

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA OCTOBER 8, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 8, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 8, 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 - none	
B. NEW BUSINESS	
1. 313 Washtenaw	Window repair and paint
C. STUDY ITEMS - none	
D. ADMINISTRATIVE APPROVAL	
1. 201 N. River	Re-roofing of flat roof
E. OTHER BUSINESS	
Property Monitoring – none	

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 24, 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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- D. ADMINISTRATIVE APPROVAL

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Ypsilanti Historic District

Work Permit Application

Roe 16374

Date filed 10-1-13 for HDC meeting date 10-8-13

Action item ☒ Study item ☐ Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address

313 Wadsworth

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

Ms Huarian Qu

Address

1795 Willard St

City

Canton, MI

State

MI

Zip

48127

Phone

(248) 974-8415

Fax

E-mail

Owner

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address, phone)

Home Services LTD

421 N. Huron St., Ypsilanti

Action Items only:

Construction Cost

\$7800

Permit Application Fee

\$35

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 10-1-13 for HDC meeting date 10-8-13

Property Address 313 Washitana

Applicant Ms. Huajian Qu

Description of proposed work (see sample applications)

Repair broken windows, replace glass, paint exterior white and install white, 3 track storm window and screens (25).

Materials

paint, glass, storm window

Colors (Attach color chips or samples)

Body _____

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.

Ronald H. August
Signature of Applicant

10-1-13
Date

Image/Sketch for Parcel: 11-11-40-482-004**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 24, 2013**

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: none

Staff Present: Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda with the addition of 6 S. Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

402 S. Washington

Applicant: Teresa Gillotti, City of Ypsilanti (absent)

Discussion: Application is for the demolition of a garage at 402 S. Washington. The garage is the only remaining structure on the property. The HDC previously tabled the application pending more information on the removal of materials and site treatment following demolition. Teresa Gillotti, City Planner, provided the HDC with a memo detailing disposal methods.

The HDC notes that questions regarding disposal and site treatment have been answered and it is ready to move forward with the application.

Motion: Prebys (second: Rupert) moves acceptance of the fact that the building at 402 S. Washington has no historical or architectural significance and is of no benefit to the surrounding community.

Approval: Unanimous. Motion carries.

Motion: Schmiedeke (second: Prebys) moves approval of the demolition of the garage at 402 S. Washington.

Approval: Unanimous. Motion carries.

NEW BUSINESS

27 S. Huron

Applicant: Prime Time Real Estate, LLC (absent)

Discussion: Application is for the installation of a sign at 27 S. Huron, per submitted application materials. The HDC notes that the sign should be installed with non-corrosive hardware, but that the design is otherwise appropriate for the Historic District.

Motion: Condon (second: Henriksen) moves approval of the removal of the existing sign at 27 S. Huron and the installation of a new sign as detailed in submitted application materials and cut sheet. Sign shall be affixed with non-corrosive hardware.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

110 N. River

Applicant: Ida Marsh (absent)

Discussion: Application is for work that was completed without HDC approval in 2010, including exterior painting, re-roofing, and removal of an exterior sign.

Motion: Rupert (second: Condon) moves approval for the re-roofing, removal of a commercial sign, and repainting at 110 N. River.

Secretary of the Interior Standard:

#5 – Preserve distinctive features.

Approval: Unanimous. Motion carries.

117 E. Cross

Applicant: Nancy Mireau (absent)

Discussion: Application is for new paint colors. A previous application had been approved a month ago for different colors; the applicant wants to revise that with new color selections. The HDC notes the existing stripes painted on the building and is concerned the applicant may once again create stripes on the facade.

Motion: Prebys (second: Rupert) moves approval for exterior painting at 117 E. Cross. The body (all wood lap siding) shall be "Rose Garland," the trim "Raging Sea," and the accent "Deep Space."

Secretary of the Interior Standard:

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

6 S. Washington

Applicant: Andrew Epstein, owner (present)

Discussion: The owner met with the HDC a year ago to discuss the old Elbow Room building prior to purchasing it. The building was once 6 and 12 S. Washington, but has since been combined into one building, 6 S. Washington. The owner wonders if the outside of the plain

brick portion (south of the Elbow Room entrance) could be addressed. Specifically, he hopes to add windows to let in more light and would like feedback on what could or could not be done.

In addition, he would like to move the stairs from the back of the building to the front, to exit on S. Washington. Everything would look the same on the exterior, but the current exit (the red door) would turn into an entrance for the stairs.

The HDC notes that the current proposal as discussed seems appropriate to the building's surroundings. Schmiedeke advises that whatever happens to the building needs to be appropriate for the building, so when the business is gone the building remains true to itself.

The HDC notes that when considering altering the exterior, brick would probably be best in order to avoid introducing a new material. It suggests looking for historical photos of the building at the Ypsilanti Historical Society.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

Property Monitoring

613 N. Prospect: Unapproved work continues. Staff will seek a stop work order from the Building Department.

HDC Window Policy

The HDC has determined that, in addition to not allowing vinyl windows in the Historic District, its new policy will be to deny installation of vinyl-clad windows as well due to their poorer quality and shorter lifespan. In addition, materials similar to vinyl, such as the fiberglass Majic windows, are also not approvable.

Fence Fact Sheet

An updated Fence Fact Sheet is reviewed by the HDC. The HDC notes that the wording must be very careful and recommends a different arrangement of photographs. Staff will send the draft document to Schmiedeke for further edits.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 10, 2013

Motion: Rupert (second: Pettit) 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 8:20 PM