

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 10, 2013 \(PDF\).PDF](#)

2. Agenda Packet

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CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 10, 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. **305 Maple**

2. **1266 Huron River**

3. **402 S. Washington**

Construction of Garage
Windows and Door
Demolition Application for Garage

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

Property Monitoring

1. 613 N. Prospect

2. 117 E. Cross

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 13, 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

Rec. 116320

Date filed 7/3/13 for HDC meeting date 8/13/13

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 305 Maple St

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple

City Ypsi

State

Zip

48198

Phone 485-2653

Fax

E-mail mike@ypsilantirestoration.com

Owner Cameron Gelfo
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Y-LLC

Action Items only:

Construction Cost 30,000.00 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 _____ for HDC meeting date _____

Property Address 305 Maple St

Applicant Ypsilanti Restoration LLC

Description of proposed work (see sample applications)

Construction of a new 2 car garage at rear of property.

Materials

Wood frame gable ended 2 car garage
wood trim at corners & doors
Smooth Fiberglass or steel overhead door.
hardiplank 4" exposure siding

Colors (Attach color chips or samples)

Body To Match house Accent 1 _____

Trim _____ Accent 2 _____

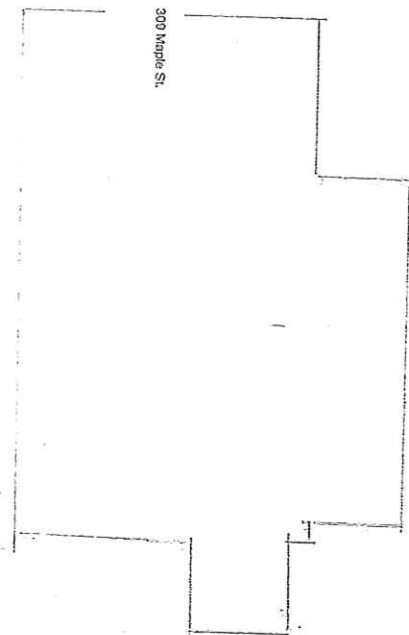
Roof _____ Other _____

- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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

[Signature]
Signature of Applicant

7/27/13
Date

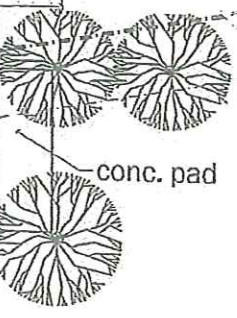
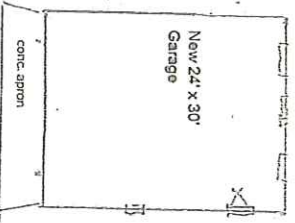


300 Maple St.

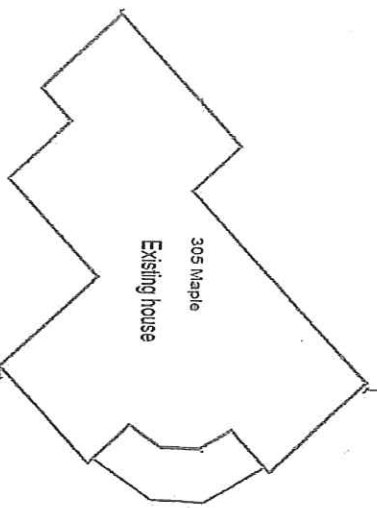
49.5'

132'

66'



conc. pad

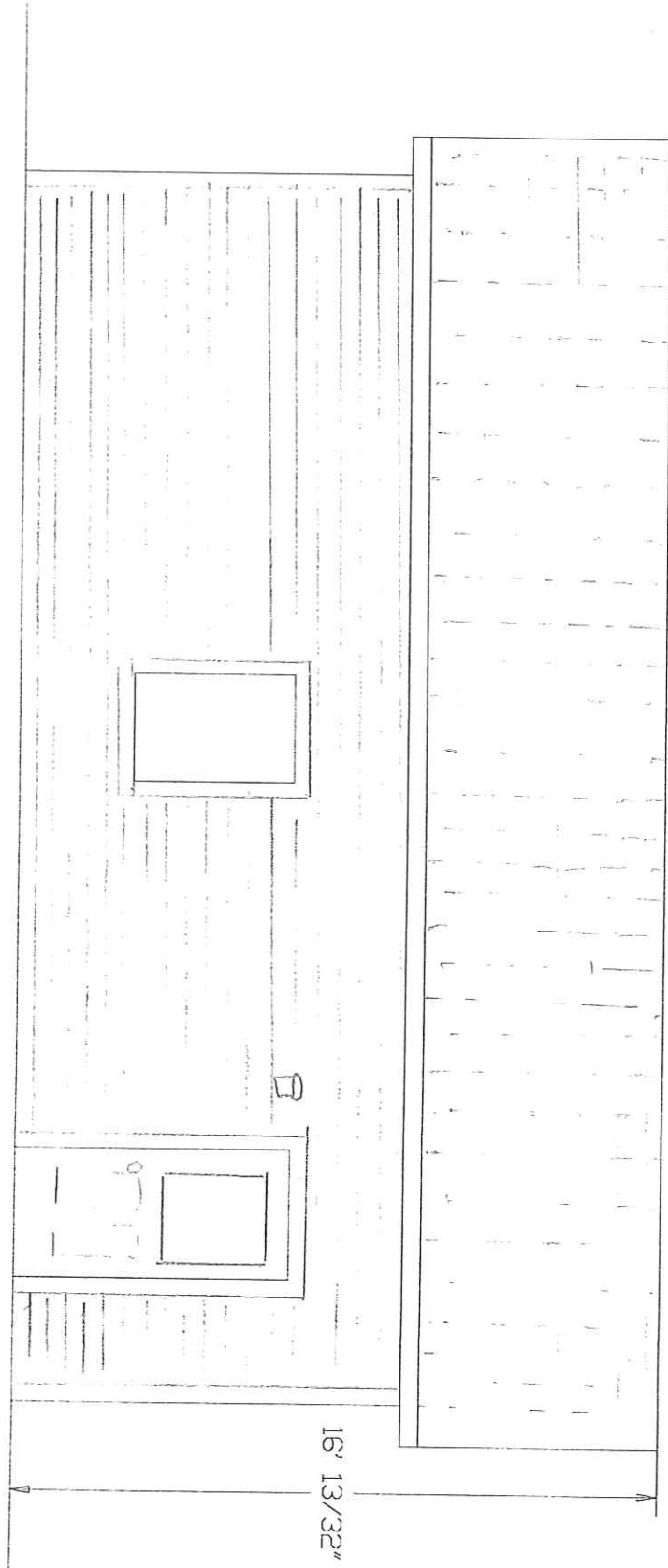


305 Maple
Existing house

181.5'

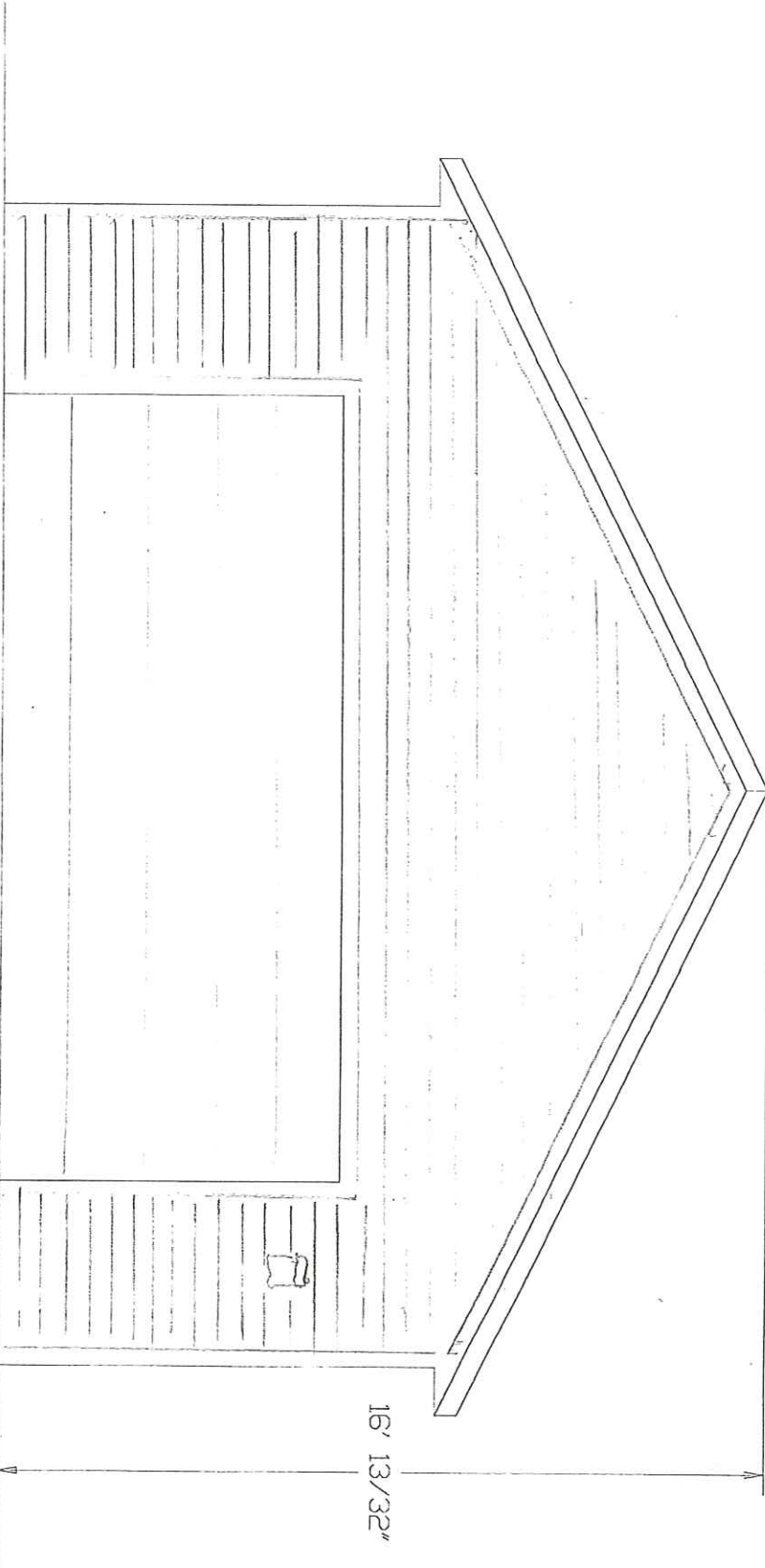
←City Alley→

Custom View
08/13/13
Ref: GETTO
Scale: To fit



Carter Lumber
2800 E. Michigan Ave
Ypsilanti, MI
734-484-3923

Custom View
08/13/13
Ref: GBTTO
Scale: To fit



Carter Lumber
2800 E. Michigan Ave
Ypsilanti, MI
734-484-3923



Rae 16285

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 1246 Huron River Dr

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bon Rupert

Address 421 N. Huron St.

City Ypsilanti State Mi Zip 48197

Phone (810) 241-0600 Fax _____

E-mail brupert@peoplepc.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 6000 Permit Application Fee 45

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 8/29/13 for HDC meeting date _____

Property Address 1266 Huron River Rd.

Applicant Ron Rupert

Description of proposed work (see sample applications)

Install seven 6 over 6 sash-
pack white metal clad wood sashes
and refurbish four original
wood windows 6 over 6 in the
1st and second floors of the main
building. Also, install a 7 foot
four panel solid wood door
main entrance

sashpack, door

Colors (Attach color chips or samples)

~~Body~~ Roover satin Accent 1 _____
~~Trim~~ white satin Accent 2 _____
Roof _____ Other _____

☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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

[Signature]
Signature of Applicant

8/29/13
Date





SKU **293 253**



Uses (1) Standard Bulb up to 60 Watts
or CFL Equivalent (Sold Separately)



Requiert une (1) ampoule standard de 60 W
ou une ampoule fluocompacte de puissance
équivalente (vendue séparément)

Usa (1) Bombilla Estándar de 60 Vatios o una
Bombilla CFL equivalente (vendida por separado)



Ypsilanti Historic District
Demolition Permit Application

Date Filed _____ for HDC meeting date 9/10/13

Property Address 402 S. Washington (Garage)

Applicant: Name City of Ypsilanti
Address 1 S. Huron St.
City Ypsilanti State MI Zip Code 48197
Phone 734-483-9646 Fax _____
Email tgillotti@cityofypsilanti.com

If applicant is not owner:

Owner's name Washtenaw County
Address 200 N. Main St., Ste 200
City Ann Arbor State MI Zip Code 48107
Phone 734-222-6600 Fax 734-222-6632
Signature of Owner _____

Who will perform the work?

Contractor's name TBD

Address and phone _____

Cost of proposed work _____ Permit Application Fee _____

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

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Ypsilanti Historic District Work Permit Application – Demolition / Page 2

Date filed _____ for meeting date 9/10/13
Property Address 402 S. Washington
Applicant City of Ypsilanti

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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.

My Signature

Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

402 South Washington Garage, Ypsilanti, MI

Historical and Architectural Information

The two car garage being proposed for demolition is the last remaining structure on the property at 402 South Washington Street. Aerial photographs of Ypsilanti show that the garage was constructed sometime between 1966 and 1979, and the tax assessor database records a construction date of 1967. This garage replaced an earlier one which had been constructed as a one and a half story auxiliary structure between 1893 and 1899, converted into a garage in 1916, and demolished between 1950 and 1960. An example of mid-century vernacular construction, the existing garage appears to maintain its original floor plan, framing, siding, projecting front gable, and fenestration patterns. The structure has been re-shingled with asphalt and its roof framing replaced, though the low-pitched front-gable profile has been maintained over the years. Rafters were notched and projected beyond the walls of the structure in order to provide eaves on the east and west elevations. Located along the exterior of the east elevation, the concrete driveway and walkway have also survived. A square window was located on the east and west elevations, but both have been removed at some point in the past and boarded over. A single doorway on the east elevation provided access to the structure independent of the steel rolling track door which provided automobile access, but has been replaced with a more modern style of door. The upper-half of the rolling track doorway is currently missing. Constructed between 1893 and 1899, the dwelling which the garage was originally built to service was demolished between 1998 and 2002.

This information has been compiled from Sanborn Fire Insurance Maps, Aerial Photographs accessible via MapWashtenaw, and the files of the City of Ypsilanti.

Existing Conditions

The garage at 402 South Washington has been neglected to the point of falling into disrepair. With the decomposition of the roofing shingles over the structure generally, moisture was able to penetrate into the original wooden roofing located underneath which rotted and led to whole sections collapsing into the interior of the structure. This access of moisture from above has also impacted the siding of the structure as can be seen by the peeling paint, particularly along the upper exterior portions of the siding, and the rot present on the interior portions of the siding planks. The lower portions of the walls have also been exposed to moisture damage consisting of peeling paint and splitting boards such as seen adjacent to the base of the east elevation doorway. Warping and checking are also present throughout the wooden structure.

Proposed Changes

As the structure is considered a hazard to public safety and beyond saving, it is proposed to demolish the structure from the property. No plans exist currently to replace the structure.

402 S. Washington as existing at 1:50 feet



402 S. Washington as proposed at 1:50 feet



North Elevation



East Elevation



West Elevation



South Elevation



Roofing Damage Detail



Interior Detail



Interior Detail 2





City of Ypsilanti

Building Inspection and
Code Enforcement Department

August 1, 2013

Mr. Frank Daniels
City of Ypsilanti
1 S. Huron Street
Ypsilanti, Michigan 48197

Re: 402 S. Washington

Dear Mr. Daniels;

I have inspected the above referenced property and it was found to be in a condition that warrants condemnation. The structure's condition is deteriorated to a point that it would be deemed dangerous under the city's dangerous building ordinance referencing the following:

Chapter 18, Section 18-111

- (3) A part or appurtenance of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- (4) A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by the building code of the city.
- (5) The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- (6) The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used.
- (7) The building or structure is damaged by vandalism, fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.
- (9) A building or structure is vacant, dilapidated, and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

Furthermore, the estimated replacement cost would be less expensive than the cost to repair it to a safe and usable condition.

Please feel free to contact me if you have questions or concerns regarding this matter at (734) 822-3127.

Sincerely,

Kurt Weiland
Director of Building Services
Pittsfield Charter Township
Building Official
City of Ypsilanti



6/6/2013

Teresa Gillotti, Planner
City of Ypsilanti
One South Huron
Ypsilanti, MI 48197

Re: Garage Repair at 402 S. Washington

Dear Ms. Gillotti,

Beal Construction Services, Inc is pleased to submit this proposal for repairing the garage at 402 S. Washington.

Beal Construction Services, Inc proposes to perform the below referenced scope of work for... **\$5,750.00**

Included:

- New Garage Door with motor.
- New plywood and shingles
- Extensive siding repair
- Painting
- New man door and lock

Please call / email with any questions, or to discuss next steps with regard to our proposal. Thanks again for this opportunity to be of service.

A handwritten signature in black ink, appearing to read "Stewart W. Beal".

Stewart Beal, President
Beal Construction Services, Inc.

277 Gratiot, Suite 410
Detroit, MI 48226
(313) 963-8951 x111

221 Felch, Suite 11
Ann Arbor, MI 48103
(734) 662-6133 x111

425 W. Bancroft, Suite 104
Toledo, OH 43620
(419) 386-8578