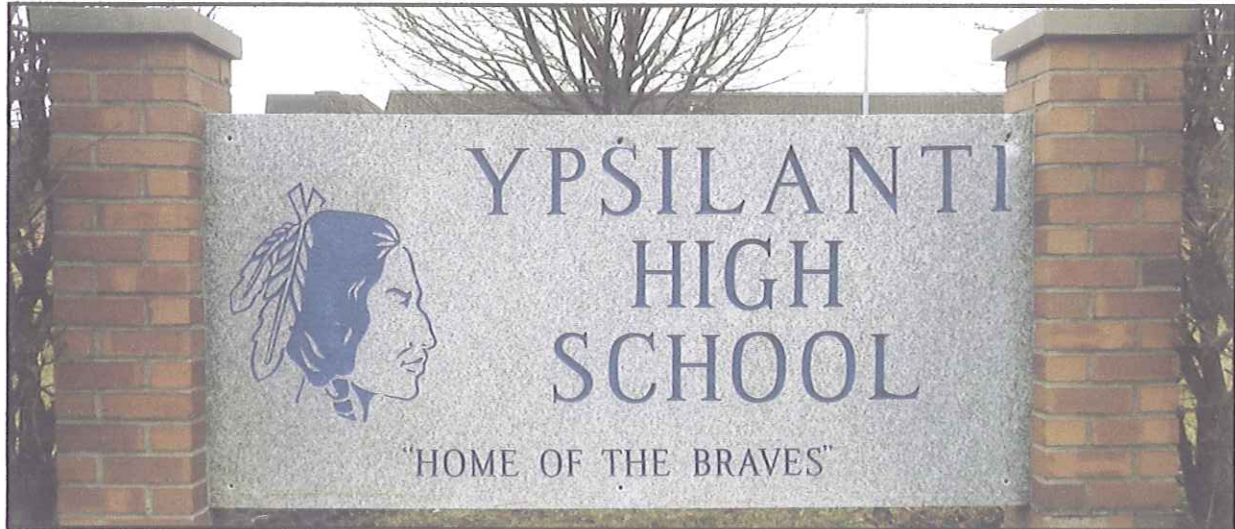
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

X MAY 7, 2013

Date



Marble Sign:

Exposed Marble Section - 6' 4" long, 36" high, 4" deep

Extensions into Posts - sign projects into posts 4" at each end

Mounting Posts:

Brick Mounting Posts - 12" square and extend 6" above and below sign (to ground)

Post Caps:

Post Caps - 14" square and 2 1/4" thick

Overall Dimensions:

Total Sign Length Including Posts and Caps - 7' 10"

Total Sign Height Including Posts and Caps - 4' 2 1/4"







Ypsilanti Historic District Work Permit Application

Date filed _____ 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 309 MAPLE ST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name SARAH ROLAND

Address 309 MAPLE ST

City YPSILANTI State MI Zip 48198

Phone 734 846 4106 Fax _____

E-mail apartmentdesigns@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor *Both*

Contractor John Hollowell & Associates • Reid Hollowell
(Name, address, 2843 Waters Rd Ann Arbor, MI 48103
phone) 734-945-9322

Action Items only:

Construction Cost \$2500.00 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.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 309 MAPLE ST.

Applicant Sarah Roland

Description of proposed work (see sample applications)

Replace existing chain link fence with
6' dog-eared style wood picket fence in rear yard.
Pickets to be 1"x6" to match existing pickets
in size and opacity. All wood used shall be
treated and stained dark to match existing
pickets.

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

Date

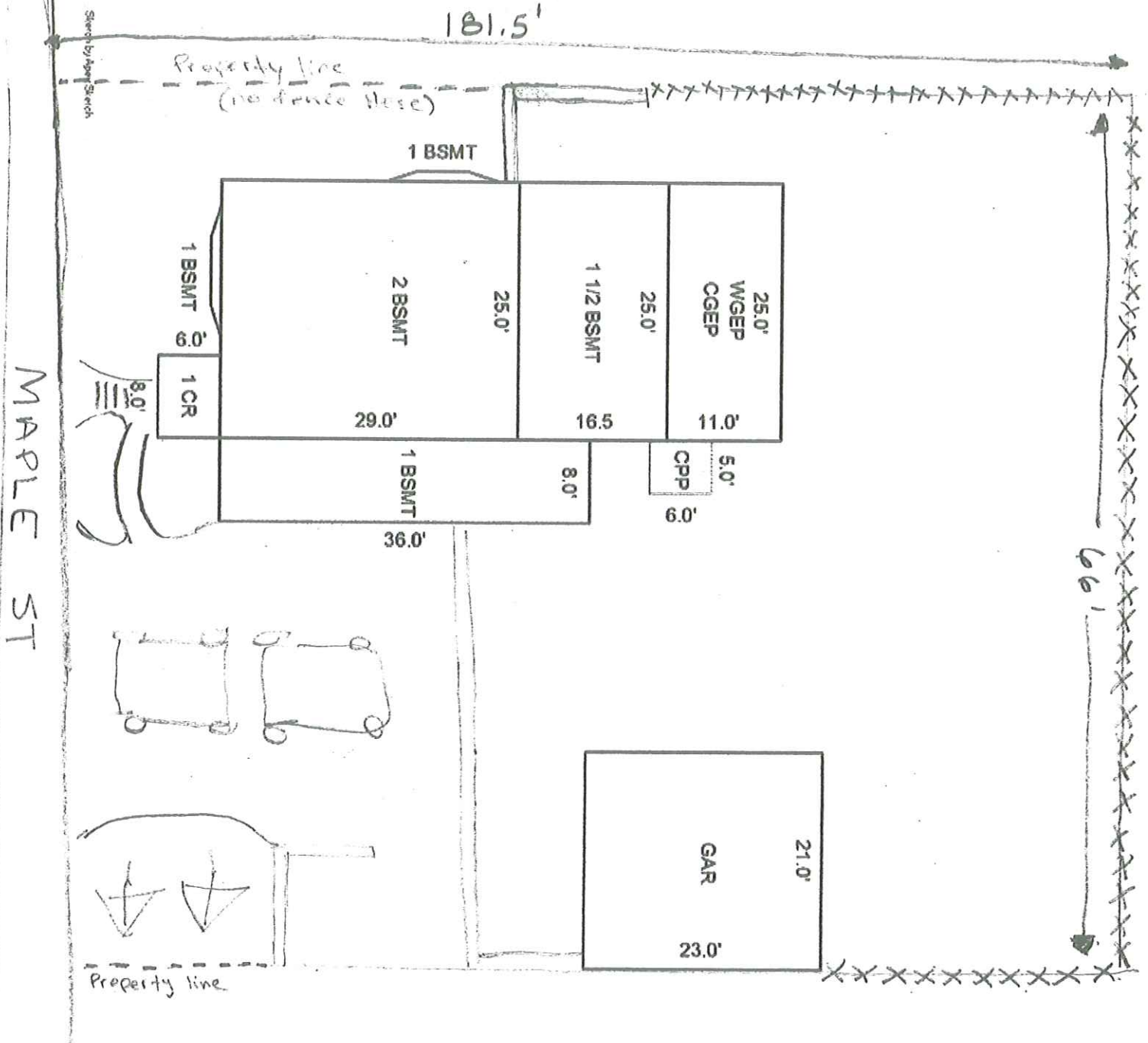
309 MAPLE ST

Image/Sketch for Parcel: 11-11-04-492-010

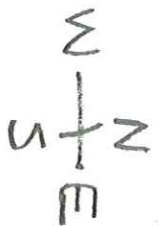
City of Ypsilanti

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: No caption found



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XXXX = chain
 --- = gothic
 --- = property
 --- = picket
 --- = line

5/6/2013 3:49 PM

 **FREE SHIP TO STORE[†] OR HOME[®]. NOW AVAILABLE ON OVER 300,000 ITEMS.**



Your Store: Ann Arbor #2721 [\(Change\)](#)



1 1/16 in. x 6 in. x 6 ft. Solid Wood Premium Dog-Ear Picket

Model # 111606MADE Store SKU # 1000002658

Store SO SKU # 395171

\$1.88 /EA-Each

Store Only

Buy Online, Pick Up In Store Today

Check Store Inventory

PRODUCT DESCRIPTION

The 6 ft. x 6 in. x 1 1/16 in. Pressure-Treated Solid Wood Dog-Ear Picket is designed for outdoor projects where lumber is exposed to the elements. This sturdy picket is constructed from southern pine and resists termites, rot and fungal decay. The picket can be stained or painted to match your exterior decor.

- 1 1/16 in. Thick and full 6 in. width
- Pressure treated
- Consistent picket sizing
- Available in classic dog ear picket style
- MFG Model # : 111606MADE
- MFG Part # : 111606MADE



Ypsilanti Historic District

Rec 15867

Work Permit Application

Date filed MAY 7, 2013 for HDC meeting date MAY 14, 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 56 E CROSS ST

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name ANGIE LANE

Address 106 S. MAIN ST

City ANN ARBOR State MI Zip 48104

Phone 734 998 0098 Fax 734 996 8899

E-mail angie@mornusinc.com

Owner LINDA FRENCH
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor LOVEH CONTRACTOR'S INC
(Name, address, phone) 1681 HULL RD MASON, MI 517 676 8895

Action Items only:

Construction Cost \$40,000

Permit Application Fee \$85

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

To complete this application:

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2. Attach the following documents:
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For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Due 12pm
MAY 8 MAY 14th 1.00
8 1/2 x 11

Ypsilanti Historic District Work Permit Application

Date filed 5/7/13 for HDC meeting date MAY 14, 2013

Property Address 56 E CROSS ST

Applicant ANGIE LANE

Description of proposed work (see sample applications)

NEW WINDOW OPENINGS ON INSIDE CORNER FACADES TO MAKE THE 2nd & 3rd FLOOR USEABLE SPACES. NEW WINDOWS TO BE PROVIDED TO MATCH EXSTG WOOD W'DOWS AND NEW ARCH TOP MASONRY OPENINGS TO MATCH EXSTG WINDOW OPENINGS ON ADJACENT FACADE.

Materials

WOOD WINDOWS, STONE SILLS, NEW BRICK (ARCHES)

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

5/7/13
Date



PROJECT

SIDETRACK YPSILANTI, MI

NO SCALE

DATE

MAY 6, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



PROPOSED ELEVATIONS

PROJECT

SIDETRACK YPSILANTI, MI

NO SCALE

DATE

MAY 6, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



PROJECT

SIDETRACK YPSILANTI, MI

NO SCALE

DATE MAY 6, 2013



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104



106 S. MAIN STREET
ANN ARBOR, MICHIGAN 48104

PROJECT

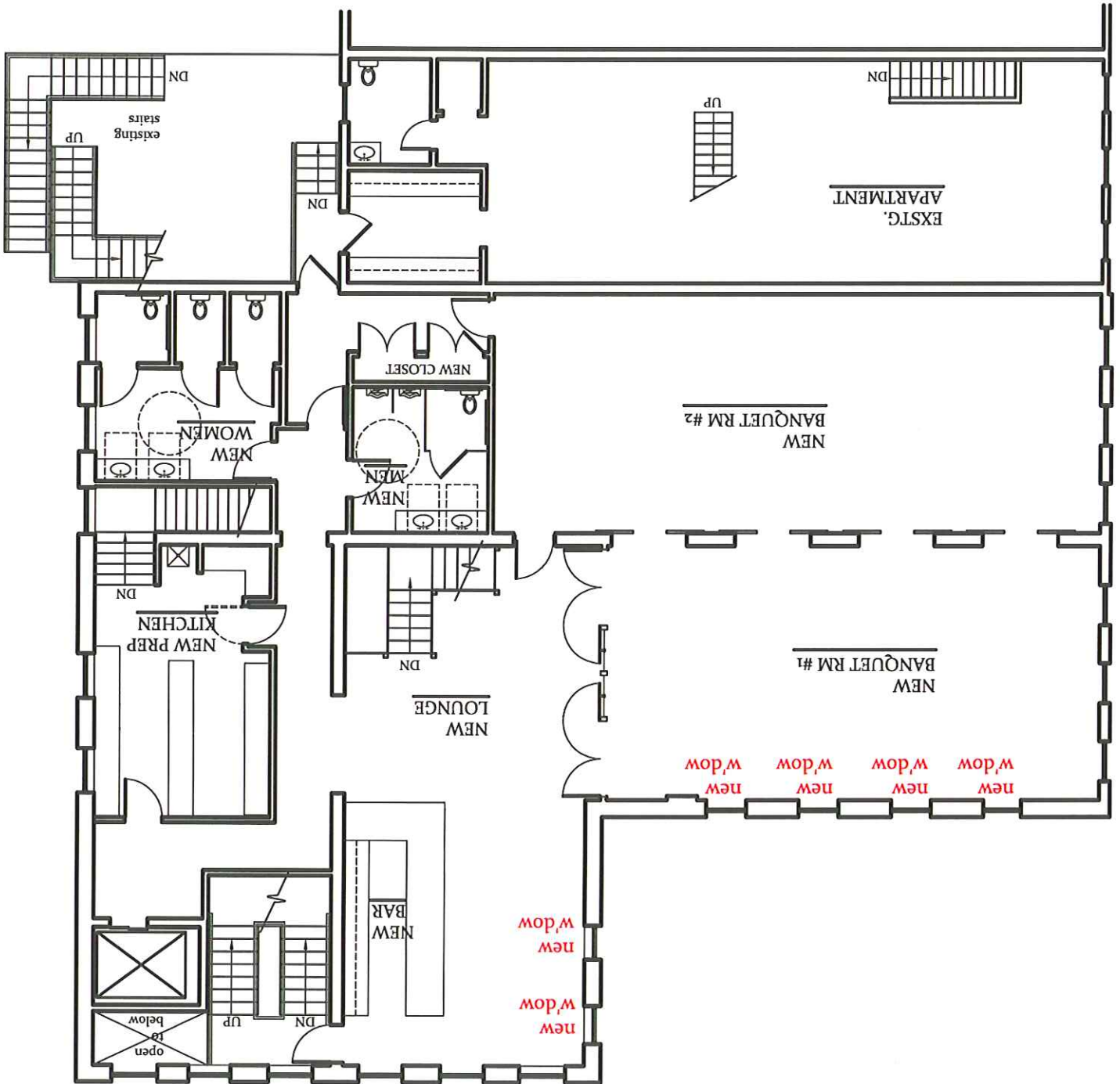
SIDETRACK YPSILANTI, MI

NO SCALE

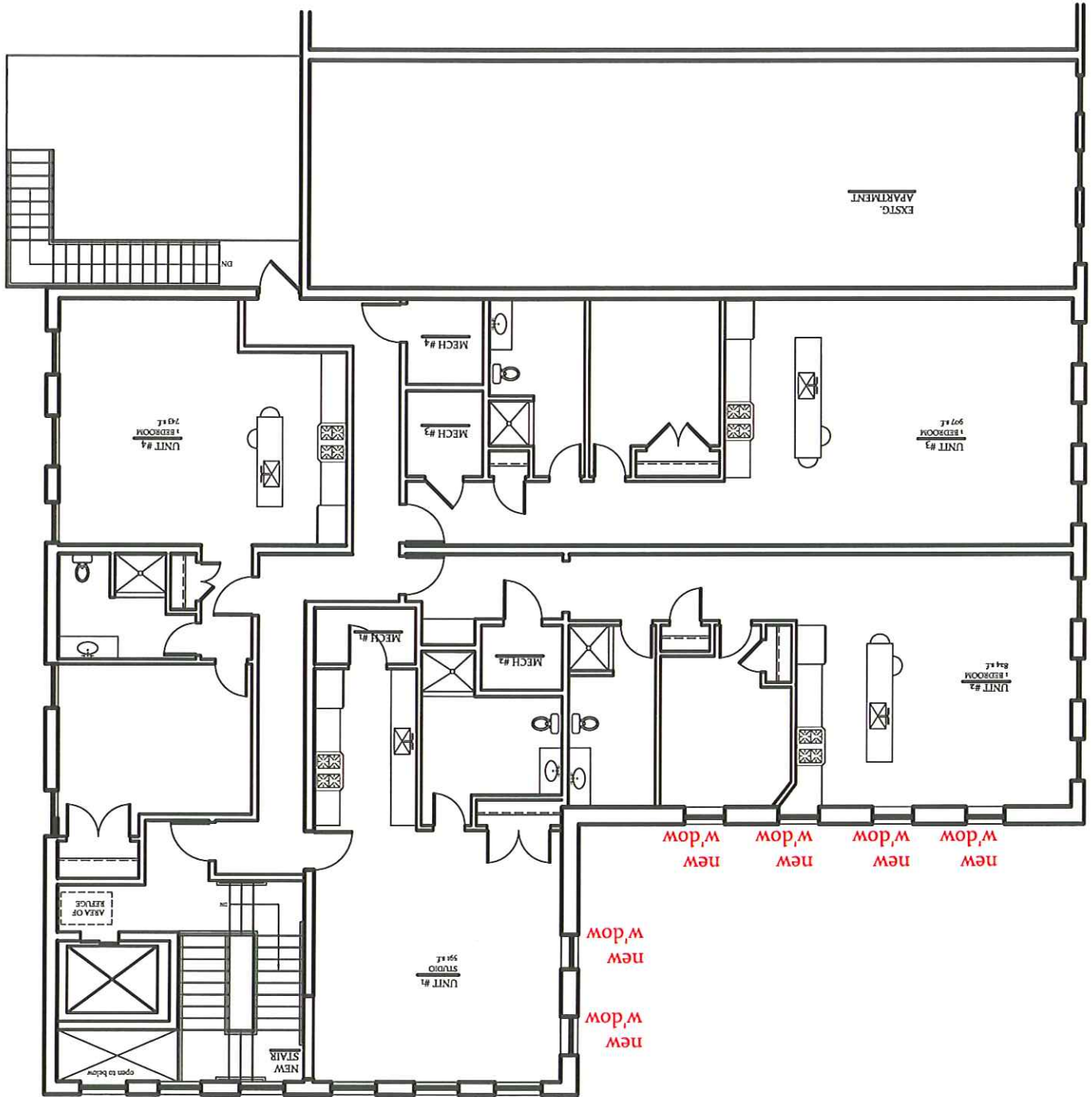
DATE

MAY 6, 2013

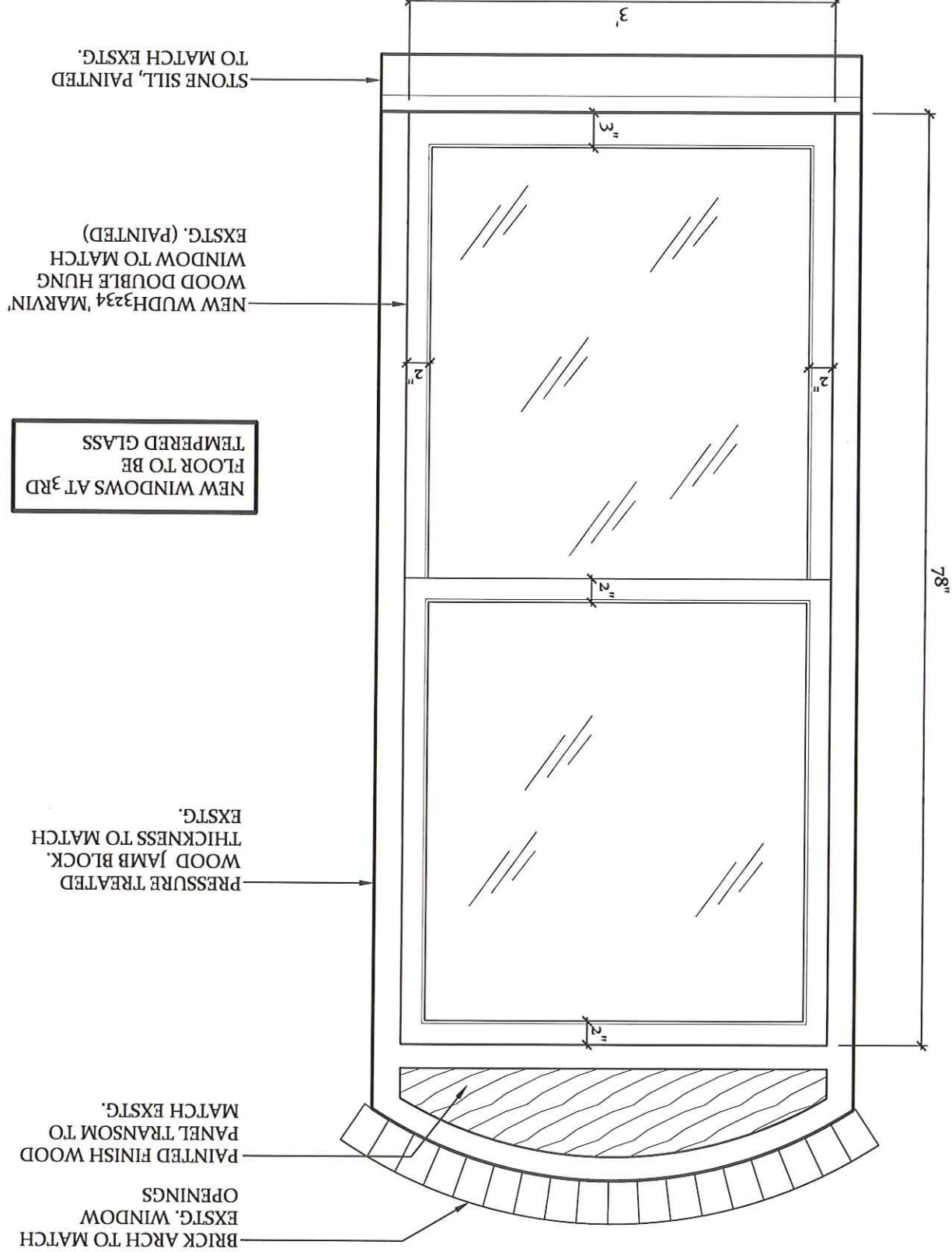
NEW SECOND FLOOR PLAN



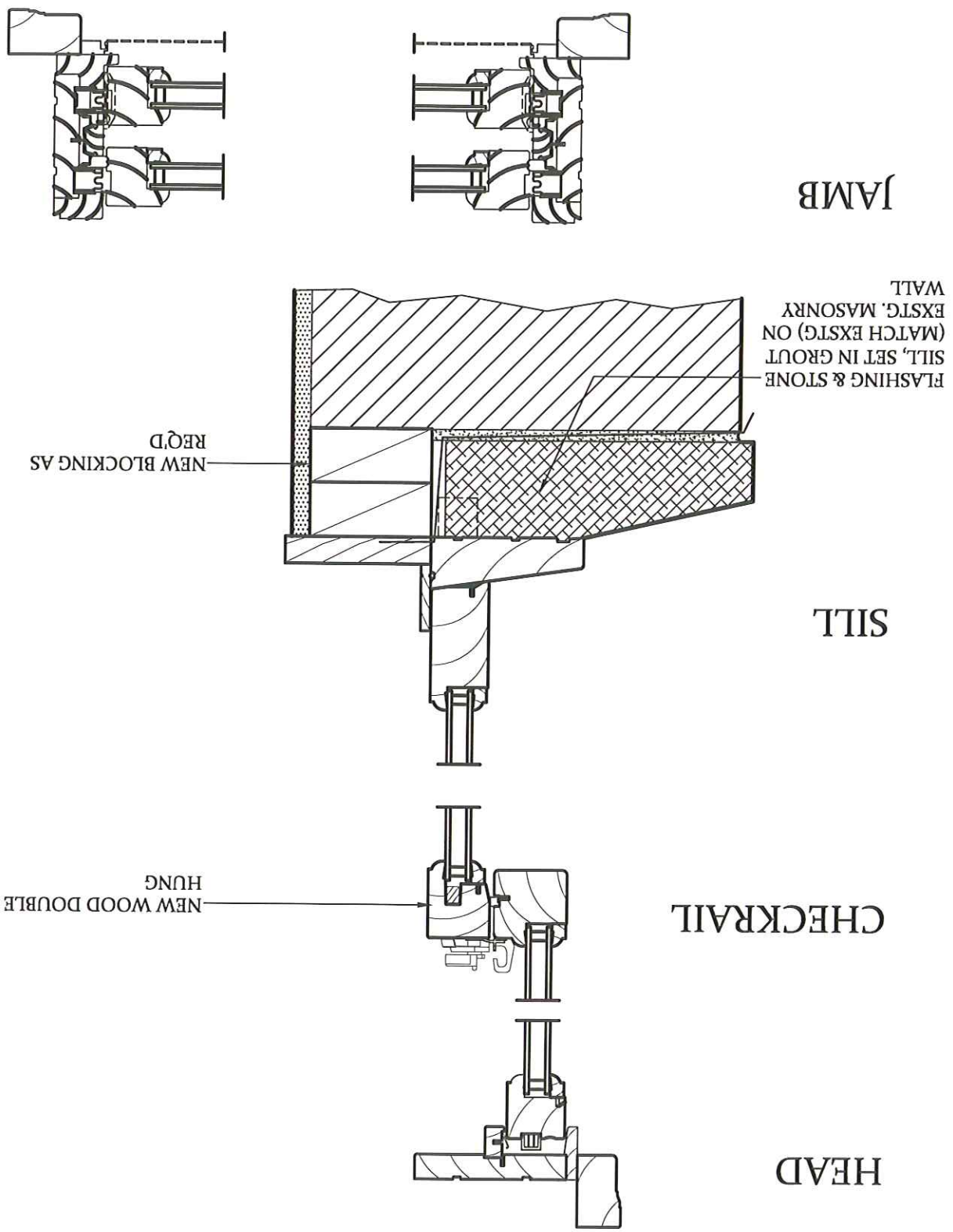
THIRD FLOOR PLAN



TYPICAL PROPOSED WINDOW



WINDOW DETAILS





Ypsilanti Historic District Work Permit Application

Date filed 26 April 2013 for HDC meeting date 30 April 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 405 Oak St. Ypsilanti MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Kathryn Jean Miller & William Kurkjian

Address 405 Oak St.

City Ypsilanti State MI Zip 48198

Phone (734)255-4288

Fax _____

E-mail makuavalley@comcast.net

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost 1,000.00

Permit Application Fee \$20

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.

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Ypsilanti Historic District Work Permit Application

Date filed 26 April 2013 for HDC meeting date 30 April 2013

Property Address 405 Oak St. Ypsilanti MI 48198

Applicant William Kurkjian

Description of proposed work (see sample applications)

Front Porch Repairs

Repair by replacing existing rotting furring strips with new pine furring strips.

Repair by replacing existing rotting shingles with new cedar shingles to be painted to match the current long term blue.

Repair by replacing existing rotting roof support pillars with Permacast columns. Painted to match current long term white.

Repair by replacing existing rotting frame members with treated wood.

Repair by replacing existing rotting floor with sealed decorative polymer cement overlay system that was previously approved by the HDC in Fall 2012.

Materials

Pine furring strips

Cedar shingles

Paint

Treated wood

3/4 inch OSB

Decorative polymer cement overlay



Blue paint on exterior
shingle skirting

Colors (Attach color chips or samples)

Body Blue

Accent 1 _____

Trim White

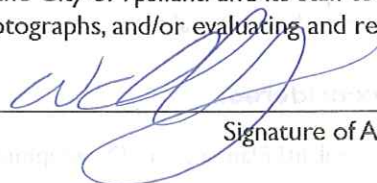
Accent 2 _____

Roof _____

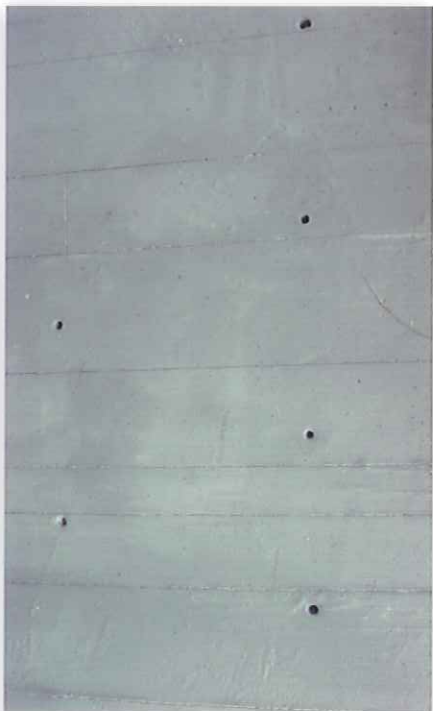
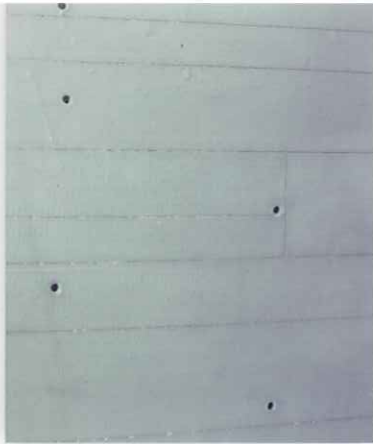
Other _____

- ☐ 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

26 April 2013
Date





Ypsilanti Historic District Work Permit Application

Date filed April 25 for HDC meeting date May 8 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 310 E Cross

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Mary Seelhorst and Tony Swan

Address 310 E Cross

City Ypsilanti State MI Zip 48198

Phone 7348347571

Fax _____

E-mail mary@maryseelhorst.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor John Kuhlman

(Name, address,
phone)

Hamtramck, MI 313.742.6760

Action Items only:

Construction Cost \$3000

Permit Application Fee

25.00

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 4.25 for HDC meeting date 5.8

Property Address 310 E Cross

Applicant Mary Seelhorst/Tony Swan

Description of proposed work *(see sample applications)*

Garage: replace rotten trim and paint.

Body color same as house, a pale yellow

Garage doors will be red, matching roof of garage (and same as the red used in the house trim)

Materials

Benjamin Moore paints

Colors *(Attach color chips or samples)*

Body "Monroe Bisque"

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

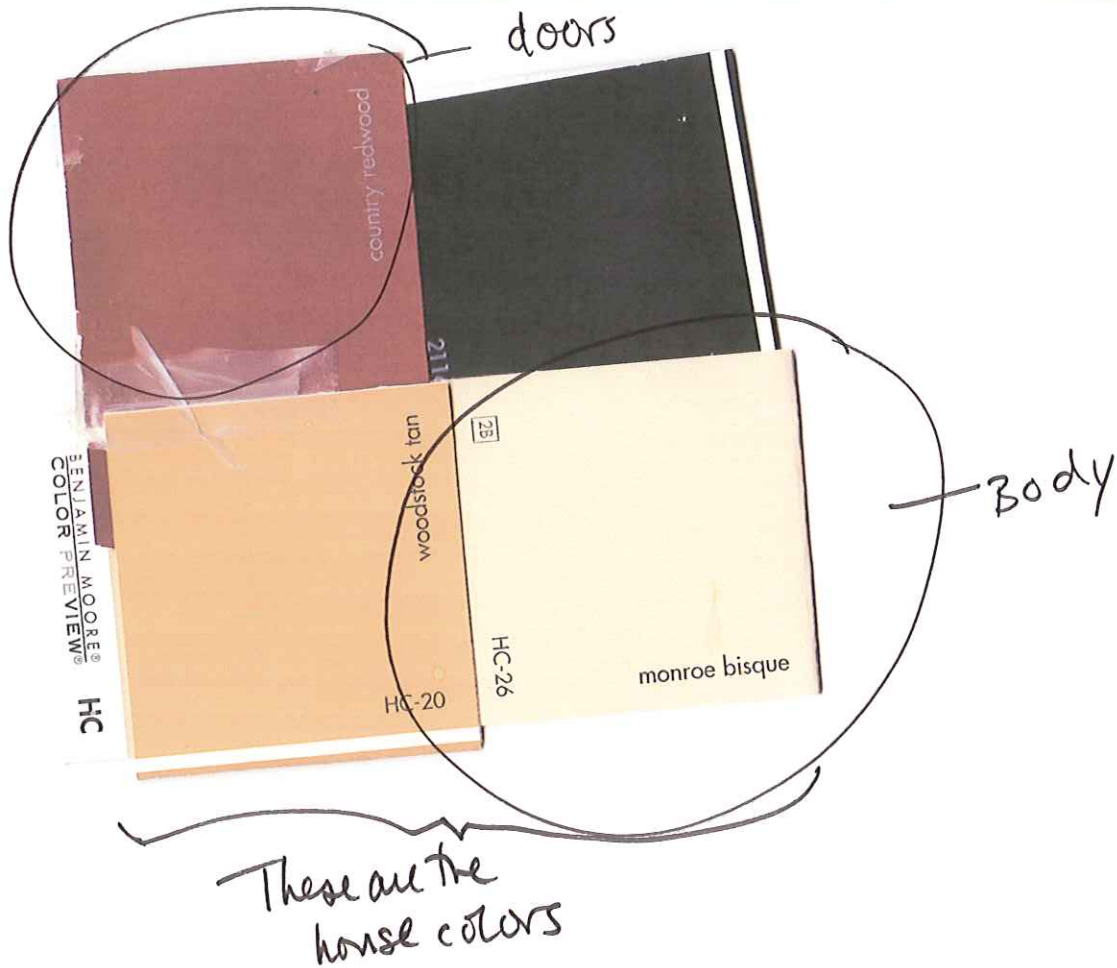
Other Doors: "Country Redwood"

- ☐ 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

4-25-13
Date





Ypsilanti Historic District Work Permit Application

Rec. 13578

Date filed 4-23-13 for HDC meeting date 5/14/13

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 220 N. Hamilton Ypsilanti, MI 48197

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Beal Properties

Address 221 Fetch St

City Ann Arbor State MI Zip 48103

Phone 734-320-6376 Fax _____

E-mail Sbeal@global.com

Owner _____
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Beal Construction Services Inc
(Name, address, phone) 277 Gratiot Ave Detroit, MI 48226

Action Items only:

Construction Cost \$4500

Permit Application Fee \$30

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 4/23/13 for HDC meeting date 5/14/13

Property Address 220 N. Hamilton Ypsilanti, MI 48197

Applicant Beal Construction Services Inc

Description of proposed work (see sample applications)

Build Pressure treated wood deck on the south east corner of multi unit property. Install 1 door where currently 1 window is installed. The deck will be 3'-4' off ground and made with 2"x6" planks. The railing and support system will meet city code. There will be limited visibility from road due to jet out of house. The deck will be 10'x8' wide long. The will be not stain or paint.

Materials

Pressure treated pine in decking and rails.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

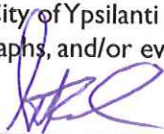
Accent 2 _____

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.)

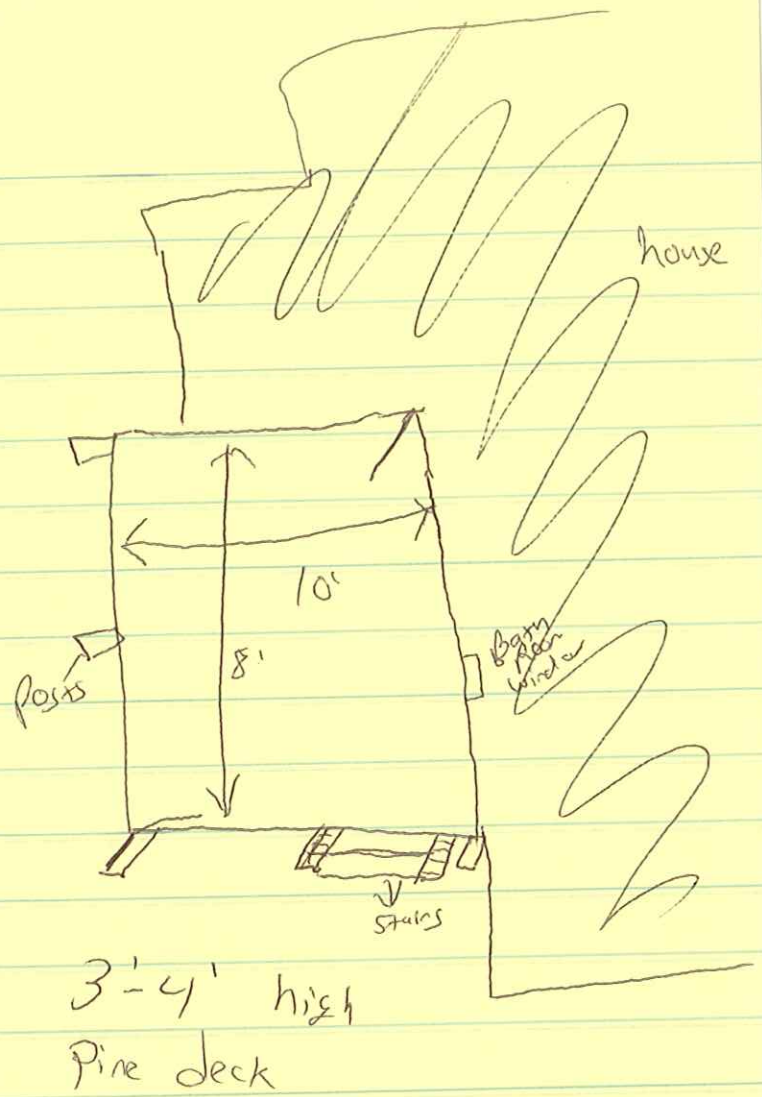
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



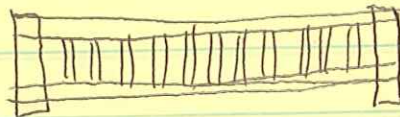
Signature of Applicant

4/24/13

Date



Railings





Ypsilanti Historic District Work Permit Application

Date filed 5/7/13 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 _____

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name WILLIAM ENGERSON

Address 109 N. RIVER ST.

City YPSILANTI State MI Zip 48198

Phone 734 945-8955 Fax _____

E-mail 3 CHEVYS PATTNER

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee \$50

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
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

REMOVE OLD ROOF OVER SIDE PORCH
BUILD NEW ROOF TO MATCH FRONT OF
HOUSE

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.

William S. Carr
Signature of Applicant

5/7/13
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 23, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent:

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

Addition of the Ypsilanti DDA Public Art Project as an action item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING -none

OLD BUSINESS

16 N. Huron

Applicant: Bessie Pappas, Owner (Present)

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.

Stevenson noted this application cannot be tabled again. She then explained why the application continued to be tabled. Applicant wanted to know what the initial problem was with the sign resizing. Stevenson noted that the problem was that the second part of the application needed more information. Applicant stated she will resubmit that project when ready to do so. She is interested in someday returning the building to its original state by removing the panels. Prebys informed the applicant that what the commission needs to know regarding the panel removal is what is underneath them. Stevenson inquired when the applicant was considering doing the work. Condon noted that it is either concrete block or wood framing underneath the windows, and

that the original storefront was at one time wood instead of brick. Applicant has a desire to install bricks underneath the windows even if it was wood underneath the tiles. Prebys noted that the commission is going to have to have a drawing of what the finished product is going to look like. Stevenson noted that the project is an extensive one and therefore more information is needed because of its importance. Henriksen recommended that the tile removal should be brought again to the commission as a study item. Schmiedeke noted that she would not want to see a totally different treatment than one used in other parts of the original building. Rupert suggested removal of a single tile in order to understand what is underneath. Applicant noted that once one is removed she will then have to finish the project but could not just reinstall it.

Motion: Prebys (second: Henriksen) moved to amend the application for 16 N. Huron by removing the request for removal of tiles for returning the front to brick from the application until it can come back to the commission as a study item, and approval of the sign resizing.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Present)

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

Staff notified the commission that a public hearing notice is being issued, pushing the hearing date until May 28th.

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

220 North Huron St.

Applicant: Alvin Rudisill, Ypsilanti Historical Society (Present)

Discussion: Applicant is seeking approval for installation of the Ypsilanti High School sign behind existing carriage house and facing Riverside Park.

Applicant reviewed their acquisition of the sign. Three options for its location were explored by the historical society board, with the location behind the carriage house on the Cross Street Village property and facing Riverside Park being settled upon. Prebys inquired when the society may hear from the Cross Street Village administrators. Stevenson inquired whether an interpretive sign would be added in order to explain why it was located there. Henriksen noted that interpretive signage was necessary in the

location proposed because otherwise it gives the impression that that had been the location of the school.

Motion: Schmiedeke (second: Prebys) moved to table the application for 220 North Huron.

Approval: Unanimous. Motion carries.

309 North Grove St.

Applicant: Jessica Minor-Baetens, Owner (Absent)

Discussion: Applicant is seeking approval for repainting existing house with black (Tricorn Black SW6258) shutters, grey (Dovetail SW7018) siding, white overhang, and the North door to match the grey siding; installation of grey pavers to complete front patio and walking paths to driveway and road; removal of guard rails and completion of steps around base of existing cement porches; installation of a pergola to cover front patio and 1-car parking space, to be painted white; and landscaping.

Prebys noted that removal of the guard rails will be a concern due to the presence of four steps. Rupert remarked that the porch will need some sort of treatment. Prebys noted that the applicant had to replace the sewer pipe in front of the property which led to the desire for new landscaping.

Schmiedeke inquired whether the pergola was appropriate for the style of the house. Pettit was of the opinion that it was a ranch style home so was not too extreme. Stevenson noted her only problem with this pergola was the complicated Asian-inspired craftsman styling of the proposed, while a more simplified one would be more appropriate to a mid-century home. Pettit inquired as to the height, with Rupert noting it should be in line with the soffit. Schmiedeke pointed out that there is not enough information as to whether the pergola was to be attached directly to the house or was to be free standing.

Motion: Rupert (second: Henriksen) moved to table the application for 309 N. Grove St. to include further information:

-Detailed construction notes of the pergola including attachments, types of lumber, size of lumber, sight-line of the roof, if the pergola is to have a roof, and its height.

-Detailing on handrails for the porch.

Approval: Unanimous. Motion carries.

Ypsilanti DDA Public Art Installations

Applicant: Tim Colbeck, Director, Ypsilanti DDA (Present)

Discussion: Applicant is seeking approval for the installation of temporary artwork on the following properties within the historic district: 217 W. Michigan Avenue, 76 N Huron, 312 N River, and the Ypsilanti Freighthouse. Artwork installations

are lightweight with minimal mounting hardware consisting of metal L brackets and specialty screws attached through the mortar joints. Artwork will be displayed between July and September of 2013.

Prebys inquired how the artwork would be mounted. Applicant confirmed that the holes will be drilled into the mortar and utilize L-brackets. Schmiedeke noted she has no concern other than the re-plugging of the mortar holes. Condon noted that the replacement mortar needs to have similar compressive strength to the existing mortar in order to prevent further damage.

Motion: Schmiedeke (second: Henriksen) moved to approve the application for the Ypsilanti DDA Public Art Installations at 217 W. Michigan Avenue, 76 N Huron, 312 N River, and the Ypsilanti Freighthouse.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

STUDY ITEMS

24 North Huron St.

Applicant: Bessie Pappas, Owner (Present)

Discussion: Applicant is seeking guidance regarding fencing options for a rear garden area.

Stevenson established whether the applicant had received a fencing fact sheet, which the applicant responded in the affirmative. Prebys noted that a drawing of the fence location is needed as well. Henriksen remarked that the fence height is necessary information. Stevenson reviewed the exact materials that will be needed by the applicant when the project is submitted. Rupert noted that the dumpster and its access will need to be noted on the sketch as well. Prebys stated that the applicant will need to discuss the project with the planning department. Staff is also to review the project with the planning department.

11 Oak St.

Applicant: Brad Aldridge, Attorney & Nathan Zautcke, Owner (Present)

Discussion: Applicant is seeking guidance regarding options for coming into compliance per denial of application on April 9, 2013 for windows and doors which had been installed without a permit in 2006.

Attorney noted that the property was boarded up and had been used as a drug house when his client acquired the property. Hanson's was contracted in order to replace the windows and doors on the building and were supposed to pull permits for the project per contract. The applicant chose to match the surrounding houses in terms of window and door styles. Owner noted that a lot of vinyl windows are present along Norris Street. Attorney pointed out that swapping the windows and doors at this point may produce an undue

financial hardship on the applicant at this point. Owner stated that a statute of limitations has been passed, so that having the contractor replace them is not an option. Condon noted that vinyl windows cannot be approved as it sets a precedent, therefore the application will remain denied. Schmiedeke stated that the front door is the most character defining feature at this point. Applicant expressed a willingness to replace the door.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of April 9, 2013

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

315 S. Washington- "rights of way" needs to replace "right a ways," and "Condone" to "Condon"

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:26pm