

1. Agenda

Documents:

[HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 24, 2013 \(PDF\).PDF](#)

2. Agenda Packet A

Documents:

[HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 24, 2013 A \(PDF\).PDF](#)

3. Minutes

Documents:

[HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 24, 2013 B \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 24, 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. 402 S. Washington

Demolition application for garage

B. NEW BUSINESS

1. 27 S. Huron

Sign installation

2. 110 N. River

Painting, roofing, and sign removal

3. 117 E. Cross

Painting

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

Property Monitoring – none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 10, 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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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.



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 its 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.

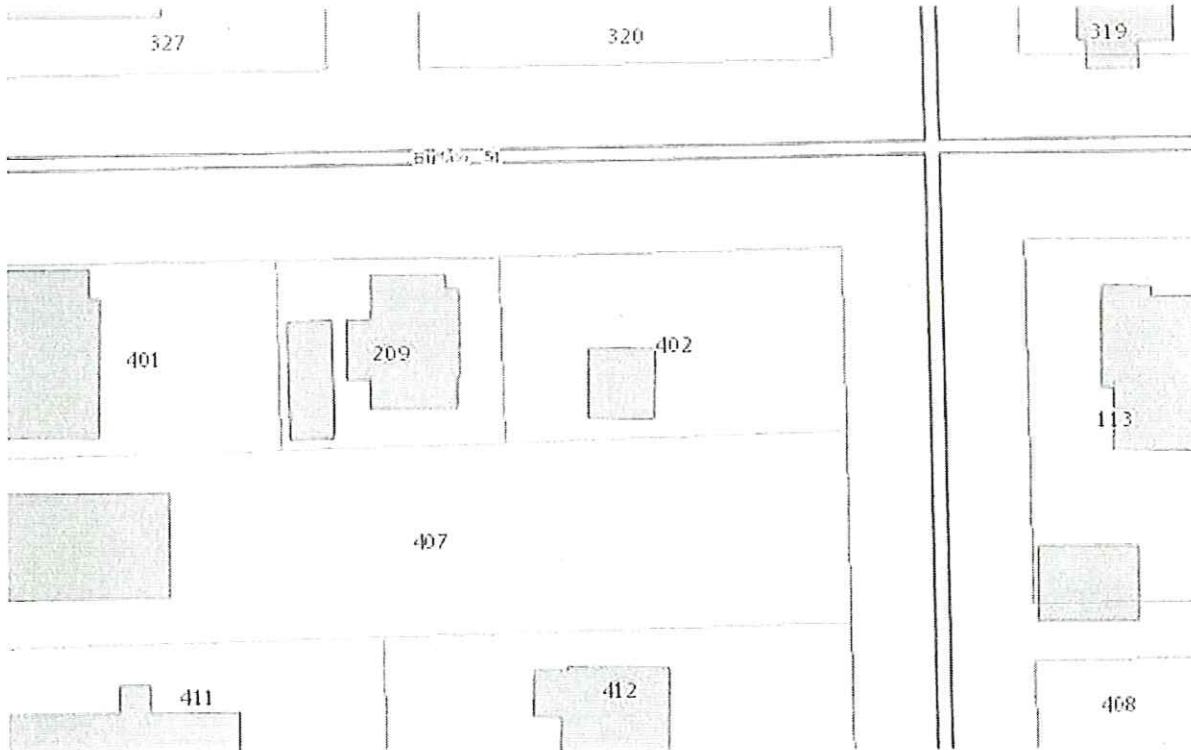
Existing Conditions

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



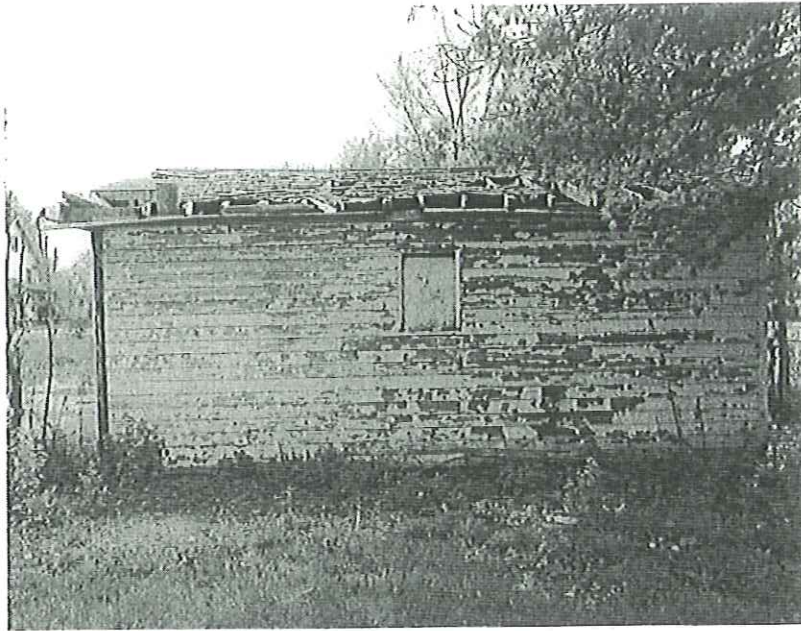
North Elevation



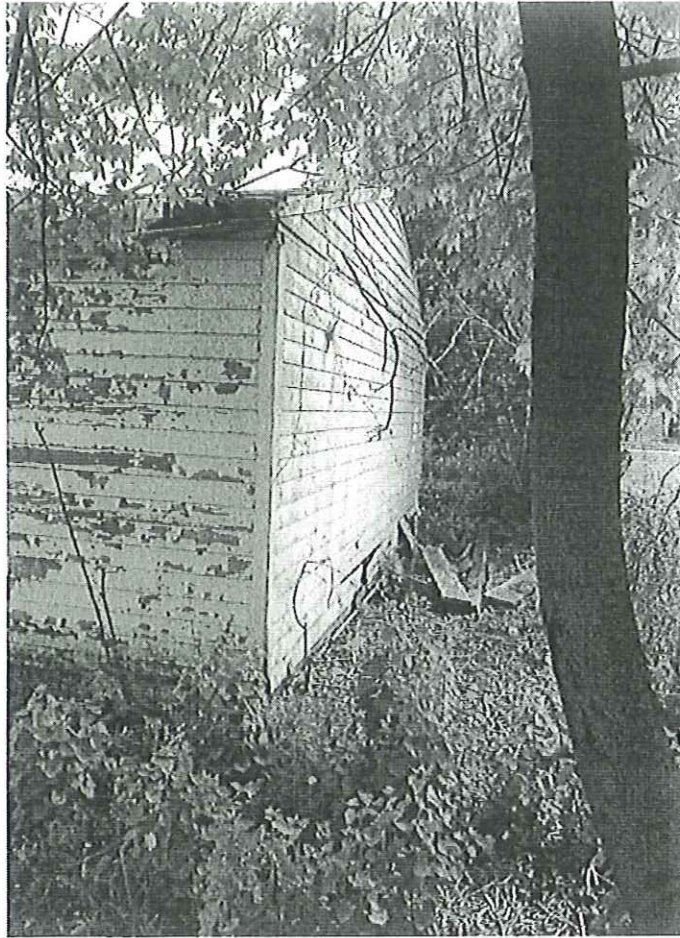
East Elevation



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 that reads "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



Ypsilanti Historic District

Work Permit Application

Rec 16349

Date filed 9/17/13 for HDC meeting date 9/24/13

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

27 S. Huron

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

Prime Time Real Estate LLC

Address

27 S. Huron

City

Ypsilanti

State

MI

Zip

48197

Phone

734-483-0888

Fax

734-483-1896

E-mail

CANASE@GMAIL.COM

Owner

Robert T. Anas

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

NORTHERN SON CO.

(Name, address, phone)

101 E. WALTON BLVD. FENTON MI. 48341

Action Items only:

Construction Cost

Permit Application Fee

2500

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

27 J. Avenue

Applicant

Frankie Mae Neal Estate LLC

Description of proposed work (see sample applications)

Attach permanent 4'x4' wood sign onto
27 J. Avenue (Credit Bureau & Ypsilanti)

Materials

Plastic & Alumin. Plaque

Colors (Attach color chips or samples)

Body

Blue Signage

Accent 1

Trim

Alumin. Trim

Accent 2

Roof

Other

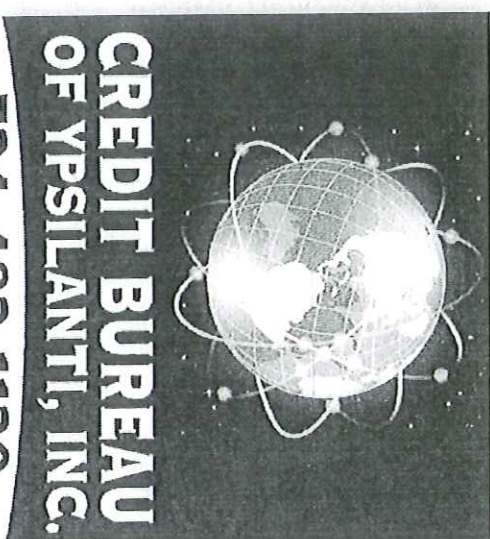
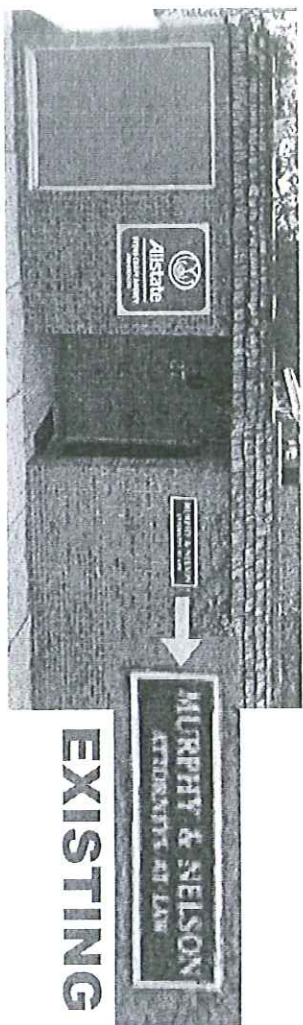
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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

Date

Business Owner The Credit Bureau	Address 29 S. Muron Ypsilanti, MI	Contract Craig Cannas
Phone #: 734-482-0445	Fax #:	Email: cannas6@comcast.net
		Date of Proposal: 9-5-2013



PROPOSED:

Qty: (1) 48"x49" Tall Wall Sign

- Printed full color flat sign face.
- Remove existing Attorney sign
- Install onto brick wall as shown
- Customer will pull permits.

734-483-1130

Artwork Proposal



NORTHERN SIGN CO. INC.
101 E. Walton Pontiac, MI. 48340
248.333.7938
Fax 248.333.7684
www.northersignco.com

Northern Sign Representative:

☐ Rick K. ☐ Marvin A

Designer: Jonathan R.

☐ EXISTING

☒ PROPOSED

Signature:

Please Print Name:

Date:

50% deposit will be required prior to any fabrication, with balance to be paid in full on date of completion. Any artwork/sketches shall remain the property of Northern Sign Co., Inc. And shall not be duplicated or used without approval and purchase from Northern Sign Co., Inc. Any designs/time and/or logo artwork Cost incurred prior to acceptance of Proposal, shall be that of the customer. Any expenses incurred for changes made after artwork approval shall be that of the customer. Acceptance of Artwork Proposal: The above artwork is satisfactory and are hereby accepted. You are authorized to do the work as specified.



G
UT
NIFE

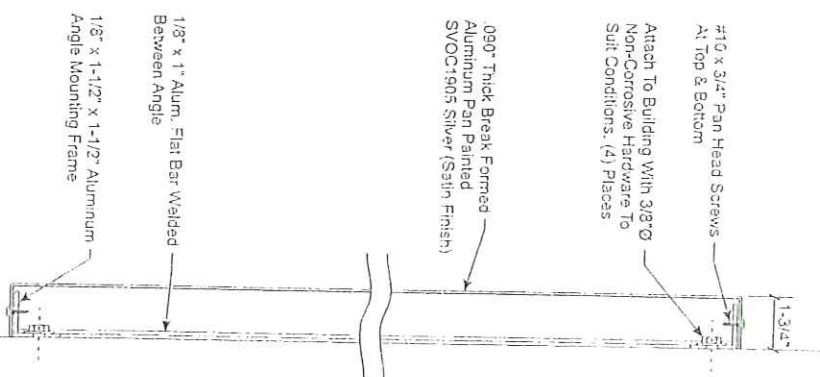


.090" Thick Break Formed Aluminum
Pan Painted SVOC1905 Silver (Satin Finish)
With 3M Translucent Sultan Blue Vinyl
3630-157 Applied 1st Surface.
Line, Alstate & Logo To Be First Surface
3M 7725-20 Opaque White Vinyl Applied
On Feb Order. All Other Copy To Be On
Location Order.

ELEVATION
ALSTWPL 16-16 SQ.FT WALL PAN
SCALE: 1" = 1'

Agent Name & Phone
Number To Be Fabricated
On Location Order

▼ = Denotes Screw Location



SECTION
SCALE: 3" = 1'



Not to be used in any other
location without the
written consent of the
owner of the sign.

CREDIT BUREAU OF YPSILANTI, INC.
27 S. HURON STREET
P.O. BOX 981274
YPSILANTI, MI 48198-1274



Ypsilanti Historic District

Work Permit Application

Rec. 16340

Date filed 9-16-13 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 110 N. RIVER ST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name IDA MARSH

Address 35875 ROLF

City WESTLAND State Mi Zip 48186

Phone 734-721-7936 Fax _____

E-mail Camarsh2010@live.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost

\$3,000

Permit Application Fee

\$25.00

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)
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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 9-16-13 for HDC meeting date _____

Property Address 110 N. RIVER ST

Applicant CHRISTINE MARSH

Description of proposed work (see sample applications)

Repainting, Reroof, Removal of exterior sign

Completed 2010
by Emmons Peer

Materials

Unknown

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.

Christine J Marsh

Signature of Applicant

9-16-13

Date



City of Ypsilanti

Planning & Development Department

Ms. Mary Marsh
35875 Rolf
Westland, MI 48186

RE: Unresolved Historic District Violation at 110 N River

Dear Ms. Marsh:

It has come to the Historic District Commission's attention that there are outstanding issues that need to be resolved on the house located at 110 N River. Specifically, this refers to exterior painting, re-roofing and removal of an exterior sign, which had not been approved by the HDC.

Any exterior renovations, alterations or other types of modifications to a resource in the Ypsilanti Historic District must be first approved by the HDC. A HDC Work Permit Application must be submitted to the Building Department on the 4th floor of City Hall.

Please submit an HDC Work Permit Application to the Building Department at City Hall (at One South Huron Street, Ypsilanti, MI 48197) by Wednesday, January 20th, so that it may appear on the HDC's January 26th, 2010 agenda. It is recommended that a representative be present at the meeting when the application is being considered to ensure that future work can be completed efficiently.

For your convenience, I have enclosed an HDC Work Permit Application with this letter. For future projects, please note that applications are available online or at the Building Department at City Hall.

We appreciate your prompt attention to this matter. Please contact me at 734-483-9646 with any questions.

Sincerely,

Anne Stevenson, HDC Assistant
Planning & Development Department

CC: File



Ypsilanti Historic District

Work Permit Application

Date filed 9/6 for HDC meeting date 9/10

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 117 E Cross

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name NANCY MIREAU

Address 719 E Cross

City Ypsilanti

State MI

Zip 48198

Phone 313 300 9990

Fax _____

E-mail nancy.mireau@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor

(Name, address,

phone)

Tim Mast

Action Items only:

Construction 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 9/6 for HDC meeting date 9/10

Property Address 117 E Cross

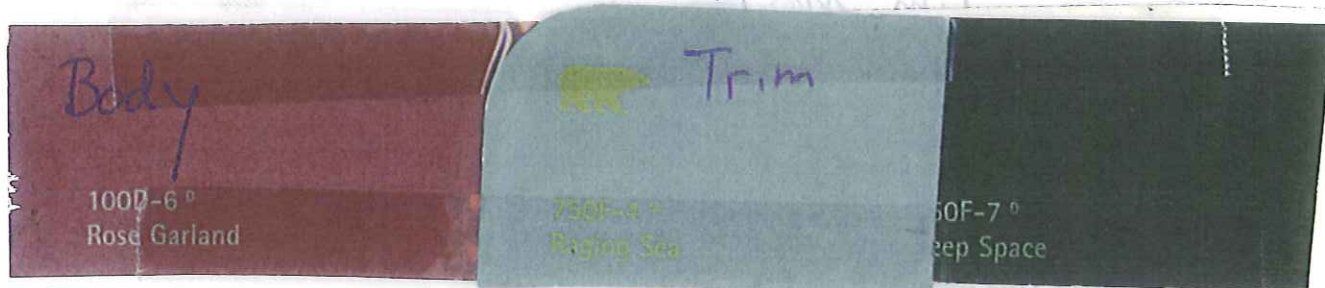
Applicant NANCY MIREDU

Description of proposed work (see sample applications)

Paint Exterior

Materials

Oil Base Primer / Satin Exterior Paint



Colors (Attach color chips or samples)

Body Rose Garden

Trim Raging Sea

Roof _____

Accent 1 Deep Space

Accent 2 _____

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

**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