1. HDC Regular Meeting Agenda--Location Changed

   Documents: HDC MAY 10, 2016 AGENDA.PDF

2. HDC Packet

   Documents: HDC PCKT 5-10-16.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 10, 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
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. 16 S Washington	**Fence, green house and door install**
2. 116 Maple St	**Porch repair and painting**
3. 24 N Huron St.	**Fence installation**
4. 101 W Michigan Ave	**Sign installation**

B. NEW BUSINESS

5. 301 W Michigan Ave	**Sign installation**
6. 106 W Michigan Ave	**Storefront demo and install**
7. 206 S Washington St	**Reroof**
8. 418 Maple St	**Door replacement; step replacement**

C. STUDY ITEMS

9. 101 S Huron St	**Window replacement**
10. 114 River St	**Window replacement**

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

11. HDC Application Revisions and Building Department Info Sheet
12. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 26, 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.

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 10, 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
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. 16 S Washington	**Fence, green house and door install**
2. 116 Maple St	**Porch repair and painting**
3. 24 N Huron St.	**Fence installation**
4. 101 W Michigan Ave	**Sign installation**

B. NEW BUSINESS

5. 301 W Michigan Ave	**Sign installation**
6. 106 W Michigan Ave	**Storefront demo and install**
7. 206 S Washington St	**Reroof**
8. 418 Maple St	**Door replacement; step replacement**

C. STUDY ITEMS

9. 101 S Huron St	**Window replacement**
10. 114 River St	**Window replacement**

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

11. HDC Application Revisions and Building Department Info Sheet
12. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 26, 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.

HDC Work Permit Staff Review

Property address: 16 S Washington St

Date of Review: 4/19/16—updated 5/4/16

Date of Meeting: 5/10/16

Proposed work: 1) Installation of 12′ of fencing adjacent to the Beer Cooler; 2) installation of a 150 sq. foot, wood frame green house; 3) turning of antique blue garage door so it faces the interior and the addition of a ribbed sheet metal door (or masonry if funding secured) to seal the opening from the exterior.

Materials: Black aluminum fencing, lumber, brown semi-transparent stain, polycarbonate sheeting, insulation, ribbed, corrugated sheet metal panels in red/or bricks and cement.

Staff review:

1. **UPDATE**: Staff spoke with the applicant who plans on attending the May 10th meeting with updated plans.
2. Applicant lists the use of a semi-transparent brown stain on the wood frame Green House—HDC may want to request an opaque stain be used on the wood.
3. Applicant states that they will be installing 12 feet of fencing adjacent to the Beer Cooler—HDC may want to specify exact location of fencing. The fence panels are 4′ high and made of aluminum painted black.
4. Applicant states that they will be turning the antique blue garage door around so that the significant features face inward—they will then make the door flush with the interior wall, insulate the back of it and cover it with ribbed, corrugated steel panels (in red), or with masonry if a donation

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.

can be secured. HDC may want to inquire about the way the sheet metal will be attached to the masonry.

5. Applicant was asked to provide the Commission with a site plan drawing that indicates the location of the fencing and the greenhouse. Also, the Commission requested more detailed information about how the opening from the blue, antique garage door will be filled and sealed (and how the metal sheeting will be installed).
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the installation of a 12' long, 4' high, aluminum fence, painted black, to be located adjacent to the Beer Cooler, as shown on the site plan. Work also to include the construction of a 150 sq ft Green House, with a wooden frame and stained with a brown, opaque stain. The antique, blue garage door is to be turned so that it faces inward—the opening is then to be insulated and a sealed from the exterior with either corrugated, ribbed sheet metal in red, or with masonry.

#4

#1

Ypsilanti Historic District

Work Permit Application

RECEIVED
APR 06 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed 04/06/2016 for HDC meeting date 04/12/2016

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 16 S. Washington St., Ypsilanti, MI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Growing Hope on behalf of Barnes & Barnes, LLc

Address 922 W. Michigan Ave

City Ysilanti State MI Zip 48197

Phone 734-905-7369 MaryAnn Nie Fax

E-mail maryann@growinghope.net

Owner Barnes & Barnes, LLC
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor (Name, address, phone)

Action Items only:
Construction Cost under $3000 **Permit Application Fee** 35.00
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 04/06/2016 for HDC meeting date 04/12/2016

Property Address 16 S. Washington St., Ypsilanti, MI 48197

Applicant Growing Hope

Description of proposed work *(see sample applications)*

1) At 16 S. Washington adjacent to the Beer Cooler we would like to add 12 feet of fencing from Home Depot shown on the attached catalog sheet to establish the property and deter trash.
2) Behind 16 S. Washingtond a 150 sq. ft. wood frame greenhouse covered with hard, clear polycarbonate sheeting will be installled to house plants for YpsiPlant. We will stain the wood with brown opaque stain as shown in catalog sheet as suggested by this commision.
3) At 9 S. Adams St.warehouse building we plan to turn around the antique blue garage door on the northeast side of the building and face it inward . The door will be made flush with the interior wall and become and interiorr decor feature. Between the backside of the door and the exterior wall the door will be secured with lumber and insulation will be installed. The exterior wall will then be finished with ribbed corrugated sheet metal as shown or masonary if donation can be secured.

Materials

Brown Semi Transparent Wood Stain
Lumber
Insulation
Red Metal Ribbed Corrugated Siding or
Bricks and Cement
Fencing

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. 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.

Mary Ann Nesky
Signature of Applicant

4/6/2016
Date

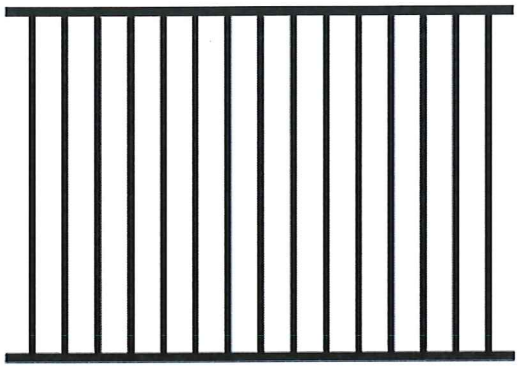
DIY Projects & Ideas Credit Services Pro Xtra Store Finder Order Status Local Ad

Products and Services What can we help you find? Your Store Ann Arbor Sign in or Register

Allure Aluminum | Model # 482EBL1 | Internet # 100491514

4 ft. x 6 ft. Black Aluminum Unassembled Metropolitan 2-Rail Fence Panel

★★★½☆ (33) | Write a Review | Questions & Answers (16)



Was ~~$49.99~~

$44.99 /each

Save $5.00 (10%) through 04/14/2016

Save 10% on top select Building Materials

- Lifetime warranty
- Delivered unassembled saving you money
- Aluminum will never rust

PRODUCT NOT SOLD IN STORES

Open Expanded View Click Image to Zoom

PRODUCT OVERVIEW Model # 482EBL1 | Internet # 100491514

Constructed of aluminum alloy, the Allure Aluminum 4 ft. x 6 ft. Black Aluminum 2-Rail Metropolitan Fence Panel is strong and rust proof. It contains 15 pickets and is compatible with 4 ft. high posts (Not included). Maintenance free, it features a black coating that complements a variety of surroundings.

- Strong aluminum alloy construction is rust proof and maintenance free
- Black coating complements a variety of surroundings
- 2-rail metropolitan design has 15 pickets
- Ideal for fencing in yards
- For use with 48 in. high posts, corner posts or end/gate posts (not included)
- Includes hardware for convenience
- Great for fencing in yards with or without swimming pool
- Delivered to you in knock down unassembled kits that you must put together
- Always consult local building department for pool codes prior to installing fence
- Planning 101:

Architect Series | Model # 11103 | Internet # 202275225 | Store SKU # 846541

1 gal. Semi-Transparent Oil-Based Tahoma Brown Wood Stain

(3) | Write a Review | Ask the first question

Open Expanded View Click Image to Zoom

$31.98 /each

PRODUCT OVERVIEW

Model # 11103 | Internet # 202275225 | Store SKU # 846541 | Store SO SKU # 212844

Architect Series semi-transparent, Oil-Based Penetrating Stain and Sealer is ideal for beautifying and protecting exterior wood surfaces such as fences, decks and unpainted wood siding. This oil based stain penetrates deeply into your wood, giving superior protection, especially in harsh environments that cycle between sun and snow. The formula's organic oils protect the wood from water damage, while natural reflective pigments provide superior protection against UV damage. Tahoma Brown is an umber brown semi-transparent tint.

California residents: see Proposition 65 information

- Highlight the natural grain and texture of your wood with Architect Series oil-based semi-transparent wood stains
- Formulated for an easy, 1-coat application with a stain pad, brush or sprayer (for fences)
- Apply this oil based stain and simply wipe off any excess, it's that easy
- Organic oils penetrate wood to resist water damage while reflective pigments provide long-lasting protection against UV rays
- A gal. pail of stain will treat 400 sq. ft. of smooth deck boards or 200 sq. ft. of rough fence boards
- Beautifies new wood and renews old woods, while supplying the superior protection of an oil based stain to redwood, cedar, fir or any other type of porous exterior wood
- Click here to learn more about exterior stain products
- Actual paint colors may vary from on-screen and printer representations
- Online price includes Paint Care fee in the following states: CA, CO, CT, ME, MN, OR, RI, VT

SPECIFICATIONS

DIMENSIONS

Container Size	1 GA-Gallon	Coverage Area (sq. ft.)	300

DETAILS

Application Method	Brush	Paint/Stain Clean Up	Mineral Spirits
Cleanup	Mineral Spirits	Paint/Stain Key Features	Sealer,UV/Fade Resistant
Coating Product Category	Stain	Paint/Stain/Waterproofer Product Type	Deck, House & Concrete
Color Family	Browns / Tans	Returnable	90-Day
Color/Finish	Brown	Sealer	Yes
Concrete Use	No	Substrate/Surface Use Type	Wood
Deck Use	Yes	Time before recoating (hours)	0
Dry to touch (min.)	720	Tintable	No
Interior/Exterior	Exterior	Transparency	Semi-Transparent
Mildew Resistant	No	UV Resistant	Yes
Paint Product Type	Semi-Transparent Stain	Waterproof	No
Paint/Stain Base Material	Oil		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Manufacturer will replace product that is proven to be defective within 30 days of purchase.

MORE PRODUCTS WITH THESE FEATURES

Transparency: **Semi-Transparent**

Color Family: **Browns / Tans**

Substrate/Surface Use Type: **Wood**

Brand: **Architect Series**

Price: **$30 - $40**

Coverage Area (sq. ft.): **300**

Container Size: **1 GA-Gallon**

SEARCH

DIY Projects & Ideas Credit Services Pro Xtra Store Finder Order Status Local Ad

Products and Services What can we help you find? Your Store Ann Arbor Sign in or Register

Metal Sales | Model # 2313324 | Internet # 204255047

10 ft. Classic Rib Steel Roof Panel in Red

★★★★★ (25) | Write a Review | Questions & Answers (23)

Open Expanded View Click Image to Zoom

$29.98 /each

PRODUCT NOT SOLD IN STORES

PRODUCT OVERVIEW Model # 2313324 | Internet # 204255047

Built for beauty, durability and value, the Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Ideal for a variety of structures including pole barns, equipment storage, stables, garages, sheds and houses, this lightweight metal panel is easy to install to protect your investment beautifully and affordably. Classic Rib has a low profile rib height of ¾" and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking. Classic Rib comes standard with MS Colorfast45, a superior four-layer coating system that has undergone rigorous real-world weathering tests to prove its long-term ability to stand up to the elements. All 7 color options are listed with ENERGY STAR and improve energy efficiency by reflecting sunlight before it can be absorbed as heat. This reduces the amount of energy needed for cooling your building. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- 29 gauge thickness, 36 in. panel coverage and ¾ in. rib height; features bell top trapezoidal rib on 9 in. centers.
- Designed to be installed on roofs with a 3:12 or greater slope over open framing or solid substrate.
- MS Colorfast45 coating system guards against corrosion, fading, chalking and chipping.
- Carries a 45-year finish warranty for durability and aesthetics.
- Withstands severe weather conditions including high winds and fire – advantages that may lower insurance premiums.
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable.
- Virtually maintenance free and resistant to mildew, rot and pests. Occasional cleaning will maintain its appearance.
- Product available to ship to local The Home Depot Store, not available for residential or jobsite delivery
- For help with your project please refer to our Pre-Installation and Installation videos located next to product images above.

SPECIFICATIONS

DIMENSIONS

Approximate Length (ft.)	10	Product Height (in.)	0.75
Coverage Area (sq. ft.)	30	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	36

DETAILS

Color Family	Red	Profile	Metal Sheets
Commercial / Residential	Commercial / Residential	Returnable	90-Day
Material	Steel	Roofing Product Type	Panel
Product Weight (lb.)	22 lb		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	45 Year Finish Warranty

MORE PRODUCTS WITH THESE FEATURES

Color Family: **Red** | Material: **Steel** | Approximate Length (ft.): **10** | Price: **$20 - $30** | Brand: **Metal Sales**

Review Rating: **4 & Up**

SEARCH

HDC Work Permit Staff Review

Property address: 116 Maple St

Date of Review: 4/4/16—UPDATED 5/5/16

Date of Meeting: 5/10/16

Proposed work: Porch repair and painting of house

Materials: wood and paint

Staff review:

1. UPDATE: Staff spoke with applicant who believed he would have the updated spindle drawing and contrasting paint colors by the May 10th meeting. If no decision can be reached by May 10, the Commission must deny the application on procedural grounds. Due to extenuating circumstances, the applicant will be allowed to reapply for work at 116 Maple St without paying the application fee.
2. Application states they will be doing porch repair and painting the whole exterior of the house.
3. Waiting on paint chip from owner, will double check to see if spindles are same as study item
4. Staff attempted to contact the applicant for additional information, including plans for the porch repairs and paint chips for the exterior of the house.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#6, #9, #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. 20362 #2

#2

RECEIVED
MAR 24 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 3/24/16 for HDC meeting date 4/18/16

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 116 MAPLE

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name REX RICHIE

Address 1065 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734 8340416 Fax

E-mail

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Same as Above

Action Items only:
Construction Cost _____ **Permit Application Fee** 35.00
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 _____ for HDC meeting date _____

Property Address 116 MAPLEWOOD

Applicant REX RICHIE

Description of proposed work *(see sample applications)*

Repair Porch
Paint whole house

Materials

WOOD

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

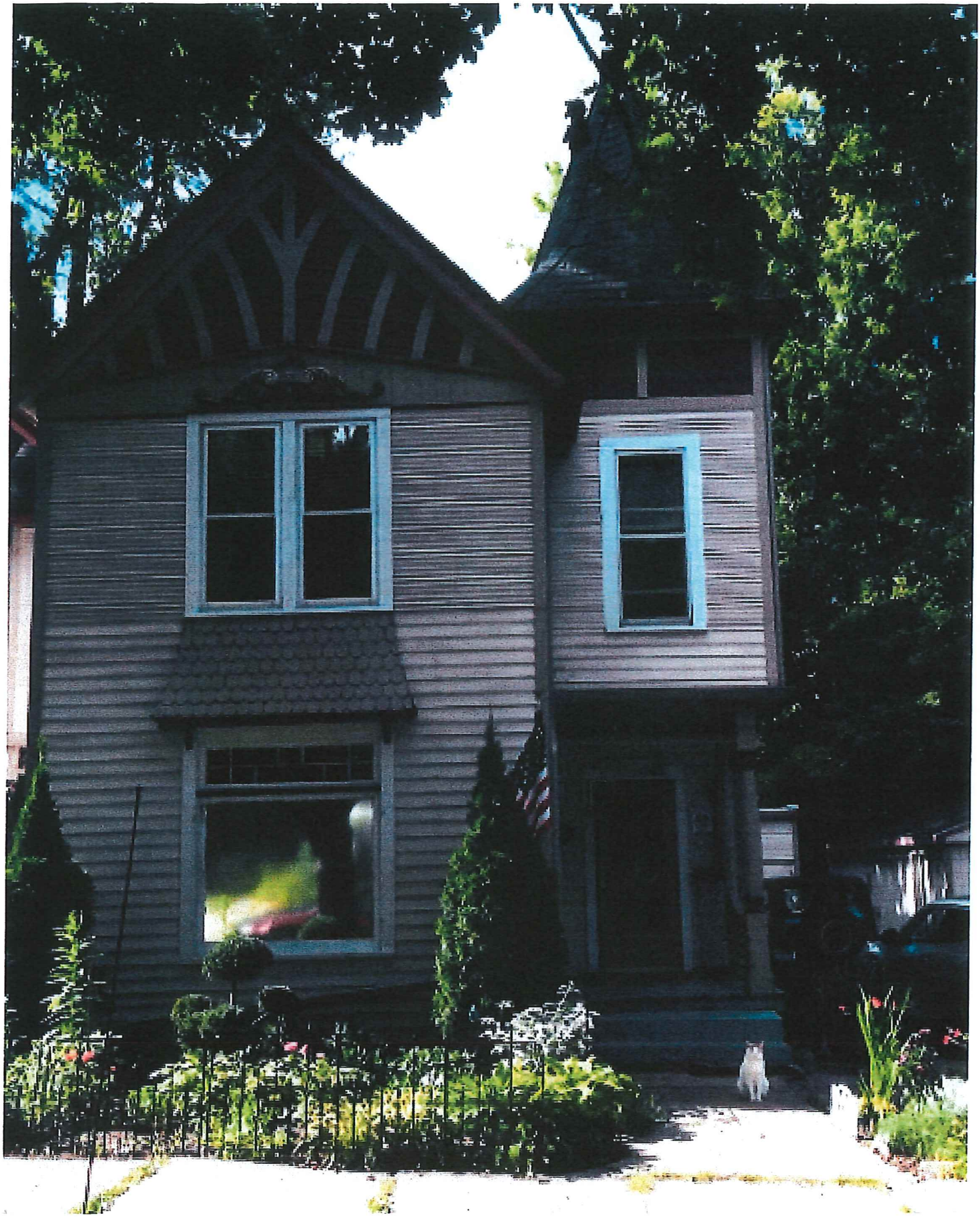
Roof _____ Other _____

☐ 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. 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.

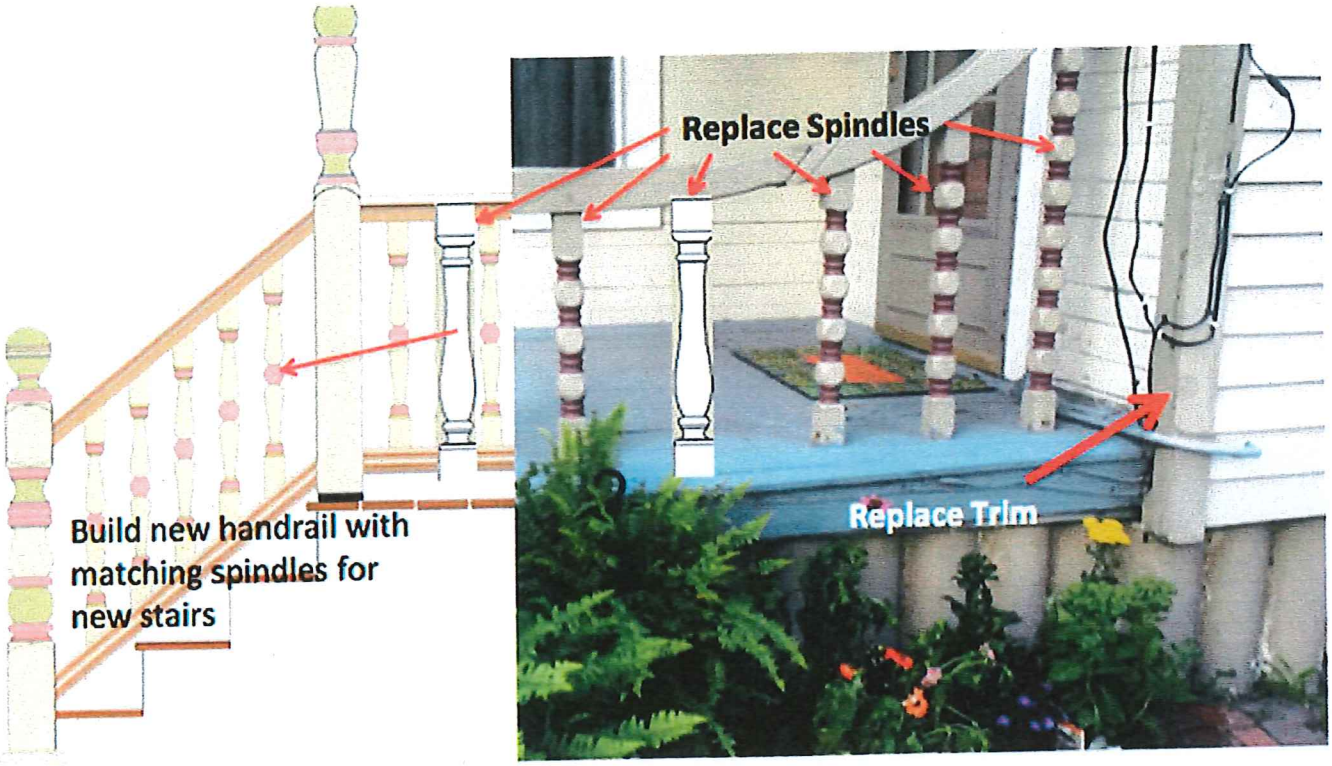
Signature of Applicant

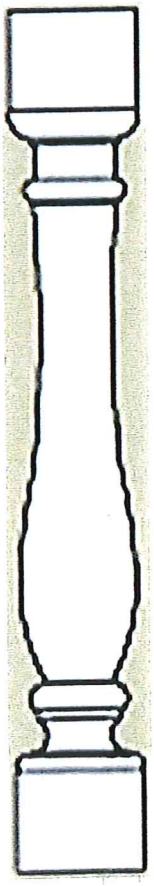
3-24-16
Date



116

116
Porch to be re-leveled
Remove cement steps and replace with
wood steps with new handrail





Example of new spindle shape

SW 6717
Lime Rickey
149-C3

SW 6716
Dancing Green
149-C2

SW 6719
Gecko
149-C6

HDC Work Permit Staff Review

Property address: 24 N Huron St

Date of Review: 4/21/16—UPDATED 5/5/16
Date of Meeting: 5/10/16

Proposed work: installation of a fence at the rear parking lot
Materials: 4' high, wooden picket fence, gate (metal?)

Staff review:

1. UPDATE: Staff checked with the building department to see if the applicant had supplied the updated site plan. As of 5/5/16, she had not submitted any new materials. Staff attempted to contact the applicant several times with no response. A decision letter was sent to the applicant on 4/27/16 notifying her that her application for work was tabled and would be heard again at the May 10th meeting.
2. Applicant did not include a scope of work or materials—Staff reached out to her asking for this, but did not receive a reply. Staff assumes that the applicant is returning as an action item to discuss the installation of a fence at the parking lot behind her property.
3. Applicant included a site plan showing the location of the proposed fence. Applicant also included an image of the proposed fencing and of the gate. Commission may want more detail on the proposed materials.
4. Staff photographed the rear parking lot on 4/21/16.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

RECEIVED
APR 19 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Rec 20426
#7

Ypsilanti Historic District
Work Permit Application

Date filed _____ for HDC meeting date ~~4/12/15~~ 4/26/16

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 24 N. Huron

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bessie Pappas

Address 24 N. Huron

City Ypsilanti State MI Zip 48197

Phone 734-557-3909 Fax _____

E-mail Mpappas-1@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor (Name, address, phone) _____

Action Items only:
Construction Cost _____ **Permit Application Fee** 35.00
The permit fee is $30 plus $5 for each $3,000 of construction cost, and is due at the time of application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permit.

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 <u>all</u> 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, hintern@cityofypsilanti.com.

RECEIVED
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 24 N. Huron

Applicant Bessie Pappas

Description of proposed work *(see sample applications)*

Materials

Colors (Attach color chips or samples) See Attachment.

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

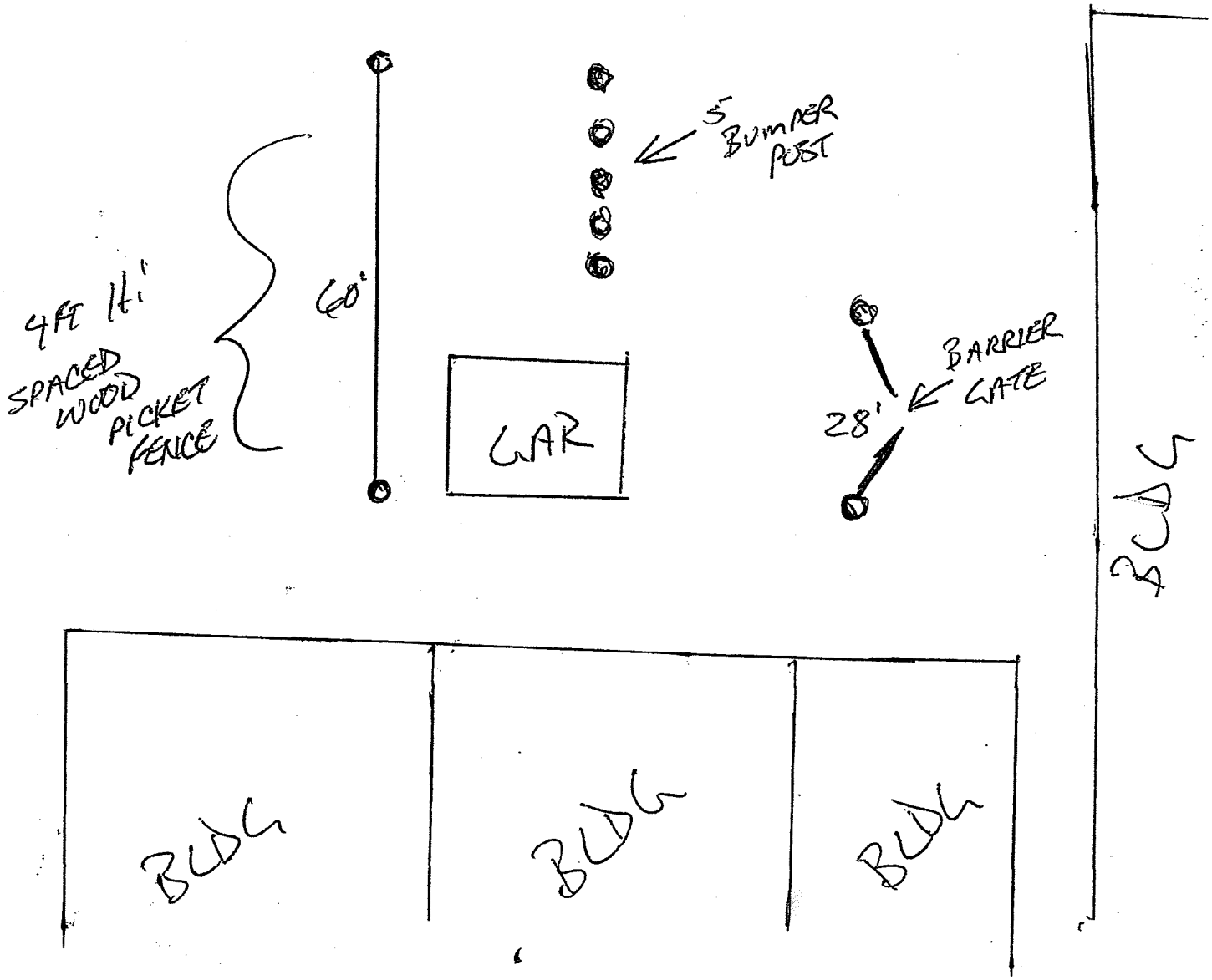
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Signature of Applicant

12/16/15
Date

24 S Huron

FENCE DIAGRAM



24 N HURON - REAR PARKING LOT

24 N HURON - REAR PARKING LOT

HDC Work Permit Staff Review

Property address: 101 W Michigan Ave

Date of Review: 4/19/16—updated 5/4/16

Date of Meeting: 5/10/16

Proposed work: installation of sign on front façade

Materials: wood, plastic, vinyl, screws

Staff review:

1. **UPDATE**: Staff spoke with the applicant who stated they plan on using a contractor to create an updated plan for the sign. The applicant plans on attending the May 10th meeting with the updated plans.
2. Staff spoke with the applicant to get more information about how they plan to install the sign. The applicant, who is the tenant in the building, plans to buy the plastic/vinyl, put the company name on it, place wooden blocks behind it and screw it to the front façade of the building in the existing joints. He did not know specifics about the screws. Staff informed him that the Commission may have more specific questions about the installation of the sign. The applicant stated he would be present at the meeting to discuss his plans.
3. NOTE: The Building Department **disapproved** the applicant's building permit on 4/19/16, noting that the proposed sign is 32 sq feet, but the maximum signage allowed is 22 sq feet. Also, the application did not include plans for attachment. The building department sent out a letter informing the applicant on 4/20/16.

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.

4. The area of the front façade where the sign will go is made up of glass tiles. The applicant states that the background of the sign will be black with white lettering.
5. The applicant plans to do the work himself, and not use a contactor.
6. Staff photographed the front elevation of the property, where the sign will be installed.
7. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Rec. 20428 #7

14th

RECEIVED
APR 19 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 4/19/16 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 101 W. Michigan Ave.

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name INDEPENDENT VAPOR Company / Chris Schuur

Address 6165 GRAND River Ave.

City Brighton State MI Zip 48114

Phone 810-623-3657 Fax _____

E-mail Bobpiesz@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor (Name, address, phone) _____

Action Items only:
Construction Cost $500 **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.
   - **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.

RECEIVED
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 101 West Michigan

Applicant Christopher Schuur

Description of proposed work *(see sample applications)*

wall sign Fastened to Front of building.

Materials

wood/plastic/vinyl/screws

Colors (Attach color chips or samples)

Body Black

Trim Black

Roof _____

Accent 1 White

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.

Chris Schuur
Signature of Applicant

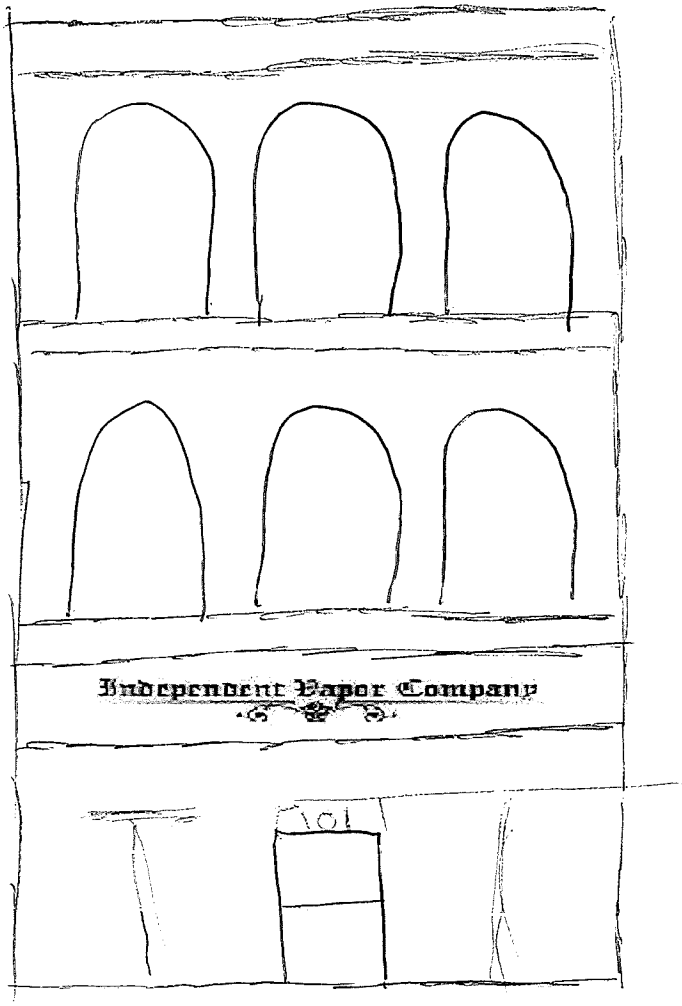
4/19/16
Date

MASTER Sign Plan

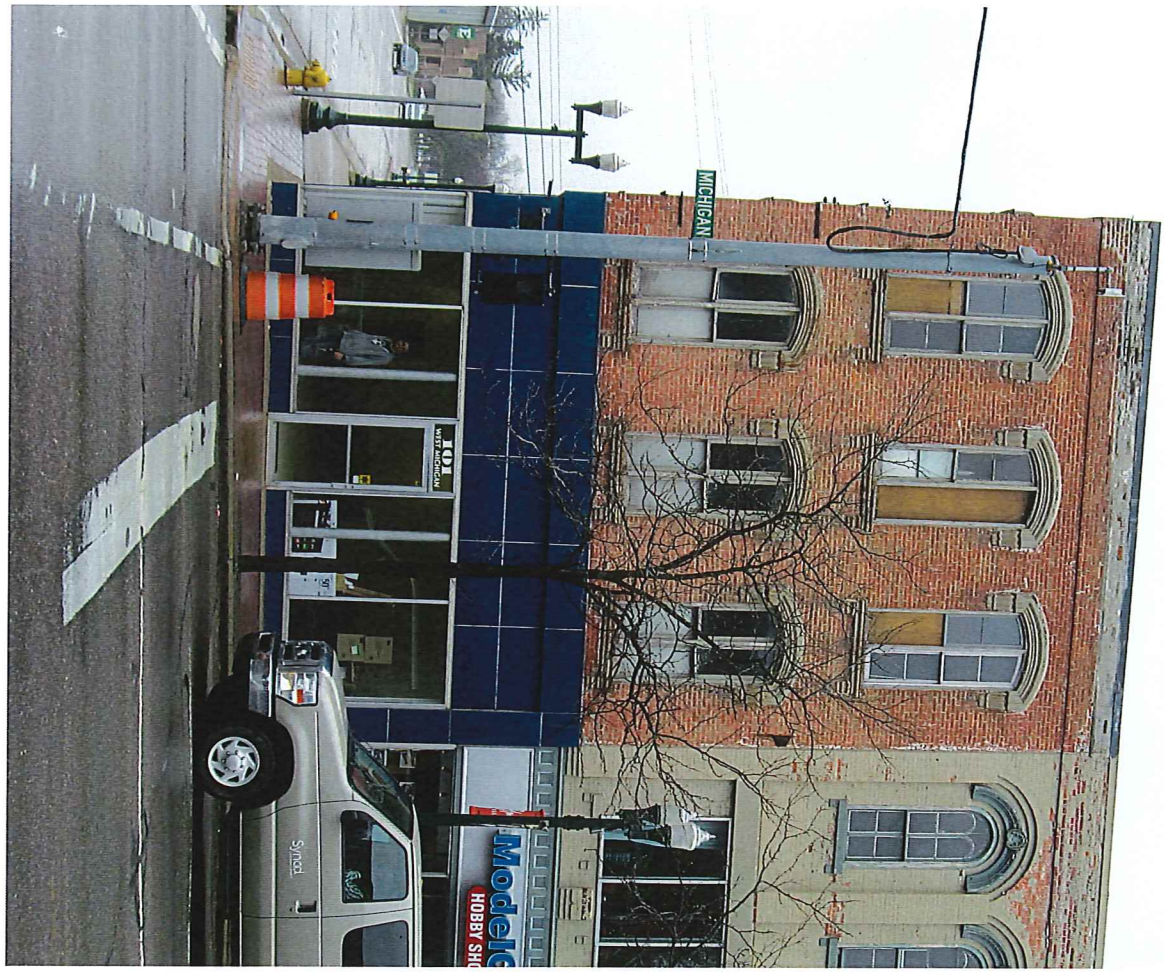
INDEPENDENT VAPOR Co.
101 WEST Michigan Ave.
YPSILANTI, MI.

ZONING DISTRICT
HISTORIC

BUILDING FRONTAGE
22 FT
Sign area 16X2 = 32^2 ft.



101 W MICHIGAN



HDC Work Permit Staff Review

Property address: 301 W Michigan Ave

Date of Review: 5/4/16

Date of Meeting: 5/10/16

Proposed work: sign installation

Materials: Acrylic face (red and white); Jewelite (black); Aluminum coil 040 (black); LED lights; vinyl (red); aluminum raceway 040

Staff review:

1. Application is for the installation of a 16.5′ by 1.5′ illuminated sign above the main entry way at 301 W Michigan Ave.
2. Application states that the face of the sign will be made of red and white acrylic, and the logo will be made of red vinyl. Application lists the use of black Jewelite, as well as black aluminum coils, and an aluminum raceway.
3. The sign will be lit using LED lights inside the letters and the logo.
4. The application includes a diagram showing how the sign will be attached to the wall—it shows a 4″ gap between the back of the sign and the wall, where a power supply will be located. It shows that the power supply will be bolted to the wall using 3/8″ bolts. The sign is then bolted to the power supply box. Commission may want to inquire if the power supply box will be bolted to the wall using the existing mortar joints.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9, #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.

Suggested items to include in a motion to approve:

Work to include the installation of a 16.5′ by 1.5′ illuminated sign above the main entry at 301 W Michigan Ave. The sign is to be made of red and white acrylic, red vinyl, black Jewlite, and aluminum coils and raceway. The sign is to be lit using LED lights inside the lettering and the logo. The sign is to be attached to a power supply, leaving a 4″ gap between the sign and the wall. The power supply is to be bolted to the wall using 3/8″ bolts.

PHDC-16-0027
Rec. 20461

#1

RECEIVED
MAY 02 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date _____

Action item ☑ Study item ☐

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

Property Address 301 W. Michigan Ave

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Youssef Chehab

Address 13218 Michigan Ave

City Dearborn State MI Zip 48126

Phone 313-231-1376 Fax 313-724-7239

E-mail DreamSign12@yahoo.com

Owner BankSites
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Youssef Chehab / Dream Sign Inc.
13218 Michigan Ave Dearborn, 48126
313-231-1376

Action Items only:
Construction Cost $2900 **Permit Application Fee** $35.00
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 _____ for HDC meeting date _____

Property Address 301 W. Michigan Ave, Suite 100

Applicant Youssef Chehab

Description of proposed work *(see sample applications)*

To install an illuminated sign above entrance door for an Urgent Care (walk in clinic) - See attachment.

Materials

- Red & white acryclic face
- Black jewelite
- Black aluminum coil 040
- Red vinyl on logo
- Aluminum 040 raceway
- LED lights inside letters & logo

Colors (Attach color chips or samples) See Attachement

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.)

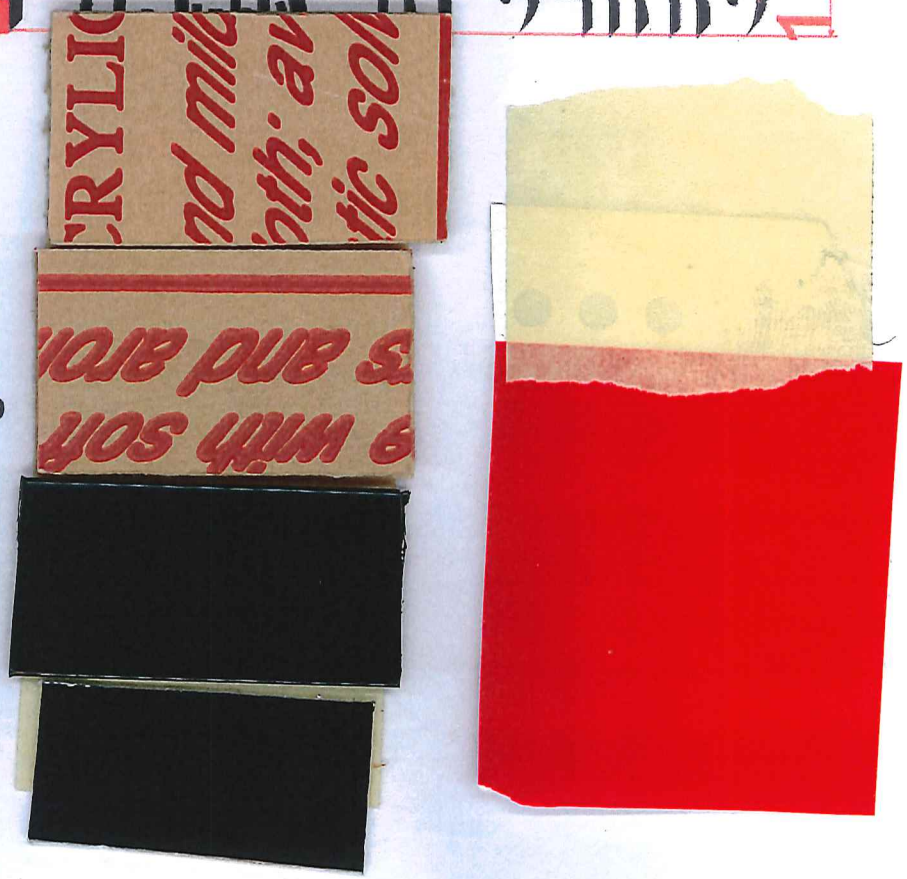
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

Youssef Chehab
Signature of Applicant

4-28-16
Date

301 Michigan Ave
Ypsilanti, MI 48197
Suite 100

- Red and white acrylic face
- black jewelite
- Black aluminum coil 040
- LED lights inside letter and logo
- Red vinyl on logo
- Aluminum 040 raceway



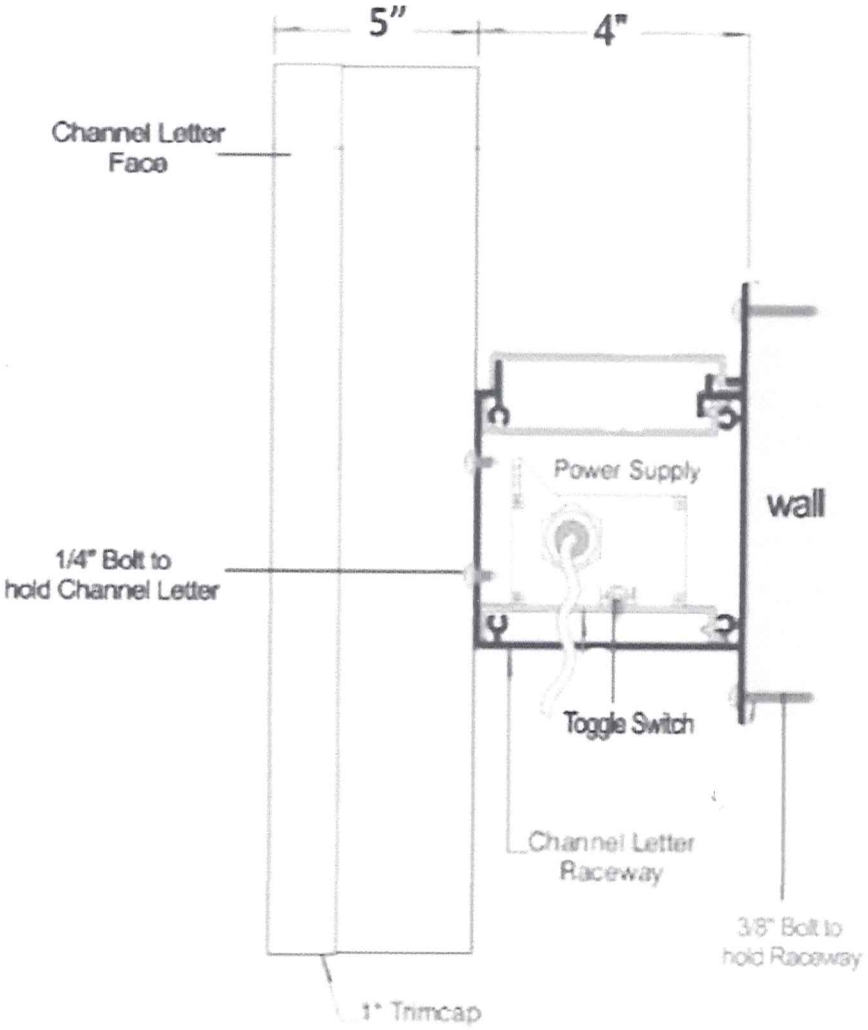
301 Michigan Ave
Ypsilanti, MI 48197
Suite 100

301 Michigan Ave
Ypsilanti, MI 48197
Suite 100

- Red and white acrylic face
- black jewelite
- Black aluminum coil 040
- LED lights inside letter and logo
- Red vinyl on logo
- Aluminum 040 raceway

301 Michigan Ave
Ypsilanti, MI 48197
Suite 100

Channel Letter Installation



HDC Work Permit Staff Review

Property address: 106 W Michigan Ave

Date of Review: 5/4/16

Date of Meeting: 5/10/16

Proposed work: installation of a new storefront with exterior tile work, paint, and lights

Materials: anodized aluminum storefront; wood (painted); porcelain tile (light grey); glass tiles (Sea Foam); paint in Khaki for body and Light Khaki for accent color; Taos Square LED wall sconces in satin aluminum

Staff review:

1. Application is for the installation of a new anodized aluminum storefront at 106 W Michigan Ave.
2. Applicant included demolition plan that details how the existing storefront will be demolished and removed. The new storefront will be brought up so that it is flush with the sidewalk. Commissioners may want to inquire if any significant materials will be removed from the front façade.
3. New LED wall sconce lighting will be installed—the lights will have a satin aluminum finish. It also appears that new signage will be installed, although the applicant did not include information about the signage.
4. Staff shrunk down copies of the plans to include in the packet, but will have full scale copies of the plans at the meeting for review.
5. The proposed color scheme appears to be close to what currently exists, with the addition of glass tiles in color Sea Foam. The new storefront will also feature porcelain tiles in light grey.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Suggested items to include in a motion to approve:
Work to include the demolition of the existing storefront at 106 W Michigan Ave, and the installation of a new, anodized aluminum storefront that will be flush with the sidewalk. The new store front will include porcelain tiles in light grey, glass tiles in Sea Foam, paint in Khaki and Light Khaki, and new, satin aluminum LED wall sconces.

Rec 20477 #2
PHDC-16-0028

RECEIVED
MAY 03 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed MAY 3 for HDC meeting date MAY 10th

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 106 W. MICHIGAN AVE

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name ANGIE LANE

Address 106 S. MAIN ST

City ANN ARBOR State MI Zip 48104

Phone 734 998 0098 Fax 734 996 8899

E-mail angie@momusinc.com

Owner ~~[illegible]~~ WILLIAM DOUGLAS WINTERS
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) PHOENIX CONTRACTORS INC
2111 GOLFSIDE RD YPSILANTI, MI 48197

Action Items only:
Construction Cost 50,000 **Permit Application Fee** 270.00
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 _____ for HDC meeting date _____

Property Address 106 W. MICHIGAN AVE

Applicant ANGIE LANE

Description of proposed work *(see sample applications)*

NEW STOREFRONT WINDOWS, EXTERIOR TILE, PAINT AND LIGHTS

Materials
- ANODIZED ALUM. STOREFRONT
- WOOD (PAINTED)
- PORCELAIN TILE
- GLASS TILE

Colors (Attach color chips or samples)

Body KHAKI

Trim (TILE @ BASE) LT. GRAY

Roof N/A

Accent 1 LIGHT KHAKI

Accent 2 (GLASS TILE) SEA FOAM

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.)

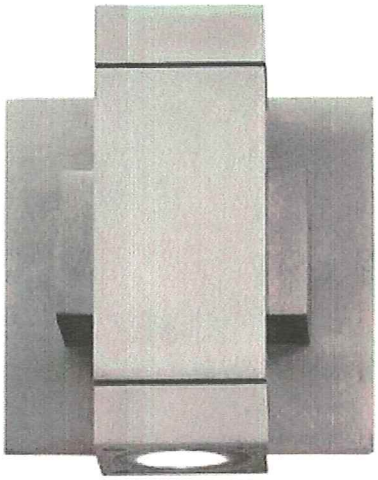
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

5/2/16
Date

Taos Square ELV Dim LED Wall Sconce

Lightology

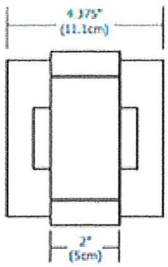


Description:
The cylindrical shaped Taos Square LED Wall Sconce adds balance to the environment while providing bi-directional light above and below the fixture. Finish in Satin Aluminum. Includes two 3.26 watt LEDs totaling 6.52 watts (LED and power supply), 12VAC LED, 3182K color temperature, 84CRI, 24 lumens per watt for a total of 158 lumens. 70 percent lumen maintenance based on 50,000 hours of operation. An electronic 100-240 VAC 50-60 Hz constant current 700mA driver is included which fits easily inside the electrical box. Dimmable with a low voltage electronic dimmer (tested and approved Lutron DIVA DVELV-300P, Lutron Skylark SELV-300P, or Lutron Maestro MAELV-600), sold separately. Rated for indoor, outdoor and wet locations. ETL listed. ADA compliant. 5.1 inch height x 2 inch width x 3.25 inch depth. 4.4 inch diameter canopy. Fixture includes a 5 year warranty.

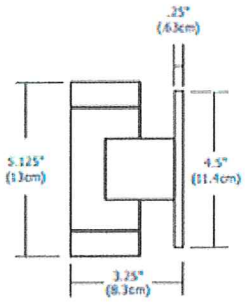
Shown in: Satin Aluminum

List Price: $391.00
Our Price: $281.52

Shade Color: N/A
Body Finish: Satin Aluminum
Lamp: 2 x LED/3.26W/12V LED
Wattage: 6.52W
Dimmer: Low Voltage Electronic
Dimensions: 5.1"H x 4.4"W x 3.25"D



Technical Information
Luminous Flux: 72 lumens
Lumens/Watt: 22.09
Color Rendering: 85 CRI



Product Number: **EDG160151**					
Company:		Fixture Type:		Date:	May 02, 2016
Project:		Approved By:			

#1200WC-TAOSSQ-004L1-XXSA

Fax: (773) 883-6131
Phone: 866-954-4489
Address: 1718 W. Fullerton Ave. Chicago IL 60614
www.Lightology.com

IR 500

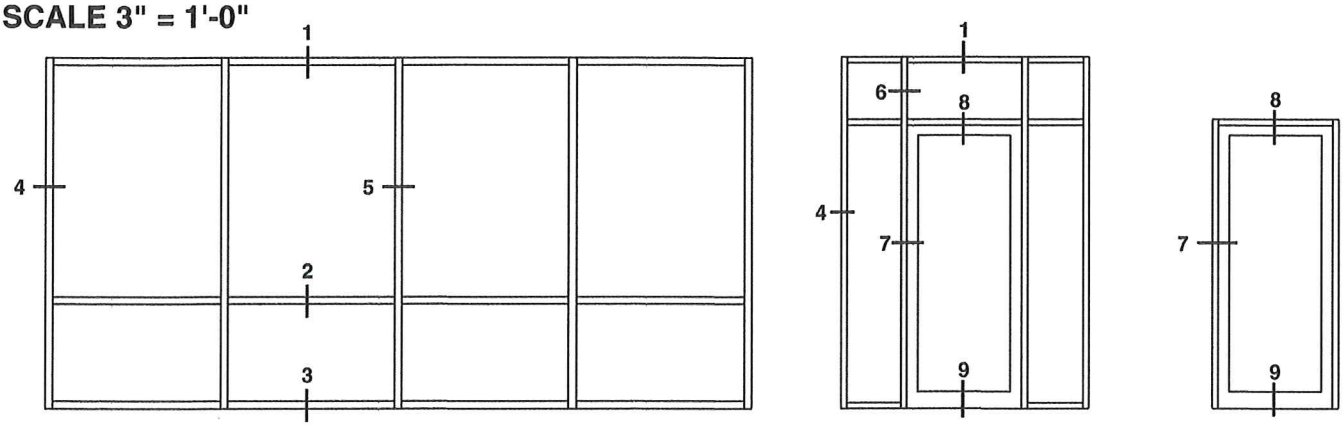
DECEMBER, 2011

BASIC FRAMING DETAILS

EC 97911-37

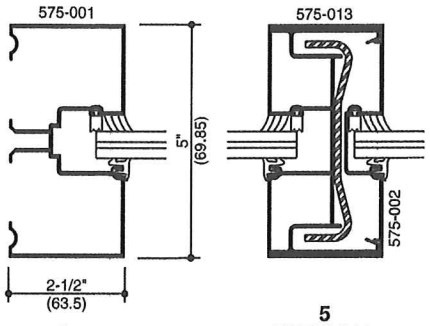
HURRICANE RESISTANT PRODUCT

SCALE 3" = 1'-0"

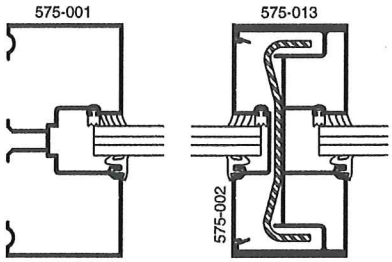


ELEVATION IS NUMBER KEYED TO DETAILS

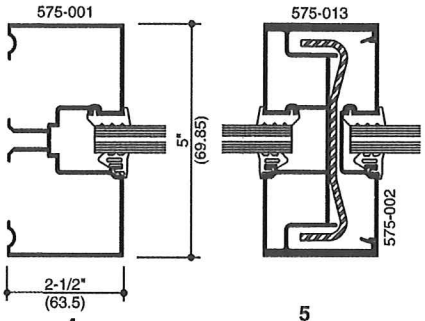
9/16" INFILL | **5/8" INFILL** | **9/16" INFILL (DRY-GLAZED)**



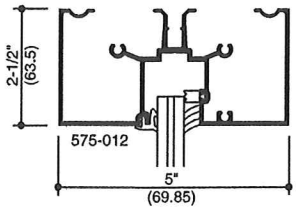
4 JAMB — 5 VERTICAL



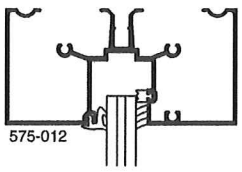
4 JAMB — 5 VERTICAL



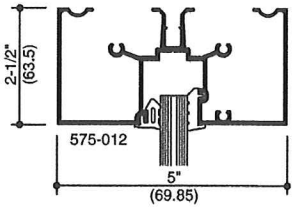
4 JAMB — 5 VERTICAL



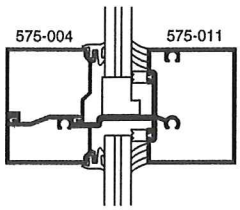
1 HEAD



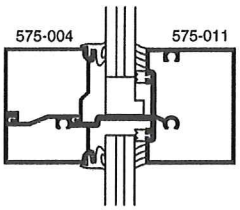
1 HEAD



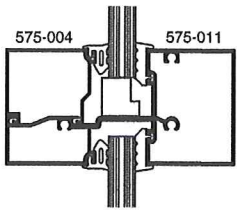
1 HEAD



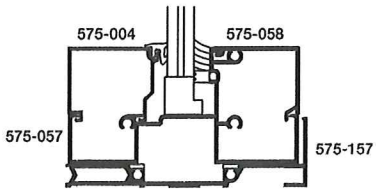
2 HORIZONTAL



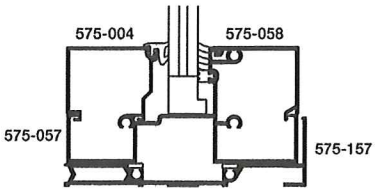
2 HORIZONTAL



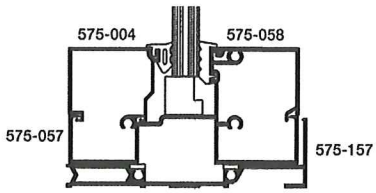
2 HORIZONTAL



3 SILL



3 SILL



3 SILL

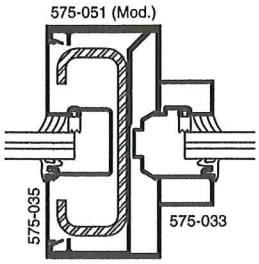
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

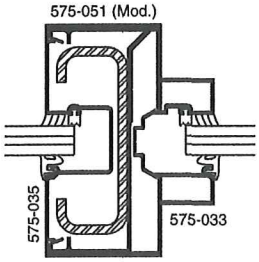
© Kawneer Company, Inc., 2010

SCALE 3" = 1'-0"

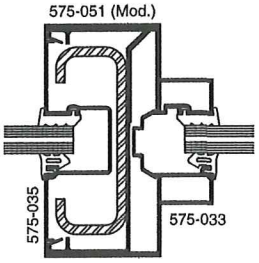
9/16" INFILL | **5/8" INFILL** | **9/16" INFILL (DRY-GLAZED)**



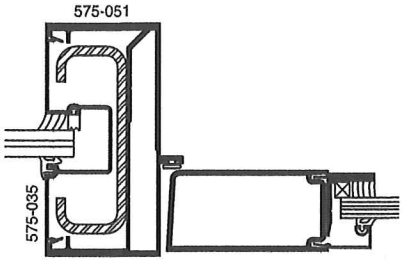
6
DOOR JAMB AT TRANSOM



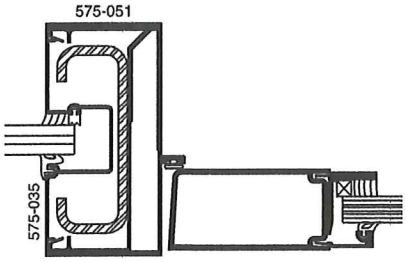
6
DOOR JAMB AT TRANSOM



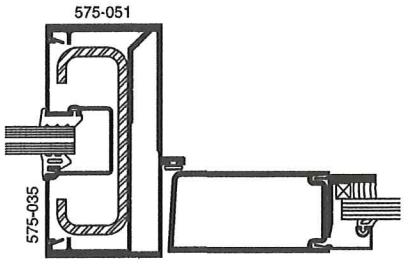
6
DOOR JAMB AT TRANSOM



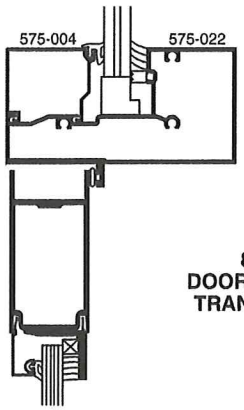
7
DOOR JAMB



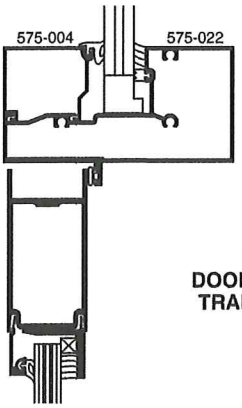
7
DOOR JAMB



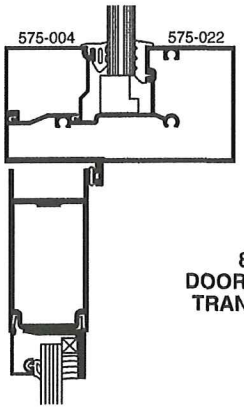
7
DOOR JAMB



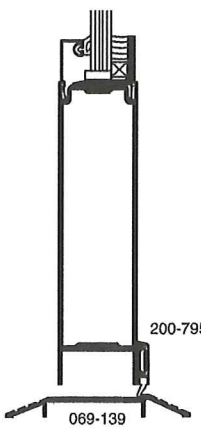
8
DOOR WITH TRANSOM



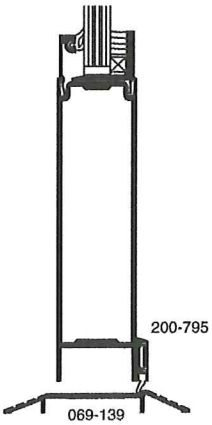
8
DOOR WITH TRANSOM



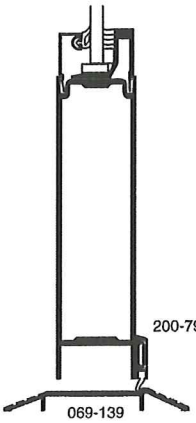
8
DOOR WITH TRANSOM



9
BOTTOM RAIL



9
BOTTOM RAIL



9
BOTTOM RAIL

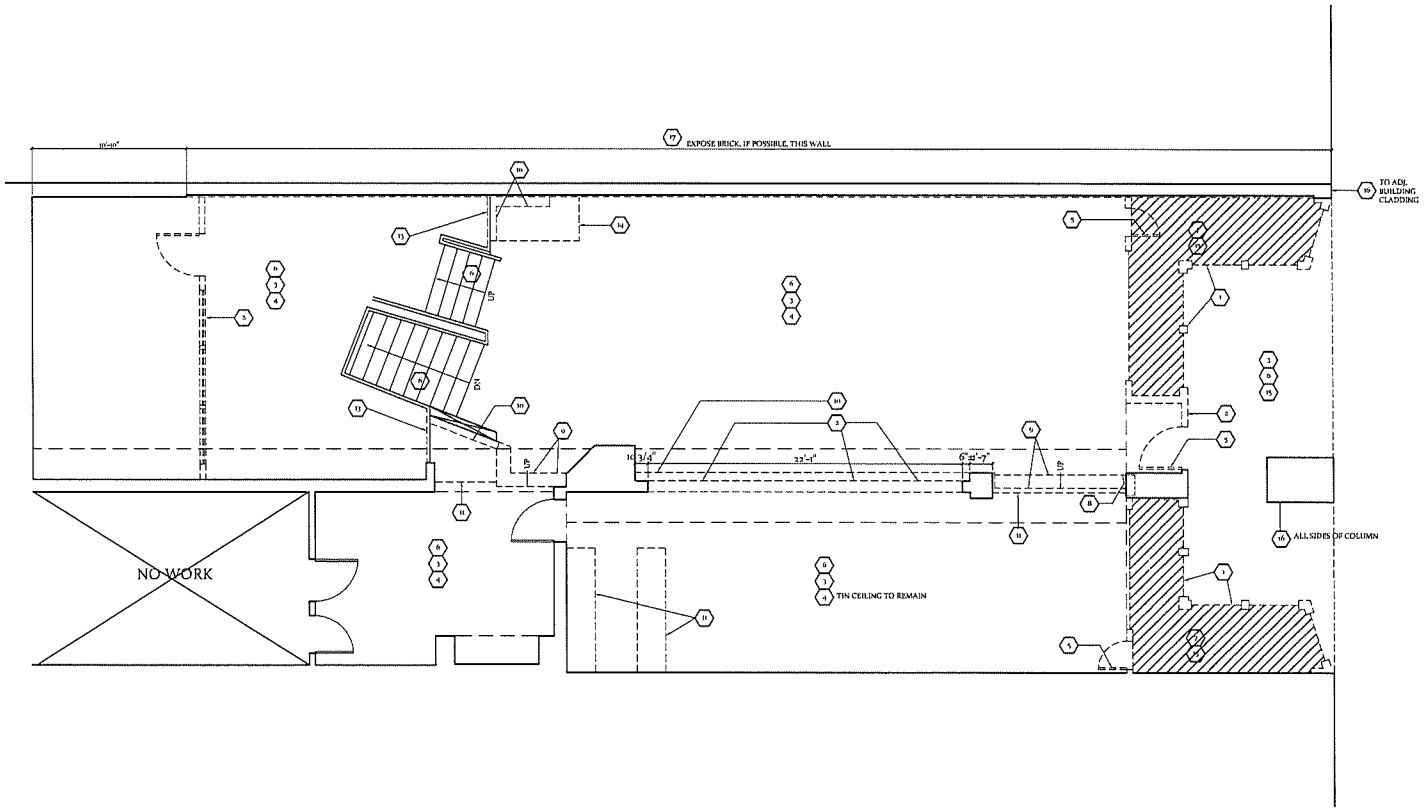
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2010

storefront
GT1
CT1
P4S
P3S

WITT®
SERVICE
OPEN
$50
Ypsilanti Area Convention and Visitors Bureau



DEMOLITION KEY

1. REMOVE EXSTG. STOREFRONT
2. REMOVE WALLS - VERIFY STRUCTURE & PROVIDE LINTELS/BEAMS/SHORING AS REQ'D
3. REMOVE EXISTING LIGHT FIXTURES
4. PREP ALL EXISTING SURFACES AS NECESSARY FOR NEW FINISHES.
5. REMOVE & DISCARD
6. REMOVE EXSTG. FLOORING, LEVEL & PREP FOR NEW FLOORING AS REQ'D
7. REMOVE BUILT UP PORTION OF FLOOR, LEVEL & PREP FOR NEW FINISHES (SHADED AREA)
8. REMOVE & RE-LOCATE EXISTING ELECTRICAL PANEL. ELECTRICIAN TO VERIFY CAPACITY AND UPDATE AS REQ'D
9. REMOVE STEPS, PATCH & PREP FLOOR FOR NEW FLOORING AS REQ'D
10. REMOVE X WALL
11. REMOVE METAL GATES
12. REMOVE MILLWORK BAR
13. REMOVE RAILING AS SHOWN. PRESERVE STAIR RAILING TO BE RE-USED/MODIFIED
14. REMOVE SAFE & BUILT-UP PLATFORM BENEATH SAFE. RETURN TO OWNER
15. REMOVE EXSTG. CEILING, PREP FOR NEW DRYWALL
16. REMOVE EXSTG. WOOD PANELING & TRIM. PREP FOR NEW TILE
17. REMOVE EXSTG. DRYWALL & FURRING TO EXPOSE EXSTG. BRICK. ONCE PARTIALLY EXPOSED, MOMUS TO DETERMINE FINAL LEVEL OF BRICK RESTORATION

NOTES:

CAP ANY EXISTING UTILITIES AS REQ'D WITHIN WALLS TO BE REMOVED

PROVIDE LINTELS, SUPPORT AND SHORING AS NECESSARY AT ALL DEMOLITION LOCATIONS

PROTECT ALL EXSTG. CONSTRUCTION FROM THE ELEMENTS DURING DEMOLITION

EXSTG. OUTLETS TO REMAIN

COORDINATE W/ MECHANICAL, ELECTRICAL & PLUMBING CONTRACTORS FOR ANY DEMOLITION NOT NOTED. PATCH & REPAIR AS REQ'D

WALL LEGEND

- EXISTING WALLS TO REMAIN
- TO BE REMOVED

N

FIRST FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"

No.	Date	Description
1	4/27/18	ISSUED FOR REVIEW
2	5/3/18	ISSUED FOR PRICING

WASHTENAW COUNTY CONVENTION & VISITORS BUREAU INC.
106 W. MICHIGAN AVE
YPSILANTI, MI

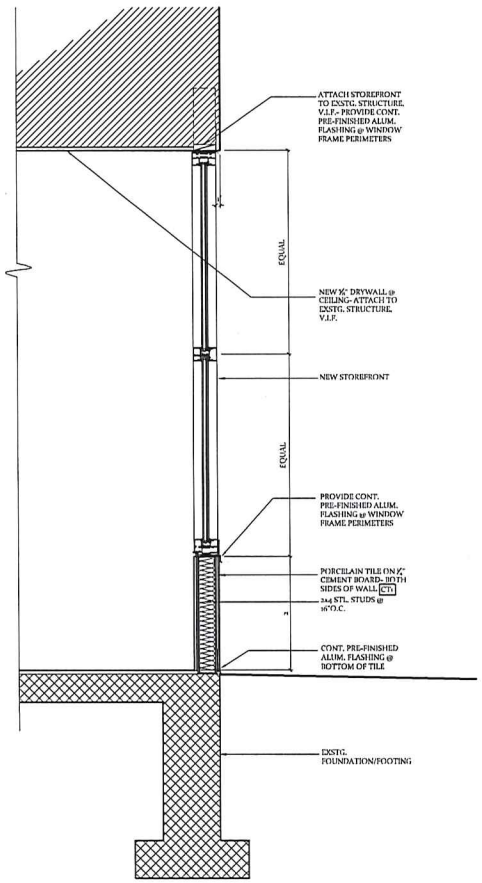
PROJECT
OFFICE BUILD OUT

ARCHITECTURE, PLLC
106 S. MAIN STREET ANN ARBOR, MI 48104
TELEPHONE 734.996.8099 FAX 734.996.8869

MOMUS
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.996.8099
FAX 734.996.8869

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

SHEET NO.
D1.0



1 FACADE SECTION

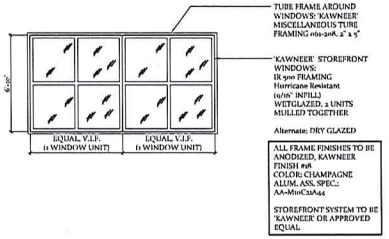
SCALE 1" = 1'-0"

PROPOSED COLORS/ MATERIALS

N.T.S.

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



2 TYPICAL STOREFRONT WINDOW BAY

SCALE 1/4" = 1'-0"

No.	Date	Description
1	4/27/16	ISSUED FOR REVIEW
2	5/3/16	ISSUED FOR PRICING

WASHTENAW COUNTY CONVENTION & VISITORS BUREAU INC.
106 W. MICHIGAN AVE
YPSILANTI, MI

PROJECT

OFFICE BUILD OUT

A. LANE ARCHITECTURE, PLLC
106 S. MAIN STREET ANN ARBOR, MI 48104
TELEPHONE 734.998.0098

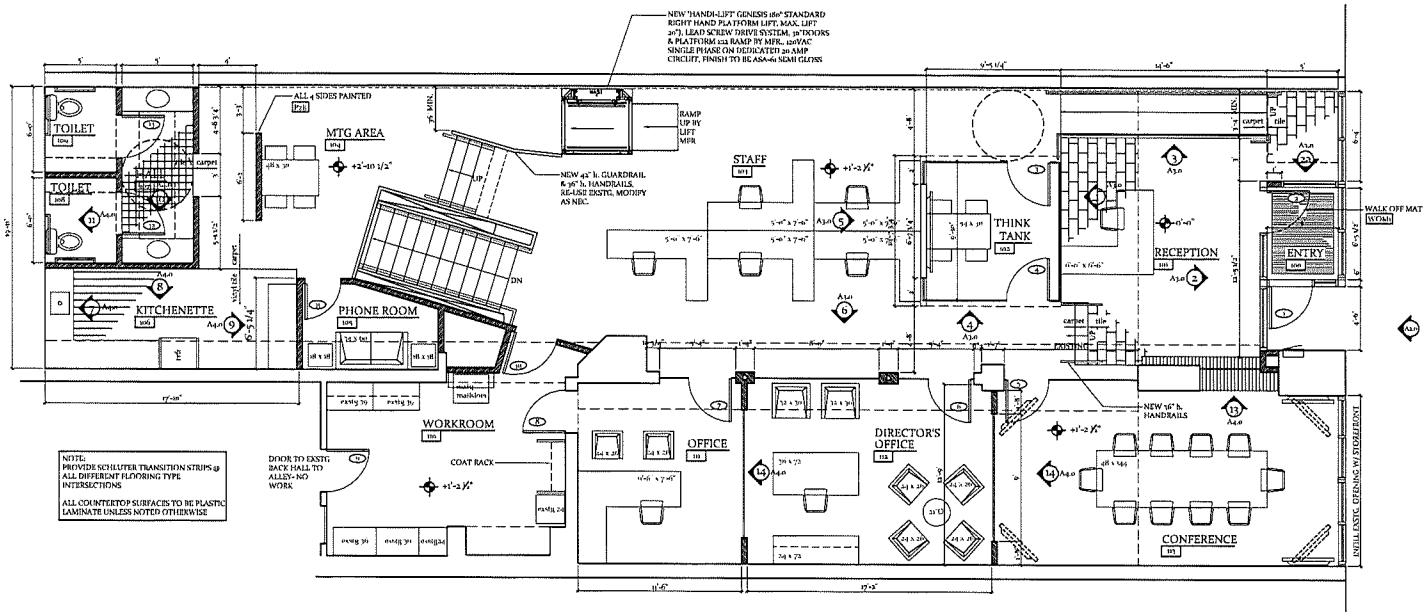
MOMUS
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.998.0098
FAX 734.998.8856

SHEET TITLE

EXTERIOR ELEVATION, WALL SECTION

SHEET NO.

A2.0



N

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

No.	Date	Description
1	4/27/16	ISSUED FOR REVIEW
2	5/3/16	ISSUED FOR PRICING

WASHTENAW COUNTY
CONVENTION & VISITORS
BUREAU INC.
106 W. MICHIGAN AVE
YPSILANTI, MI

PROJECT

OFFICE
BUILD OUT

ARCHITECTURE, PLLC
106 S. MAIN STREET ANN ARBOR, MI 48104
TELEPHONE 734.996.8616

MOMUS
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL. 734.996.8616
FAX 734.996.8616

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A1.0

HDC Work Permit Staff Review

Property address: 206 S Washington St

Date of Review: 5/5/16

Date of Meeting: 5/10/16

Proposed work: Reroof

Materials: OSB sheets, 1 ½" thick wood nailer curb, Versiguard 60 mil EPDM synthetic rubber in black, EPDM edge tape, aluminum drip edge, copper flashing

Staff review:

1. Application lists the reroofing of flat roofs on west breezeway and south library. Staff could not see flat roofs or photograph the flat roofs from the street.
2. Due to lack of visibility and varying roof pitches/roofing types, Staff is pushing the application before the Commission rather than administratively approving it.
3. The applicant will provide photos of flat roofing areas and a proposed drip edge color by the meeting on the 10th of May.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#5, #9, #10

Suggested items to include in a motion to approve:
Work to include the reroofing of flat roofs above the west breezeway and south library. Damaged or rotted decking will be replaced with OSB sheets, a 1 ½" thick wood nailer/curb will be installed to duplicate existing curb around the roof perimeter, and Versiguard 60 mil EPDM synthetic roofing in black will be installed. A new aluminum drip edge, painted in the color specified by the applicant, will also be installed. Damaged copper flashings will be replaced with new copper flashing.

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 20479 #3
PHDC-16-0129

RECEIVED
MAY 03 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Pride. Diversity. Heritage.

Ypsilanti Historic District
Work Permit Application

* Date filed 5/3/2016 for HDC meeting date 5/10

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** 206 S Washington

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Neighborhood Roofing
Address 2601 Brassow Rd
City Saline State MI Zip 48176
Phone 734-994-6500 Fax
E-mail Cabrina@neighborhoodroofing.com

* Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Neighborhood Roofing
2601 Brassow Rd, Saline, MI 48176

* *Action Items only:*
Construction Cost 13,590.00 **Permit Application Fee** 85.00
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 5/3/2016 for HDC meeting date _____

Property Address 206 S Washington Ypsilanti, MI 48198

Applicant Neighborhood Roofing

Description of proposed work *(see sample applications)*

- See attatched proposal Please

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

5/3/2016
Date

NEIGHBORHOOD ROOFING

Neighborhood Roofing Co, Inc 2601 Brassow, ~~Saline MI~~ 48176

Showroom & Warehouse:
832 Phoenix Drive
Ann Arbor MI 48108
PH: 734-994-6500
Fax: 734-994-6500

DATE: 3/3/2016 SQ.
PROPOSAL NUMBER: Fink(R) 206 Washington 3 1 2016
ESTIMATE PREPARED BY: Greg Smith

PROPOSAL SUBMITTED TO:

NAME: Jim Fink
BILLING ADDRESS: 206 S. Washington, Ypsilanti, MI. 48198
EMAIL: jafink@sbcglobal.net
bethfink@sbcglobal.net

WORK TO BE PERFORMED AT:

STREET: same
CITY/STATE/ZIP:
PHONE: 276-6106 CELL:

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE INSTALLATION OF THE ROOFING PACKAGE SELECTION OUTLINED BELOW. Work includes complete clean up of all work areas, and disposal of all job related scrap/waste and *NEIGHBORHOOD ROOFING 10 YEAR SERVICE WARRANTY.*

Versiguard 60 mil E.P.D.M. ROOFING SYSTEM

1	*Remove roofing material from the following flat roofs: West Breezeway, South - Library. No work on front/east entry porch.*	1
2	*Inspection of roof deck: re-nail if needed*	2
3	*Replacement of damaged or rotted decking: up to __ sheets of OSB included, $40.00/sheet if more is needed*	3
4	*All of the above roofs have built in gutters, roof curbs and through-the -roof drains. The roofs will require that the drainage features by maintained, repaired or replaced as required to match the same style of drainage. This will be accomplised by using layers of plywood/O.S.B. / foam insulation (costs for this are included)*	4
	Install a 1 1/2" thick wood nailer/curb to duplicate existing curb around roof perimeter (anchor all roof edges to prevent wind blow off (factory specification)	
5	*Install Versiguard 60 mil E.P.D.M. (synthetic rubber) over rebuild roofs and curbs and extend over curb nailer. E.P.D.M. is bonded to the roof using factory approved adhesives.*	5
6	*Install new painted custom formed aluminum drip edge on all edges and anchor to the nailer.*	6
7	*Install E.P.D.M. edge tape over metal edge.*	7
8	*All terminations to be anchored above the roof line and under wall flashings cut into existing siding/brick*	8
	All penetrations through the roof are to be fitted with either Versiguard E.P.D.M. factory accessories or custom fit factory approved for E.P.D.M. terminations	
	All existing copper flashings to be re-used if possible. Newe copper flashings will be installed where existing as missing, bent, of nail holes prevent re-use at an additional cost of $20.00 per square foot.	
	This work is based on permit being issued and approved by the City of Ypsilanti / Historical Commission. No changes or additional costs that may be required are included.	

Color OF EPDM = Black

TOTAL FOR ABOVE WORK $ 13,590.00

NEIGHBORHOOD ROOFING IS A REGISTERED **GAF MASTER COMMERCIAL CONTRACTOR** AND IS AUTHORIZED TO OFFER GAF MATERIAL ONLY , SYSTEM PLEDGE , OR DIAMOND PLEDGE EXTENDED WARRANTIES ON QUALIFYING RESIDENTIAL AND COMMERCIAL PROPERTIES.

Additional Work	INITIAL TO ACCEPT
Existing downspouts are various materials including copper, galv. Steel, and aluminum. No replacement of these downspouts or elbows is included.	

All agreements must be secured by a 1/3 deposit DUE TO RISING MATERIAL COSTS PROPOSAL MAY WITHDRAWN IF NOT ACCEPTED WITHIN 10 BUSINESS DAYS. This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon. The balance is due immediately upon substantial completion of the

ROOFING SYSTEM = $
SUBTTOTAL = $
CK# 6796 4/28/16 DEPOSIT = $ 5,000.00
OTHER = $

Please mail signed contract and deposit check to:
Neighborhood Roofing, Inc. 2601 Brassow Rd., Saline, MI.

TOTAL DUE UPON COMPLETION = $

RESPECTFULLY SUBMITTED BY: _____ DATE _____

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED:

OWNERS SIGNATURE: _____ DATE 4/22/16

OWNER'S SIGNATURE: _____ DATE _____

Any alteration or deviation from the above specifications involving extra cost(s) will only be executed on written and signed change orders and will become an additional charge over and above this estimate. All agreements are contingent upon adverse weather, acts of God / Nature, strikes, accidents or delays beyond our control. Property owner agrees to carry theft, fire, tornado or any other insurance necessary to protect the property and material. Warranties will be issued to the owner upon final payment of all outstanding invoices. Snow and ice build up that covers the intake or exhaust vents must be removed to help minimize / prevent ice dams that can occur during periods of extended cold or heavy snow fall.

I WOULD LIKE TO TALK ABOUT DOWNSPOUTS ON S. SIDE, ALSO. I CAN SHOW FOREMAN WHEN YOU COME.

HDC Work Permit Staff Review

Property address: 418 Maple St

Date of Review: 5/4/16

Date of Meeting: 5/10/16

Proposed work: Replacement of two doors, installation of new storm doors, repainting of front door lintel, replacement of front porch steps

Materials: natural wood door slab; natural wood door with glass painted Romanesque Gold, Behr PPU6-15; weather stripping and framing materials for doors; two metal storm doors in brown; paint for lintel, Cinnabark Behr PPU3-20; 2 bull-nosed pre-cast concrete steps

Staff review:

1. Application is for the replacement of the front door with a natural wood slab door, and the installation of a brown, metal storm door.
2. Also, it is for the replacement of the back door with a natural wooden door, with a glass panel, to be painted Romanesque Gold to match the house, and the installation of a brown, metal storm door (same as proposed for front door).
3. Applicant also proposed repainting of the lintel at the door using color Cinnabark to match existing color scheme.
4. Application also proposed replacement of the existing steps with two, pre-cast, bull-nosed concrete steps.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9, #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.

Suggested items to include in a motion to approve:
Work to include the removal of the front and back doors. The front door is to be replaced with a natural wood door and a brown metal storm door. The rear door is to be replaced with a natural wooden door with a glass panel, painted in Romanesque Gold, and a brown metal storm door. The lintel around the front door is to be painted Cinnabark to match the existing color scheme. Also, work is to include the replacement of the existing front steps with two, bull-nosed, pre-cast concrete steps.

Rec 20480 #4
PHDC-16-0030

Ypsilanti Historic District

Work Permit Application

Date filed 05/04/2016 for HDC meeting date 05/10/2016

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 418 Maple Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Scott Merritts and Martha Davis-Merritts

Address 418 Maple Street

City Ypsilanti State MI Zip 48198

Phone 734-484-4513 Fax

E-mail medavis@umich.edu

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☑ Contractor

Contractor (Name, address, phone) Randy Cooley (doors)
5559 S. Beck Rd. Canton, MI 48188

Action Items only:
Construction Cost ~3,000 **Permit Application Fee** 35.00
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 04/20/2016 for HDC meeting date 04/26/2016

Property Address 418 Maple Street

Applicant Scott Merritts and Martha Davis-Merritts

Description of proposed work *(see sample applications)*

1 - Replace front doors of house with 1 natural wood door slab and 1 metal storm door

2 - Replace back doors of house with 1 natural wood and glass pre-hung exterior door and 1 metal storm door

3 - Paint lintel of front door to match trim of house

4 - Direct replacement of front porch steps

Materials

2 wooden doors and associated weather stripping, and framing materials
2 metal storm doors to be brown in color to match house trim
Paint for lintel and doors to match house colors
2 bull-nosed pre-cast concrete steps

Colors (Attach color chips or samples)

Body _____ Accent 1 Romanesque Gold

Trim Brown 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. 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.

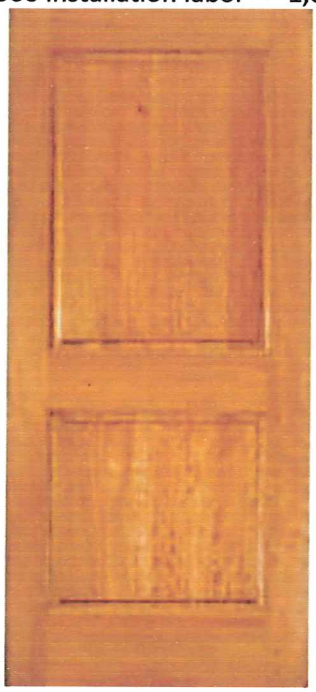
Scott A Merritts Martha E. Davis-Merritts 5/3/16

Signature of Applicant Date

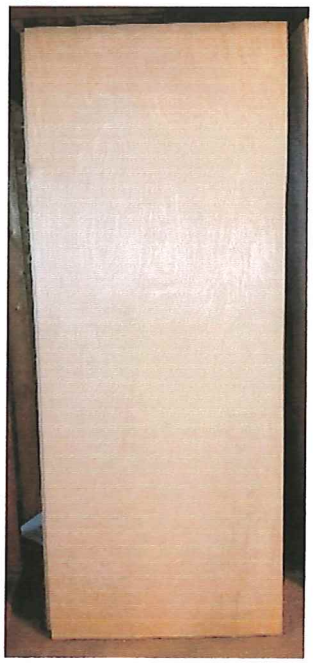
Proposed exterior doors for 418 Maple St

Replace this front door:

With one of these: in natural wood
Front Door option 1: 499 + 400-500 installation labor = ~1,000



Front door option 2: Solid Birch Slab, Fingerle Lumber 89.00 + 400-500 installation labor



Replace this back door:

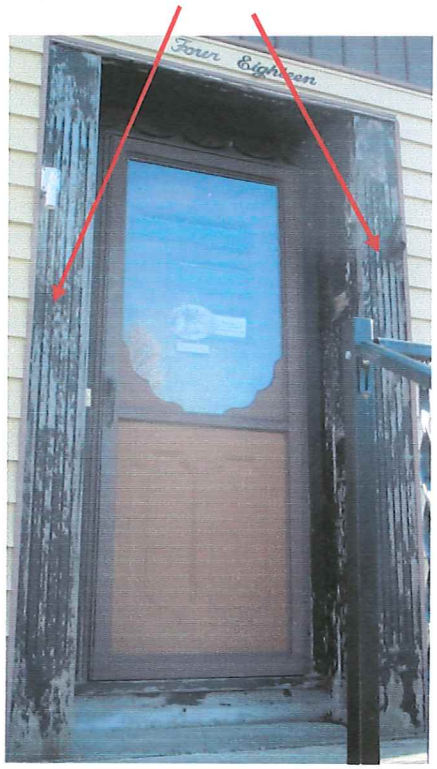
With this:
958 + 500 installation labor

To be painted yellow to match yellow of the house.

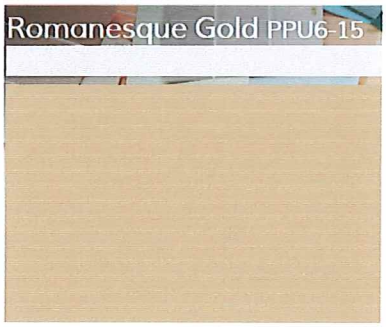
Both Storm doors replaced with this in brown:

$154.00 each

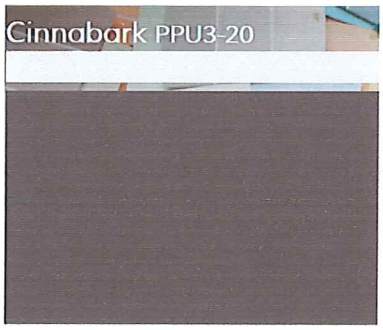
Repaint this lintel brown to match brown trim of house



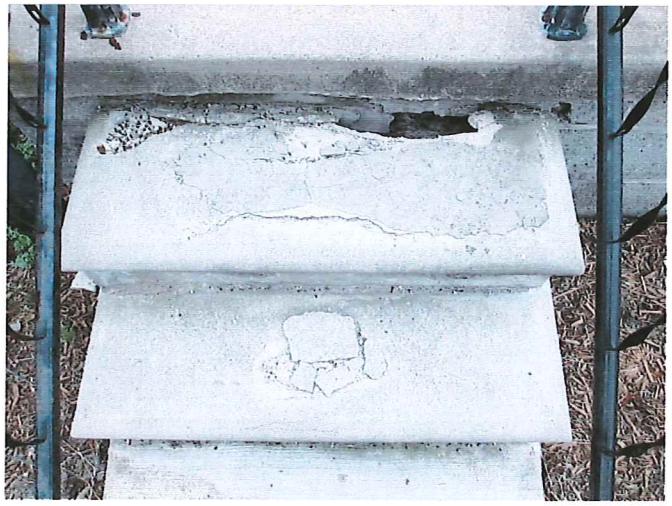
Paint color for Back Door – Behr



Paint color for trim



REPLACE FRONT STEPS



Ypsilanti Historic District

Work Permit Application

Date filed 04.25.16 for HDC meeting date 05.10.16

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 101 S Huron St

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name Matthew Craven

Address 2350 Franklin Rd

City Bloomfield Hills State MI Zip 48302

Phone 313.236.0562 Fax

E-mail matthewcraven@marvin.com

Owner SOS Community Services
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) Laurence Smith Design Center
2350 Franklin Rd, Bloomfield Hills, MI 48302 Ph: (248) 333-9085

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.
   - **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 4.25.16 for HDC meeting date 5.10.16

Property Address 101 S Huron St

Applicant Matthew Craven - Marvin Windows

Description of proposed work *(see sample applications)*

Replace 27 windows with Marvin Integrity fixed picture windows to match existing. Exterior finish to be pebble gray. Additional brochures & material to be furnished at meeting.

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

_____ Date

Ypsilanti Historic District

Work Permit Application

Date filed 04.25.16 for HDC meeting date 05.10.16

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 114 River St

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name Matthew Craven

Address 2350 Franklin Rd

City Bloomfield Hills State MI Zip 48302

Phone 313.236.0562 Fax

E-mail matthewcraven@marvin.com

Owner SOS Community Services
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) Laurence Smith Design Center
2350 Franklin Rd, Bloomfield Hills, MI 48302 Ph: (248) 333-9085

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.
   - **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 4.25.16 for HDC meeting date 5.10.16

Property Address 114 River St

Applicant Matthew Craven - Marvin Windows

Description of proposed work *(see sample applications)*

Replace 24 windows (see types below) with Marvin-Integrity windows to match existing. Exterior finish to be Stone White. Additional brochures & material to be furnished at meeting.

- Q: 22 Double Hung
- Q: 1 Awning
- Q: 1 Casement

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

_____ Date

ULTREX® FIBERGLASS

QUICK GUIDE

Integrity
from MARVIN
Windows and Doors
Built to perform.

ULTREX® FIBERGLASS – OVERVIEW

What is it?

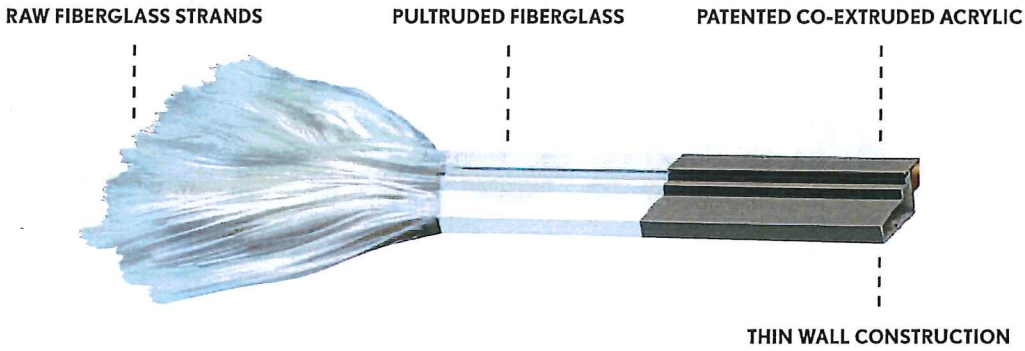
- Pultruded fiberglass composite
- Quite Possibly the Perfect Building Material®
- More than 20 years of proven success
- Sets Integrity® windows and doors apart from the competition

What is a composite?

- A composite is two or more materials combined to create properties that are superior to their individual attributes
- The materials remain easily distinguishable within the composite
- Not all composites are the same

How is Ultrex made?

- Through a process called pultrusion
- Continuous cables of glass are saturated with specially compounded resins, pulled through a heated die and cut with diamond-edge blades
- A patented acrylic finish is mechanically bonded to the substrate



WHAT MAKES ULTREX FIBERGLASS QUITE POSSIBLY THE PERFECT BUILDING MATERIAL?

Superior Strength and Rigidity

- Strength of steel (1 square inch supports up to 34,000 lbs.)
- 8 times stronger than vinyl and 3 times stronger than vinyl/wood composites like Fibrex®
- Strength of Ultrex allows for narrower frames and bigger views
- Ultrex stays true and square for years of dependable operation and performance
- Highly rigid and impact resistant to handle whatever Mother Nature dishes out

Material Stability

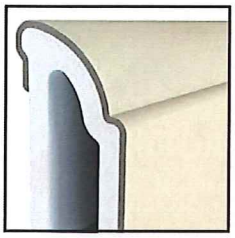
- Ultrex expands and contracts at virtually the same rate as glass, so it stays stable across extreme hot and cold temperatures
- Windows and doors open and close on demand, regardless of the season, without sticking or binding from swelling, warping, material distortion or deformation from heat
- Reduced seal failures, air leaks and stress cracks – all things that can affect the energy efficiency of a window
- Integrity corners are solid square, strong, weather-tight and much more attractive than messy fusion-welded corners

Thermoset vs. Thermoplastic

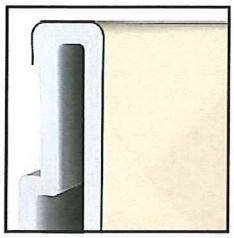
- Ultrex is a **thermoset** material cured and hardened into a shape, like concrete, through an irreversible chemical reaction – this means Ultrex keeps its shape when exposed to extreme temperatures
- Vinyl and vinyl/wood composites, like Fibrex®, are **thermoplastic** and have the potential to change shape, sag and deform in heat and become brittle and crack in cold

The Industry's Best Fiberglass Finish

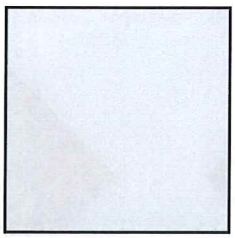
ULTREX



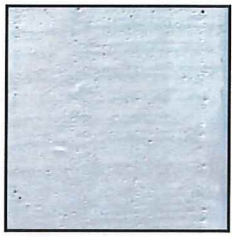
COMPETITION



ULTREX



COMPETITION



- Ultrex® is the *first and only* fiberglass finish to be third-party verified to AAMA 624-10 finish specifications
- Acrylic is mechanically bonded to the Ultrex, not painted
- 3 times thicker than paint, providing a smooth, superior appearance that is highly durable
- Resists discoloration, warping, rotting, corrosion, scratching, marring, cracking, fading and chalking
- Virtually maintenance-free – no sanding, scraping or painting
- Available in rich, dark colors that resist fading
- Can be painted without impacting the protective properties of Ultrex

Durability

- Fiberglass windows have a 38% longer useful life than vinyl[1]
- The life span and durability is directly related to the strength and stability of Ultrex and its patented acrylic finish
- Job site tough to keep projects on time and within budget

Efficiency

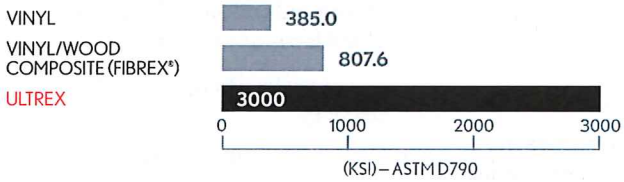
- Low thermal conductivity – minimal heat and cold transfer
- Products and options that meet or exceed ENERGY STAR® performance ratings
- Various glazing options
- Double- and triple-pane glass

Sustainability

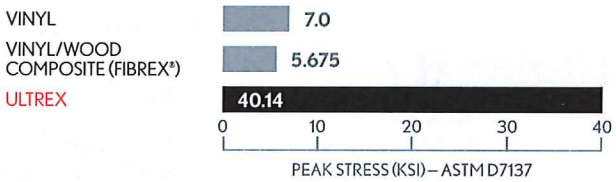
- Ultrex is made of silica sand, an abundant natural resource
- 39% less energy to produce than vinyl
- Integrity is committed to the recycling and reuse of materials, resourceful and responsible manufacturing practices, and environmentally conscious product design

How Does Ultrex Compare to Other Composites Like Fibrex®?

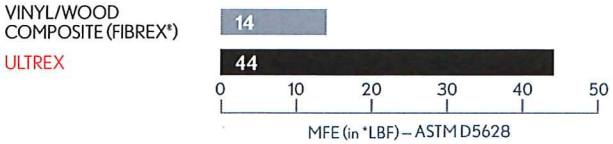
FLEXURAL MODULUS



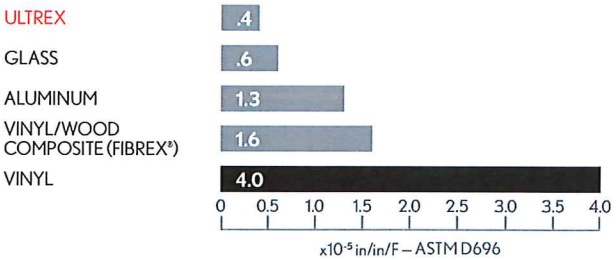
TENSILE STRENGTH



IMPACT RESISTANCE



EXPANSION AND CONTRACTION



1 "Life cycle assessment of windows for the North American residential market: Case Study," The University of British Columbia, Scandinavian Journal of Forest Research, 2008

3 WINDOW AND DOOR PRODUCT LINES:

Wood-Ultrex®
Durable Ultrex exterior and real-wood interior

All Ultrex®
Durable Ultrex exterior and interior

IMPACT (IZ3)
Durable Ultrex exterior and real-wood interior. Sustains winds up to 140mph.

FEATURES OF ALL INTEGRITY® PRODUCTS:

1. ENERGY STAR® qualified products and options
2. 10-day delivery to local distribution with high-quality, seamless service
3. Available in special sizes in 1/64" increments
4. 10/20 full transferable warranty
5. 6 exterior finish colors; 5 hardware finishes
6. Multiple glazing and divided lite options

MARVIN® Windows and Doors
Built around you.®

Integrity® from MARVIN Windows and Doors
Built to perform.

Marvin® Windows and Doors

- Established in 1912 in Warroad, MN
- Family owned and operated
- Some employees are third- and fourth-generation
- Manufactured in the United States
- First window and door manufacturer to offer a composite window product made with Ultrex pultruded fiberglass

Integrity Windows and Doors

- Established in 1994
- Born from a rich heritage of Marvin service and craftsmanship and an all-out focus on performance
- Pioneered the fiberglass window category
- Complements the Marvin line
- Manufactured in the United States in Fargo, ND, and Roanoke, VA

©2015 Marvin Windows and Doors. All rights reserved. ®Registered trademark of Marvin Windows and Doors. ENERGY STAR® and the ENERGY STAR certification mark are registered U.S. marks. Fibrex® is a registered trademark of Andersen Windows and Doors. December 2015.

Previous Photo/Video

Next Photo/Video (/plan/inspiration-gallery/case-studies/greenwich-village-1085#view=122)

GREENWICH VILLAGE

PROJECT TYPE: Historical Renovation

BUILDING TYPE: Multi-Family Residential

NUMBER OF OPENINGS: 122

UNITS AND APPLICATIONS: Infinity Double Hung windows

ARCHITECT: A2H Architects

DEALER: Windows and Doors Inc

Built in the early 1900's, this multi-family apartment building is located in Greenwich Village of New York City where most buildings are protected by the Landmarks Preservation Commission. Needing to replace aluminum double hung windows that were not approved by the Landmarks Preservation Commission, the Greenwich Village Board of Directors discovered Infinity Replacement Windows from Marvin®. Infinity Windows are made of Ultrex® fiberglass, a pultruded fiberglass material so strong and durable it is superior to other window materials. With the combination of low maintenance, energy efficiency, and traditional detailing, Infinity Replacement Windows were approved by Landmarks immediately.

- Infinity Replacement Windows were the first fiberglass windows approved by New

York City's Landmarks Preservation Commission

- The Greenwich Village Board of Directors selected Infinity Windows for its low

maintenance and energy efficiency

Greenwich Village (/download?Pub_ID=3429)

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item
Contributing?

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.

INCOMPLETE APPLICATIONS WILL BE REJECTED

DRAFT

Property

Address

Applicant*

Name		
Address		
City	State	Zip
Phone / Fax	E-Mail	

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Other

Complete Description of Proposed Work:

Materials (for paint include color chips or samples with application):

DRAFT

Permit Application Fee (action items only)

The fee is $35 for the first $3,000 in construction cost plus $5 for every additional $3,000 of construction cost. *An additional fee of $50 applies to HDC work started without the applicable permit.*	
Construction Cost:	Permit fee: $35 + _____ =

Signature

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

I further affirm that 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.

Signature:	Date:
Print Name:	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

Incomplete applications will be rejected.

City of Ypsilanti
Historic District Commission
Work Permit Application
Check List

Is your application complete?!
Do you have the following…

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows

For all other projects:

- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

Without this required information, your application will be considered <u>incomplete</u> and <u>will not be added to the agenda</u> until the necessary information is received

DRAFT

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF April 26, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, City Hall, 1 S Huron St
Commissioners Present:	Anne Stevenson, Hank Prebys, Ron Rupert, Alex Pettit, Jane Schmiedeke, Erika Lindsay
Commissioners Absent:	none
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to move 1 S Huron to the bottom of New Business and to move Property Monitoring to the top of Other Business.

Approval: Unanimous. Motion carries.

Motion: Rupert (second: Prebys) moves to re-amend the agenda to include 418 Maple St as a Study Item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

16 S Washington St

**Application is for the installation of fencing, a green house, and for the removal of an existing antique garage door and the sealing of the opening*

Applicant: MaryAnn Nisley, Growing Hope—not present

Discussion: Stevenson: States that the applicant is not present and there have been no updates on the application.

Motion: Rupert (second: Prebys) moves to table the application for 16 S Washington St.

DRAFT

Approval: Unanimous. Motion carries.

NEW BUSINESS

116 Maple St

**Application is for the repairing of the existing porch and painting of the house.*

Applicant: Rex Richie, contractor—not present

Discussion: Stevenson: States that they had spoken with the property owner and the contractor, but that this looks like nothing has changed.

Schmiedeke: States that they told him they wanted the spindles to match the small spindles in the frieze or fret work.

Stevenson: States that they would want something to contrast the colors.

Schmiedeke: States that they also want to see specific spindles.

Motion: Prebys (second: Lindsay) moves to table the application for work at 116 Maple St pending more information about the spindle design and paint color application.

Approval: Unanimous. Motion carries.

410 N Hamilton St

**Application is for the installation of new footing and concrete repair at the garage on the property.*

Applicant: Jerel Harrington, owner—present

Discussion: Harrington: States that they want to paint the house using the same color scheme, that he may want to go a little lighter with the beige color. *shows photos and paint samples* States that there are some boards that will be replaced with cedar and that he provided them with a sheet with info on it. States that he will replace some of the cedar shakes. *Shows sample of cedar shake* States that he just replacing some of the panes glass of in the windows. States the garage has a bad lean to it, and that he found someone who will raise the garage for him and he will pour a new footing beneath it. States that he spoke with the building department and they said he could pull a permit to do the work himself.

Schmiedeke: Asks about the floor—asks if it is wooden.

Harrington: States that the floor is dirt and that animals burrow underneath.

Schmiedeke: Asks if he will pour a concrete floor.

Harrington: States that he is unsure—he may pour a concrete floor or he may use gravel.

DRAFT

Prebys: States that they want to look at the garage application first.

Stevenson: Asks for questions from the Commissioners on the garage.

Harrington: States that he plans to raise the garage as high as 8", and then pour new concrete footing all the way around.

Rupert: Asks if the footing will be on all four sides.

Harrington: Affirms.

Rupert: States that he may have to replace the plate.

Harrington: States that he had added some lumber earlier. States that he will dig down a couple of feet, then pour concrete around it to create a nice base.

Prebys: States that the garage looks unstable, asks how the applicant will lift it without it becoming more unstable.

Harrington: States that his contractor will be able to lift it at the corners. States that the contractor stated that once they raise it up, the walls will come in and straighten themselves. States that they are not fastened to any structure right now—they are just on the ground.

Stevenson: Asks if the contractor will use any kind of temporary shoring inside the walls to hold them up.

Harrington: Affirms—states that he will use timbers to support it. States that where the corner of the garage is, he will angle some timbers at a couple of places to support it.

Prebys: Asks if he will be replacing the doors.

Harrington: States that he is not, but that he may have to replace some of the siding. He would reuse existing siding. States that when he lifts the garage up, he might cut off a couple inches off the bottom of the garage and reuse that siding to replace siding that needs replacing. States that there are only a few places that need replacing.

Prebys: Asks what he will do if the bottom of the siding is too bad of shape.

Harrington: States that he will have to make the siding to match himself and that he would not be able to buy that kind of siding. States that it almost looks like base molding or a door jam.

Prebys: States that it is a very narrow clapboard. States that whatever he uses will have to match what was there.

Harrington: States that he can do that.

DRAFT

Motion: Prebys (second: Schmiedeke) moves approval for the application for 410 N Hamilton for work on the garage, plan A: to jack up the garage, install adequate footing, straighten the walls, and repair the floor, all with the certainty that the interior would be stabilized before the jacking to ensure that the integrity of the building is maintained. Also, work is to include replacing the glass in the windows as necessary, and replacing the siding as necessary with like siding.

Secretary of the Interior Standards:
#6—Repair, don't replace. Replacements shall match original.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

410 N Hamilton St
**Application is for the repainting of the house, stucco repair, and siding replacement as needed.*

Applicant: Jerel Harrington, owner—present

Discussion: Stevenson: State that this application is for painting, stucco repair, and repair of siding. Asks if paint will match existing color scheme.

Harrington: Affirms.

Stevenson: Asks if he is just repairing the siding with like kind materials.

Harrington: Affirms.

Prebys: States that the paint is in rough shape—states that they will not permit the use of power washing, and that this is to protect the siding. States that the water can damage the siding and it gets water in the wood.

Harrington: States that he wasn't planning on power washing, and that he had already scraped the house.

Prebys: States that he needs to use an oil-based primer before the application of the finish coat to help preserve the wood. States it would come in handy on raw wood.

Harrington: States that he had planned on priming, but that he had not planned on using oil based.

Prebys: States that a water-based finish coat is acceptable. States that they recommend something with a semi-gloss or eggshell finish to help keep dirt off and to help the water to run off.

Rupert: States that they could use a satin finish.

DRAFT

Prebys: States that he doesn't have a problem with painting, but that he doesn't know much about stucco repair.

Harrington: *Shows photos of previous stucco repair job he completed* States that on the previous job he added stones and coloring to the new stucco to match the existing stucco. States that he used the wire mesh first to hold the stucco.

Schmiedeke: Clarifies if the stucco repair is just on the foundation.

Harrington: Affirms.

Motion: Prebys (second: Pettit) moves to approve the application for work at 410 N Hamilton for painting of the house and the garage, and repair of stucco around the foundation. The house and garage will be painted with the same color scheme as currently in place: a cream, blue, and red. The cream as the major part of the body will be Natural Sheep Skin, Valspar 30016c. The blue, grey, and red accents will match the original. The stucco base repair with metal lathe as necessary and stucco will have color added to match the existing in color and texture. Replace any wood siding with cedar siding to match existing. Clean the building gently—no sandblasting no power washing.

Secretary of the Interior Standards:
#6—Repair, don't replace. Replacements shall match original.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

224 N River St
**Application is for the amendment to previous approval regarding placement of fence.*

Applicant: Judy Weinburger, owner—present

Discussion: Weinburger: States that at a previous meeting she had submitted a request for fencing, and it was approved by the HDC and the Building Department. States that two of three neighbors have given their approval. States that she has approached the neighbor at 222 N River St, owned by the Edmonds Family Trust, and that Kathy, who manages the property, must give her approval. States that she has spoken with Kathy, who gave her verbal approval but then when asked for written verification, Kathy was inconsistent. States that even if she can get her neighbor to agree and give approval, she doesn't think it will hold up. States that on that side of the property, there is a very large tree. States that if she moves the fence one foot over, she avoids the large tree and she avoids her neighbor's property. States that this would be a good answer to the problem.

Stevenson: Clarifies that the current chain link fence rides right along the property line, so in order to remove it, she would need notarized documents from the neighbors.

DRAFT

Weinburger: Affirms. States that the other neighbors like the idea and have given the notarized documents. States that they would be removing the north side, and on the east side, she backs up to the tow company who has a 10′ high chain link fence. The tow company owner has asked her to put her new fence right up against his fence, since his fence is for security. States that is she moves it one foot inside, she would miss the tree and then it would be firmly on her property. States that it would be simpler than pushing the issue of asking for a notarized piece of paper that may not hold, as the neighbor has been inconsistent.

Stevenson: States that she understands why she is here. States that there is still the concern that the 1′ gap will not be big enough for a mower or allow for the removal of weeds. States that is a concern in a sense that the weeds or trash will be trapped in between the fences. States that the 1′ gap wouldn't be enough space to fit a person to clear the trash and weeds out.

Weinburger: States that she goes along the fence to fish out trash that gets caught in the fence right now, states that she wouldn't have a problem to continue to do that.

Lindsay: Asks if it is possible to butt it up closer to the existing fence. Asks if she could get it as close as possible.

Weinburger: Asks how close is as close as possible. States that going a foot inward allows them to miss the large tree.

Rupert: States that before she puts the fence down, she could tear out the sod and put in a landscape fabric so that the weeds can't grow up, and then put gravel over top of that. States that it won't keep the trash out, but it will keep the grass down.

Pettit: Clarifies that this is just an amendment to a previous approval.

Stevenson: Affirms.

Weinburger: Asks if she will have to pay for another building permit.

Stevenson: States that she does not believe so, but that she doesn't know for sure and doesn't want to give out misinformation.

Motion: Rupert (second: Schmiedeke) moves to approve the amended application for 224 N River, for the moving of the south side of the fence approximately one foot inside of the property line to complete the connection of the fence.

Secretary of the Interior Standards:

#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

DRAFT

109 Buffalo St.
**Application is for the replacement of two windows on the rear of the property.*

Applicant: Lilian Johnson, owner—present

Discussion: Stevenson: States that they have already spoken with the applicant about the two windows on the back. States that they told the applicant that they would agree to make an exception to their vinyl window policy to allow those two windows to be replaced with vinyl, since on the rest of the property the windows have already been changed out for vinyl.

Rupert: States that the windows are also being allowed because they are on the rear.

Johnson: *provides the Commission with a cut-sheet* States that Wallside has provided her with information on the new windows. States that they are energy efficient. States that her mother is on a fixed-income, and that she had very few contractors provide her with information. States that the quotes she did get were higher than she could afford. States that Wallside has stated they could replace three windows for the price of replacing one or two.

Prebys: States that an issue with Wallside they have had before, is that they reduce the glass size. States that they take the glass out and put a new frame inside of the old frame.

Pettit: States that they are replacements anyway, so they will have to take them out.

Lindsay: States that it will reduce the glass size.

Stevenson: States that they had originally discussed two windows, but the cut sheet lists three.

Johnson: States that they could do just two, and that it would not be a problem if they could not get the third window approved.

Prebys: States he would be ok with approving all three.

Schmiedeke: States that the motion should stress that this is an exception to a rule.

Lindsay: Clarifies location of replacement windows on photos.

Stevenson: States they are considering allowing replacement of all three.

Motion: Prebys (second: Rupert) moves to approve the application for new windows at 109 Buffalo. Work is to include the replacement of three rear windows on the first floor with the vinyl windows as proposed by the applicant. The HDC

DRAFT

will allow this as an exception because the remaining windows on the building are vinyl.

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

Approval: Unanimous. Motion carries.

205 W Michigan Ave.
**Application is for the replacement of the fire escape at the rear of the building.*

Applicant: Brian Brickley, authorized agent—Present

Discussion: Stevenson: States that they have the application and the drawings for the proposal of the replacement for the fire escape. Asks if he can help go over the drawings.

Brickey: States that the drawing is a birds eye view of the third floor and second floor. *Shows Commissioners the different areas of the drawings* States that they are creating decking to get you to the existing staircase. States that a lot of it was there.

Stevenson: Clarifies if the landing is on the roof.

Brickley: Affirms, states that the landing will be sitting on 4x4s to keep it from penetrating the new roofing but also will allow access from both floors of that building down and into the parking lot.

Rupert: States that on the balcony, where it goes down to the first floor roof, asks if supports will remain.

Brickley: States they will not—they are temporary—they will be replaced with 6x6 treated lumber.

Rupert: States that he has a question about the railing—states they require a top and bottom rail, but the drawing only has a top rail. States that the porch fact sheet shows what they want—they will want another rail on the bottom with less than 4" above.

Brickley: Asks if it matters if only the people in the back dumping trash can see it.

Prebys: States that someone will see it and wonder why it was allowed.

Rupert: States that the hand rails have to be graspable, or circular.

Prebys: States that this is a building department requirement. States that they have natural wood with sealer listed on the application, but that they require an opaque stain or paint.

DRAFT

Brickley: States that he brought in samples of the solid stains and paints to choose from. *shows samples* States that he would go with Pine Pods.

Motion: Prebys (second: Rupert) moves approval for the application for work done at 205 W Michigan Ave to include a stair access for the third floor, and a walkway from the door on the second floor leading to the stair to the ground that will be made of pressure treated wood, to follow the plan view and proposed side view as submitted with the application. The handrail will have a board at the top and bottom of the handrail, and it will be treated with an opaque stain in color Pine Pods.

Secretary of the Interior Standards:
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

24 N Huron St.
**Application is for the installation of a fence at the rear parking lot of the property.*

Applicant: Bessie Pappas, owner—present

Discussion: Stevenson: States that the application is for a fence and gate to go around the rear of the property at the parking lot. States that they received multiple photos. Asks Pappas to clarify the drawings on the photos she submitted.

Schmiedeke: States that she doesn't understand where the fence will go.

Pappas: States she can leave the gate as is or have the top go straight across.

Stevenson: Clarifies where the gate and fence will go on the site map. States it is difficult to visualize where the fence will go based on the photos of the property and the site map she provided.

Pappas: States that she told the contractor to make the drawing simple.

Stevenson: Clarifies location of gate in relation to fence *shows on map*

Rupert: States that he doesn't understand the plan either.

Stevenson: States that portions of the fence are not drawn on the site map.

Pappas: *shows on map where fence and gate will go* States that they want to use an aluminum post so that when the snow removers come, they won't hit the blocks. States those are labeled as the bumper posts.

Rupert: Asks why they would need a fence if there is a drop off.

DRAFT

Pettit: Asks where fence will end.

Pappas: *shows on map where fence will go*
Rupert: Clarifies that you will still be able to drive in there.

Pappas: Affirms.

Pettit: Asks how far the posts that hold up the gate are from the building.

Pappas: States that she is unsure.

Rupert: States that it is at least 10'.

Lindsay: Asks if the building department will want an actual site map.

Stevenson: States that they need to figure out if they can accept it from their stand point, and if they are OK with these elements. States that the Building Department can figure it out. States that they need to see if they can approve it based on their ordinance.

Stevenson: States that they need to figure out if from their stand point if they can approve it—then the building department can figure it out

Prebys: States that they will have to stain it with an opaque stain.

Pappas: States that they will use a special stain first and then weather proof it.

Prebys: States that they do not want to see bare wood.

Pappas: States that she will paint it white.

Schmiedeke: States that based on the map she provided, that she cannot approve it.

Stevenson: States that they need an official birds-eye view showing exactly where the fence will go.

Schmiedeke: States that they want a mortgage survey.

Pappas: States that she will bring them a better map.

Stevenson: States that it needs to be very clear.

Pappas: States that she will bring them what they want.

Stevenson: States that they want to see exactly where everything will be.

Motion: Rupert (second: Pettit) moves to table the application for 24 N Huron pending more information and a map.

DRAFT

Approval: Unanimous. Motion carries.

101 W Michigan Ave.
**Application is for the installation of a sign on the front façade of the property.*

Applicant: Chris Schuer, owner—not present

Discussion: Stevenson: States that the application was denied by the building department. States that she was not surprised that he didn't come to the meeting since he will probably have to change the sign.

Prebys: States that the application lists using screws and wooden blocks—states that he worries about attaching that without shattering the enamel.

Stevenson: States that it could go in the mortar joints.

Rupert: States that if you drill a hole you shatter the enamel. States that there was a sign before, it was probably done with an adhesive.

Pettit: States that he sees holes on the panels up front.

Rupert: States that they had some sort of a bracket in there to hold the sign up.

Stevenson: States that there is potential to reuse those brackets.

Motion: Prebys (second: Pettit) moves to table the application for 101 W Michigan pending further information about sign dimensions and installation techniques.

Approval: Unanimous. Motion carries.

1 S Huron St
**Application is for the installation of a sign on the front façade of the property.*

Applicant: Roger Cunningham, owner of Fast Signs—present ; Beth Ernat, Community and Economic Development Director—present

Discussion: Cunningham: States he has been asked to provide a sign on the rear of the City Hall building. State that he understands it to be a plan between the City and the Chamber.

Ernat: States that it is part of a $10,000 grant from the Convention and Visitors Bureau to utilize space on the rear of the building. States that they are seeking approval to put the physical structure up. States that the art work is being commissioned by a local artists—a graphic artist that has done a lot of work around town. States that his direction is to somehow say "Welcome to Ypsilanti." States that there is a panel that has been created to approve the final designs. States that the artist will submit several designs and the panel will give him feed back. States that the artwork isn't finalized

DRAFT

in anyway, but they would like to get approval for the structure. States that they want to identify this space and the downtown, as this is the first thing people see when they come in from Huron St. States that they want it to be identifying and welcoming to Ypsilanti.

Pettit: Asks if the sign is a permanent or temporary installation.

Ernat: States it will be permanent, but that the art could be temporary and changed out.

Lindsay: Asks what the lifespan of a fabric sign like this.

Cunningham: States that it is a perforated vinyl material that is 30% open that allows the wind to flow through it. States that he has a sign just like it over at the EMU parking structure, and that the fabric is very strong.

Lindsay: Asks for lifespan for the sign.

Cunningham: States that generally they change the signs out every couple of years.

Ernat: States that their vision is probably two to three years on this particular sign.

Cunningham: States that the frame is very strong, that it is called Flex Frame and it is made specifically for stretching a banner.

Ernat: States that the changeability is relatively easy—States that the cost of changing it out is doable as well.

Cunningham: States that it is designed to grip a banner and hold it, states that in order to get it out you need a tool to get the banner off of the grippers.

Prebys: Asks how much space will be between sign panel and building.

Cunningham: States that the frame is 5" thick, and that in this case there are large conduits that run up the building. States that they are putting spacers on the building, which are brackets to support the frame, to space it out away from the building so that the conduits can run behind it.

Prebys: Asks if there is a space where birds can nest behind it.

Cunningham: States that they probably could, state that it's not very wide inside.

Rupert: States that they have a bird problem on the east side.

Schmiedeke: Asks if it is enclosed on the top.

Cunningham: States that it is not enclosed.

DRAFT

Ernat: Asks contractor if they could put netting over top.

Cunningham: States that it is possible.

Rupert: States it should go all the way around.

Prebys: States that they would like to see the art work, but that his main concern is with keeping the birds out.

Cunningham: States that because there is a bracket every 40" and the opening is roughly 3 ¼" from the wall. States that the opening is far enough for the conduit to get through there. States that they could put a stainless steel screen mounted all the way around.

Lindsay: States that she has a question about longevity. States that if this is meant to last two or three years, she wonders if there is a budget to have the sign replaced every couple of years.

Ernat: States that they expect that there should be some support from the CVB, but if not, they believe the cost to replace it will be something that is doable in their budget. States that it is very much something they are considering.

Cunningham: States that the banner is the least expensive part of the project.

Lindsay: States that she is concerned with cheapness of a vinyl banner. Asks why it isn't a permanent sign and why it isn't more robust. States that the pharmacy banner comes to mind.

Ernat: States that the banner that's on the back of the Mower building where Go Ice Cream is going, at 19 N Washington, is a vinyl sign. States that their sign will be the same thing.

Rupert: Asks if it is the same artist.

Ernat: States that the artist did the graphics for their sign. States that it will be a collaboration.

Rupert: Asks if the sign will be lit.

Ernat: States that it will not be lit. States that it is something they could consider in the future, but right now with the cost of the artwork and the installation, they are within the confines of a budget. States that at some point in the future, they could maybe use some solar power. States that they are here now with the main priority of getting the sign up. States that their goal is to have the sign approved and up by June 26th for the Color Run. States that this is the date they will have the most people in the City.

DRAFT

Stevenson: Asks if they have a deadline for the artist to submit his work so that they have enough time for the approval process.

Ernat: Affirms.

Motion: Pettit (second: Prebys) moves to approve the application for work at 1 S Huron St to include the installation of a framework for a sign that is yet to be designed—the installation will measure 20'4" by 11'10" sign on south wall of the building. The frame is a Flat Bleed RetroFrame and is to be attached to the wall in the existing mortar joints with 20 aluminum brackets spaced evenly. The gap between the frame and the building will be covered with a screen or netting material, perhaps stainless steel, entirely around the frame.

Secretary of the Interior Standards:
#5—Preserve distinctive features.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

418 Maple St

Applicant was present to discuss potential plans for the installation of one fence panel to fill a gap in the existing fencing. The Commission agreed that the fence panel could be considered a repair and that he most likely will not need a permit. The applicant also supplied options for replacing the front and rear door. He also wanted to install storm doors. The applicant had fiberglass options, however, the Commission stated that they would not be able to approve the fiberglass doors. The Commission recommended a simple, wood slab door. They also suggested looking for a salvaged door.

OTHER BUSINESS

Property Monitoring

101 W Michigan Ave

Commission discussed the masonry repair work that occurred on the east side of the house. The Commission stressed that any brick or masonry work, repair or otherwise, should come before them for discussion. The Commission requested that Staff send a letter informing that any future masonry work, even repair, requires an application.

Enforcement Discussion

Beth Ernat, Director of Economic Development, discussed with the Commission plans to enforce against work done without a permit. The Commission made plans for a work session to set priorities for enforcement. It was discussed that tickets issued through circuit court could increase compliance within the District.

Ernat also discussed with the Commission their plans to seek demolition by neglect for dangerous buildings within the District. Two properties—215 S Washington St and the Thompson Block—are being pursued by the City for demolition by neglect.

DRAFT

HDC Realtor Outreach Postcard, third draft

The HDC approved the final draft of the Realtor Outreach postcard.

Workshop Planning

Staff discussed potential dates and times for hosting an HDC Basics workshop for the summer of 2016.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 12, 2016

Motion: Pettit (second: Rupert) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 9:27pm

DRAFT