

1. Historic District Commission Regular Meeting Agenda

Documents: [HDC JANUARY 26, 2016 AGENDA.PDF](#)

2. Historic District Commission Regular Meeting Packet

Documents: [HDC MEETING PACKET 1-26-16.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 26, 2016
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
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 315 Washtenaw Ave.

Amendment for reroofing

B. NEW BUSINESS

2. 228 W. Michigan Ave.

Sign Change

3. 306 E Cross St.

Replacement of doors, installation of storm windows and doors, gutter replacement, installation of new bulkhead door, and paint

4. 124 Pearl St.

Installation of generator

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

5. 35 Photo St

Reroof

E. OTHER BUSINESS

6. Approval of the 2015 Annual Report

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of January 12, 2016

Approval of the minutes of January 19, 2016

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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installation of storm windows
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HDC Work Permit Staff Review

Property address: 315 Washtenaw Ave.

Date of Review: 1/19/16

Date of Meeting: 1/26/16

Proposed work: Reroof

Materials: Fiberglass shingles, OSB sheeting and new underlayment.

Staff review:

1. Applicant states that after 1/12/16 meeting he spoke with Mr. Roof and was informed that the height and style of roofing at the property are not conducive for ridge venting. States that it would cost an additional \$3,000 to install soffits and ridge venting.
2. Applicant is returning to seek approval for the installation of 8 Thunder Vents, or can vents, on the eastern pitch of the roof. Applicant states that since the street is a one-way, that the vents would not be visible on the east side of the roof.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#3, #9 and #10

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3. Do not imitate earlier styles.

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5. Preserve distinctive features.

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

10. New work shall be removable.

REC# 20081

#3



Ypsilanti Historic District

Work Permit Application

Date filed 1/4/16 for HDC meeting date 1/12/16

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 315 Washtenaw Avenue, Ypsilanti, MI 48197

Applicant Owner Architect Contractor

Name Karl Staffeld, KASS Industries LLC

Address 341 Payeur

City Ann Arbor State MI Zip 48108

Phone 734-417-0432 Fax _____

E-mail karl@staffeld.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Mr. Roof

(Name, address, phone) 3511 E. Ellsworth, Ann Arbor, MI 48108

<i>Action Items only:</i>	
Construction Cost <u>\$11,363</u>	Permit Application Fee <u>\$50</u>
<small>The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.</small>	

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. 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, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 1/4/16 for HDC meeting date 1/12/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work (see sample applications)

Remove existing roof shingles. Existing roof framing to remain. Cover existing roof framing with new OSB sheeting, install new underlayment, fiberglass shingles, chimney flashing and roof vents. The contract with Mr. Roof is attached.

Materials

Roof Guard "L" - Standard fiberglass shingles
Color: Princeton Slate (best matches existing roof color)

Colors (Attach color chips or samples)

Body _____ Accent 1 _____
Trim _____ Accent 2 _____
Roof Princeton Slate 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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Karl Staffeld
Signature of Applicant

1/4/16

Date



ROOFGUARD L

LAMINATED ARCHITECTURAL DESIGN >> STRAIGHT CUT



Estate Black



Chateau Brown



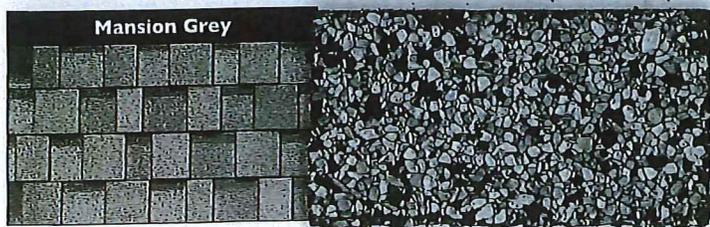
Rustic Cedar



Weatherwood



Princeton Slate



Mansion Grey

Roofguard L shingles are laminated to provide a remarkable dimensional thickness, not only for strength, durability, and weather resistance, but also to create an extraordinarily beautiful look for your home. Roofguard L is manufactured in a larger size with more exposure to create a high definition "shake" look for your roof. Its double layer construction, using an extra-heavy fiberglass mat and tough modified sealant, provides superior durability and wind resistance. All Roofguard L shingles are surprisingly affordable and are the perfect choice to protect and beautify your home.

- ✓ Fiberglass asphalt shingles
- ✓ Laminated architectural design
- ✓ Featuring an algae resistant granule
- ✓ Class "A" Fire Resistance Rating^{††}

Class "A" Fire Resistance Rating

Roofguard L shingles feature a Class "A" Fire Resistance Rating^{††}. Class "A" simulates the conditions characteristic of severe external fire hazards. As part of a complete shingle roof system (deck, underlayment and the shingles themselves) Roofguard L shingles meet the stringent tests of **ASTM E108** and **CAN/ULC S107**.

ALGAE RESISTANT

Don't let algae ruin the appearance of your roof!

Protect it and keep it looking like new, year after year, by choosing Roofguard L shingles with **ALGAE RESISTANT** granules. We embed these ceramic-coated copper granules right into our shingles. They're colorfast, so they won't break down in UV light. And the copper in them inhibits the growth of algae, so that your roof won't develop those unsightly black streaks. If you live in an area of high humidity – or even if you don't – insist on Roofguard L shingles with AR granules to protect your investment. Beautifully.



Specifications	Standards*
Length 40-7/8" (1038 mm)	• ASTM D3462 • ASTM D3018
Width 13-3/4" (349 mm)	• ASTM D3161 • ASTM E108 Class "A" Fire Resistance Rating
Exposure 5-7/8" (149 mm)	• CSA A123.5 • CSA A123.51
Coverage per Bundle 33.3 sq. ft. (3.1 m ²)	• CSA A123.52
	* Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.

Notes: All values shown are approximate.

Note: Shingle swatches shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home.

Note: The information in this literature is subject to change without notice.



STANDARD LIFETIME SYSTEM FIBERGLASS CONTRACT
 Fax 1-866-711-7755
1-800-949-0009

GUARANTEED 1-DAY INSTALLATION

1-800-4-MR-ROOF

Year After Year, Nobody Installs More New Roofs... Nobody!

Name Mr. Karl Stafford Date 12/30/15 Twp. _____
 Street 315 Washburn City Jessieville Zip 48197
 Telephone Number 734-417-0432 Telephone Number _____ Email _____
 Inspector Name CRAMP HALL Inspector Phone Number 734-678-5304

- Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
- The first 50 linear feet of 1" x 6" boards or 2- 4' x 8' sheets of O.S.B. is included. Thereafter a charge of \$2.00 per foot of 1" x 6" and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please Initial X KWS
- Install **THUNDER EDGE** high efficiency aluminum drip edge venting system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment. Install heavy duty 1.6" aluminum edging to all rake edges and non-heated eaves.
- Install premium grade ice guard a minimum of 6' up all eaves including valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system.
- Install **THUNDER SHIELD**, a premium high grade synthetic underlayment, on remainder of roof deck. **THUNDER SHIELD** not only provides a secondary defense but most importantly it will reduce shingle scorching.
- Install limited **LIFETIME MANUFACTURERS WARRANTED PREMIUM 3.9 LB.** fiberglass architectural shingle.
- All shingles to be nailed using diamond cut, galvanized roofing, high wind barbed **HOOK NAILS**.
- Flash and counter flash chimneys, walls where needed. **FLASHING TO BE SAW CUT INTO THE BRICK.** This process blinds the heavy gauge aluminum to the brick and guarantees zero water penetration.
- Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
- Install **CLOSED CUT, RUBBERIZED** multiple layer valley system. (Commercial flat roof technology for the residential home.)
- Install a multiple layer high wind perimeter system along eaves and rake edges.
- Install 8 **THUNDER VENTS**. This **MR. ROOF EXCLUSIVE** vent exhausts the air from the top and will not allow water penetration no matter what the angle of the driving snow and blistering rain. _____' of low profile ridge system.
- Job to include thorough clean-up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF**, not a subcontractor.
- After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
- Limited lifetime warranty, 10 year 100% coverage, no-leak guarantee and full waiver of lien. (Because **MR. ROOF** is the only single source company, only **MR. ROOF** can provide a full waiver of lien on labor, materials, and disposal.)

ROOF PRICE	\$ <u>11,363</u>	Squares	<u>23</u>	Ant./Dish	Stay <u>X</u> Toss <u>3</u>	House Only	Yes <u>X</u> No <u>3</u>
	\$	Layers	<u>1</u>	Chimney	<u>2</u>	Garage	Yes <u>X</u> No <u>3</u>
	\$	Pitch	<u>12-12</u>	Color	<u>Asph/Flt</u>	Stories	<u>1</u> <u>2</u> <u>3</u>
	\$	S.S. Rake	<u>150</u>	Flash	<u>CB</u> Br Wh	Bath Vents	<u>1</u>
	\$	S.S. Edge	<u>150</u>	Drip	Bl Br <u>W</u> Wick	Kit. Vents	<u>1</u>
	\$	Cap Feet	<u>125</u>	Remove	Yes <u>X</u> No <u>3</u>	Ridge Vent	<u>1</u>
DEPOSIT	\$ <u>(250)</u>	Vented Edge	<u>150</u>	Gutters	Yes <u>X</u> No <u>3</u>	Flash Feet	<u>25</u>
	\$	Drip Edge	<u>150</u>	Gut. Color	Yes <u>X</u> No <u>3</u>	Rubber Sq.	<u>1</u>
SUBTOTAL	\$ <u>11,113</u>	Valley Feet	<u>70</u>	Insulation	Yes <u>X</u> No <u>3</u>	Redeck	Yes <u>X</u> No <u>3</u>
		Thun. Vent	<u>8</u>	R-Value	Yes <u>X</u> No <u>3</u>	Mold Kill	Yes <u>X</u> No <u>3</u>
Est. Monthly Payment	\$ <u>223</u>	Vent Color	<u>Bl</u> Br Ww	Solar Fan	Yes <u>X</u> No <u>3</u>	Gutter Prot.	Yes <u>X</u> No <u>3</u>

Added Info: All discounts & coupons included - December pricing

note - 1 layer removal (no cedar) - up to 20 sheets OSB included

Approved Wells Fargo - 6.9% APR

note - Historical Area of WVA - OWNER IS ATTENDING MEETING JAN 12th
 Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X Karl Stafford Owners X _____ Date: 12/30/15

Inspector _____
 Price Given is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.



HDC Work Permit Staff Review

Property address: 228 W. Michigan Ave.

Date of Review: 1/19/16

Date of Meeting: 1/26/16

Proposed work: Replacement of the sign on the storefront.

Materials: MDO plywood and paint.

Staff review:

1. Applicant states that they will be replacing the name on the sign, but everything else will remain the same. This includes the same color scheme and the same dimensions for the sign.
2. Staff spoke with the applicant and informed him that he or someone familiar with the project should be present at the meeting.
3. It is unclear if the new sign is already installed or if the photo attached is what they plan to change. HDC may want to reiterate that permits are to be applied for prior to beginning work.
4. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#3, #9, and #10

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10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

Rec 20098

#1

Date filed 1/15/16 for HDC meeting date 1/26/16

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 228 W. Michigan AVE

Applicant Owner Architect Contractor

Name Manuel de Paz

Address 3423 CARPENTER RD #114

City YPSILANTI State MI Zip 48197

Phone 734 680 9927 Fax _____

E-mail emajeremy09@hotmail.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Manuel de Paz
(Name, address, phone) 3423 Carpenter rd #114 Ypsilanti 48197

Action Items only:
Construction Cost _____ Permit Application Fee _____
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. 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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Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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Incomplete applications will not be considered.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 228 W Michigan AVE Ypsilanti

Applicant Manuel de Paz

Description of proposed work (see sample applications)

Replacing a sign

The sign will be the same color and dimensions as the existing one. The only change is the name of the place.

Materials

MDO Plywood and Paint

Colors (Attach color chips or samples)

Body Burgundy

Trim _____

Roof _____

Accent 1 Red and Green

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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



Signature of Applicant

01-15-16
Date

Master sign plan

New

1



10 ft

18 ft

Sign areas

1- 15" inches x 8' ft = 10 sq. ft .



Ypsilanti Heritage Foundation
HISTORIC HOME TOUR
August 2012



HDC Work Permit Staff Review

Property address: 306 E Cross St

Date of Review: 1/21/16

Date of Meeting: 1/26/16

Proposed work: **Doors:** replace front door, install storm doors to front of house, install new bulkhead door at basement entry. **Windows:** install 4 wooden storm windows to front of house, install aluminum storm windows on side and rear elevations. **Other:** repair or replace damaged woodwork and siding, paint exterior, replace all gutters with new K-style gutters, and replace existing garage door.

Materials: Wood, epoxy, glass, steel, and paint.

Staff review:

1. Application states plans for many areas of the home, but did not include information on wooden storm windows or aluminum storm windows. No information was provided for house paint colors other than "dark grey" for the body, "blue" for accent, and "off white" for trim. Paint color for the new front door was also not specified.
2. HDC may want to inquire about color of gutters, as it is not listed in application. HDC may also want to ask about plans for downspouts.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#2, #3, #9, and #10

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10. New work shall be removable.

Rec 20106



Ypsilanti Historic District Work Permit Application

Date filed 1/12/2016 for HDC meeting date 1/26/2016

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 306 East Cross st.

Applicant Owner Architect Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple St.

City Ypsilanti State mi Zip 48198

Phone 734-485-2653 Fax 734-485-2653

E-mail mike@ypsilantirestoration.com

Owner Susan Brokaw

(If different than applicant)

Who will perform the work? Owner Contractor

Contractor various
(Name, address, phone)

Action Items only:

Construction Cost 11,800 Permit Application Fee 4500

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 1/12/16 for HDC meeting date 1/26/16

Property Address 306 East Cross

Applicant Ypsilanti restoration L.L.C.

Description of proposed work *(see sample applications)*

By Ypsilanti Restoration L.L.C.:

Repair or replace exposed damaged woodwork and siding.

Replacement of front door with a painted wood door to match, with the exception of a mail slot.

Installation of 2 storm doors to front of house.

Installation of 4 wood storm windows to front of house.

By others:

Replacement of all gutters with new K-style gutters.

Installation of aluminum storm windows to all windows on side and rear elevations.

Replacement of existing rotted wood basement entry with a steel Bilko bulkhead door.

Repainting of exterior of house.

Replace existing garage door

Materials

Wood, epoxy, glass, aluminum, steel and paint.

Colors *(Attach color chips or samples)*

Body Dark Grey

Accent 1 Blue

Trim Off white

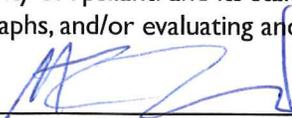
Accent 2 _____

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

1/12/2016

Date





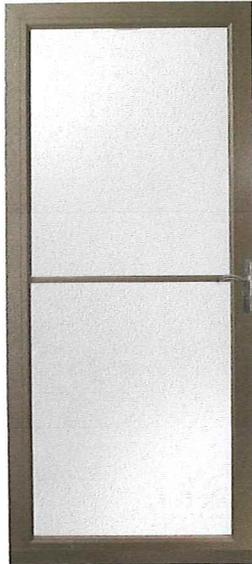
More saving.
More doing.

Your Store: **Ann Arbor #2721**
Use **Current Location** or **find store**

Andersen | Model # 3SOEZR36TE | Internet # 203145076

36 in. x 80 in. 3000 Series Terratone Self-Storing Easy Install Storm Door

★★★★★ (49) | [Write a Review](#) | [Questions & Answers \(24\)](#)



Was ~~\$317.00~~

\$253.60 /each

Save \$63.40 (20%) through 01/14/2016

Save on Exterior Doors- Limited time price reduction

PRODUCT NOT SOLD IN STORES

[Open Expanded View](#)

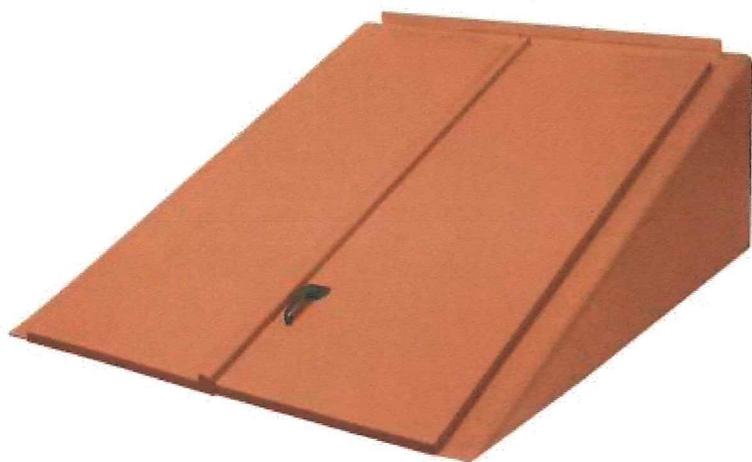
[Click Image to Zoom](#)



PRODUCT OVERVIEW Model # 3SOEZR36TE | Internet # 203145076

The Andersen 3000 Series Self-Storing Storm Door is one of our most popular anytime storm door offering you a wide variety of features and options. This full light style storm door has glass from top to bottom to maximize your views, along with our most convenient features, low maintenance and durability. Backed by a limited lifetime warranty.

- Pre-assembled for easy installation with only basic tools in as little as 45 minutes with no cutting
- Thermally tempered safety glass is stronger and safer than regular glass; if broken the glass breaks into pebbles instead of sharp pieces
- Anytime ventilation with an easy one-hand retractable insect screen that conveniently rolls into the frame of the door and out of view when not in use
- 1.5 inch frame construction with reinforced Corner Brackets help the door corners stay square over time for long lasting smooth operation
- Heavy-duty steel, push-button closer allows you to prop the door open with the tap of your toe
- Dual weather stripping on top and sides of the door with an additional layer on the handle side to enhance weather-tightness and energy efficiency
- TarnishGuard protective coating on the brand and nickel handle set helps maintain their genuine beauty for years, oil rubbed bronze handle set is a natural finish designed to wear beautifully over time
- Forged steel deadbolt lock anchors into door frame for added security
- Rekeyable deadbolt lock eliminates need to carry an extra key
- Oops-proof program provides free replacement of any lost parts during installation
- Tamper-resistant hinges





HDC Work Permit Staff Review

Property address: 124 Pearl St.

Date of Review: 1/21/16

Date of Meeting: 1/26/16

Proposed work: Installation of an emergency generator

Materials: aluminum steel enclosure, galvanized steel base

Staff review:

1. Applicant states that they will be installing a new, emergency generator on the roof top. It will be replacing a radio cabinet, and will be shorter in height than the existing radio cabinet.
2. Application includes photos from street level of the building, as well as specs showing the proposed location of the new generator.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#9 and #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

Date filed 01/21/2016 for HDC meeting date 01/26/2016

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 124 PEARL STREET

Applicant Owner Architect Contractor

Name T-MOBILE c/o ROBERT W. SMITH

Address 789 KIRTS BLVD

City TROY State MI Zip 48084

Phone 248-251-6199 Fax _____

E-mail rsmith@pyramidns.com

Owner ISRAEL LAZAR
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor DELTA ELECTRONICS 2925 E. PLANO PKWY, PLANO, TX 075074

(Name, address, phone) JOHN CURTIN, 2925 E. PLANO PKWY, PLANO, TX 075074

214-431-3515, john.curtin@delta-corp.com

Action Items only:
Construction Cost \$7,500 Permit Application Fee \$45.00
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. 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, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 01/21/2016 for HDC meeting date 01/26/2016

Property Address 214 PEARL STREET, YPSILANTI

Applicant T-MOBILE c/o ROBERT SMITH

Description of proposed work (see sample applications)

PROJECT IS INSTALLATION OF AN EMERGENCY, NATURAL GAS POWERED GENERATOR TO SERVICE AN EXISTING T-MOBILE ROOFTOP CELLULAR INSTALLATION. THE GENERATOR WILL BE LOCATED ON THE EXISTING PLATFORM ON THE ROOFTOP AND WILL REPLACE AN EXISTING RADIO CABINET THAT IS TO BE REMOVED. THE GENERATOR WEIGHS LESS THAN THE RADIO CABINET, SO THE RESULT IS A LOWER ROOFTOP LOAD. ADDITIONALLY, THE GENERATOR IS SMALLER (SHORTER) THAN THE RADIO CABINET. PLEASE SEE THE ATTACHED DRAWINGS AND PHOTOS OF THE BUILDING FROM STREET LEVEL AND FROM ABOVE (FROM GOOGLE EARTH).

Materials

ALUMINUM ENCLOSURE WITH PRE-GALVANIZED STEEL BASE. PLEASE SEE THE ATTACHED SPECIFICATIONS.

Colors (Attach color chips or samples)

Body	<u>GRAY</u>	Accent 1	<u>N/A</u>
Trim	<u>N/A</u>	Accent 2	<u>N/A</u>
Roof	<u>N/A</u>	Other	<u>N/A</u>

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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Robert W. Smith
Signature of Applicant

01/21/2016
Date

Specifications

1. General

Construction	Aluminum enclosure with Pre-galvanized steel base
Dimensions (W x H x D)	27 x 40 x 42 in (686 x 1016 x 1067 mm)
Weight	350 lbs (159 kg) (without optional start batteries)
Mounting options	Pad-mount
Finish	Polyester Powder Paint (Gray)
Fuel options	Propane (LPG) or Natural Gas
Safety	UL2200 Listed

2. Environment

Operating temperature	-20°C to +46°C (-4F to +115F)
Protection class	IP55 electronics enclosure
Altitude	< 4000m above mean sea level
Acoustics	76 dB(A) at 23 feet (7m)

3. Generator Specifications

Output Power (W)	7500W
Output Voltage (V)	52V DC
Output Voltage Regulation	$\leq \pm 250\text{mV}$
Engine	570cc Air Cooled Engine
DC Motor	Permanent Magnet Brushed DC Motor
RPM	3450 to 3750
Fuel consumption	1.2 lbs/hr @ 5kW, LPG
Gas inlet pressure	11 in-H ₂ O (0.40 psi)
Output connections	¼"-20, 5/8" C-C threaded stud interface for 1/0 2-hole lugs
Output protection	200A Circuit Breaker

4. Batteries

Site	Start-up from site batteries (50A@49V for <2min)
Start-up (optional)	Start-up with no energy from site batteries

5. Control and Interface

Controls	Auto, Run, Stop
Alarms	Critical, Major, Minor alarm relays (Form-C)
Craft Interface	RJ45 Ethernet
Automated Exercise	Automated periodic exercising with weekend and holiday blackout

Mobile®

APU DC GENERATOR PROJECT

CENTENNIAL PLAZA

SITE NUMBER: D020983B
 SITE ADDRESS: 124 PEARL STREET, YPSILANTI, MI 48197

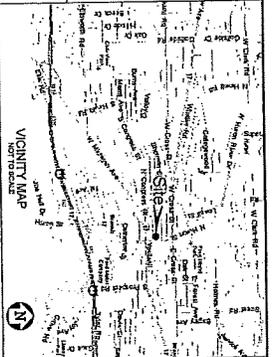
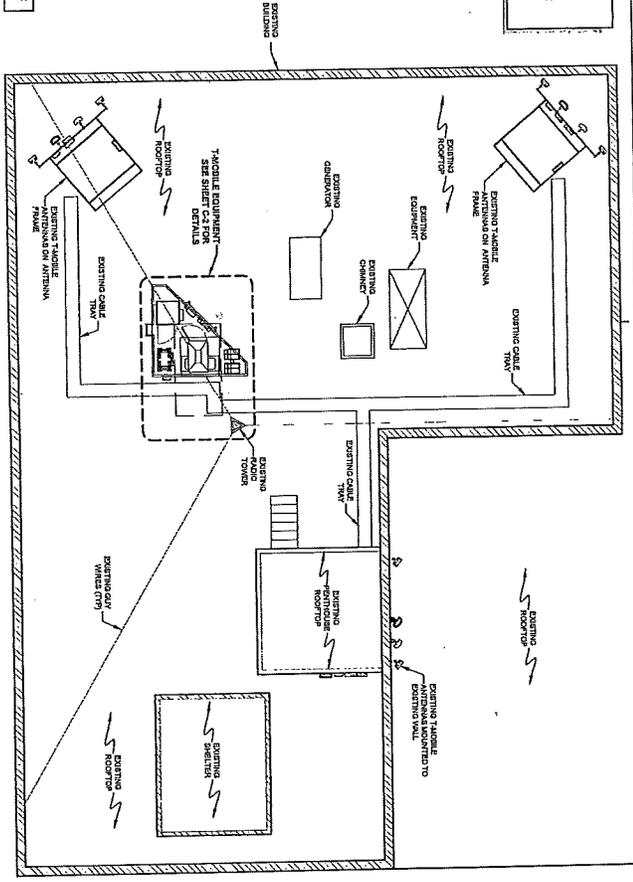
RECORD DESCRIPTIONS:
 FROM THE MOBILE STORE ROOM DRAWING, INSTALLATION OF APU DC GENERATOR PROJECT TO PEARL STREET, YPSILANTI, MI 48197. PROJECT TO PEARL STREET, YPSILANTI, MI 48197. PROJECT TO PEARL STREET, YPSILANTI, MI 48197. PROJECT TO PEARL STREET, YPSILANTI, MI 48197.

- THE USER SHALL VERIFY THAT ALL REGULATIONS AND ORDINANCES APPLICABLE TO THIS PROJECT HAVE BEEN REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCIES.
- 2012 MICHIGAN BUILDING CODE
 - 2012 MICHIGAN ELECTRICAL CODE
 - 2012 MICHIGAN MECHANICAL CODE
 - NATIONAL ELECTRICAL CODE (NEC)
 - NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72)
 - INTERNATIONAL WIRE BATTERY CODE (IWB)
 - INTERNATIONAL FIRE SAFETY CODE (IFSC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
 - INTERNATIONAL ROOFING AND FLOORING CODE (IFRC)
 - INTERNATIONAL SCHEDULING CODE (ISC)
 - INTERNATIONAL WOOD PRESERVATION CODE (IWPC)
 - INTERNATIONAL ZONING ORDINANCE (IZO)

SITE PLAN - EXISTING



NOTE: CALL TO VERIFY EQUIPMENT LAYOUT PRIOR TO INSTALLATION.



SITE TYPE: INSTALLATION OF DC GENERATOR WITHIN EXISTING BUILDING
 PROJECT DESCRIPTION: MOBILE EQUIPMENT AND ANTENNA
 LATITUDE: 42.940589° N
 LONGITUDE: -83.818722° W
 EXISTING COORDINATES: 70 SQ. FT.
 BUILDING OWNER: CENTENNIAL PLAZA, LLC
 124 PEARL STREET, SUITE 500
 YPSILANTI, MI 48197



APPLICANT: MOBILE CENTRAL, LTD.
 28505 SCHOOLCRAFT RD, BLDG#8
 YPSILANTI, MI 48197
 PHONE: (734) 897-7200
 FAX: (734) 897-7242
 ENGINEER: MATTHEW M. MORKAN
 1275 WOODBROOK WAY
 GRIFFIN, MI 48857
 PHONE: (810) 943-0800
 LICENSE NO.: 26323
 UNOCCUPIED
 PRESENT NUMBER: TX/LX/LXL
 11-11-40-488-000

APPLICANT: MOBILE CENTRAL, LTD.
 28505 SCHOOLCRAFT RD, BLDG#8
 YPSILANTI, MI 48197
 PHONE: (734) 897-7200
 FAX: (734) 897-7242
 CONTACT: KEN VALDIEREK
 (734) 448-0181



SITE #: D020983B
 SITE NAME: CENTENNIAL PLAZA
 SITE ADDRESS: 124 PEARL STREET, YPSILANTI, MI 48197

Sheet Title: SITE PLAN
 Sheet Number: C-1

APU DC GENERATOR CONSTRUCTION DRAWINGS
 NOTE: THESE DRAWINGS ARE TO SCALE. THESE DRAWINGS ARE FOR INFORMATION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ORIGINAL DRAWINGS AND ANY NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNING AGENCIES.

Mobile
 28595 SCHOOLOUSSETT RD, BLDG#6
 LIVINGSTON, MI 48150
 Phone: 734.387.7242
 Fax: 734.387.7242
 CONTACT: BEN MALOJSEK
 (734) 444-0181

LANDTECH PROJECT NUMBER: 153232281

NO.	DATE	DESCRIPTION	BY
1	01/11/11	PRELIMINARY DRAWING	MS
2	01/11/11		
3	01/11/11		
4	01/11/11		
5	01/11/11		
6	01/11/11		
7	01/11/11		
8	01/11/11		
9	01/11/11		
10	01/11/11		

**APU DC GENERATOR
 CONSTRUCTION DRAWINGS**

NOTE: THESE DRAWINGS ARE TO SCALE
 UNLESS NOTED ON 1"=1' SCALE
 UNLESS NOTED ON 1/4"=1' SCALE
 REPRODUCIBLE

LANDTECH

PROFESSIONAL LANDSCAPE ARCHITECTURE
 215 W. WASHINGTON ST., SUITE 200
 ANN ARBOR, MI 48106
 TEL: 734.769.1111 FAX: 734.769.1112
 WWW.LANDTECH.COM

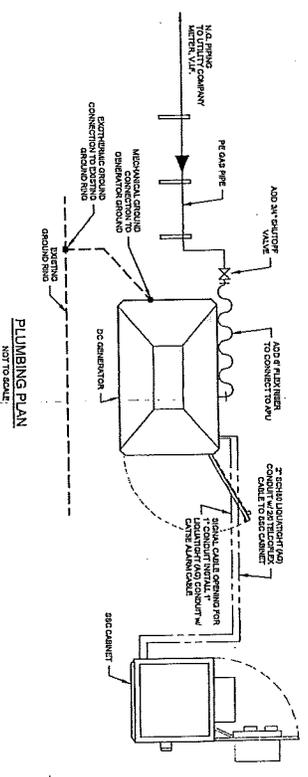
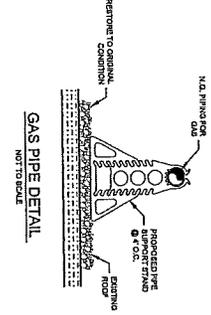
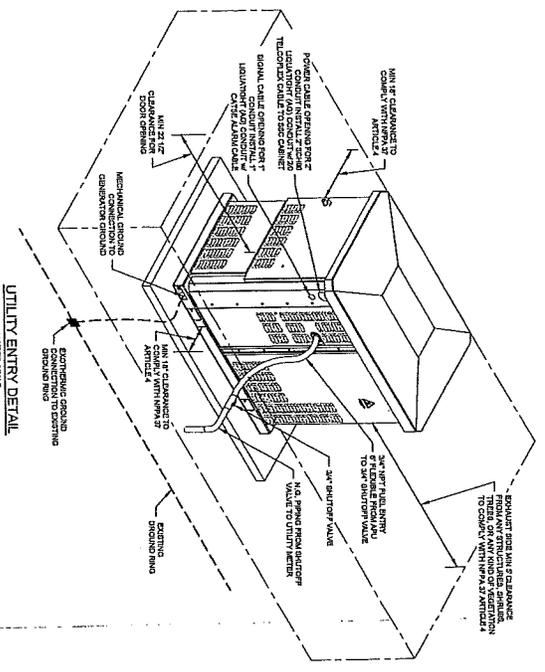
SITE #:
 DE02989B

SITE NAME:
 CENTENNIAL PLAZA

SITE ADDRESS:
 124 PEARL STREET,
 YPSILANTI, MI 48197

Sheet Title:
**EQUIPMENT
 DETAILS**

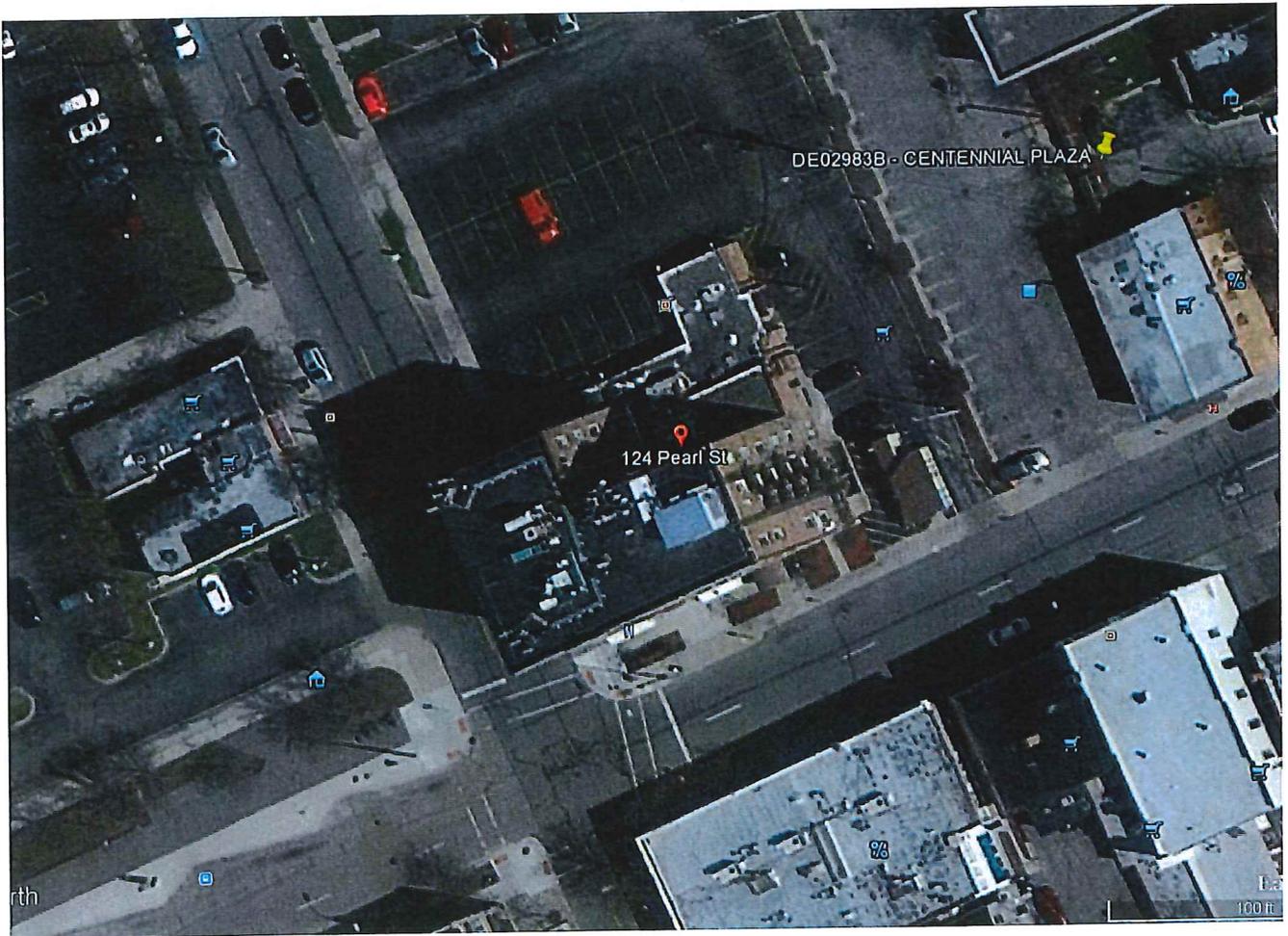
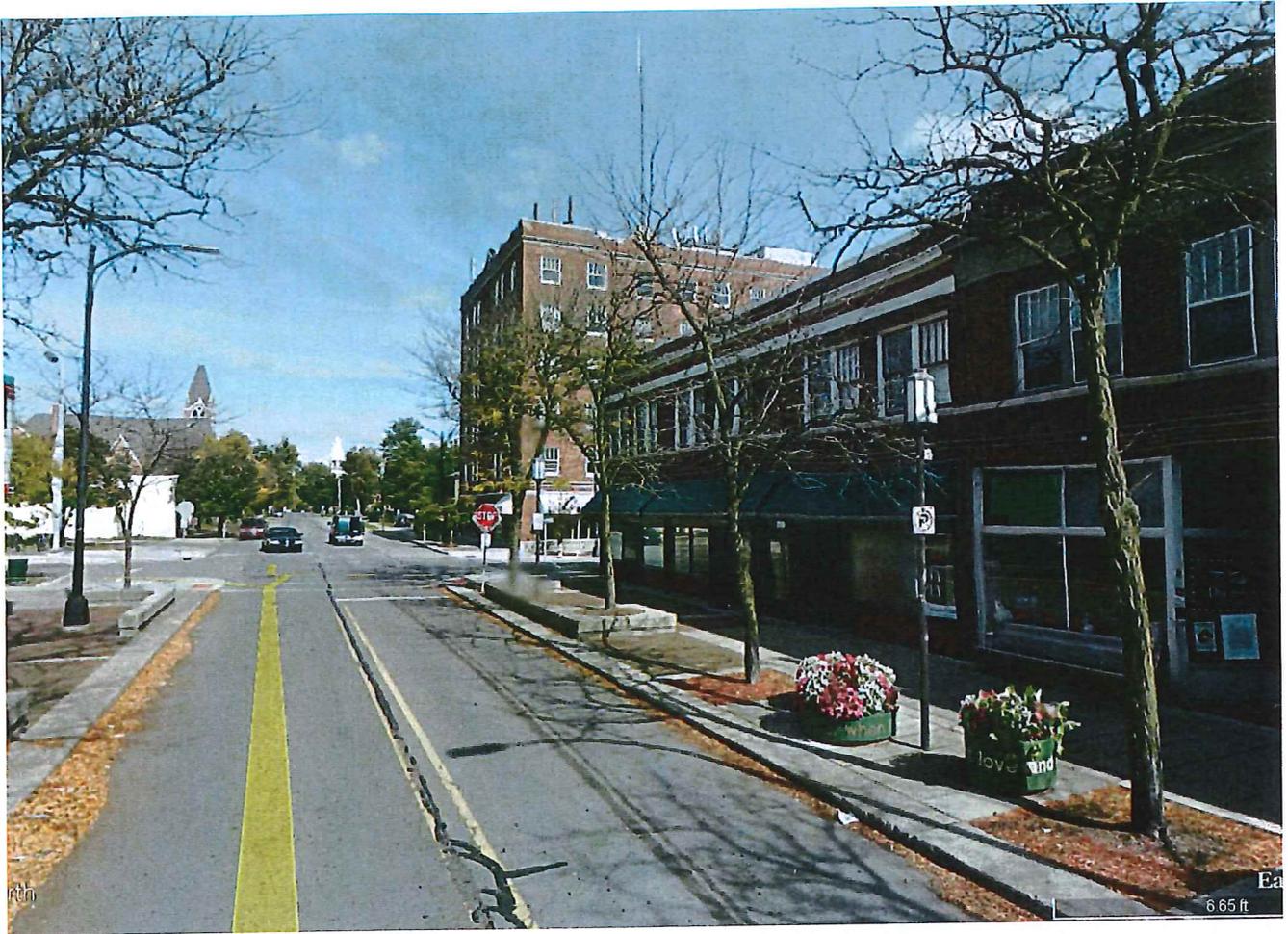
Sheet Number:
APU-3



124 PEARL



124 PEARL





HDC Work Permit Staff Review

Property address: 35 Photo St.

Date of Review: 1/14/16

Date of Meeting: 1/26/16

Proposed work: Reroof

Materials: Roofguard L Fiberglass Shingles

Staff review:

1. Applicant used Mr.Roof and has already completed the reroof at 35 Photo St.
2. Staff visited the property and took photos of the roof. There are low-profile vents that have been installed on the east side of the roof. Staff spoke with Mr.Roof, who stated that the new vents were replacing previously installed vents.
3. The property is located on a dead-end street with two other homes. This property is the last house on the small side street.
4. Staff administratively approved this reroof.
5. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#5 and #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Rec 20187



Ypsilanti Historic District Work Permit Application

RECEIVED

JAN 14 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

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 35 Photo

Applicant Owner Architect Contractor

Name MR Roof

Address 3511 E. Ellsworth

City ANN Arbor State Mi Zip 48108

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

E-mail Office @ mrroof.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

<p>Action Items only:</p> <p>Construction Cost <u>4000</u> Permit Application Fee <u>\$40</u></p> <p>The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.</p>
--

To complete this application:

- On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
- Attach the following documents:
 - Photo(s) showing all locations where work is proposed.
 - Paint color chips (if relevant).
 - Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 35 Photo

Applicant Mr. Roof

Description of proposed work (see sample applications)

STRIP & ReRoof with
fiberglass shingles

Materials

Fiberglass shingles

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

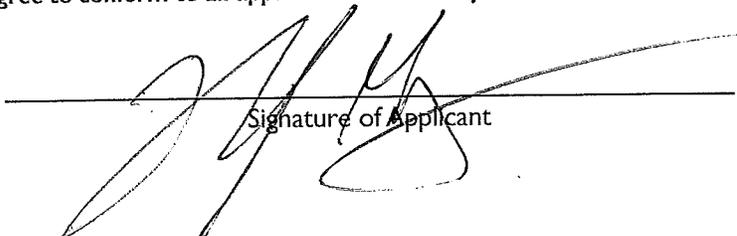
Accent 2 _____

Roof Cedar

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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



Signature of Applicant

1-13-16

Date



**ECONOMY
LIFETIME SYSTEM
FIBERGLASS CONTRACT**
Fax 1-866-711-7755
1-800-949-0009
1-800-4-MR-ROOF



Year After Year, Nobody Installs More New Roofs... Nobody!

Name Mr. SEFF Fench Date 8/7/15 Twp. _____
 Street 35 photo City Spokane Zip 99207
 Telephone Number 24637-2125 Telephone Number _____ Email _____ @ _____
 Inspector Name Craig Hall Inspector Phone Number 24678-5304

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking. secure any problem areas, remove and replace any rotten wood decking.
2. The first 50 linear feet of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter a charge of \$2.00 per foot of 1" x 6" and \$48.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X
3. Install heavy gauge 1.5" aluminum drip edge on all outside edges. This will create a clean smooth appearance on the entire perimeter and will make a positive transfer of water from all outside edges.
4. Install standard ice guard to code up all eaves including valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system. 6 FT
5. Install code rated asphalt underlayment on the remainder of the roof deck.
6. Install limited **LIFETIME MANUFACTURERS WARRANTED** fiberglass architectural shingle. 50% full upgrade
7. All shingles to be nailed using diamond cut, galvanized roofing nails.
8. Flash all chimneys, walls, and vents where needed.
9. Install vent stack collars to all stack pipes to ensure a watertight seal.
10. Install 90 lb. multiple layer paper valley system.
11. Install S leak resistant roof louvers or ridge vent. Homeowner assumes all responsibility for intake ventilation.
12. All installers have completed **MR. ROOF MASTER QUALITY SHINGLER PROGRAM.**
13. Job to include thorough clean-up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF**, not a subcontractor.
14. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
15. Limited lifetime warranty and full waiver of lien. (Because **MR. ROOF** is the only single source company, only **MR. ROOF** can provide a full waiver of lien on labor, materials, and disposal.)

ROOF PRICE	\$ <u>4000</u>	Squares	<u>14</u>	Ant/Dish	Stay	Toss	House Only	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	\$	Layers	<u>2</u>	Chimney	<u>2</u>	<u>3</u>	Garage	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	\$	Pitch	<u>6-12</u>	Color	<u>Passive Color</u>		Stories	<u>2</u>	<u>3</u>
	\$	S.S. Rake	<u>125</u>	Flash	BI	<u>ED Wh</u>	Bath Vents	<u>1</u>	
	\$	S.S. Edge	<u>100</u>	Drip	BI	<u>Br Wick</u>	Kit. Vents	<u>1</u>	
	\$	Cap Feet	<u>100</u>	Remove			Ridge Vent		
DEPOSIT	\$ <u>(500)</u>	Vented Edge	<u>---</u>	Gutters	Yes <input checked="" type="checkbox"/>	<u>No</u>	Flash Feet	<u>20</u>	
SUBTOTAL	\$ <u>3500</u>	Drip Edge	<u>225</u>	Gut. Color			Rubber Sq.		
		Valley Feet	<u>---</u>	Insulation	Yes <input checked="" type="checkbox"/>	<u>No</u>	Redeck	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Est. Monthly Payment	\$	Thun. Vent	<u>5</u>	R-Value			Mold Kill	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
		Vent Color	BI <u>ED</u> Wv	Solar Fan	Yes <input checked="" type="checkbox"/>	<u>No</u>	Gutter Prot.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Additional Work Will Only Be Performed If In Writing.
 Added info: All discounts + coupons included - cash price
Please sheet over duct work areas - see pics
\$500 deposit on acct 5107820013582087 exp 07/17 cu-372
Balance to be paid by check
- 10 yr MR. ROOF Blanket Warranty -

Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X [Signature] Owners X _____ Date: 8/7/15

Inspector [Signature] Circle Method of Final Payment: **FINAL PAYMENT DUE UPON COMPLETION** Finance Cash/Check Other _____

Price Given Is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.

ROOFGUARD L

LAMINATED ARCHITECTURAL DESIGN >> STRAIGHT CUT



Estate Black



Chateau Brown



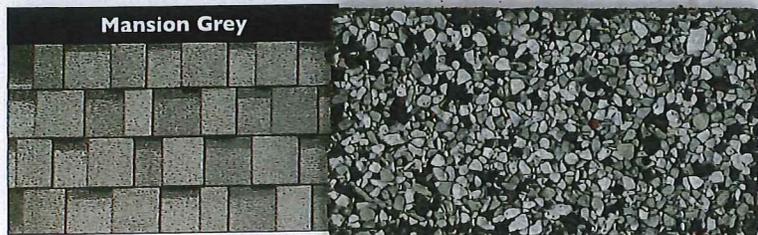
Rustic Cedar



Weatherwood



Princeton Slate



Mansion Grey

Roofguard L shingles are laminated to provide a remarkable dimensional thickness, not only for strength, durability, and weather resistance, but also to create an extraordinarily beautiful look for your home. Roofguard L is manufactured in a larger size with more exposure to create a high definition "shake" look for your roof. Its double layer construction, using an extra-heavy fiberglass mat and tough modified sealant, provides superior durability and wind resistance. All Roofguard L shingles are surprisingly affordable and are the perfect choice to protect and beautify your home.

- ✓ Fiberglass asphalt shingles
- ✓ Laminated architectural design
- ✓ Featuring an algae resistant granule
- ✓ Class "A" Fire Resistance Rating^{††}



Roofguard L shingles feature a Class "A" Fire Resistance Rating⁰⁰. Class "A" simulates the conditions characteristic of severe external fire hazards. As part of a complete shingle roof system (deck, underlayment and the shingles themselves) Roofguard L shingles meet the stringent tests of **ASTM E108** and **CAN/ULC S107**.

ALGAE RESISTANT

Don't let algae ruin the appearance of your roof!

Protect it and keep it looking like new, year after year, by choosing Roofguard L shingles with **ALGAE RESISTANT** granules. We embed these ceramic-coated copper granules right into our shingles. They're colorfast, so they won't break down in UV light. And the copper in them inhibits the growth of algae, so that your roof won't develop those unsightly black streaks. If you live in an area of high humidity – or even if you don't – insist on Roofguard L shingles with AR granules to protect your investment. Beautifully.



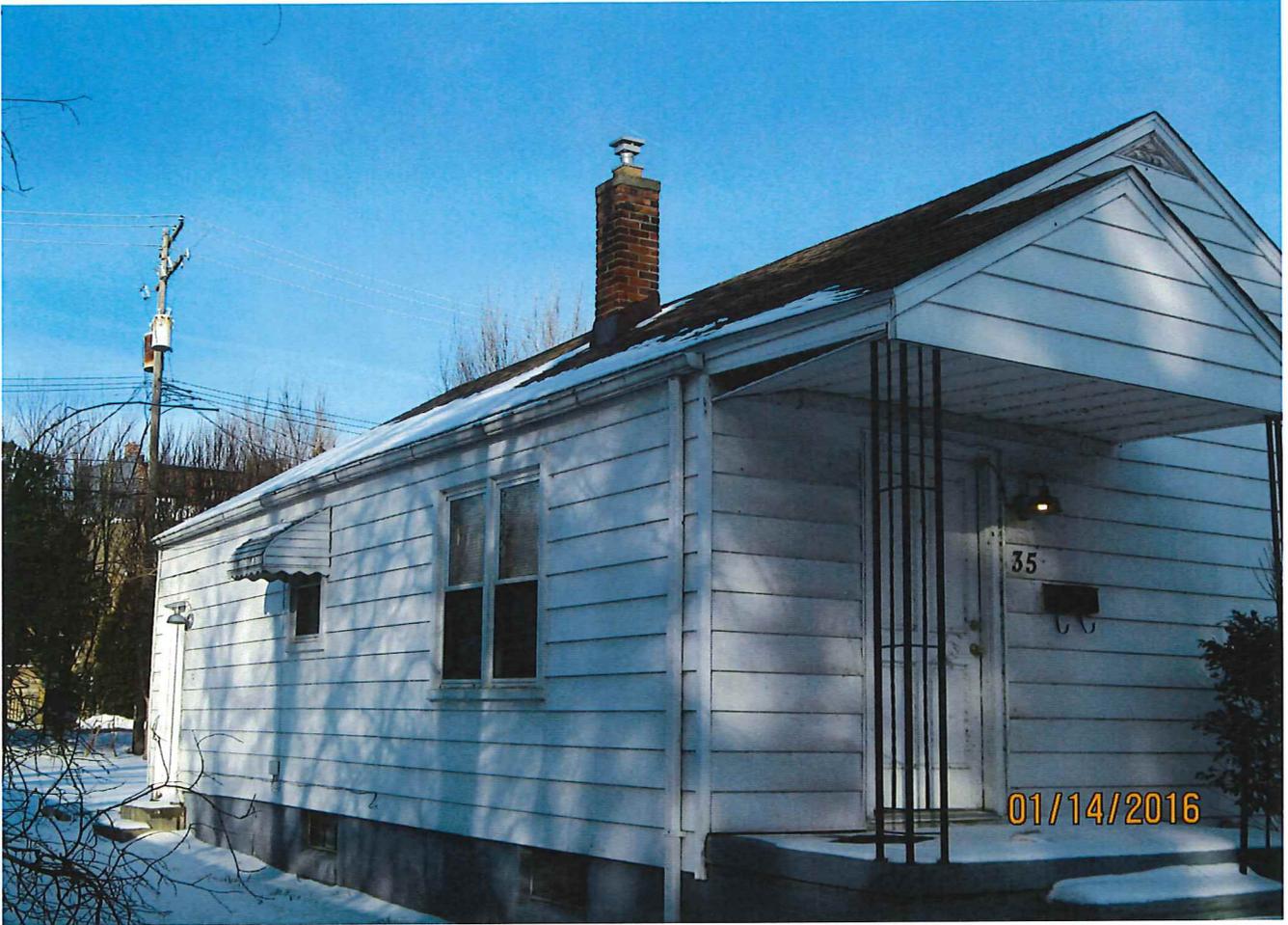
Specifications	Standards*
Length 40-7/8" (1038 mm)	• ASTM D3462 • ASTM D3018 • ASTM D3161
Width 13-3/4" (349 mm)	• ASTM E108 Class "A" Fire Resistance Rating • CSA A123.5 • CSA A123.51 • CSA A123.52
Exposure 5-7/8" (149 mm)	
Coverage per Bundle 33.3 sq. ft. (3.1 m ²)	* Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.

Note: All values shown are approximate.

Note: Shingle swatches shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home.

Note: The information in this literature is subject to change without notice.

35 PHOTO ST.





City of Ypsilanti

Community and Economic Development
January 2016

2015 Annual Report Historic District Commission Ypsilanti, Michigan

INTRODUCTION

The Historic District Commission of the City of Ypsilanti is governed by the Michigan Local Historic Districts Act, State of Michigan Public Act 169 of 1970, and by Chapter 54 of the City of Ypsilanti Code of Ordinances.

MEMBERSHIP

Anne Stevenson, Chair
Hank Prebys, Vice-Chair
Ronald Rupert
Michael Condon

Alex Pettit
Erika Lindsay
Jane Schmiedeke

COMMISSION AND STAFF

Throughout 2015, the Historic District Commission (HDC) continued meeting on the second and fourth Tuesday of each month at 7:00 p.m. in the City Council Chambers.

The HDC was staffed by interns Abigail Jaske, through July, and Haley McAlpine, beginning in November, and by Assistant Planner Cynthia Kochanek, during the gap. In the HDC Assistant role, they worked 15-20 hours per week performing various administrative tasks to enable the Commission to fulfill its responsibilities under the historic district ordinance. Staff responsibilities included reviewing Historic District Work Permit Applications prior to meetings; corresponding with applicants; preparing meeting agendas, Commission packets, and minutes; property monitoring; and preparing reports as needed.

The Commission continued to provide prompt review of applications. In November, the application deadline was changed to 4pm on the Tuesday of the week prior to the meeting, from noon on the Wednesday before the meeting, to allow for more time for staff review. The applications are then collected from the Building Department and reviewed by staff for completeness. Incomplete applications are addressed through written or phone correspondence to the applicant, requesting that additional information be provided prior to the meeting; if that information is not provided, the application is returned to the applicant. In the fall of 2015, the HDC Assistant began writing "Staff Reviews" after reading each application. These reviews were designed to offer suggested questions for Commissioners and to provide the Commission with information not included in the packet, such as staff correspondence with the applicant. These staff reviews were included in the meeting packets. Packets are then posted on the City of Ypsilanti's website and emailed to the Commission by the Friday before each meeting.

The HDC Assistant attends each Commission meeting. After the meeting, the HDC Assistant writes all decision letters and a draft of the official minutes. The draft is then forwarded to the HDC Chair for review. The turnaround time for this process, from application submittal to mailing of decision letters, generally takes about ten days; however, the approvals are provided to the building department the next day to expedite the work.

Potential applicants are encouraged to bring projects to the Commission as study items before formal submission of a Work Permit Application. This allows the Commission to provide feedback to property owners at a conceptual stage, clarifying expectations and allowing for a more predictable final review.

Initiatives

Educational Material Updates

Fact sheets underwent a style update to match the City's current branding and content was edited for length and to reflect current policy. These factsheets will be on the City's new website when it launches in the first quarter of 2016.

New Owner Outreach

"New Owner" mailings had been occurring once or twice a year through 2014. In 2015, that was changed to quarterly: March, June, September, and December.

Grants

The HDC submitted a letter of support for the City to apply to the State Historic Preservation Office for grant funding for educational workshops and materials.

Redevelopment Ready Certification

The City was certified as a "Redevelopment Ready Community" in 2015 by the Michigan Economic Development Corporation. This certification reflects the City's efforts to ensure that its development processes, including zoning, planning, building and historic district approvals, are transparent, consistent, and fair.

APPLICATIONS

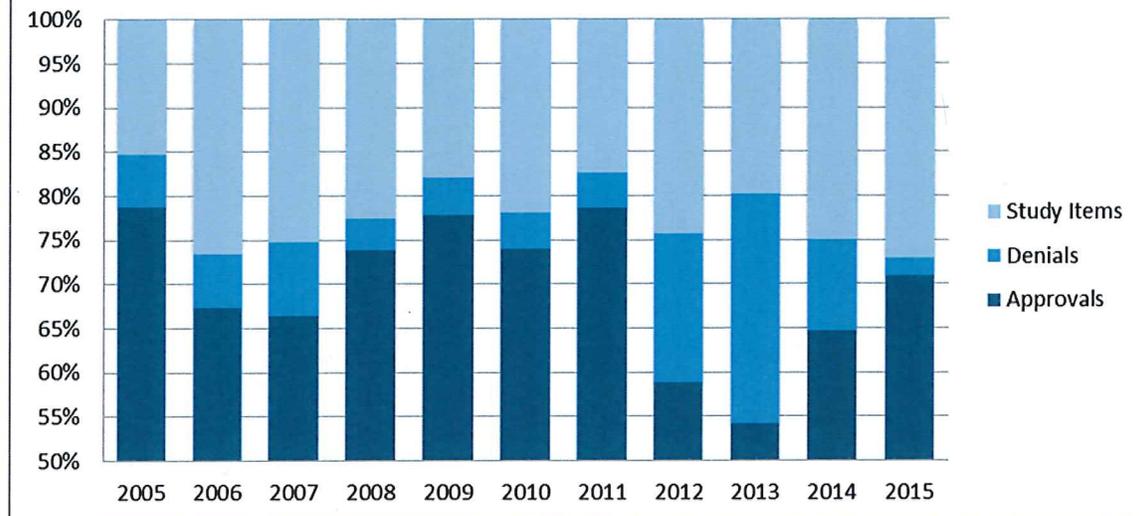
The number of applications received this year was the highest since 2007. The number of Study Items is also the highest it has been since 2007. The lower amounts of applications in recent years reflect the impact of economic issues. The ambitious scope of many of the approved projects reflects the commitment of residents and businesses to the improvement of the local community. The number of applications and actions taken is shown in the table below.

Historic District Commission Actions, 2010-2015

	2010	2011	2012	2013	2014	2015
Approved as submitted	71	51	44	62	54	79
Approved with modifications	7	15	10	6	25	15
Approved administratively	13	11	9	9	9	11
Amended approvals	2	5	2	2	3	1
Denied: lack of information	2	1	2	0	0	3
Denied: inappropriate	2	3	3	5	5	0
Total Action Items	102	87	70	89	96	111
Study Items	27	17	26	28	34	40

To illustrate the number of projects within the Historic District this year as compared to the past ten years, the chart on the following page depicts HDC Work Permit application activity from 2005 through 2015.

Historic District Applications, 2005-2015



Major Projects

The Historic District continued to benefit from investment over the past year. Some of the significant projects are summarized here:

- 47 N. Huron – The HDC approved the installation of solar panels at the Corner Health building in January.
- Thompson Block- In spring of 2015, work finally began on the Thompson Block that was approved by the HDC in 2014. The approved work included painting, window installation, parking lot installation, store fronts, lighting, and an addition for stairs and elevator, as well as rooftop decks. A workplace tragedy happened in May, and the project has made slow progress since that time.
- Starkweather House- There were no updates on the Starkweather House in 2015.
- 229 W. Michigan- The HDC approved the installation of solar panels at the Ypsilanti District Library building.
- Towner House (303 N Huron)- After being reviewed as a Study Item and returning as an Action Item, a new sign was approved for installation at the Towner House by the HDC.
- Ypsilanti Farmers Market (9 S Adams/16 S Washington)- Growing Hope attended HDC meetings throughout the year to discuss work plans for the property. They plan to relocate the Ypsilanti Farmers Market to this address, and they needed new doors and entrance ramps to accommodate vendors.

Demolitions

In January of 2015, the HDC approved the demolition of an accessory structure (a shed) at 418 Maple St. The HDC agreed that the shed was of no historical significance, and the shed was deemed a safety hazard by the City of Ypsilanti. The shed was ultimately demolished in the spring of 2015.

Demolition of the structures at 220 N Park (formerly the Boys and Girls Club) was approved in 2015. This approval called for the demolition of all structures on the lot,

including the administrative offices, the main gym, and two dugouts. Demolition is expected to be completed in spring of 2016.

Appeals

There were no appeals filed in 2015.

Looking Forward—Things to Expect in the Year to Come

The HDC has many plans for the upcoming year. This includes a training session staffed by the Michigan Historic Preservation Network on January 19th at the Ypsilanti Historical Society Archives. The HDC is also planning to host 3-4 seasonally timed workshops designed to educate citizens on a variety of topics concerned with owning and maintaining historic properties.

Plans for 2016 also include a joint initiative with Washtenaw County to create an outreach program designed to further educate Realtors in the surrounding area about the benefits and responsibilities that come with owning a property in a historic district.

Staff is also preparing an inclusive informational binder for Commissioners, similar to those provided to the Planning Commission and Zoning Board of Appeals, that would include previous historic district studies, current state and local legislation, rules and regulations, by-laws, and other documents important to the HDC.

In 2016, Staff will be making necessary updates and revisions to current HDC Fact Sheets, as well as producing new Fact Sheets to better inform the public of the HDC's design guidelines.

SUMMARY

Although of varied scope and scale, the projects completed throughout 2015 are excellent examples of the continued preservation efforts of property owners within the Ypsilanti Historic District. Commendation by the City is due to these owners for their substantial contribution to the community as they continue to support the efforts of the HDC to beautify the district and preserve the heritage of Ypsilanti's built environment.

This report respectfully submitted to the Ypsilanti City Council by the Historic District Commission.

Anne Stevenson, Chair
Historic District Commission

Date

Haley McAlpine, HDC Assistant
Planning and Development Department

Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 12, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: none

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

114 River St.

**Application is for replacement of the front entry door.*

Applicant: Keith Gipfert, contractor (not present)

Discussion: Schmiedeke: States that it is the octagon house on River St. and that it is a commercial building.

Condon: States that the existing door is wood, and that the applicants want to replace it with a smooth fiberglass door.

Lindsay: Asks if they can do metal.

Stevenson: States that she would like to see them replace it with wood. Cites Secretary of Interior Standard #6, to replace with like materials.

Prebys: States that they are replacing the door and the side lights with a door that appears to be identical in shape. States that he objects to the smooth fiberglass and the internal grills.

Rupert: States that the applicant could install storm windows on the exterior or interior of the sidelights to give more insulation, rather than replacing them. States that he would not like to see the original sidelights destroyed.

Pettit: Asks if they could just replace the slab, and not the sidelights.

Rupert: States that they could repair the door by replacing the slab.

Motion: Prebys (second: Rupert) moves to deny the application for 114 River St. due to the material being inappropriate for replacement, and because it does not take into consideration repair instead of replacement. The HDC would recommend repair where possible. The sidelights could potentially be retained with an application of interior or exterior storm windows, and a door of wood would be appropriate. The new door does not necessarily have to replicate the existing door, which is not original to the building.

Secretary of the Interior Standard:

#2—Do not destroy original character. Do not remove or alter historic material or features

#4—Preserve significant changes acquired over time.

#5—Preserve distinctive features.

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.

**Application is for rebuilding of basement foundation wall.*

Applicant: Karl Staffeld, owner

Discussion: Stevenson: Asks the applicant to address the first application or the rebuild of the basement wall. Asks if he will be replacing damaged block with what is existing right now.

Staffeld: States that the house has a brick foundation that goes down to a Michigan basement. States that the bricks in one section of the wall at the center of the house *points to on photo* have failed, and have collapsed into the basement. States that they will be digging that out and replacing that with concrete block all the way to the floor joists. The concrete block will then be skim coated to match the rest of the house, which has a skim coat over the existing brick foundation. Once repaired, it will look similar to the rest of the foundation visible on the outside of the house. It's being repaired with concrete block, not brick. States that this will happen in two places: one that is already collapsed, and another section of wall where there is a broken window where water entered and deteriorated the Michigan basement foundation. States that this wall is about to go, and

needs to be repaired. States that there is a third item, at the front corner of the house, is a cosmetic repair where the existing skim coat on the foundation has cracked off in spots. States that they would like to patch this area.

Condon: Asks about the window in the wall that hasn't collapsed. Asks if there was a window on the wall that collapsed.

Staffeld: States that they do not know if there had been a window on the collapsed wall, but that they were planning to get rid of the window on the damaged wall. States that there is no reason to have the window there, that there are other existing windows in the basement foundation for ventilation. States that he thinks the wall would be more stable without putting the window back in and that he would rather not put the window back in.

Condon: Asks if he will be keeping the Michigan basement, or if he will go full depth in the areas where he's replacing the wall.

Staffeld: States that he will be going full depth in the areas where they are replacing the wall, the rest of the house will have the Michigan basement. States that it is in fair shape, except in areas where it is spalling.

Condon: Asks if they will be repairing the wall underneath the doorway near the front steps.

Staffeld: States they will not be repairing that wall, that it is in fairly good shape.

Condon: States that concrete block walls are much stronger when they turn a corner and go another direction.

Staffeld: States that the blocks will be turned back along the back wall.

Codon: Asks if they will be core-filling the blocks, or if they will have rebar.

Staffeld: States that the contract has called for verticals every four feet. States that the contract calls for 6 vertical #5 rods, approximately four feet on center. Those rods will be through the concrete brick wall and filled with concrete. For each wall, there will be three verticals.

Condon: States that he has no further questions.

Motion: Prebys (second: Condon) moves for approval of the application for 315 Washtenaw to remove and rebuild two separate sections of the existing basement foundation wall: the first section of approximately 13 lineal feet is presently collapsed, and the second section will be approximately 14 lineal feet located at the south wall at the back of the house. The walls will be built with concrete block and skim coated to match the existing foundation. Repairs will also be made to the north-east corner of the structure, which will be patched.

Secretary of Interior Standard: #5—Preserve distinctive features.

Approval: Unanimous. Motion carries.

315 Washtenaw Ave.

**Application is for reroofing.*

Applicant: Karl Staffeld, owner

Discussion: Stevenson: Asks about the location and style of the venting they were looking at installing.

Staffeld: States that the Mr. Roof contract included in the application states that they will be installing 8 "Thunder Vents" which are small rectangular vents, approximately 10" by 10" by 3" that will be installed on the non-driveway side of the house. States that if you look at the house, the driveway is on the right hand side which is the west wall. These 8 vents would be located on the east side of the roof. *Shows Commissioners photo of the vents*

Condon: States that it looks like a can vent.

Prebys: States that the gable is to the front of the house, so both sides of the roof are visible.

Condon: States that it wouldn't be visible from many areas, states that you would have to be 30' down Washtenaw and look back to see them.

Schmiedeke: States that there would be eight of them, stretching all the way to the front of the house.

Staffeld: States he believes they will be spaced evenly front the front to the back of the house.

Condon: Asks if this venting could be accomplished with ridge venting as opposed to the Thunder Vents.

Staffeld: Affirms.

Condon: Asks if there is an option to do the ridge vents in the estimate from Mr. Roof.

Staffeld: States that they have not estimated the cost, but that he believes it would be possible to use the ridge venting.

Condon: States that they would prefer to see the ridge venting. States that he's not sure what the intake is like with these particular vents.

Staffeld: States that they use an edge-vent system, so they are installed on the bottom edge of the bottom row of shingles, and then shingle over it.

Condon: States that they would like to see ridge vents in conjunction with that, as opposed to the Thunder Vents.

Schmiedeke: Asks if the drip edge will be white.

Staffeld: Affirms, the drip edge will be white to match the trim.

Schmiedeke: States that if they repaint the house, the drip edge will still be white. States that the drip edge should be painted to match the roofing, not the color of the house. States that black would be better.

Staffeld: States that if he repaints, he plans to keep the trim white.

Schmiedeke: States that drip edge will last much longer than the paint job.

Condon: States that the drip edge can be painted as well.

Schmiedeke: States that it can be installed to match the roof, and then there would be no need to paint it.

Staffeld: If drip edge were installed to match the roof, there would be a 1-1.5 in strip of black around where there is presently white. It would change the appearance of the house.

Condon: States that he is ok with the drip edge matching the trim.

Motion: Prebys (second: Rupert) moves for approval of the application for 315 Washtenaw to remove existing roof shingles and replace with Roofguard L standard fiberglass shingles in color Princeton Slate, the drip edge is to be white to match the trim. There are to be no Thunder Vents, but a ridge vent is approved.

Secretary of Interior Standard: #10—New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

309 N Grove St.

**Application is here to discuss replacing doors and windows.*

Applicant: Mary Ellen Hagenauer

Discussion: Stevenson: Asks the applicant to discuss her plans.

Mary Ellen: States that the house is a 1956 ranch style house with some of the original windows on back of the house that they would like to replace. States that two of the windows are on the main floor of the house. *Shows photos and describes location.* States that the windows are aluminum. Asks

what her options for replacing the windows are. States that windows were never wooden to begin with. States that most of the windows that have been replaced with what appears to be vinyl or vinyl-clad. States that frames are very narrow, less than an inch. State that she cannot see a way to replace them without decreasing the glass area, and that they do not want to replace them with aluminum. As they are now, the windows leak cold air.

Condon: States that because the house has existing aluminum windows, that she can replace them with modern aluminum windows. States that modern aluminum windows are thermally broken. States that old, solid frame, aluminum windows leak cold air. Modern, thermally broken aluminum would be an option, or wood or aluminum clad would other options.

Mary Ellen: Asks if "Renewal" by Anderson would be an option for replacing the windows.

Condon: States that the "Renewal" by Anderson are fiberglass, and currently the Historic District does not allow vinyl or fiberglass windows.

Mary Ellen: Asks if that applies to her house, even though it was built in 1956.

Condon: States that vinyl windows don't have longevity, and would drastically reduce the opening size.

Mary Ellen: States that "Renewal" by Anderson has a narrow frame that would match the existing frame on the back door. States that she does not think the windows by the door are original to the house.

Prebys: States he thinks it is possible there was no rear door to being with, but that it may have been installed when they installed the deck.

Mary Ellen: Asks if she would be allowed to use "Renewal" by Anderson, as they are wood composite.

Condon: States that it may have some wood fibers incorporated in it, but it is mostly plastic.

Mary Ellen: Asks for clarification on options.

Condon: Thermally broken aluminum windows, or aluminum clad wooden windows.

Pettit: States that wood or aluminum would change the amount of glass in the window.

Condon: States that they do have narrow line aluminum frame windows, States that these would be sympathetic to what exists on the house.

Mary Ellen: States that most of the windows have been replaced.

Mary Ellen: States that at some point there was an apartment in the basement and someone built an egress window. States that there is a timber frame that holds the dirt back from the window, and that the window is leaking air. States that the timber frame is bowing in and is likely to collapse. They would like to remove the window and regrade the ground to correct the water flow. Their idea for replacing the window is a combination of concrete block and glass block. The existing foundation is concrete block, so it would match the existing. Above the grade, they would use glass block and possibly an aluminum vent if it is possible. States that the other windows have been replaced with glass blocks and the little vents. ...replace the window with concrete block and glass block (house has existing concrete block foundation)...states that other windows have been replaced with glass block and small aluminum vents..

Prebys: States that this should not be a problem. *Other Commissioners agree*

Condon: States that he knows that Modern Building Supply has the thermally broken aluminum windows. It is off of Morgan Road in Ypsilanti. They do not do installation, but they give referrals.

315 Washtenaw Ave

Applicant: Karl Staffeld

Discussion: Staffeld: States that he has a list of items he would like to address with the Commission. States that the two entrance doors are in extremely bad shape. Asks if he should repair or replace.

Condon: Suggests replacing them with wooden doors.

Staffeld: Asks for options for replacing windows.

Condon: States that he can replace them with wood or aluminum clad wood.

Rupert: States that he would have to maintain the same configuration.

Pettit: States that cannot reduce the glass area.

Staffeld: States that he would like to change two of the windows on the first floor, where there used to be two separate apartments. States that the window configuration wouldn't allow him to run a kitchen counter through the space. Asks if it would be possible to reduce the height of the window. States that these windows are on the side of the house.

Condon: States that it is possible, that they have approved something like that before.

Staffeld: Asks about paint colors, states that he is thinking he would like to go with a slightly darker blue color for the house.

Prebys: States that that would be fine.

Staffeld: States that the existing shingles are asbestos shingles. States that he expects to replace the broken shingles with a fiber, cement board. States that the asbestos shingles can be pulled of and replaced. States that there are only gutters on one side of the house and not the other. Asks if it would possible to install gutters.

Pettit: States that this is not a problem, but they are concerned with the placement of downspouts.

Staffeld: States that the existing downspout needs to be moved.

Prebys: States that they tend to approve downspouts at corners of buildings.

Staffeld: States he wants to install AC units at back of house on the alley side.

Prebys: States that this is not a problem. States that they would like to know about light fixtures for the front entrance.

Condon: Asks if they will be installing an awning over the door.

Staffeld: States that he could. Asks if they will need an architectural rendering of the awning in order to approve it.

Condon: States that it does not have to be an architectural rendering, that he could do the drawing himself as long as it shows what he intends to install.

Rupert: Asks if there is any need to repair the porch steps or the railings.

Staffeld: States that there is some spalling, but nothing major. States that he could patch it, and that the handrails are in good shape.

Prebys: States that they are anxious to see something happen with this house. They are looking forward to it.

Stevenson: States that when he comes back to come with spec sheets for the doors, photos, drawings with location of downspout or porch. States that any info he can bring makes the process easier.

14 S Washington

**Applicant is here to discuss student mural project*

Applicant: Jeff Bush

Discussion: Bush: States that he is there to represent the students working on art murals around town. States that he has been given approval by the Thrift store advisory board to put a mural on the wall that faces south. States that there is the original brick wall and a block addition on the back. Asks for guidelines.

Condon: Asks if the brick wall is currently painted.

Bush: States that the concrete block addition is painted a chocolate brown.

Condon: States that he believes that the brick is also already painted. States that he may be able to paint it directly on the brick or the block.

Bush: States that the front section is original, with smaller, clay brick. States that it is painted a cream color on the street side, but is not painted at all on the alley side.

Prebys: Asks what part of the wall are they planning to use.

Bush: Asks what choices they have. States that visually it would be better closer to the street, but the block is better as a canvas.

Prebys: States that the brick is very soft.

Rupert: States that historically the Commission does not allow that.

Prebys: States that the brick should not be painted.

Condon: States that there is a mural on the side of the Corner Health Center that is set off from the wall on panels.

Bush: States that the community has been very responsive and encouraging of the project.

Rupert: States that he feels that any building that is already painted could be painted on again. However, if they come across a section that is not painted then they should use the panels.

Bush: Asks if they are anchored into mortar joints.

Prebys: Affirms. Asks if there is a seal behind the panel to keep moisture and birds out. States that there is a frame on the panel.

Condon: States that there is a mural on the Corner Health Building, suggests contacting them about their mural.

Prebys: States that they will need to know what the mural will depict before it is started.

Lindsay: Asks if they will need to know about how they are planning to mount it to the wall.

Rupert: States that it has to be hard board or the type of material they use of sign board. NDO would work.

Bush: Asks about potentially covering the mural in some type of Plexiglas or protective material to keep the integrity of the mural. Asks if there is a superior type of plastic material to cover the mural.

Prebys: States that there are plastic materials that are scratch proof.

Condon: States that an anti-graffiti coating may be the way to go.

Prospective Property Buyer in Historic District

Applicant: Trey Bailey

Discussion:

The applicant, Mr. Bailey, asks the Commission for clarification on what they look to regulate. He asked about the standards by which the Commission reviews work applications. He is interested in the house at 313 E Cross St. and is curious about the process for possibly replacing a gas fireplace with a wood burning fireplace. He also asks about the possibility of screening in the back porch and extending the length of the front porch.

The Commission responded to Mr. Bailey's inquires, stating that they look to review any work being done to the exterior of the house, or work that is visible from the exterior of the house. They state that they use the U.S. Secretary of the Interior's standards for rehabilitation. They stated that they are most concerned with maintaining the distinctive, historic features of the homes in the District. They advise Mr. Bailey that he may have to rebuild a chimney for the fireplace and may have issues installing the proper lining required for a wood burning fireplace in the historically small or narrow chimneys. They also advise Mr. Bailey that if a back porch were to be screened in, it would be best to do so with wooden framed screens that can be removed. They also state that extending the front porch may be an issue, as it would be an attempt to create something that was never there.

ADMINISTRATIVE APPROVALS –none

OTHER BUSINESS

Property Monitoring

Staff has no updates at this time. Properties will be reviewed in the spring.

306 E Cross: The Commission noticed that a new garage door has been installed at this property. States that they are unsure if they would've approved that type of garage door. States that Staff may want to send a letter to the owner to remind her that she is in the Historic District and that she will need approval for any exterior work done at the property.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 8 , 2015

Motion: Rupert (second: Prebys) moves to approve the minutes
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:10 pm

DRAFT

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 19, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Ypsilanti Historical Society Archives

Commissioners Present: Hank Prebys, Anne Stevenson, Jane Schmiedeke, Erika
Lindsay, Ron Rupert, Alex Pettit

Commissioners Absent: Michael Condon

Staff Present: Haley McAlpine, HDC Assistant
Cynthia Kochanek, Assistant Planner
Bonnie Wessler, City Planner

NEW BUSINESS

MHPN Training Session

Educational training sessions were held at the Ypsilanti Historical Society Archives for the current Commissioners. Presentations were done by Kristine Kidorf and Dan Schneider. A MHPN field representative, Ellen Thackery, was present at the training session.

ADJOURNMENT

Motion: Prebys (second: Lindsay) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:19 pm